

# Resettlement Plan

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January 2023

## Philippines: South Commuter Railway Project - Tranche 1

### Makati-Buli Section

### Volume 3: Appendices (Part 2) 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

December 2022

North-South Commuter Railway Project Extension  
(Makati-Buli, Muntinlupa Section)

Volume 3 Appendices

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## Table of Contents

APPENDIX 1. DETAILED REPLACEMENT COST STUDY METHODOLOGY .....	1
APPENDIX 2. SAMPLE OF OFFER TO COMPENSATE .....	3
APPENDIX 3. SAMPLE OF NOTICE OF TAKING .....	6
APPENDIX 4. SAMPLE AGREEMENT TO DEMOLISH AND REMOVE IMPROVEMENTS (ADRI).....	7
APPENDIX 5. PUBLIC INFORMATION BOOKLET AND RELOCATION PREFERENCE SURVEY FORM .....	10
APPENDIX 6. SHFC-DOTR HOUSING PROJECTS GUIDELINES .....	14
APPENDIX 7. SHFC SAMPLE MONTHLY AMORTIZATION FOR CARISSA HOMES IN TANZA, CAVITE .....	32
APPENDIX 8. CERTIFICATE OF RENTAL RATES IN THE CITY OF MANILA.....	33
APPENDIX 9. MINUTES, ATTENDANCE LISTS AND PHOTOS OF THE SCMS IN THE DED PHASE.....	42
APPENDIX 10. GRM BROCHURE .....	345
APPENDIX 11. DRAFT MOA FOR THE CREATION OF PIAC .....	347
APPENDIX 12. INTERNAL MONITORING REPORT TEMPLATE .....	355
APPENDIX 13. TERMS OF REFERENCE OF EXTERNAL MONITORING AGENT .....	367
APPENDIX 14. QUARTERLY MONITORING REPORT FORM .....	501
APPENDIX 15. PREFERRED RESETTLEMENT ARRANGEMENT OF RESPONDENTS BASED ON PIBS .....	519
APPENDIX 16. UTILITY RELOCATION FOR CP S-03 (DD RAP FOR MAKATI - BULI) .....	521
APPENDIX 17. AFFECTED AREAS OF THE OVERLAP OF THE TUNNEL SECTION AND MAKATI-BULI MAINLINE .....	549

# Appendix 1. Detailed Replacement Cost Study Methodology

Valuation Report of Affected Land and Structures of the North South Commuter Railway Extension Project

(Solis-Blumentritt-Calamba Section), Manila Phase 1

## Valuation Methodology<sup>1</sup>

In any determination of value of fee simple estate for real estate, data are sought in the local market on such factors as sales and offerings of similar properties, vacant land, current prices for construction materials and labor, rentals of similar properties and their operating expenses, and current rates of return on investments and properties. From these data, values may be developed for the land and the property as a whole.

Three generally acceptable approaches may be used in the development of an opinion of value for an improved property: the cost approach, the sales comparison or market data approach, and the income capitalization approach. Briefly, the cost approach considers the cost to reproduce or replace the property appraised with new assets; from this amount an allowance is deducted for depreciation arising from physical deterioration or obsolescence, whether from functional or external causes. The sales comparison approach considers prices recently paid for similar items of property with adjustments made to the indicated market prices to reflect the condition and utility of the appraised property relative to market comparatives. In the income capitalization approach, an estimate is made of the prospective economic benefits of ownership into the future and these benefits are capitalized into an indication of value. In arriving at a reasonable valuation of these particular undertaking, the sales comparison or market data approach is used. Income capitalization approach was not considered in this study.

### 1. On Land Value.

The Market Data Comparison Approach is used to estimate the value of the land in this approach, the sales of similar properties in the vicinity are reviewed and compared to the subject. The comparable sales and listings are then compared on the basis of the following factors:

- a. 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.
- b. Size, the lot area in relation to the highest and best use, present use and utilization of the property.
- c. Physical characteristics (Phy. Char.) such as shape, topography, utilities, easements, road frontage, etc.
- d. Hagglng and time element, a reasonable discounting factor made against the asking price of the seller. Also referred to as buyer's discount, while time element is basically the time the transaction or the offer was made.

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<sup>1</sup> From the Replacement Cost of Affected Land and Structures Report of the North South Commuter Railway Extension Project Solis-Blumentritt-Calamba Section) – Manila Phase 1, January 2020

## 2. On Value of Structures and Other Land Improvements

As required by the Terms of Reference and in compliance with the provisions of RA 10752, The Right of Way Act, and its implementing rules and regulations, market values of structures will be determined through Cost Approach and to use the Replacement Cost Method. "In the Cost Approach, a property is valued based on a comparison with the cost to build a new or a substitute property" (The Appraisal of Real Estate, Third Canadian Edition). In 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 XXX." The international standard requires that all cost that will be incurred should be considered. Thus, the following costs are included in this exercise:

1. Direct Cost – refers to cost of materials and labor
2. 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.

Replacement Cost, is a method of Cost Approach that "indicates value by calculating the cost of similar asset offering equivalent utility. (IVSC 2017). This is defined In the Implementing Rules and Regulation of RA 10752 as:

"xxx the Replacement Cost of a structure or improvement affected by the ROW shall be based on the current market prices of materials, equipment's, labour, 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. If the affected structure has been damaged, then the Replacement Cost should be based on the pre-damaged condition of that structure, The Replacement Cost of the structure may be 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. The replacement structure has to perform the same functions and meet the performance specifications as the original structure."

In the determination of the Replacement Cost of affected structures by the project, a survey of prices of construction materials, labor and profit of contractors (in percentage) was conducted within the immediate vicinity or where property owners purchased their materials. Basic plans of the structures are prepared and served as reference for the bill of quantity (BOQ) of construction materials and finishes.

A Replacement Cost Survey report for structures consists of:

1. This letter with Appraiser Certificate
2. Notes on the Detailed Measurement Surveys
3. A summary of the affected structures
4. Basic Plans of each affected structures
5. Bill of Materials of each affected structures
6. A price list of construction materials as surveyed from hardware stores around the area.
7. Assumptions and Limiting Conditions

## Appendix 2. Sample of Offer to Compensate

### SAMPLE OFFER TO COMPENSATE (OTC)



REPUBLIC OF THE PHILIPPINES  
**DEPARTMENT OF TRANSPORTATION**  
RAILWAYS SECTOR

DRAFT v. 03  
Rev. 190930

LOT IDENTIFICATION NO.:  
[sample]N2-MAB-01-214

[DD] [Month] [Year]

[NAME/S .....]  
[Office/Residential Address Line 1]  
[Office/Residential Address Line 2]

Subject: [NAME OF PROJECT] ("Project")  
OFFER TO COMPENSATE

Dear [Mr./Mrs./Ms./Spouses Last Name]:

Greetings!

We write in reference to the alignment study and detailed design prepared by our JICA Design Team, which show that the crops and trees in the indicated area shown in the Location Map in ANNEX "A", which you appear to have an interest ("Affected Property"), are necessary for the implementation of the Project, a [ ]-kilometer railway system critical to the National Government's Build, Build, Build Program that will connect [Point A] and [Point B] and will affect [name of cities and/or barangays to be affected, i.e., where the property is situated].

To ensure the timely completion of the Project, which begins construction in [Month] [Year], we seek your cooperation in the equitable, fair, and timely acquisition of the Affected Property, in accordance with Republic Act No. 10752, otherwise known as "The Right-of-Way Act" of 2016, the DOTr, on behalf of the Republic of the Philippines, hereby offers to compensate the Affected Crops and Trees below in the amount of ..... PESOS (Php xxx,xxx.xx) ("Offered Amount"), broken down as follows:

PROPERTY I.D. NO. (PIN)	PROPERTY	PARTICULARS	CURRENT MARKET VALUE / REPLACEMENT COST
N2-MAB-01-214-CT401	Structure, crop, and tree description: XXX	Tag No. S-382 to S-387	Php xxx,xxx.xx
TOTAL OFFERED AMOUNT			Php xxx,xxx.xx

It is noted that the above Offered Amount is based on the Current Market Value of Crops and Trees, as applicable, as determined by the [Name of Appraiser], pursuant to the Right-of-Way Act of 2016.

In case the above Offered Amount is acceptable, kindly send us your Reply Letter indicating acceptance (following the attached template) together with the documents below within thirty (30) calendar days from your receipt of this Offer, so we can proceed with processing your payment pursuant to the procedures and timelines in the attached draft



---

Commitment to Process Notice (CtPN). Your final, signed, and dated CtPN will be issued upon complete submission of the following documents:

1. Two (2) valid Government-issued identification cards;
2. BIR Tax Identification Number (TIN);
3. If applicable, two (2) valid Government-issued identification cards of the Designated Signatory to the Deed of Sale in the SPA; and
4. In case where Trees and Crops are not owned by the Land Owner:
  - a. Declaration from the Land Owner on who is the owner of the Trees and Crops (following the attached template); and
  - b. Waiver from the Landowner of rights over the Trees and Crops and as such he/she is waiving the receipt of any compensation for such (following attached template).
  - c. Certification from the barangay concerned stating that he/she is the rightful owner of the crops and trees;
  - d. Affidavit of the claimant and two other persons not related to the claimant, preferably neighbor and/or landowner of the adjacent properties; and
  - e. Upon submission of these two, validation of claims and issuance of certification from concerned LIAC/RIMC.

For corporations or cooperatives, please submit the following additional documents:

1. Certified True Copy from the Securities and Exchange Commission (SEC) of the Corporation's SEC Certificate of Registration/current cooperative registration certificate from Cooperative Development Authority (CDA);
2. Certified True Copy from the SEC of the latest General Information Sheet (GIS) of the Corporation/;
3. Original Notarized Corporate Secretary's Certificate attesting to the due adoption of a Board Resolution designating the Corporation's Authorized Representative and his/her/their authority to act on behalf of the Corporation/Cooperative for any purpose in relation to the Affected Property, including disposition thereto;
4. Two (2) valid Government-issued identification cards of the Authorized Representative; and
5. For cooperatives, certified list of names of farmer members.

In case the above Offered Amount is not acceptable, kindly let us know by sending your Reply Letter indicating non-acceptance (following the attached template), in which case, DOTr may initiate expropriation proceedings pursuant to Section 6 of the Right-of-Way Act of 2016.

Please note that if we do not receive your duly signed Reply Letter (following the attached template) within thirty (30) calendar days from your receipt of this Offer, your failure to respond shall be deemed as non-acceptance of this Offer, pursuant to Section 5 of the Right-of-Way Act of 2016.

For further questions and/or concerns, please do not hesitate to contact [Name of Case Handler] of DOTr at [Mobile Number] or [Email].

Thank you, and we hope for your most positive response on this critical matter.

---

Very truly yours,

ATTY. GIOVANNI Z. LOPEZ  
Right-of-Way and Site Acquisition Chairperson

RECEIVED BY:

\_\_\_\_\_  
SIGNATURE OVER PRINTED NAME

\_\_\_\_\_  
DATE

## Appendix 3. Sample of Notice of Taking



Date \_\_\_\_\_

**Name of Property Owner**

Complete Residential Address 1 \_\_\_\_\_

Complete Residential Address 2 \_\_\_\_\_

PROJECT: **NSCR Extension (Malolos-Clark Section)**

**NOTICE OF TAKING AND SUBMITTAL OF DOCUMENTS**

Dear Sir/Madam:

Please be informed that the Department of Transportation (DOTr) is tasked to undertake the Right-of-Way Acquisition (ROWA) for the **NSCR Extension (Malolos to Clark Section)**. Based on parcellary research it appears that your property with OCT/TCT/TD No. \_\_\_\_\_ will be affected. We will appreciate it very much if you can furnish this office with Certified True Copies of the following documents within thirty (30) days upon receipt of this notice so that we may be able to properly validate said documents, establish beyond doubt your ownership of said affected property, and determine the appropriate compensation based on existing Philippine laws and corresponding implementing rules and regulations:

- 1) Owner's copy of Transfer Certificate of Title (TCT)/Original Certificate of Title (OCT)/Emancipation Patent (EP)/Certificate of Land Ownership Award (CLOA) of the lot
- 2) Two (2) valid Identification cards
- 3) Latest Tax Declaration for Land
- 4) Latest Tax Declaration for Improvements (if applicable)

Please be mindful of Section 11 of Republic Act 10752 which provides that no National Government Agency or LGU shall, within two years from the date of the Notice of Taking, allow any development or construction, or issue any building, construction, development or business permit, within the ROW, which is contrary to the approved plans and purposes of the project. Further, as stipulated in Section 16 of its Implementing Rules and Regulations (IRR), any new structure or improvement to an existing one on the land covered by the Right-of-Way Acquisition shall not be compensated after issuance of this Notice.

For clarifications, please contact any of the following, \_\_\_\_\_ (Position) or \_\_\_\_\_ (Position) at the following contact numbers: \_\_\_\_\_.

Thank you for your kind attention. We look forward to your favorable action on this important endeavor.

Very truly yours,

**DOTr Signatory**

Received by: \_\_\_\_\_

Owner/Authorized Representative: \_\_\_\_\_

Date \_\_\_\_\_



## Appendix 4. Sample Agreement to Demolish and Remove Improvements (ADRI)

### SAMPLE AGREEMENT TO DEMOLISH AND REMOVE IMPROVEMENTS (ADRI)

#### AGREEMENT TO DEMOLISH AND REMOVE STRUCTURES AND IMPROVEMENTS

This Agreement is made and executed by and between:

The REPUBLIC OF THE PHILIPPINES, represented herein by the Department of Transportation's Undersecretary for Legal Affairs, [REINER PAUL R. YEBRA / ARTHUR P. TUGADE] (the "ROP");

and

[NAME/S OF STRUCTURE OWNER/S], of legal age, Filipino/s, with residence and postal address at [Complete Address] (the "OWNER");

collectively referred to herein as "PARTIES".

#### ANTECEDENTS:

- A. The ROP is implementing the [Name of Project] that will provide a mass rail transit service from [Project Point A] to [Project Point B], [with a Depot/Viaduct/Station/Underground] in [Location] ("Project").
- B. The Project's alignment requires the ROP to acquire Right of Way (ROW) in accordance with the requirements under Republic Act No. 10752, otherwise known as the "Right-of-Way Act" of 2016 ("R.A. 10752"), its Implementing Rules and Regulations, the Japan International Cooperation Agency (JICA) Guidelines for Environmental and Social Considerations and/or the 2009 Safeguard Policy Statement of the Asian Development Bank (ADB), and DOTr Order No. 2018-005.
- C. Further to the alignment study and detailed design prepared by the Project's JICA Design Team, the Project will affect will affect Structures and Improvements owned by the OWNER, situated in [Barangay Dolores, City of Mabalacat] ("Affected Property"), and evidenced by Tax Declaration No/s. \_\_\_\_\_.
- D. More particularly the Affected Property is described as follows:

TAG NUMBER	TYPE OF STRUCTURE	LOCATION
MCRP-08-02-DP001	Residential House	xxx
R-396 to R-429	Structures, Crops and/or Trees Description: XXX	xxx

- E. The ROP, consistent with Section 6.6 of the Implementing Rules and Regulations of R.A. 10752, and pursuant to its Offer to Compensate received by the SELLER on [Date of Receipt of Otc], hereby offers to compensate the OWNER for the abovementioned Affected Property.



In case of a corporation:

- a. Certified True Copy from the Securities and Exchange Commission (SEC) of the Corporation's SEC Certificate of Registration;
- b. Certified True Copy from the SEC of the latest General Information Sheet (GIS) of the Corporation;
- c. Original Notarized Corporate Secretary's Certificate attesting to the due adoption of a Board Resolution designating the Corporation's Authorized Representative and his/her/their authority to act on behalf of the Corporation for any purpose in relation to the Affected Property, including disposition thereto; and
- d. Two (2) valid Government-issued identification cards of the Authorized Representative.

Accordingly, the PARTIES hereby agree as follows:

1. **Compensation Price.** Equivalent to the Replacement Cost of the described Structures and Improvements, and the Current Market Value of Crops and Trees, as determined by the ROP's Appraiser, [Name of Appraiser], the ROP, for and in consideration of the net value of the Affected Property, shall pay the amount of [SIX MILLION THREE HUNDRED SEVENTY-FOUR THOUSAND PESOS (Php6,374,000.00)] (the "Compensation Price") to the OWNER.<sup>2</sup>
2. **Permit to Demolish and Start Permanent Works.** Upon the OWNER's receipt of the Compensation Price, the ROP shall have the right to immediately enter the Affected Property and start Permanent Works for the Project.
3. **Representations and Warranties.**
  - 3.1. The OWNER warrants that the Affected Property is not involved in any pending or threatened litigation or case brought before a court or any administrative body. In any event, the OWNER undertakes to defend, at his/her/their own cost and without recourse to the ROP, his/her/their ownership of the Affected Property.
  - 3.2. The OWNER warrants that he is the true and lawful owner of the Affected Property. The OWNER shall indemnify and hold harmless the ROP, including its officers, representatives, and employees, against any and all claims, damages and/or losses, including the reimbursement of the amount to be paid by the ROP under this Agreement, arising out of or in connection with any breach of any representation and/or warranty made by the OWNER.

IN WITNESS WHEREOF, the PARTIES have signed this DOAS on this \_\_\_\_ day of [Month], 2020 at \_\_\_\_\_.

REPUBLIC OF THE PHILIPPINES

SELLER

By:

By:

<sup>2</sup> The computation of the Compensation Price is attached here as Annex "A".

---

[APPROPRIATE SIGNATORY]  
Secretary / Undersecretary for Legal  
Department of Transportation

\_\_\_\_\_  
OWNER

Witnesses:

[WITNESS 1]

[WITNESS 2]

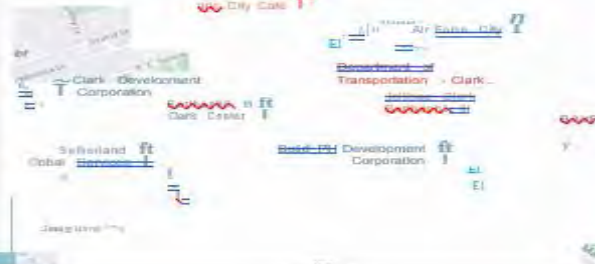
## **Appendix 5. Public Information Booklet and Relocation Preference Survey Form**



**NSCR-Ex Hotline**



Wooden Table  
and City Cafe



**NORTH-SOUTH COMMUTER  
RAILWAY-EXTENSION PROJECT  
(NSCR-Ex)**





## Ano ang North-South Commuter Railway System Project?



Ang NSCR System ay ang 147 kilometrong riles ng tren na mag-uugnay sa kalakhang Maynila patungo sa pangrehiyong sentro ng Pampanga at Laguna. Ang proyektong ito ay magkatuwang na ipatutupad ng Kagawaran ng Transportasyon o Department of Transportation (DOT) at Pambansang Daambakal ng Pilipinas (Philippine National Railways) na may pinansyal at teknikal na suporta ng Japan International Cooperation Agency (JICA) at Asian Development Bank (ADB).

Inaasahang magbibigay ang proyektong ito nang mas mahusay na serbisyong transportasyon na makatutulong sa pag-unlad ng ekonomiya lalo at higit sa mga lugar na dararaan nito.

Ipinakikita sa ibaba ang mga lugar na dadaanan ng proyekto.



## Ano ang Project Right-of-Way (P-ROW)?

- Ang Project Right of Way ay ang kakailanganing lupa para sa konstruksyon at operasyon ng linya ng tren.
- Ang sukat ng right of way (ROW) na kailangan para sa main alignment ng riles ay 30 metro. Nakapaloob dito ang konstruksyon ng viaduct na may lapad na halos 12 metro. Upang mabawasan ang kakailanganing lupa, gagamitin ng NSCRP ang mga kasalukuyan ROW na ginamit ng PNR. Gayunman, may mga bahagi ng linya na kailangang laparan at dagdagan upang matugunan ang technical requirements para sa mas ligtas na operasyon ng tren.
- Ang gagamitin na Project Right of Way ay ang kasalukuyang PNR Project Right of Way na magkakaroon lamang ng kaunting pagdadagdag. Ang Pambansang Daambakal ng Pilipinas o Philippine National Railway (PNR) ay ang kauna-unahang daambakal sa bansang Pilipinas. Ito ay naitatag noong ika-24 ng Nobyembre, 1892. Ang PNR ay kilala noon sa tawag na Ferrocarril de Manila-Dagupaan.



## Kailan magsisimula ang konstruksyon?



## Mga Dagdag Kaalaman Tungkol sa Proyekto

- Ang NSCR Extension ay magkakaroon ng dalawampu't limang (25) na istasyon. Mayroong anim (6) na istasyon sa Clark Extension samantalang mayroon naman labingsiyam (19) na istasyon sa Calamba Extension.
- Ang Commuter Trains ay maaaring makapaglamang ng hanggang 2, 242 katao at ang Airport Express Trains naman ay maaaring maglamang ng hanggang 386 na tao.
- Ang inaasahang magiging bilis ng tren ay 120kph (Commuter Train) at 160kph (Airport Express)
- Sa kasalukuyang panahon, tinatayang umaabot sa limang (5) oras ang byahe mula sa Clark, Pampanga hanggang sa Calamba, Laguna. Ito ay inaasahang bumaba sa isat kalahating (1 1/2) oras kapag natapos na ang proyektong ito.

## Mga Benepisyo ng Proyekto

- Mapaunlad ang access sa mga sentro ng urbanisasyon, pangkabuhayan, at iba pang pangunahing proyekto ng gobyerno
- Mabawasan ang oras ng byahe at gugol ng mga mamamayan sa transportasyon
- Mabawasan ang oras ng byahe at gugol ng mga mamamayan sa transportasyon
- Mabawasan ang oras ng byahe at gugol ng mga mamamayan sa transportasyon
- Mabigyan ng reloksyon ang mga pamilyang maapektuhan ng proyekto at mailayo sa anumang uri ng panganib na kanilang kasalukuyang hinaharap o maaaring harapin



**Magsimula dito:**  
**Buong pangalan ng pinuno ng sambayanan:**  
 (Full name of the household head)

**PAALALA:**  
 Para sa babae na kasal pakilagay ang  
 iyong buong pangalan noong ikaw ay  
 dalaga pa

FIRST NAME:

☐ STRUCTURE OWNER  
☐ NON-STRUCTURE OWNER (RENTER)  
☐ NON-STRUCTURE OWNER (OTHERS)

MIDDLE NAME:

LAST NAME:

CIVIL STATUS:

☐ SINGLE ☐ SOLO-PARENT ☐ WIDOW  
☐ MARRIED ☐ SEPARATED ☐ LIVE-IN

EXTENSION:

ARAW NG KAPANGANAKAN:

EDAD:

BARANGAY:

CITY/MUNICIPALITY:

**Buong pangalan ng asawa:**  
 Para sa may-asawa, Co-Habitant o Live-in Partner

FIRST NAME:

MAIDEN NAME: (Apelyido ng Nanay noong dalaga pa)

LAST NAME:

EXTENSION:

ARAW NG KAPANGANAKAN:

EDAD:

**Mga posibleng pagpipiliang  
 lugar ng Relokasyon**  
 (pumili ng isa)

☐ Dagonoy Market  
 Dagonoy Cor. Onyx St., San Andres,  
 Manila

☐ Pritil Market  
 Juan Luna cr. Herbosa St.,  
 Tondo

☐ Pampanga Market  
 Pampanga St., Tondo II

☐ Bambang Market  
 Bambang Cor. Dixon St.,  
 Tondo

☐ Emmanuel Community  
 Hospital  
 Abad Santos, Manila

☐ Obrero Market  
 Rizal Ave. Cor. Blumentritt  
 Sts. Sta. Cruz

☐ Kung sakaling In-City ang relokasyon, nais mo  
 ba itong bisitahin at mag-inspeksyon  
 pagkatapos ng quarantine?

☐ Oo, sasama ako sa inspeksyon  
☐ Hindi po ako sasama sa inspeksyon

☐ Kung sakaling In-City ang relokasyon, ano ang  
 opsyon ng paglipat ang inyong nais?

☐ Assisted-relocation (paglipat sa  
 relocation site na itinalaga ng  
 Pamahalaang Lungsod ng Maynila sa  
 pakikipagugnayan at assistance mula  
 sa mga pangunahing ahensya ng  
 Pamahalaang Nasyonal para sa mga  
 programang Pabahay.

☐ Self-relocation (Hindi interesado sa  
 inilaang relokasyon at sariling  
 paglipat at saan man naisin)

☐ Kung Self-relocation, Bakit? \_\_\_\_\_

**Contact Information:**

PANGUNAHING TELEPONO:

(PRIMARY CONTACT NUMBER)

PANGALAWANG TELEPONO:

(SECONDARY CONTACT NUMBER)

PANGALAN NG MAY-ARI NG

PANGALAWANG TELEPONO:

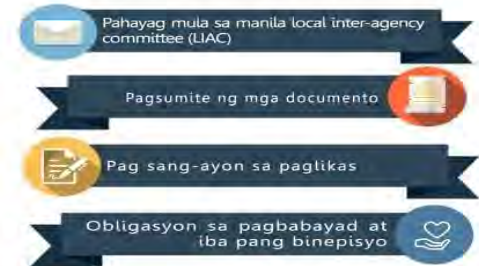
RELASYON SA PINUNO NG :

FAMILYA

EMAIL ADDRESS:

**Impormasyon ukol sa paglipat:**  
 (Information about relocation)

**Sistema na Susundan:**



**Apektado:**

**Paano at anong batayan:**

☐ Istrukturang, improvements  
 at iba pa.

Ang pagbabayad ay ayon sa  
 appraised replacement cost (current  
 market value) ng GFI (government  
 financing institution)

☐ Mga puno at mga ani na  
 aanihin pa lamang.

Ang pagbabayad ay ayon sa valuation  
 ng DENR (department of natural  
 resources). DA (department of  
 agriculture) ng local appraisal  
 committee

☐ Sino ang pagbibigyan  
 nitong pahayag

Ang lahat ng mga na  
 census survey.

☐ Kailan ang cut-off date ng  
 pagdocumento ng mga  
 apektadong istruktura

April 2018 to August 2019

☐ Mga dokumento na  
 kailangan isubmit bilang  
 patunay ng pagmamay-ari  
 at pagkakakilanlan

o 2 government issued I.D  
 o Documento ng pagpapatunay ng inyong  
 pagmamay-ari sa titulo.  
 o Structure tax declaration at iba pang itakda  
 ng DOT.

## Appendix 6. SHFC-DOTr Housing Projects Guidelines



*Kaagapay ng Komunidad sa Maginhawang Pamumuhay*



CMP CORPORATE CIRCULAR NO: **22 - 058**  
Series 2022

SUBJECT : **GUIDELINES ON THE SHFC-DOTr HOUSING PROJECT**

### **I. STATEMENT OF POLICY**

The Department of Transportation's (DOTr) North-South Commuter Railway Extension (NSCR-Ex) is anchored on the Duterte administration's BUILD, BUILD, BUILD Program which aims to accelerate spending and develop infrastructure. Specifically, the NSCR-Ex is a government-initiated project that aims to rehabilitate a segment of the Philippine National Railway (PNR) system to connect Metro Manila to its neighboring north and south suburban areas and eventually improve the overall transportation system in the Philippines. SHFC is the government agency tapped by DOTr to deliver community-driven shelter solutions to the project-affected families (PAFs). The PAFs are informal settler families (ISFs) living along the PNR Right-of-Way in Metro Manila (Manila, Makati, Taguig, Parañaque and Muntinlupa) and Laguna (San Pedro, Biñan, Cabuyao, Santa Rosa and Calamba) areas.

#### *Eligibility*

To safeguard government housing resources from being abused by professional squatters, only project-affected families (PAFs) whose names are included in the masterlist transmitted by DOTr will be validated and will undergo a prequalification process. A rigorous deliberation process will be undertaken by the Beneficiary Selection, Arbitration, and Awards Committee of the Local Inter-Agency Committee to ensure that only qualified beneficiaries will be accommodated into SHFC's resettlement housing program. Double-availees or what we define as households who were previously awarded or have availed of a government housing program shall no longer be qualified for SHFC's resettlement program.

#### *Social Safeguard Policies*

Since the project is funded by the Asian Development Bank (ADB) and the Japan International Cooperation Agency (JICA), there are safeguards that need to be strictly adhered to including the provision of proper information, grievance redress mechanism, in-city resettlement, and livelihood assistance and training programs, among others.



Part of the project's Resettlement Action Plan was the reconciliation of the gaps between these international social safeguards and the Philippine Constitution mandate when it comes to involuntary resettlement policy. For instance, PAFs who will be disqualified from SHFC's housing program due to various reasons (i.e. double availment) as determined by the BSAAC will still be qualified for other entitlements (housing and/or financial assistance) from DOTr.

#### *In-city Resettlement*

The social safeguards assert that in-city resettlement shall be prioritized. In case in-city is not possible, near-city resettlement could be provided to the PAFs. It is within the international funding agencies' directive that off-city resettlement be the last resort for the housing program.

#### *Livelihood Assistance and Training Programs*

Along with physical displacement, socio-economic displacement occurs for those affected by the project. Per ADB and JICA safeguards, the project shall result to improvement of livelihood of displaced persons or, restore their livelihoods at the very least. Although DOTr and SHFC are still under the process of reconciling their livelihood programs to deliver the most suitable assistance to the PAFs, DOTr's vision is congruent with ours – that partnership with the LGU's employment and livelihood services and other national government agencies are indispensable in the provision of training programs to hone the skills of member-beneficiaries.

### **1. Partner- Stakeholders**

This refers to SHFC's stakeholders whose crucial role in ensuring an efficient and effective implementation of the resettlement project. The SHFC's partners are the following:

#### **1.1 Department of Transportation (DoTr)**

The DoTr is a national government agency of the Republic of the Philippines responsible for the maintenance and expansion of viable, efficient, and dependable transportation systems as effective instruments for national recovery and economic progress.

#### **1.2 Philippine National Railways (PNR)**

A government-owned and controlled corporation which operates one commuter rail service between Metro Manila and Laguna, and local services between Sipocot, Naga City and Legazpi City in the Bicol Region.



### **1.3 The Department of Human Settlements and Urban Development (DHSUD)**

The central housing authority in the Philippines participates in the NSCR Ex project as Resettlement Implementation Coordinator or RIC.

### **1.4 The Community Association (CA)**

A legally organized homeowners association registered with the Department of Human Settlements and Urban Development Department, whose members meet the necessary requirements, as espoused under Republic Act No. 9904 or the Magna Carta for Homeowners Association. The CA in this particular instance is composed of project-affected families (PAFs) of the NSCR Ex project.

### **1.5 The Local Government Unit**

The Local Government Unit (LGU) oversees local governance in the Philippines. It is a territorial and political subdivision with local autonomy vested by the 1987 Philippine Constitution. The LGU's role is a vital component in ensuring an efficient and effective delivery of a comprehensive and integrated resettlement governance program. As a major partner of SHFC in the delivery of public service, the LGU serves as the primary provider of public goods and basic services to the relocated families. The LGU in the context of the NSCR Ex Project implementation creates and leads the Local Inter-Agency Committee or LIAC which handles the project planning, implementation and monitoring at the local level. The LGU brings in their relevant units that can contribute to the relocation and resettlement process.

## **II. COVERAGE**

The beneficiaries of NSCR Ex project are the project-affected families of the NSCR Ex Project which underwent census and tagging, validation and prequalification.

## **III. RESPONSIBILITIES OF THE COMMUNITY ASSOCIATION**

With the guidance of the SHFC, in general, the CA shall be responsible for the following:

1. Community profiling through the Online Community Needs Assessment (CNA) Tool of SHFC;
2. Community planning and organizational development
3. Estate management that will include maintenance of sites & services and enforcement of community rules and regulations;
4. Organizational maintenance;
5. Participate in the required capacity building activities as recommended based on the community profile; and

6. Payment of the loan to SHFC or its accredited collection partners.

#### **IV. LOAN EXAMINATION**

The CA shall undergo the community needs assessment and usual loan *and mortgage* examination process of SHFC. The CA shall be subjected to SHFC's graduated scheme with the lowest interest rate of 2% and payable for a term of 35 years.

#### **V. PHASE 1: PROCESS OF LAND ACQUISITION**

The Corporation shall be in charge of the land acquisition of the project and make use of the funds provided by DOTr as stated in the 2018 Memorandum of Agreement. The process shall include:

- a. The LIAC, through the BSAAC subcommittee, shall endorse the finalized master list of the project affected families, to form part of the Community Association or Housing Cooperative to be established;
- b. However, in case the final masterlist (which is the masterlist for all the qualified PAFs in an affected LGU) is not available, the LIAC likewise agrees to proceed with the good census list (those that have undergone prequalification). Qualified PAFs may proceed with their submission of their Proof of Registration or Application of the Community Association to DHSUD, with at least the minimum required membership. This is still pending determination of the complete list of members or the prequalification of other PAFs is still in progress;
- c. Certification from the LGU or LIAC stating that the property will be used as the resettlement site for the qualified PAFs;
  - i. The SHFC shall conduct its usual due diligence process for the mortgage examination and site inspection of the chosen relocation site;
- d. Once approved by the Board and all the conditions set are satisfied, the SHFC shall issue a Letter of Guarantee to the *landowner/contractor/developer*.

#### **1. Land Valuation**

The SHFC shall conduct initial valuation of the property and usual due diligence process. The valuation report shall include the site's physical features and other data that may influence the value of the property. In cases that an initial valuation is not conducted, the property may be elevated for approval but subject to the SHFC's valuation prior to the payment of the first 50% to the landowner.

Prior to payment of the land, the LGU shall submit a confirmatory valuation report.

In the event that the appraised value is lower than the final selling price, the LGU shall furnish SHFC a certificate determining its agreed price.

## **2. Agricultural classification treatment**

The Corporation may elevate a property with an agricultural zoning classification for Board approval, if the following parameters are met:

- A. The property is identified by the LGU or LIAC as the resettlement site for the project-affected families of the NSCR Ex Project;
- B. The surrounding area is residential and highly densely populated. This shall be assessed during the technical visit of the SHFC's engineering team.

The LGU or LIAC shall furnish SHFC a certificate of commitment signifying their approval to proceed with the project and that the property shall be converted and reclassified from agricultural to residential.

The 100% loan proceeds for the land acquisition shall only be released upon conversion and reclassification of the property to residential

## **3. Release of payments to Landowner/s**

To expedite the project implementation and to address the pressing need of the PAFs affected by the NSCR Ex Project, the Corporation shall acquire the property either through Accommodation Mortgage or Usufructuary arrangement.

The Corporation may release the proceeds on staggered basis, as approved by the SHFC Board, in the following manner:

### **3.1 Initial Release of Fifty percent (50%) loan proceeds**

The Corporation may release, upon approval by the Board, the initial Fifty (50%) of the proceeds to help assist the landowners.

The requirements to facilitate the release are as follows:

- a. Certification from the LGU or LIAC stating that the property will be used as the resettlement site for the pre-identified member-beneficiaries;
- b. Certification from DOTr-PNR, LGU or LIAC stating the list of the pre-identified or potential beneficiaries, with or without official registration as a Community Association or Housing Cooperative;
- c. Proof of Registration or Application of the Community Association to DHSUD, with at least the minimum required membership, for Accommodation Mortgage;

- d. Tax clearance or receipts thereof;
- e. Owner's duplicate copies of Titles;
- f. Execution and submission of deed of absolute sale by the landowner in favor of the CA for Accommodation Mortgage or SHFC for Usufruct arrangement;
- g. Letter of Guarantee
- h. Other documents that may be required by the Corporation.

- The ME/LE and technical documents under advance land acquisition shall be adopted for purposes of pre-takeout review.

### **3.2 Release of the final Fifty percent (50%) loan proceeds**

The Corporation will release the final tranche equivalent to fifty (50%) of the proceeds upon submission of the following requirements:

- a. Certificate of Registration of the CA for Accommodation Mortgage;
- b. Submission of the owner's duplicate copy of title and RD certified copy or e-copy of the title in the name of the CA for Accommodation Mortgage or SHFC for Usufruct arrangement;
- c. Annotation of the REM in the CA's title for the Accommodation Mortgage;
- d. Tax Declaration in CA's name for Accommodation Mortgage or SHFC's name for Usufruct arrangement;
- e. Payment of transfer taxes, registration fees and documentary stamp taxes shall be for the account of the landowner;
- f. Other documents that may be required by the Corporation.

### **4. Usufructuary arrangement**

Other than Accommodation Mortgage, the SHFC may enter into a usufruct agreement with the CA for a period of five (5) years. The SHFC may transfer the land to the CA prior to is prescribed period only upon the CA's acceptance of the completed housing project.

The five-year period may be extended to specified years upon the agreement of the SHFC and the CA.

The taxes and transfer expenses of land to the CA shall be shouldered by SHFC chargeable to the subsidy of the DOTr housing project.

The real property tax fees incurred shall be for the account of the Corporation chargeable and subject to the availability of the subsidy funds of the DOTr housing project. If the DOTr subsidy funds is insufficient, the RPT fees incurred by SHFC shall be for the account of the CA.

The SHFC may enter into an agreement with the LGU for the exemption of applicable taxes payment including the real property tax.

## **VI. PHASE 2: PROCESS OF ACQUIRING COMPLETED HOUSING UNITS**

The CA shall engage with an SHFC accredited developer/contractor that is financially capable to deliver developed lots and completed housing units with water and electricity connection, including community facilities or open space in accordance with the agreed and approved plans, designs, specifications, standards, and timeframe pursuant to the existing building standards and in consideration of the ADB and JICA safeguards.

The following process and documentations for acquiring completed housing units including the site development cost:

- a.) Submission of the Final Masterlist of Beneficiaries with Loan Apportionment (MBLA) including lot allocation signed by the CA.
- b.) The CA or the LGU/LIAC shall submit a certification stating the chosen SHFC accredited contractor/developer.
- c.) The chosen contractor/developer shall submit a Letter of Intent (LOI) stating that it is financially capable to deliver developed lots and completed housing units with water and electricity connection. The LOI shall include the number of house and lot units, work/drawdown schedule, plans/drawings, and specifications.
- d.) The technical plans and corresponding permits submitted by the contractor/developer shall undergo usual due diligence to be conducted by SHFC. Other documents may be required by the Corporation.
- e.) The valuation of Phase II (site development and house construction) cost shall be determined by the SHFC technical team.
- f.) After due diligence and appraisal, the project shall be presented to the Board for approval.
- g.) Once approved by the Board and all the conditions set are satisfied, the SHFC shall issue a Letter of Guarantee to the contractor/developer to guarantee the acquisition of the completed housing units including the site development cost.
- h.) A quadripartite Memorandum of Agreement by and among the SHFC, LGU, CA, and the contractor/developer stating the total number of completed housing units to be delivered based on the agreed price and production delivery schedule. A project terms of reference must be attached detailing the complete requirements of SHFC prior to acquiring the completed housing units.
- i.) Billing will be released to the contractor/developer after completing the project provided that electricity, water and other basic utilities are already in place, in case of project turn-over per batch, basic utilities will not be part of punchlisting since

utility providers will not accept partly completed units.

j.) After project completion, SHFC representatives will inspect and evaluate, together with the CA, for punchlisting, hydrotesting and megger test will be included for 100% project completion and will only consider architectural punchlisting if project turn-over is per batch.

k.) Billing will be released according to evaluated project completion per batch.

### **1.) Eligibility**

The CA is eligible for the Phase 2 loan provided that the chosen land has been secured with a fifty percent (50%) loan proceeds.

### **2.) Contractor/developer Selection Process**

The contractor/developer shall be chosen by the CA upon the recommendation of LGU/LIAC from the list of SHFC accredited Contractors for their specific project. This is to ensure that the Contractor/Developer has the technical and financial capacity to undertake site development and house construction.

### **3.) Release of proceeds**

Release of proceeds shall be made by a minimum of one hundred (100) units per batch. The contractor/developer shall only request for payment upon completion of the required works for the site development to include utility line installation, foot path, curbs and gutter, road pavement from main access road to frontage servicing the units, drainage system fronting the housing units up to drainage outfall and tapping of sewage line to Sewage Treatment Plant (STP) if STP is included in land development as required by LGU.

Furthermore, payment of ninety percent (90%) of the acquisition cost of completed housing units shall be made upon completion of the required works to include power, water supply, and roofing.

For every release of payment, the contractor/developer shall submit the following requirements:

- 3.1 Letter of Guarantee;
- 3.2 Detailed architectural and engineering building plans and drawings;
- 3.3 Site development plan/partial as-build plan showing the location of the completed housing units subject for payment;
- 3.4 Statement of Work Accomplishments (SWA); indicating the work accomplished,
  - i.e. percentage or number of units completed, signed by the developer/contractor, the Community Association, and the Construction Project

Management Team; in this case, the SHFC inspection team.

- 3.5 Structural design computation/analysis duly signed and sealed by a registered Civil/structural Engineer and cost estimate for the completed housing units;
- 3.6 Certification from the contractor, signed by their Structural Engineer that the units have been completed as per approved LGU plans, design and specifications;
- 3.7 Building Permit/licenses for construction of housing units duly attached the request for payment on the completed housing units;
- 3.8 Pictures of the actual progress of the project; and
- 3.9 Certificate of Completion and Acceptance (for completed units).

The Board reserves the right to require additional documents or approve alternative compliance, including the price ceilings, based on the agreement of CA and developer taking in consideration the technical design of the project, and subject to the affordability levels of the CA members.

#### **4.) Site development payment**

The developer may request for the payment of the Site Development cost upon 100% completion as verified and validated by the SHFC engineering team. The following requirements shall be required:

- a) Statement of Work Accomplishments (SWA); indicating the work accomplished;
- b) Development permit;
- c) Certification from the contractor/developer, signed by their Structural Engineer that the site development has been completed as per approved LGU plans, design and specifications;
- d) Certificate of Completion and Acceptance from the CA.

#### **5.) Retention fee**

The Corporation shall retain ten percent (10%) of the Contract price per batch or released as retention fee which shall only be released to the Contractor/Developer within six (6) months from the completion of corrections/ remedial works, if any, and submission by the community association of a Board Resolution embodying the acceptance of any or all repair works done by the developer/contractor on the project.

The following requirements shall be submitted for the release of the retention fees:

- a.) Certificate of Final Completion and Acceptance from the CA, covered by Board Resolution and punch list signed by all officers and member- beneficiaries;
- b.) Notarized Certificate of Final Completion from the Contractor/developer, to ensure that the completed project adheres to the minimum design standards and requirements as provided in the Batas Pambansa (Blg. 220), National Building

Code of the Philippines, and other applicable rules and regulations; and that SHFC shall not be held accountable for any defects that may occur after project completion;

c.) Certificate of Occupancy (CO) to be issued by the LGU;

d.) Final Validation Report signed by SHFC Engineers and Officers with approval of the President; and

e.) Warranty Security.

#### **6.) Loan security**

The loan shall be secured by a real estate mortgage (REM) annotated at the back of the title/s of the community association.

#### **7.) Developer/Contract/s Certification**

The contractor/developer shall execute a certification that the submitted plans, designs, and specification conform to all pertinent national laws and project-specific regulations and parameters, as well as local ordinances and applicable rules and regulations, and that all completed works are done in accordance with the submitted plans, designs, and specifications.

SHFC shall not be held liable for any unauthorized deviations made on said standards in the future. Any deviation made on the plans without the express written consent of SHFC, LGU, and the CA shall be for the exclusive account of the contractor.

### **VII. PERMITS AND LICENSES**

The SHFC-Accredited Developer shall be responsible for securing and paying the necessary costs associated with permits and licenses, which shall include but not be limited to the following: the conduct of relocation surveys, subdivision survey, approval with the land management, land reclassification, land conversion, Preliminary Approval and Locational Clearance (PALC), Development Permit, building permits, electrical permits, occupancy permits, and Fire Safety Inspection Certificate, unless granted exemption by the local government. It is understood that work on the project shall not start without the above enumerated permits and licenses.

### **VIII. TEMPORARY SHELTER**

Other than rental subsidy, the Corporation may opt to build temporary shelter for the PAFs as an additional option. The cost for the building of the temporary shelter shall be subject to the availability of funds and upon discussion and conformity with the DOTr. In this case, the following requirements shall be followed:

1. Submission of detailed architectural and engineering plans, and drawings;



2. Detailed cost including lease and utilities;
3. The plans and cost shall be assessed and validated by SHFC Engineering team. It shall be presented to the LGU or LIAC for approval;
4. Certification from the LGU or LIAC approving the building of the temporary shelter;
5. The developer of the housing project shall be the developer of the temporary shelter;
6. The payment is upon 100% completion of the temporary shelter, and acceptance of SHFC and the LGU or LIAC.

## **IX. AMORTIZATION**

The CA shall be subjected to SHFC's graduated scheme with the lowest interest rate of 2% and payable for a term of 35 years. This rate only applies to the NSCR Ex project.

The full-package (Phase 1 and 2) amortization payment of the member-beneficiaries of the community association shall commence three (3) months from the issuance of the Permit to Move-in by the Settlements Management Group (SMG).

## **X. PERMIT TO MOVE-IN REQUIREMENTS**

1. Certificate of Completion and Acceptance (COCA) signed by all the members of the CA;
2. Certificate of Occupancy from the LGU;
3. Certificate of compliance of the mandatory capacity building trainings for the CA issued by the LGU.

## **XI. INSURANCE COVERAGE**

### **a) Mortgage Redemption Insurance**

The insurance premium for the 1<sup>st</sup> year coverage shall be and paid in advance by SHFC which is based on the borrower's share in the full-package through the subsidy with approved appropriation under R.A. No. 10717. The payment shall be made prior to the issuance of Certificate of Completion and Acceptance (COCA). Premium for the succeeding year shall be paid monthly by the member-beneficiaries which shall be incorporated in the monthly amortization. To be eligible for MRI, member-beneficiaries should be at least 18 - 65 years old, in which 60-65 years old be subject for underwriting requirements. Loan value should also be subject to documentary stamp tax should it exceed Php 100,000 to be paid through the subsidy.

### **b) Fire and Lightning Insurance (F/L)**

The house and its improvements shall be covered by Fire and Lightning Insurance for an amount equivalent to the appraised value of the property. The insurance premium for the 1<sup>st</sup> year coverage shall be paid in advance by SHFC based on the total cost of the projects through the subsidy with approved appropriation under R.A. No. 10717. Premium for the succeeding year shall be paid monthly by the member-beneficiaries which shall be

incorporated in the monthly amortization.

**c) Advance Amortization savings**


The SHFC and the LGU shall empower the CA to save at least three (3) months' worth of monthly amortization prior to the issuance of Permit to move-in. The savings of each members must be deposited in the CA's official bank account.

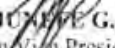
**XII. RESERVATION CLAUSE**


The SHFC reserves the right to reject any or all proposals to waive any minor defects therein and to accept other offers that are most advantageous to the CA.


**XIII. EFFECTIVITY**

This Circular shall be effective and in force immediately upon its posting in the SHFC Website.

  
**ATTY. ARNOLFO RICARDO B. CABLING**  
President

  
**ATTY. JUNETE G. PAYOT**  
Executive Vice President

  
**ATTY. RONALDO B. SACO**  
OIC - SVP for Operations Cluster  
Governance Cluster

  
**ATTY. LEO B. DEOCAMPO**  
OIC - SVP for Legal Asset  
Management and Partners Cluster

Date Approved: **February 17, 2022**

## DOCUMENTARY REQUIREMENTS

The following are the documentary process for each process:

### PHASE 1: LAND ACQUISITION

#### Release of the first fifty percent (50%) loan proceeds:

1. Letter of Guarantee;
2. Certification from the LGU or LIAC stating that the property will be used as the resettlement site for the pre-identified member-beneficiaries;
3. Certification from LGU or LIAC stating the list of the pre-identified or potential beneficiaries, with or without official registration as a Community Association or Housing Cooperative;
4. Proof of Registration or Application of the Community Association to DHSUD, with at least the minimum required membership for Accommodation Mortgage;
5. Tax clearance or receipts thereof;
6. Owner's duplicate copies of Titles;
7. Execution and submission of deed of absolute sale by the landowner in favor of the CA for Accommodation Mortgage and SHFC for Usufructuary arrangement;
8. Photocopy of ID of the landowner/s or its authorized representative with three (3) specimen signatures.
9. Other documents that may be required by the Corporation

#### Release of the final fifty percent (50%) loan proceeds:

1. Certificate of registration of the CA for Accommodation Mortgage;
2. Submission of the owner's duplicate copy of title and RD certified copy or e- copy of the title in the name of the CA for Accommodation Mortgage and SHFC for Usufructuary arrangement;
3. Annotation of the REM in the CA's title for the Accommodation Mortgage;
4. Tax Declaration in the CA's name for Accommodation Mortgage and SHFC's name for Usufructuary arrangement;
5. Payment of transfer taxes, registration fees and documentary stamp taxes shall be for the account of the landowner; and
6. Other documents that may be required by the Corporation

## **PHASE 2: ACQUISITION OF COMPLETED HOUSING UNITS**

### **Release of payment for the first batch:**

1. Letter request for payment from the LGU or CA;
2. Masterlist of Beneficiaries with Loan Apportionment (MBLA) including lot allocation signed by the CA;
3. Certification stating the chosen SHFC accredited contractor/developer;
4. Loan agreement between CA and SHFC (To include lot acquisition loan);
5. Promissory note from the CA;
6. Deed of Assignment of Loan Proceeds by the CA in favor of the Contractor;
7. Real Estate Mortgage (REM) executed by the CA in favor of SHFC;
8. BIR certificate of registration (TIN) of the contractor/developer;
9. Photocopy of ID of the contractor/developer or its authorized representative with three (3) specimen signatures;
10. Letter of Guarantee;
11. Accomplishment report of the completed site development with pictures. The report must be validated by the TSD;
12. Detailed architectural and engineering building plans and drawings;
13. Site development plan/partial as-build plan showing the location of the completed housing units subject for payment;
14. Statement of Work Accomplishments (SWA); indicating the work accomplished, ie. percentage or number of units completed, signed by the developer/contractor, the Community Association, and the Construction Project Management Team; in this case, the SHFC inspection team.
15. Certification from the contractor, signed by their Structural Engineer that the units have been completed as per approved LGU plans, design and specifications;
16. Building Permit/licenses for construction of housing units duly attached the request for payment on the completed housing units;
17. Pictures of the actual progress of the project;
18. Certificate of Completion and Acceptance (for completed units); and
19. Other documents that may be required by the Corporation.

### **For subsequent loan release:**

1. Letter request for payment from LGU or CA;
2. Letter of Guarantee;
3. Detailed architectural and engineering building plans and drawings;
4. Site development plan/partial as-build plan showing the location of the completed housing units subject for payment;
5. Statement of Work Accomplishments (SWA); indicating the work accomplished, ie. percentage or number of units completed, signed by the developer/contractor, the Community Association, and the Construction Project Management Team; in

this case, the SHFC inspection team;

6. Certification from the contractor, signed by their Structural Engineer that the units have been completed as per approved LGU plans, design and specifications;
7. Building Permit/licenses for construction of housing units duly attached the request for payment on the completed housing units;
8. Pictures of the actual progress of the project;
9. Certificate of Completion and Acceptance (for completed units); and
10. Other documents that may be required by the Corporation

**Release of the retention fee:**

1. Letter request for the release of retention from the CA;
2. Certificate of Final Completion and Acceptance from the CA, covered by Board Resolution and punch list signed by all officers and member beneficiaries;
3. Notarized Certificate of Final Completion from the Contractor/developer, to ensure that the completed project adheres to the minimum design standards and requirements as provided in the Batas Pambansa (Blg. 220), National Building Code of the Philippines, and other applicable rules and regulations; and that SHFC shall not be held accountable for any defects that may occur after project completion;
4. Certificate of Occupancy (CO) to be issued by the LGU;
5. Final Validation Report signed by SHFC Engineers and Officers with approval of the President;
6. Warranty Security; and
7. Other documents that may be required by the Corporation.



Company for Economical and Affordable Housing



Republic of the Philippines  
Makati City

**SECRETARY'S CERTIFICATE**

I, **ATTY. MELANIE B. VALENCIANO**, Acting Board Secretary of the Social Housing Finance Corporation, with principal office at 15th Floor, BDO Plaza, 8737 Paseo De Roxas, Makati City, after having been duly sworn to according to law, do hereby certify that in (4-2021) Board Meeting held on 29 December 2021 via videoconference conducted within the Philippines, wherein a quorum was existent, the following resolution was approved and adopted, to wit:

**BOARD RESOLUTION NO. 964, SERIES OF 2021  
APPROVAL OF THE SHFC-DEPARTMENT OF TRANSPORTATION  
(DOT) HOUSING PROJECT GUIDELINES**

**WHEREAS**, in the Governance, Policy and Nomination Committee Meeting held on 22 December 2021, the Management presented the proposed Department of Transportation (DOT) Project Guidelines;

**WHEREAS**, the Management presented to the Board the revised version of the draft Guidelines after deliberation and discussion in the Governance, Policy and Nomination Committee;

**WHEREAS**, the Board after careful review of the attached Guidelines, finds merit in the expedient approval of the SHFC Department of Transportation (DOT) Housing Project Guidelines to commence the SHFC (DOT) Housing Project;

**NOW THEREFORE**, be it resolved as it is hereby certified, that the Board approves as it has hereby approved, the SHFC-Department of Transportation (DOT) Housing project guidelines which shall be subject to the amendments and revisions as endorsed by the Governance Policy and Nomination Committee;





Kaagapay ng Komunidad sa Maginhawang Panunuhay



REVISIONS BASED ON THE GPNCOM MEETING DATED 22 DECEMBER 2021	
OLD PROVISION	REVISED PROVISION
<p><b>Part V. Sec. 2. Agricultural classification treatment:</b></p> <p>The LGU or LIAC shall furnish SHFC a certificate of commitment signifying their approval to proceed with the project and that the property shall be converted and reclassified as residential. The certificate shall be sufficient in lieu of the zoning classification requirement for the release of the first 50% payment of the land. The final 50% payment shall only be released to the landowner upon conversion of the property to residential.</p>	<p>The LGU or LIAC shall furnish SHFC a certificate of commitment signifying their approval to proceed with the project and that the property shall be converted and reclassified <u>from agricultural to residential</u>.</p> <p>The <u>100% loan proceeds for the land acquisition shall only be released upon conversion and reclassification of the property to residential</u>.</p>
<p><b>Part V. Sec. 4. Usufructuary Arrangement:</b></p> <p>Other than Accommodation Mortgage, the SHFC may enter into a usufruct agreement with the CA with the view of transferring it to them upon completion of the housing project.</p> <p>The real property tax fees incurred shall be for the account of the Corporation chargeable to the subsidy of the DoTr housing project.</p>	<p>Revised the section to: Other than Accommodation Mortgage, the SHFC may enter into a usufruct agreement with the CA for a <u>period of five (5) years</u>. The SHFC may transfer the land to the CA prior to is prescribed period only upon the CA's acceptance of the completed housing project.</p> <p><u>The five-year period may be extended to specified years upon the agreement of the SHFC and the CA.</u></p> <p>Added a provision on exploratory negotiation with the LGU:</p> <p><u>The SHFC may enter into an agreement with the LGU for the of exemption of applicable taxes payment including the real property tax.</u></p> <p>Revised provision to: The real property tax fees incurred shall be for the account of the Corporation chargeable and <u>subject to the availability of the</u> subsidy funds of the DoTr housing project. <u>If the DoTr subsidy funds is insufficient, the RPT fees incurred by SHFC shall be for the account of the CA.</u></p>



## Appendix 7. SHFC Sample Monthly Amortization for Carissa Homes in Tanza, Cavite



*Kaagapay ng Komunidad sa Maginhawang Pamumuhay*



### SAMPLE SHFC MONTHLY AMORTIZATION

For Carissa Homes Ph. 8

Maximum Loan Amount	Principal with Interest	Approximate MRI	Approximate FAPI	Monthly Amortization
*P564,680.00	P 1,870.57	P 197.65	P 43.35	P 2,111.57
**P562,720.00	P 1,864.08	P197.00	P 39.95	P 2,101.03

\*For modal lot size of 33m<sup>2</sup>

\*\* For minimum lot size of 32 m<sup>2</sup>

## Appendix 8. Certificate of Rental Rates in the City of Manila



Republic of the Philippines  
CITY OF MAKATI  
Bangkal Barangay Council



OFFICE of the BARANGAY CAPTAIN

### CERTIFICATION

To whom it may concern,

This is to certify that the prevailing rental rates in Barangay Bangkal, City of Makati are as follows:

#### Residential Rental Rates

Capsule / Bedspace	Php	2,500.00 – 4,000.00
Studio Type Houses		5,000.00 – 10,000.00
One (1) Bedroom Apartment		10,000.00 – 14,000.00
Two (2) Bedroom Apartment		15,000.00 – 18,000.00
Three (3) Bedroom Apartment		20,000.00 – 25,000.00

#### Commercial Rental Rates

Studio Type Commercial	18,000.00 – 22,000.00
One (1) Room Commercial Space	25,000.00 – 35,000.00
Two (2) Rooms Commercial Space	40,000.00 – up
Three (3) Room Commercial Space	45,000.00 – up
Commercial Space Lot	100,000.00 – up

Issued this 7<sup>th</sup> day of July, 2021 at Barangay Bangkal, City of Makati.

Certified Correct:

  
DR. MARIO V. MONTAÑEZ II, DBA  
Barangay Captain

DR. MARIO V. MONTAÑEZ II, DBA  
Barangay Captain

VIRGILIO M. HILARIO III  
Committee on Infrastructure & Public Works

TRICIA MAE C. EUSEBIO  
Committee on Education & Culture

RICHARD D. SAQUILAVAN  
Committee on Peace & Order

ALBINO G. HILDABA  
Committee on Finance, Clean & Green

EDWIN A. PAZ  
Committee on Health & Sanitation

ALFONSO L. POLICARPIO II  
Committee on Social Service & Livelihood

CHRISTIAN R. JACINTO  
Committee on Rescue & Disaster

ROMMEL J. PADUA  
Barangay Secretary

RIZALINA R. COLLADO  
Barangay Treasurer

3416 Hon. Lim Street, Barangay Bangkal Makati City 1233  
886-4490 to 91 / 8864489 / 7510787  
barangay.bangkal2@gmail.com  
Bangkal\_Official and Bangkal\_CSR  
www.makati.gov.ph



REPUBLIC OF THE PHILIPPINES  
**BARANGAY MAGALLANES**

Lot 2 Blk.6 San Antonio Street, Paseo de Magallanes  
Makati City, 1232  
Tel No: 88540387/ 88530564/77295114



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**C E R T I F I C A T I O N**

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This is to certify that the prevailing rental rates in Barangay **MAGALLANES**, City of Makati are as follows:

**Residential Rates ---- P 1,100 - P 1,500/sq.m / month**

**Commercial Rates ---- P 1,500 -P 2,000/sq.m/month**

Issued this 24<sup>th</sup> of September, 2021 at Barangay Magallanes Hall,  
City of Makati.

  
**Jose Mari A. Alzona**  
Punong Barangay



## REPUBLIC OF THE PHILIPPINES

City of Makati

Barangay Pio del Pilar

1st Circle, Washington St., Pio del Pilar, Makati City

Tel. Nos.: 893-3533 / 779-8922 / 5502616

E-mail Address: barangaypiodelpilar@gmail.com



## CERTIFICATION

To Whom It May Concern:

This is to certify that the prevailing rental rates in Barangay Pio del Pilar, City of Makati are as follows:

### Residential Rental Rates

Capsule/Bed Space	Php 2,500.00 – 4,000.00
Studio Type Houses	Php 5,000.00 – 10,000.00
One (1) Bedroom Apartment	Php 10,000.00 – 14,000.00
Two (2) Bedrooms Apartment	Php 15,000.00 – 18,000.00
Three (3) Bedrooms Apartment	Php 20,000.00 – 25,000.00

### Commercial Rental Rates

Studio Type Commercial Space	Php 18,000.00 – 22,000.00
One (1) Room Commercial Space	Php 25,000.00 – 35,000.00
Two (2) Rooms Commercial	Php 40,000.00 – Up
Three (3) Rooms Commercial	Php 45,000.00 – Up
Commercial Space Lot	Php 100,000.00 – Up

Offices

Retail – retail stores, shopping centers, shops

Industrial – warehouses, factories

Leisure – hotels, pubs, restaurants, cafes, sport facilities

Healthcare – medical centers, hospitals, nursing homes

Issued this 7<sup>th</sup> day of September, 2021 at Barangay Pio del Pilar, City of Makati.

Certified Correct:

  
HAZEL ANNA S. LACIA  
Barangay Captain





REPUBLIC OF THE PHILIPPINES  
CITY OF MAKATI  
**BARANGAY SAN ANTONIO**



BARANGAY COUNCIL

**RESTITUTO E. CAJES**

Punong Barangay  
• Peace & Order

MGA KAGAWAD

**GARY T. TENEZA**

• Infrastructure  
• Social Services  
• Senior Citizen's  
• E.R.P.A.T.  
• P.W.D.

**SILVINO L. GABUYA JR.**

• Budget & Finance  
• Disaster & Risk Reduction  
• Health & Nutrition

**LORENZA T. APELO**

• Family & Women's  
Advocacy  
• Social Services  
• Gender & Development  
• B.C.P.C.

**CYNTHIA M. GARMA**

• Greening & Beautification  
• Traffic & Transportation

**RENASAR Y. CONCEPCION**

• Cultural Affairs  
• Community Development

**JEANET C. YAO**

• Business Development  
• Livelihood  
• Cooperative

**ALFONSO M. PAREDES**

• Education  
• Solid Waste Management

**ALLAYSA M. BARIA**

SK Chairman

**JERRY T. GUANCO**

Barangay Secretary

**RHONNA L. DESACULA**

Barangay Treasurer

**BARANGAY CERTIFICATION**

**TO WHOM IT MAY CONCERN:**

This is to certify that the Prevailing rental rates in Barangay San Antonio City of Makati are as follows:

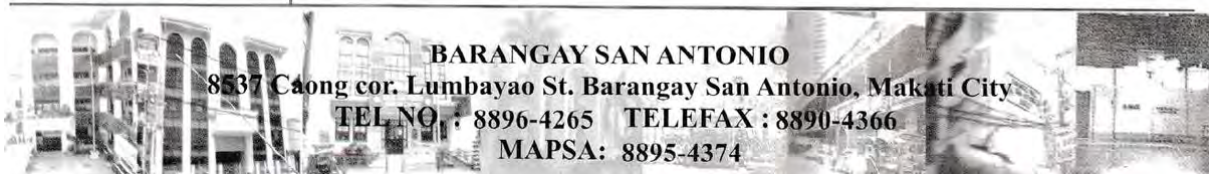
**Residential Rental Rates**

Capsule/ Bedspace	Php <u>6,500.00</u>
Studio Type Houses	Php <u>10,000.00</u>
One (1) Bedroom Apartment	Php <u>15,000.00</u>
Two (2) Bedroom Apartment	Php <u>25,000.00</u>
Three (3) Bedroom Apartment	Php <u>40,000.00</u>
Residential Space Lot	Php <u>50,000-150,000.00</u>

Issued this 21<sup>st</sup> day of September 2021 at Barangay San Antonio, City of Makati.

Certified Correct:

**RESTITUTO E. CAJES**  
Punong Barangay



**BARANGAY SAN ANTONIO**

**8537 Caong cor. Lumbayao St. Barangay San Antonio, Makati City**

**TEL NO : 8896-4265 TELEFAX : 8890-4366**

**MAPSA: 8895-4374**



Taguig City  
Philippines

### CERTIFICATION

This is to certify that the prevailing rental rates within the City of Taguig is attached as Annex "A"

This certification is being issued upon the request of Mr. Fidel Igmedio T. Cruz, Jr., Asst. Secretary for Railways of the Department of Transportation (DOTr) as the basis of the rental subsidy for the affected families of the North-South Railway Commuter Extension Project (NSCR-Ex) and for whatever purpose it may serve them.

Issued this 16<sup>th</sup> day of June 2021.

**ENGR. GENEROSO G. IGNACIO**  
Alternate Chairperson, LIAC, NSCR-Ex Project  
Officer-in-Charge, Local Housing Office

Taguig City Hall,  
Gen. Antonio Luna St.  
Tuktukan, Taguig City  
1637 Philippines  
Tel. No. (632) 555 7800  
Fax No. (632) 642 3588  
[www.taguig.gov.ph](http://www.taguig.gov.ph)





**Taguig City**  
Philippines

# Summary of Prevailing Rental Rates in Taguig

ANNEX"A"

Barangay	Type	Rate/month	Highest Rate
District 1			
Bagumbayan	1 BR	P6,500.00-P8,500.00	P8,500.00
	2 BR	P10,000.00	
Lower Bicutan	1 BR	P5,000.00	
	2 BR	P8,000.00	
Sta. Ana	1 BR	P7,000.00	
	2 BR	P10,000.00	
Tuktukan	1 BR	no data available	
	2 BR	P9,500.00	
Ususan	1 BR	P11,000.00-P16,000.00	P16,000.00
	2 BR	P22,000.00	
	3 BR	P85,000.00	
Hagonoy	1 BR	P7,000.00	
Calzada	1 BR	P10,000.00	
Wawa	1 BR	P8,500.00	
District 2			
Tanyag	1 BR	P5,500.00	
South Signal	1 BR	P5,500.00	
North Signal	1 BR	P6,000.00	
Central Signal	1 BR	P5,800.00	
North Daang Hari	1 BR	P5,500.00	
Upper Bicutan	1 BR	P5,500.00-P6,000.00	P6,000.00
	2 BR	P10,000.00-P13,000.00	P13,000.00
Western Bicutan	1 BR	P5,000.00-P10,000.00	P10,000.00
Pinagsama	1 BR	P5,500.00-P6,500.00	P6,500.00
Bonifacio GlobL City	1 BR	P25,000.00-P39,000.00	P39,000.00

SOURCE: Market Place

Taguig City Hall,  
Gen. Antonio Luna St.  
Tuktukan, Taguig City  
1637 Philippines  
Tel. No. (632) 555 7800  
Fax No. (632) 642 3588  
[www.taguig.gov.ph](http://www.taguig.gov.ph)







Republic of the Philippines  
**PAMAHALAANG BARANGAY NG SUCAT**  
Muntinlupa City

**CERTIFICATION**

This is to certify that the prevailing rental rates in Barangay Sucat, City of Muntinlupa are as follows:

Php 1,500-Php 4,000 studio type apartment

Php 4,000-Php 6,000 for 1 bedroom

Php 6,000-Php10,000 for 2 bedroom

Php 7,500-Php 15,000 commercial space

Issued this 12<sup>th</sup> day of January, 2021 in Barangay Sucat, Muntinlupa City.

**HON. RAFAEL T. SEVILLA**  
Punong Barangay



**REPUBLIKA NG PILIPINAS  
BARANGAY BULI  
LUNGSOD NG MUNTINLUPA**




***CERTIFICATION***

This is to CERTIFY that the prevailing rental rate at Barangay Buli are as follows:

Php 4,000 – Php 6,000 for 1 bedroom apartment  
Php 6,000 - Php 8,000 for 2 bedroom apartment

Issued this 8<sup>th</sup> day of January 2021 at Brgy. Buli, City of Muntinlupa.

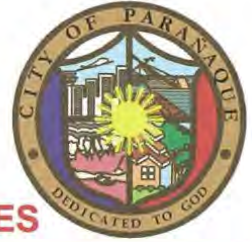
  
**RONALDO L. CORESCA**  
*Punong Barangay*

Barangay Hall of Buli  
41 Barangay Buli, Muntinlupa City

Telefax: 850-19-56  
772-35-66 / 850-04-95



Republic of the Philippines  
**CITY OF PARAÑAQUE**  
Km. 15 East Service Road, Parañaque City  
(02)882-0039 • (02) 8821-0037



## OFFICE OF BARANGAY SAN MARTIN DE PORRES

# CERTIFICATION

To whom it may concern:

This is to certify that the prevailing rental rates of rooms, apartments, and houses in our barangay are as follows:

		FROM		TO
BEDSPACE	-	P 3,000.00	-	P 3,500.00
ROOMS	-	P 4,700.00	-	P 6,000.00
APARTMENTS	-	P 7,500.00	-	P 9,000.00
HOUSES	-	P 25,000.00	-	P 35,000.00

This certification is hereby issued for whatever purpose it may serve.

**DONE** this 12<sup>th</sup> day of July 2022 at the Administrative Hall of Barangay San Martin De Porres, City of Parañaque, Metro Manila.

ATTY. MICHAEL THOR C. SINGSON  
*Punong Barangay*

Notes:

\*\* Not valid without the official seal of this Office

\*\* Any **MARK, ERASURE OR ALTERATION** of any entry invalidates this Certification

\*\* Non-Transferable

## Appendix 9. Minutes, Attendance Lists and Photos of the SCMs in the DED Phase

### a. Stakeholders in 1<sup>st</sup> IEC Meetings

North-South Railway Project (NSRP) South Commuter  
Information Education Communication (IEC) Meeting  
with the Local Government Units (LGUs)  
Detailed Design (DD) Stage

Conference Room, City Administrator's Office  
Makati City Hall, J.P. Rizal St.,  
Brgy. Poblacion, Makati City  
21 September 2018, 8:30 AM

#### Open Forum:

Presented in the matrix are the summary of issues, concerns, comments, and suggestions raised during the IEC meeting in Makati City, Detailed Design Stage. Responses to the queries are also included in the matrix.

Summary of Issues, Concerns, Comments, and Suggestions Raised during the IEC Meeting in Makati City (Detailed Design Stage) 1/2	
Queries/Concerns/Suggestions/Comments	Responses to Queries
<ul style="list-style-type: none"> <li>• LGU requested to be actively consulted about the project and to be informed of the developments already concluded;</li> <li>• Inquired about the role of the LGU regarding the necessary permits for the project and if DOTr or its contractors will secure it;</li> <li>• Suggested that the team could include the processing of permits in the contract of the contractors;</li> <li>• Asked about the duration of the DD stage because the project has to disclose any requirements needed from the LGU since they are preparing the budget for 2019 (e.g. if they will need a budget for clearing ISFs);</li> </ul> <p>(ATTY. RIO ANGELIKA LAOT, City Administrator's Office)</p>	<ul style="list-style-type: none"> <li>• Responded that the current stage is still currently designing the alignment of the project. DOTr will have a discussion on the necessary permits later on;</li> <li>• The EIA includes the framework of the laws and regulations for the project</li> </ul> <p>(MR. ERNESTO FLORES, Local Staff, JICA Design Team)</p> <ul style="list-style-type: none"> <li>• Assured the LGU that the matter regarding the permits will be included in the contract;</li> <li>• The start of construction will begin on May 2020 and DOTr will handle the costs for resettlement</li> </ul> <p>(MS. RAE PALMA, Project Development Officer, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>• Asked about the agency responsible for the segregation plan of the affected lots</li> </ul> <p>(ENGR. REYNALDO BALDON, Appraiser V, City Assessor's Office)</p>	<ul style="list-style-type: none"> <li>• DOTr will handle the segregation plan. JDT's subconsultants, EcosysCorp, Inc., will conduct the relocation and parcellary survey for the project</li> </ul> <p>(MS. NESAH F. JARIEL, RAP Team Member, EcosysCorp Inc.)</p>
<ul style="list-style-type: none"> <li>• Wanted confirmation that the identified PAPs for the FS stage are still not final and that the SCMs will be considered "general";</li> <li>• Relayed that MSWD is waiting for the final list to start the necessary preparations;</li> <li>• Expressed that it is hard for the constituents to keep on attending the SCMs while unsure if they will be affected by the project or not</li> </ul> <p>(MS. MARIBEL LUMANG, Makati Social Welfare Department)</p>	<ul style="list-style-type: none"> <li>• Explained that the first SCM for the DD stage will still invite the potential project affected persons;</li> <li>• The parcellary survey will start on November 2018. The final list of affected persons will be available by next year. The final list will be invited for the second and final SCM for the DD Stage</li> </ul> <p>(MS. JARIEL)</p>
<ul style="list-style-type: none"> <li>• Wanted confirmation that the IEC is a notification to the LGU about the project and that EcosysCorp, Inc. will be the one to process the data requests</li> </ul> <p>(ATTY. LAOT)</p>	<ul style="list-style-type: none"> <li>• Confirmed the comment and added that the project, through EcosysCorp, Inc., will need the LGU's assistance for data requests (land, structure, and other assets)</li> </ul> <p>(MS. JARIEL)</p>

Summary of Issues, Concerns, Comments, and Suggestions Raised during the IEC Meeting in Makati City (Detailed Design Stage) 2/2	
Queries/Concerns/Suggestions/Comments	Responses to Queries
<ul style="list-style-type: none"> <li>Requested to be provided an "aerial view" of the alignment so they can easily identify the affected properties (lots &amp; structures) in reference to the data being requested by DOTr (i.e. tax maps, tax declaration)</li> </ul> <p>(ENGR. BALDON)</p>	<ul style="list-style-type: none"> <li>An "aerial view" is available but the affected are still regarded as "potentially affected" since the parcellary survey is yet to be conducted</li> </ul> <p>(MS. PALMA)</p> <ul style="list-style-type: none"> <li>All adjacent lots from the PNR ROW (both sides) is included in the formal request sent by EcosysCorp, Inc. to the City Assessor's Office</li> </ul> <p>(MS. JARIEL)</p>
<ul style="list-style-type: none"> <li>Inquired about the measurement of the alignment;</li> <li>Asked if they should be expecting a next meeting to discuss the results of the data gathering and the survey and when it could be held</li> </ul> <p>(ATTY. LAOT)</p>	<ul style="list-style-type: none"> <li>The alignment will be 30 meters (15 m on each side from the centerline) and the station will be 60 m. Government infrastructures like the Skyway will be avoided;</li> </ul> <p>(MS. JARIEL and MS. PALMA)</p> <ul style="list-style-type: none"> <li>The meeting could be arranged with DOTr to update LGUs. The meeting could be next year since the team is still gathering the data needed</li> </ul> <p>(MS. JARIEL)</p>
<ul style="list-style-type: none"> <li>Asked if there are government buildings within Makati to be affected by the project</li> </ul> <p>(ENGR. GERRY COMALING, <i>Engineer IV</i>, Department of Public Works Makati City)</p> <ul style="list-style-type: none"> <li>Added that their Lawton Bridge project has a similar timeline to NSRP</li> </ul> <p>(ATTY. LAOT)</p>	<ul style="list-style-type: none"> <li>The team will check if there are government buildings to be affected. Affected structures in Makati are mostly commercial;</li> </ul> <p>(MS. JARIEL)</p> <ul style="list-style-type: none"> <li>The comment is noted</li> </ul>
<ul style="list-style-type: none"> <li>Asked if there would be coordination with the LGU even if the permits will be secured from the DENR since the Department of Environmental Services (DES) has its own inventory of trees</li> </ul> <p>(MS. NICOLITA BALASABAS, <i>Secretary</i>, DES)</p>	<ul style="list-style-type: none"> <li>The LGU will be consulted after coordinating with DENR</li> </ul> <p>(MR. FLORES)</p>
<ul style="list-style-type: none"> <li>Inquired what the proposed stations in Makati City are and if the stations will be elevated;</li> </ul> <p>(ENGR. BALDON)</p>	<ul style="list-style-type: none"> <li>Buendia and EDSA Stations;</li> <li>For Buendia and EDSA Stations, stations will be at-grade to depressed since there are infrastructures like the Skyway which will be in conflict if the stations will be elevated. The tracks will be elevated after FTI. Blumentritt Station will be elevated higher since it will be above the LRT</li> </ul> <p>(MS. PALMA)</p>
<ul style="list-style-type: none"> <li>If the current PNR will still be operational</li> </ul> <p>(MR. EVAN RAGODON, <i>Community Affairs Officer II</i>, Liga ng mga Barangay)</p> <ul style="list-style-type: none"> <li>Inquired about the plans for the current PNR tracks</li> </ul> <p>(ATTY. LAOT)</p>	<ul style="list-style-type: none"> <li>Responded that the project will be an entirely different system. There will be temporary operations for the current PNR during the construction of NSRSP;</li> <li>Shared that there are plans to construct a freight line in the future</li> </ul> <p>(MS. PALMA)</p>



**Photo No. 1** **Atty. Rio Angelika Laot** of the City Administrator's Office, asking for the LGU's role in the project especially since the LGU is preparing for the budget allocation.



**Photo No. 2** *Appraiser V* **Engr. Reynaldo Baldon** of the City Assessor's office asking who will handle the segregation of the affected lots.



**Photo No. 3** **Engr. Gerry Comaling** of the City Engineering Office inquiring about the possibly affected government structures in their city.

North-South Railway Project (NSRP) South Commuter  
Information Education Communication (IEC) Meeting  
with the Local Government Units (LGUs)  
Detailed Design (DD) Stage

Conference Hall, Office of the Mayor  
Parañaque City Hall, San Antonio Ave.,  
Brgy. San Antonio, Parañaque City  
28 September 2018, 2:00 PM

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the IEC meeting in Parañaque City. Responses to the queries are also included.

Summary of Issues, Concerns, Comments, and Suggestions Raised during the IEC Meeting in Parañaque City (Detailed Design Stage) 1/2	
Queries/Concerns/Suggestions/Comments	Responses to Queries
<ul style="list-style-type: none"> <li>Inquired about the waste management plan and the measures for the noise and air pollution that the project will cause during construction;</li> <li>Relayed that the constituents would feel the vibration during construction especially when small sub-contractors are hired for the project;</li> <li>Commented that there is possibility that the sub-contractor will not follow the guidelines presented by JDT in the IEC meeting</li> </ul> <p>(MR. BERNARDO AMURAO, <i>Head</i>, City Environment and Natural Resources Office)</p>	<ul style="list-style-type: none"> <li>Reiterated that the waste management plan is included in the conditions for the issuance the ECC and Implement</li> <li>The JDT is currently preparing the terms of reference for the sub-contractor. The TOR includes the compliance of the environmental considerations which will be monitored by the LGU, and the international funding institutions of the project (JICA &amp; ADB);</li> <li>There will be temporary noise barriers in construction areas to control the noise. Monitoring stations will be placed in the area to evaluate the effectivity of the noise barrier;</li> <li>Assured them that one of the considerations in choosing the contractor will be its capability to abide by the guidelines set by the project</li> </ul> <p>(MR. ERNESTO FLORES, <i>Local Staff</i>, JICA Design Team)</p>
<ul style="list-style-type: none"> <li>Demanded that there should be additional measures for the area near the schools since the noise and the vibration might cause panic to the students. The teachers will also have a hard time teaching due to the noise;</li> <li>Requested for additional mitigation measures for school areas. The noise and the vibration might cause panic to the students. It will also be hard to teach due to the noise</li> </ul> <p>(MS. MARIA MAGDALENA LIM, <i>Superintendent</i>, DepEd Parañaque City)</p>	<ul style="list-style-type: none"> <li>The comment is noted;</li> <li>The constructions near schools could be scheduled before and after class hours to minimize disturbance;</li> <li>Sensitive areas near the alignment have been identified. Monitoring instruments have already been placed and the results for noise level measurements are beyond the standards</li> </ul> <p>(MR. FLORES)</p>
<ul style="list-style-type: none"> <li>Asked if the affected senior citizens will be assisted</li> </ul> <p>(MR. BERNARD B. GUTAY, <i>Consultant</i>, Office of Senior Citizen Affairs, Parañaque City)</p>	<ul style="list-style-type: none"> <li>The senior citizens will be regarded in the vulnerable group and will be assisted;</li> <li>Added that the entitlements of the senior citizens will be in accordance to the law</li> </ul> <p>(MS. JUDY T. ROLA, <i>Resettlement Expert</i>, EcosysCorp Inc.)</p>



**Summary of Issues, Concerns, Comments, and Suggestions Raised during the IEC Meeting in Parañaque City (Detailed Design Stage) 2/2**

Queries/Concerns/Suggestions/Comments	Responses to Queries
<ul style="list-style-type: none"> <li>• Raised the traffic congestion that the project will cause during the construction of the subway station;</li> <li>• Expressed the need to make sure that the identified owners of the properties affected are legitimate;</li> <li>• Asked about the gathering of documents for the extrajudicial settlements</li> </ul> <p><b>(MR. WENCESLAO O. SARMIENTO, Secretary, Brgy. San Martin de Porres)</b></p>	<ul style="list-style-type: none"> <li>• Metro Manila Subway Project (MMSP) and NSRP will coordinate during the DD stage of NSRP;</li> <li>• The JICA Design team is currently planning for the road access nearby the construction/alignment</li> </ul> <p><b>(MR. FLORES)</b></p> <ul style="list-style-type: none"> <li>• The PAPs will be notified about the DOTr helpdesk in the LGU so that the PAPs could ask for assistance when processing the documents especially for extrajudicial settlements</li> </ul> <p><b>(MS. ROLA)</b></p>



**Photo No. 1** CENRO Head Mr. Bernardo Amurao inquiring about the management plans for waste, air, and noise pollution.



**Photo No. 2** Secretary Wenceslao Sarmiento of Barangay San Martin de Porres suggesting that the project should double check that the owners of the properties are legitimate.



**Photo No. 3** OSCA Consultant Mr. Bernard Gutay asking if the welfare of the senior citizens is considered in the project.

North-South Railway Project (NSRP) South Commuter  
Information Education Communication (IEC) Meeting  
with the Local Government Units (LGUs)  
Detailed Design (DD) Stage

9<sup>th</sup> Floor, Taguig City Satellite Office,  
SM Aura, Bonifacio Global City, Taguig  
03 October, 1:00 PM

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the IEC meeting in Taguig City. Responses to the queries are also included.

Summary of Issues, Concerns, Comments, and Suggestions Raised during the IEC Meeting in Taguig City (Detailed Design Stage) 1/3	
Queries/Concerns/Suggestions/Comments	Responses to Queries
<ul style="list-style-type: none"> <li>Inquired about the schedule of the creation of LIAC;</li> <li>If there is an identified relocation site for the informal settlers of the affected area in Taguig City;</li> <li>Shared that the municipality of Trece Martires already has a moratorium and Taguig City couldn't relocate their constituents in the said area;</li> <li>Asked for an update on their request for a station to be located in Brgy. South Daang Hari</li> </ul> <p>(MR. AGAPITO CRUZ, Officer-in-Charge, Urban Poor Affairs Office)</p>	<ul style="list-style-type: none"> <li>Creation of LIAC will depend on the completion of the parcellary survey in the LGU affected. This ensures that the number of affected PAPs is finalized;</li> <li>SHFC and other government agencies (e.g. DSWD, etc.) will be included in the LIAC to better address the concerns of the PAPs</li> </ul> <p>(MS. MARY JANE LARGO, Project Development Officer, Department of Transportation)</p> <ul style="list-style-type: none"> <li>In-city relocation (medium-rise buildings) is preferred to avoid displacing the PAPs far from their employment and school;</li> <li>The international funding agencies of the project (JICA and ADB) prefer in-city relocation to avoid displacing the PAPs far from their employment and school;</li> <li>Trece Martires and Tanza, Cavite are the options when in-city relocation is unavailable</li> </ul> <p>(MS. NESAH F. JARIEL, RAP Team Member, EcosysCorp, Inc.)</p> <ul style="list-style-type: none"> <li>The proposed station will be difficult to build on the current station due to the Skyway;</li> <li>The location of the Nichols Station is still being finalized</li> </ul> <p>(MS. RAE PALMA, Project Development Officer, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>Requested for the list of PAPs so that the newly elected officers could familiarize and provide assistance to the project. It would also help them in preventing the increasing number of PAPs in their area;</li> </ul> <p>(HON. BERT MENDOZA, Kagawad, Brgy. South Daang Hari, Taguig)</p>	<ul style="list-style-type: none"> <li>The list of PAPs is still not final and is still subject to change</li> </ul> <p>(MS. JARIEL)</p>
<ul style="list-style-type: none"> <li>Wanted clarification on the measurement of the alignment</li> </ul> <p>(HON. CECILIA TEODORO, Chairman, Brgy. Tanyag, Taguig City)</p>	<ul style="list-style-type: none"> <li>The initial measurements used for the Feasibility Study (FS) stage is 30 meters (15 m on each side from the centerline). The 30 m project ROW will follow the results of the relocation survey in the DD stage</li> </ul> <p>(MS. JARIEL)</p>

Summary of Issues, Concerns, Comments, and Suggestions Raised during the IEC Meeting in Taguig City (Detailed Design Stage) 2/3	
Queries/Concerns/Suggestions/Comments	Responses to Queries
<ul style="list-style-type: none"> <li>Shared that the LGU surveyed 3,100-3,250 households in 2003;</li> <li>The survey was conducted from the boundaries of Taguig in Makati City up to the boundary in Muntinlupa City. The project was in cooperation with NHA and other agencies concerned;</li> <li>The Geodetic engineers used 15 m from the center of the left rail track and then another 15 m from the center of the right track;</li> <li>Commented that the ISFs wouldn't have returned if the alignment was secured after the clearing in 2003;</li> <li>The number of households per structure continuously increase due to the announcement of the compensation for the project. Extended family members have listed themselves as head of the family;</li> <li>The number of trees and crops in the affected area is rising as well due to the announcement of the compensation;</li> </ul> <p>(KGD. MENDOZA)</p> <ul style="list-style-type: none"> <li>Prior notification to the barangay is needed so that the barangay could assist the tagging team and prevent opposition similar to the Lakeshore project in Muntinlupa City</li> </ul> <p>(MR. GEORGE MICHAEL TUYAY, Administrator, Brgy. North Daang Hari)</p>	<ul style="list-style-type: none"> <li>The information is noted;</li> <li>Said that the PAPs were informed during the SCMs that only those who were tagged within the cut-off date will be compensated;</li> <li>The LGU could write a formal request to the DOTr for the list of PAPs</li> </ul> <p>(MS. JARIEL)</p> <ul style="list-style-type: none"> <li>Responded that releasing the premature list might cause problems especially with if the initial PAPs will not be included in the final list</li> </ul> <p>(MS. PALMA)</p> <ul style="list-style-type: none"> <li>Essential documents will be given to the LGU once the project details are finalized;</li> <li>The project proponents are being careful since confusion from the stakeholders might cause delay to the project</li> </ul> <p>(MS. LARGO)</p>
<ul style="list-style-type: none"> <li>Relayed that their head from the Local Housing Office is pushing for the early creation of LIAC so that the concerns will be properly addressed;</li> <li>The schedule of the project will be easily coordinated and assisted, especially since almost all concerns goes back to the Local Housing Office (LHO);</li> <li>The LGU has a corresponding LIAC per project</li> </ul> <p>(ENGR. LEOPOLDO QUINTELA, Senior Engineer, Local Housing Office Taguig City)</p> <ul style="list-style-type: none"> <li>Related that the barangay is the first authority the constituents run to for project concerns. The BLGU turns to the LHO for concerns the BLGU cannot address</li> </ul> <p>(CH. TEODORO and KGD. MENDOZA)</p>	<ul style="list-style-type: none"> <li>Shared that there are instances in which the LIAC is already established like in the City of Manila;</li> <li>The LIAC could be arranged if the LGU prefers to create the LIAC ahead of the parcellary results</li> </ul> <p>(MR. MARS RIVERA, Consultant, Philippine National Railways)</p> <ul style="list-style-type: none"> <li>Added that the attending departments are expected to communicate the progress of the project to their respective teams and constituents</li> </ul> <p>(MS. LARGO)</p>
<ul style="list-style-type: none"> <li>Brought up the request for a space to accommodate the proposed helpdesk of DOTr</li> </ul> <p>(MS. JARIEL)</p>	<ul style="list-style-type: none"> <li>Coordinate with Office of the Mayor, UPAP, or the Local Housing Office</li> </ul> <p>(KGD. MENDOZA)</p>
<ul style="list-style-type: none"> <li>Related that the LIAC members of the LGU for the NSRP has already been selected. The LIAC is waiting for the members from the DOTr and PNR</li> </ul> <p>(MS. JUANITA CRUZ, Consultant, Local Housing Office Taguig City)</p>	<ul style="list-style-type: none"> <li>Noted</li> </ul>

Summary of Issues, Concerns, Comments, and Suggestions Raised during the IEC Meeting in Taguig City (Detailed Design Stage) 2/3	
Queries/Concerns/Suggestions/Comments	Responses to Queries
<ul style="list-style-type: none"> <li>Brought up that extended families who try to be included in the list of housing beneficiaries are prevalent;</li> <li>Requested that the final list of beneficiaries be counterchecked to avoid double availment</li> </ul> <b>(HON. LYSANDRE VERTUCIO, Kagawad, Brgy. Fort Bonifacio)</b>	<ul style="list-style-type: none"> <li>Assured that the list of beneficiaries will be validated by UPAO <b>(MR. CRUZ)</b></li> <li>Added that NHA will also provide a list of previous awardees for counterchecking <b>(MS. LARGO)</b></li> </ul>
<ul style="list-style-type: none"> <li>Asked if the construction of fence around the PNR ROW will be prioritized over other civil works for the project <b>(CH. TEODORO)</b></li> </ul>	<ul style="list-style-type: none"> <li>Explained that there are a lot of factors being considered by the project engineers. The design and other aspects of the project would be discussed to the LGU once the station location and technical details of the alignment are finalized;</li> <li>Added that drainage in Nichols Station is a major concern so it is still being discussed by the team; <b>(ENGR. RUPERTO CRUZ, JICA Design Team)</b></li> </ul>
<ul style="list-style-type: none"> <li>Expressed support to the project, especially with the information dissemination <b>(MR. JOSE ABISADO, Department of Education and MS. TERESITA MAMANSAG, Administrative Secretary, Brgy. Western Bicutan)</b></li> </ul>	
<ul style="list-style-type: none"> <li>Asked if the Subway project and the NSRP are coordinated since the Subway also has a station in their city;</li> <li>Inquired if both projects are connected and if the property in the FTI (Shell) will be the common station <b>(ENGR. BERNIE RAMOLETE, 2<sup>nd</sup> District Engineer, City Engineering Office)</b></li> </ul>	<ul style="list-style-type: none"> <li>Confirmed that both projects are coordinated and that the connection will be in FTI to ease the commuting experience of the riders. However, the interface is still being finalized <b>(MS. PALMA)</b></li> </ul>



**Photo No. 1** *Brgy. Kagawad Bert Mendoza* of Brgy. South Danang Hari requesting for the list of potentially affected persons so that the newly elected officers could secure that there will be no new households in the affected area of their barangay.



**Photo No. 2** *Senior Engineer Leopoldo Quintile* of the Local Housing Office of Taguig City pushing for the early creation of the LIAC to better address project concerns.



**Photo No. 3** *Brgy. Administrator Mr. George Michael Tuyay* of Brgy. North Daang Hari requesting that the tagging team to give the barangay an early advisory prior to any ground activity so that they can provide the necessary assistance

North-South Railway Project (NSRP) South Commuter  
Information Education Communication (IEC)  
with the Local Government Units (LGUs)  
Detailed Design (DD) Stage

Audio-Visual Room, City Hall Building  
City Hall Compound, Muntinlupa City  
21 September 2018, 8:30 AM

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the IEC meeting in Muntinlupa City. Responses to the queries are also included.

Summary of Issues, Concerns, Comments, and Suggestions Raised during the IEC Meeting in Muntinlupa City (Detailed Design Stage) 1/5	
Queries/Concerns/Suggestions/Comments	Responses to Queries
<ul style="list-style-type: none"> <li>• Raised his suspicion that the NSRP is related to the development project in Purok 6, Brgy. Sucat that is headed by Mr. Manny Villar;</li> <li>• Insisted that the NSRP is not under the Build, Build, Build program by President Duterte;</li> <li>• Demanded for confirmation if the NSRP is a project by the government or a project by someone with a high position in the government or someone very influential;</li> <li>• Declared that the people of Brgy. Sucat and Brgy. Buli are strongly opposing the project</li> </ul> <p>(MR. ALEJANDRO LABRADOR, Resident, Brgy. Sucat,)</p>	<ul style="list-style-type: none"> <li>• The sentiments are noted.</li> </ul>
<ul style="list-style-type: none"> <li>• Asked if the presentation for that afternoon will cover the same topics as they discussed with Usec. Batan</li> </ul> <p>(HON. JAIME FRESNEDI, City Mayor)</p>	<ul style="list-style-type: none"> <li>• Explained that the presentation will discuss the RAP activities to be undertaken for the Detailed Design (DD) stage of the project</li> </ul> <p>(MS. ANNABELLE N. HERRERA, RAP Team Leader, ECOSYSCORP, INC.)</p>
<ul style="list-style-type: none"> <li>• Asked how the trees to be balled in the environment considerations plan was identified if the detailed design is still just starting</li> </ul> <p>(HON. RAFFY SEVILLA, Chairman, Brgy. Sucat)</p>	<ul style="list-style-type: none"> <li>• Explained that one condition on giving the ECC is for the project to have a tree inventory. Once the configurations of the project ROW are identified, a tree inventory will be submitted to the Forest Management Bureau (FMB) before a "Permit To Cut" is issued</li> </ul> <p>(MS. HERRERA)</p>
<ul style="list-style-type: none"> <li>• Raised that it would be better if government officials (from DOTr) will be the one to discuss the project and not the consultants;</li> <li>• Stated that they will not know if the discussion is official or not since only the consultants are discussing with stakeholders</li> </ul> <p>(MR. DANTE S. ALMARIO, Representative, Sucat Nagkakaisa, Brgy. Sucat)</p>	<ul style="list-style-type: none"> <li>• The comments are noted</li> </ul>



Summary of Issues, Concerns, Comments, and Suggestions Raised during the IEC Meeting in Muntinlupa City (Detailed Design Stage) 2/5	
Queries/Concerns/Suggestions/Comments	Responses to Queries
<ul style="list-style-type: none"> <li>Asserted that they have their own ordinance with regards to tree cutting, air, and solid waste management;</li> <li>Requested that their office be consulted first before the project would proceed with what was discussed by Mr. Flores;</li> <li>Shared their previous experience. The trees were already being cut when the LGU was involved. The EMB and the FMB gave the permission before involving the LGU</li> </ul> <p>(MS. LORNA B. MISA, <i>Head</i>, Environmental Sanitation Center)</p>	<ul style="list-style-type: none"> <li>DOTr will be the one talking to them when the ROW acquisition comes;</li> <li>Explained that the Government of the Philippines and DOTr have asked the assistance of JICA and ADB to fund the project. The consultants are part of that assistance. The contract of the consultants includes presenting the study and meeting up with the concerned stakeholders</li> </ul> <p>(MS. HERRERA)</p> <ul style="list-style-type: none"> <li>Added that DOTr will coordinate with EMB to formulate the Multipartite Monitoring Team as required by DENR. This will be formed before the project implementation;</li> <li>The precedent case is noted;</li> <li>Assured them that every step will include the LGU</li> </ul> <p>(MR. ERNESTO FLORES, <i>Local Staff</i>, JICA Design Team)</p>
<ul style="list-style-type: none"> <li>Wanted clarification if the RAP is formulated already or is currently being formulated;</li> <li>Reminded the team that the Relocation Action Plan should involve the Muntinlupa City LGU</li> </ul> <p>(MS. SHIENNA HERNANDEZ, <i>Representative</i>, Urban Poor Affairs Office)</p>	<ul style="list-style-type: none"> <li>Clarified that the RAP for the project is Resettlement Action Plan and not Relocation Action Plan. This RAP covers both private owners and informal settlers;</li> <li>Responded that the RAP for FS stage is done already. The Detailed Design stage will be the updating of the RAP. The relocation action plan is not yet done. It will be coordinated with the LGU</li> </ul> <p>(MS. HERRERA)</p>
<ul style="list-style-type: none"> <li>Articulated that the results of the studies should have been turned over to the national government since the FS Stage is completed and the ECC has been released. Then, the national government will present the results to the stakeholders;</li> <li>Expressed strong opposition to the project;</li> <li>Mentioned that not only the PAPs will be affected but the whole of Brgy. Sucat</li> </ul> <p>(MR. ALMASIO)</p>	<ul style="list-style-type: none"> <li>The sentiments are noted</li> </ul>
<ul style="list-style-type: none"> <li>Shared that Brgys. Buli and Sucat will be the most affected by the project. Options were given to the DOTr during the previous meetings;</li> <li>Asked for DOTr to rate the possibility (scale of 1 to 10) of the Grand Terminal Station to be built on the NAPOCOR area;</li> <li>Asked if there is anything they can do to prevent the project from pushing through;</li> <li>Raised that the project could look into areas that are privately owned or sites far from their area</li> </ul> <p>(MR. MAMERTO SEVILLA, <i>Ex-Chariman</i>, Brgy. Sucat,)</p> <ul style="list-style-type: none"> <li>Shared that NAPOCOR discussed about the pending project of the Department of Energy (DOE) in the same area that is already approved by NEDA., and it added to the confusion;</li> <li>Expressed satisfaction that the consultants acknowledged their right because they felt the opposite when they told DOTr during the 3<sup>rd</sup> SCM in Brgy. Sucat that they will be writing a position paper to Malacañang</li> </ul> <p>(CH. SEVILLA)</p>	<ul style="list-style-type: none"> <li>Explained that the directions of the DOTr is to use a government property for the station;</li> <li>Gave the rating of 10;</li> <li>They can oppose the project since the project is still not in the implementation stage</li> </ul> <p>(MS. PALMA)</p> <ul style="list-style-type: none"> <li>Shared that the options that were proposed by the barangay was delivered and discussed to DOTr;</li> <li>Added that the people are free to take steps and fight for what they believe in because it is their right as the citizens;</li> <li>Clarified that the alignment was not decided by the Consultant, EcosysCorp, Inc. The company hopes that the name will not be associated negatively;</li> <li>Requested that the team be allowed to study their area since it was assigned to them. It is not EcosysCorp, Inc.'s job to convince the people to agree to the project but they have to complete the study</li> </ul> <p>(MS. HERRERA)</p>

Summary of Issues, Concerns, Comments, and Suggestions Raised during the IEC Meeting in Muntinlupa City (Detailed Design Stage) 3/5	
Queries/Concerns/Suggestions/Comments	Responses to Queries
<ul style="list-style-type: none"> <li>Pleaded to spare their barangay since they are the smallest barangay in Muntinlupa (<b>HON. MARISSA C. RONGAVILLA</b>, <i>Kagawad</i>, Brgy. Buli)</li> </ul>	<ul style="list-style-type: none"> <li>The comment is noted</li> </ul>
<ul style="list-style-type: none"> <li>Insisted that they sense another individual who oversees the project since the NAPOCOR was included in the alignment;</li> <li>Expressed his confusion as to why the NAPACOR property is still being the main topic of discussion given that the ECC is already issued meaning the study is already completed;</li> <li>Raised that it would be hard to change the plan if the project has already started;</li> <li>Stated that construction materials are already in the PNR Sucat Station (<b>MR. LABRADOR</b>)</li> </ul>	<ul style="list-style-type: none"> <li>Responded that ECC is a planning tool. The study made is based from the conceptual design. Conditions were included upon the approval of the ECC. If there would be changes defined during the DD stage, it will be submitted to the DENR so they could assess if the plan could still complement the project (<b>MR. FLORES</b>)</li> <li>Clarified that construction has not started yet and there are no materials for the project yet (<b>MS. PALMA</b>)</li> <li>Will clarify to PNR but the materials could be for the refurbishing of the old tracks (<b>MR. MARCELITO RIVERA</b>, <i>Consultant</i>, Philippine National Railways)</li> </ul>
<ul style="list-style-type: none"> <li>Requested that their barangay be informed of the stakeholder consultation meetings;</li> <li>Asked if the team is coordinating with UPAO with regards to the 522 households to be relocated; (<b>HON. NAP DURANTE</b>, <i>Kagawad</i>, Brgy. Alabang)</li> </ul>	<ul style="list-style-type: none"> <li>Clarified that a letter of invitation is sent to the barangay for every stakeholder consultation meeting;</li> <li>Responded that everything is coordinated with the UPAO. The first IEC meeting for the FS study was last December 2017;</li> <li>Added that the SCMs for the stations were late due to the release of the footprint (<b>MR. RONALDO T. MANIPOL</b>, <i>RAP Team Member</i>, ECOSYSCORP, INC.)</li> </ul>
<ul style="list-style-type: none"> <li>Wanted to know if there is another investor in the project (other than the government) so that they could prepare the necessary actions (<b>MR. ALMARIO</b>)</li> </ul>	<ul style="list-style-type: none"> <li>Assured that the project is purely by DOTr with funding from JICA and ADB. No private investor is involved. The project is to improve the infrastructures in Metro Manila and the nearby provinces (<b>MS. PALMA</b>)</li> </ul>
<ul style="list-style-type: none"> <li>Asked if DOTr has considered the possible effects of the terminal station to the residents before finalizing the alignment;</li> <li>Stated that the alignment presented to them during the public hearing in Taguig was the alignment that will use the PNR ROW;</li> <li>Expressed that they are now shocked and confused that the alignment will include the NAPOCOR area;</li> <li>Seconded that Brgy. Buli will be erased if the terminal will push through;</li> <li>Stated that the project alignment is haphazardly thought by the people who conceptualized the project;</li> <li>Raised that the words used like "demolition" scared their constituents;</li> <li>Requested that the project should go on with using the PNR ROW and not push through with the terminal (<b>ATTY. ALATIIT</b>)</li> </ul>	<ul style="list-style-type: none"> <li>Clarified that there are two teams meeting the stakeholders separately for the project: the environmental considerations team and the team for the RAP. Ms. Palma is confused since she is always with the RAP team;</li> <li>Explained that the terminal station came in late in the design. Hence, the meeting for the EIA wasn't able to disclose the plan (<b>MR. MANIPOL</b>)</li> <li>Apologized for the miscommunication;</li> <li>Reiterated that two stations will be built. One for the South Commuter and another for the South Long Haul (going to Bicol). A large area will be needed so the NAPOCOR area was proposed (<b>MS. PALMA</b>)</li> <li>Explained that the parcellary to be conducted during the Detailed Design stage will determine the exact measurements that will be used for the alignment (<b>MR. MANIPOL</b>)</li> </ul>

Summary of Issues, Concerns, Comments, and Suggestions Raised during the IEC Meeting in Muntinlupa City (Detailed Design Stage) 4/5	
Queries/Concerns/Suggestions/Comments	Responses to Queries
<ul style="list-style-type: none"> <li>Shared that since they were unaware of the terminal station, they were now speculating that there is another investor involved in the project and build a mall. If so, the project will be out of the proprietary motive</li> </ul> <b>(ATTY. ALATIIT)</b>	
<ul style="list-style-type: none"> <li>Wanted clarification if the 250 m measurement of the station (Alabang) will be reduced</li> </ul> <b>(KGD. DURANTE)</b>	<ul style="list-style-type: none"> <li>Explained that the configuration of the stations is not final yet</li> </ul> <b>(MR. MANIPOL)</b>
<ul style="list-style-type: none"> <li>Requested for the list of names of the PAPs because they want to cross-check if the names are already awarded with government housing units</li> </ul> <b>(MS. HERNANDEZ)</b>	<ul style="list-style-type: none"> <li>The LGU (UPAO) will receive the master list once final. SHFC will coordinate with them</li> </ul> <b>(MS. HERRERA)</b>
<ul style="list-style-type: none"> <li>Disclosed that the BLGU of Tunasan carried out a demolition in their barangay;</li> <li>Raised his concern regarding the shanties that were tagged that they cannot remove;</li> <li>Requested that only the qualified ISFs be tagged</li> </ul> <b>(HON. WALTER A. ARCILLA, Chairman, Brgy. Tunasan)</b> <ul style="list-style-type: none"> <li>Commented that the number of structures will grow</li> </ul> <b>(CH. SEVILLA)</b>	<ul style="list-style-type: none"> <li>Explained that the JICA and ADB wanted to include the shanties. The ambulant were not included;</li> <li>Shared that returnees or those who were awarded with government housing before, will be offered public rental only and not the socialized housing;</li> <li>The cut-off date declared is final. Additional structures after the cut-off date will not be included in the entitlements.</li> </ul> <b>(MS. HERRERA)</b>
<ul style="list-style-type: none"> <li>Asked if only the renter will be receiving the entitlements since the renter was the one interviewed;</li> <li>Requested to be informed of the upcoming meetings</li> </ul> <b>(MS. RITA BORRA, Cupang Mullet Compound, Brgy. Cupang)</b>	<ul style="list-style-type: none"> <li>Explained that the renter and the owner of the structure will receive separate entitlements. The owner will be compensated with the replacement cost of the structure. The renter was interviewed since they could qualify for the socialized housing program, but will not be paid for the structure;</li> <li>They will be invited through SMS if they indicated their mobile number in the attendance sheet</li> </ul> <b>(MS. HERRERA)</b>
<ul style="list-style-type: none"> <li>Requested a discussion or an open forum for Brgy. Buli and a meeting with her prior to the scheduled meeting for both Sucat and Buli</li> </ul> <b>(KGD. RONGGAVILLA)</b>	<ul style="list-style-type: none"> <li>The team will coordinate with the barangay</li> </ul> <b>(MS. HERRERA)</b>
<ul style="list-style-type: none"> <li>Wanted to know the means and bounds of the project in NAPOCOR—if it will go beyond NAPOCOR's walls</li> </ul> <b>(MR. LEX LONZAME)</b>	<ul style="list-style-type: none"> <li>The map will be presented to them the next time that there will be a consultation meeting so that they could visualize better</li> </ul> <b>(ENGR. ROY CRUZ, JICA Design Team)</b>
<ul style="list-style-type: none"> <li>Asserted that the Design Team should not base the project to Google map because it is outdated</li> </ul> <b>(MR. LABRADOR)</b>	<ul style="list-style-type: none"> <li>Responded that Google map is only used as a guide since the parcellary survey will be conducted during the detailed design</li> </ul> <b>(ENGR. CRUZ)</b>
<ul style="list-style-type: none"> <li>Suggested not to use the Google maps because it causes the residents anxiety;</li> <li>Requested the DOTr to present them with their alternatives</li> </ul> <b>(UNIDENTIFIED FEMALE PARTICIPANT)</b>	<ul style="list-style-type: none"> <li>The comments are noted</li> </ul>
<ul style="list-style-type: none"> <li>Expressed that they will send a letter addressed to Malacañang</li> </ul> <b>(MR. ALMARIO)</b>	<ul style="list-style-type: none"> <li>Noted</li> </ul>

**Summary of Issues, Concerns, Comments, and Suggestions Raised during the IEC Meeting in Muntinlupa City (Detailed Design Stage) 5/5**

Queries/Concerns/Suggestions/Comments	Responses to Queries
<ul style="list-style-type: none"> <li>• Asked if the presentation in the FS will be the same presentation on the scheduled SCM on Tuesday (September 25, 2018);</li> <li>• Stated that it will just add to the confusion if the same presentation will be presented and if the list PAPs are still not final;</li> <li>• Suggested that the scheduled SCM be postponed until the final alignment is ready for presentation to the stakeholders to avoid confusion;</li> <li>• Said that the RAP team could conduct the survey if the plan will be presented to them first</li> </ul> <p><b>(CH. SEVILLA)</b></p> <ul style="list-style-type: none"> <li>• Responded that those asking about the tagging were those affected in the main alignment, and not those who are opposing the construction of the terminal station</li> </ul> <p><b>(MR. ALMARIO)</b></p> <ul style="list-style-type: none"> <li>• Expressed that they can't say for sure that Brgy. Sucat is included because the project continues to talk about potential affected persons</li> </ul> <p><b>(CH. SEVILLA)</b></p> <ul style="list-style-type: none"> <li>• Expressed why DOTr will need to affect the residents if there are other available areas nearby</li> </ul> <p><b>(MR. LABRADOR)</b></p>	<ul style="list-style-type: none"> <li>• The presentation will be the one presented by Usec. Batan</li> </ul> <p><b>(MS. PALMA)</b></p> <ul style="list-style-type: none"> <li>• Explained that the RAP team will need to go on-ground to measure for the detailed design;</li> <li>• Asked if the team would be able to conduct the survey without the stakeholder consultation;</li> <li>• Shared that some constituents of Brgy. Sucat were asking the team why their structure doesn't have a tagging sticker. It is because they weren't allowed to go on-ground and conduct the census and tagging;</li> <li>• Explained that the appraisal for the DD stage is by bill of quantities. This could be produced for the tagged structures. Those who refused to be tagged will only be appraised by estimate;</li> <li>• Since the alignment is still not final, the appraisal will be for when the current alignment will be implemented. It will be unfair to the owners to be offered only with an estimate;</li> <li>• Emphasized that the parcellary survey is important because it will determine the final measurement needed for the project</li> </ul> <p><b>(MS. HERRERA)</b></p>



**Photo No. 1** Mr. **Alejandro Labrador** of Brgy. Sucat insisting his claim that the project is not part of the *Build, Build, Build* program of **President Duterte** but rather by someone with a high position in the government.



**Photo No. 2** Chairman **Raffy Sevilla** of Brgy. Sucat suggesting that the scheduled SCM be postponed until the final alignment is ready to be presented to the stakeholders.



**Photo No. 3** Muntinlupa City Urban Poor Affairs Office (UPAO) representative **Ms. Shienna Hernandez** requesting that list of the affected be provided to the UPAO to validate those who have already availed of a housing program.

b. Stakeholders in 2<sup>nd</sup> IEC Meetings

*This sheet is used for internal control purposes only. The items listed below will be under JDT's official control.*

Minutes of Meeting					
Project	The Detailed Design Study (Including Supplementary Feasibility Study) of the Malolos-Clark Railway Project and the North South Railway Project – South Line (Commuter)				
Subject	Second DD Information, Education, and Communication (IEC) Meeting with the Local Government of Makati				
Date and Time	2019. 06. 27, 3:30 PM				
Venue	DES Multi-purpose Hall, 7 <sup>th</sup> Floor, Building 2, Makati City Hall				
Attendees	NAME	ORG	NAME	ORG	
	Edgardo Elear	CLGU	Jake Sabdao		DOTr
	Eleazar Santiago	CLGU	Jenica Hosingco		DOTr
	Ingrid Marche Calapit	CLGU	Jennalyn Buising		DOTr
	Jesus Israel	CLGU	Klarize Evangelista		DOTr
	Larry Diomangsay	CLGU	Ma. Cielo Nana		DOTr
	Laura Bunag	CLGU	Rae Palma		DOTr
	Maribel Lumang	CLGU	Roberto Gunio Jr		DOTr
	Norman Austria	CLGU	Vic Angelo Vizconde		DOTr
	Reynaldo Baldan	CLGU	Mary Elaine Igot		PNR
	Ronald M.	CLGU	Maria Cristina Felicidadario	CF	PNR
	Sarah Yee	CLGU	Elize Guerrero		ADB
	Serwin Marcelo	CLGU	John Mercurio		ADB
	Windell Panganiban	CLGU	Leo De Castro		ADB
	Armand Padilla	BLGU	Jayson Monte De Ramos		EcosysCorp
	Bam Hildana	BLGU	Manuel Rara		EcosysCorp
	Ronner Ortega	BLGU	Theresa Casuyon		EcosysCorp
			Ruperto Cruz	RC	JDT
			Jahra Santos		JDT
Materials	Collected				
	Distributed				
NO.	TOPICS DISCUSSED			ACTION	
1	<b>Preliminaries and Presentation</b>				
	1.1 Roberto Gunio Jr (RG) from the Department of Transportation discussed the objectives of the IEC Meeting.				
	1.2 RG enumerated the agenda of the meeting which are as follows: Project Information / Updates, Assistance Required from the LGU, and Environment-Related Concerns.				
	<u>Project Information</u>				
	1.3 RG discussed the project outline mentioning that Makati City is part of the Solis-Blumentritt-Calamba Section with 57-kilometer length.				
	1.4 RG discussed more information about the project including the number of stations to be constructed, phases of project, structures, other facilities, trains and services.				
	1.5 Map alignment for Makati was presented showing areas where the project will traverse.				
	1.6 Table of number of project-affected households (PAHs) of Solis-Blumentritt-Calamba Section as of September 2018 was shown. Makati City has a total of 161 PAHs (140 informal settler families and 21 legal). Data shown is based on the Socio-Economic Survey conducted during the Feasibility Study stage of the Project.				
	1.7 RG discussed the Project Implementation Schedule wherein activities to be conducted and its corresponding timeline was presented. Activities include the phases of the project, signing of loan agreement, Information Education and Communication (IEC) Meetings, Stakeholders Consultation Meetings (SCM), Resettlement Action Plan (RAP) Surveys, and establishment of Help Desk and RAP Implementation and Management Committee (RIMC) in each LGUs.				



	<p>1.8 RG further discussed the RAP Implementation Structure which focuses on the creation of Project Inter-Agency Committee (PIAC), Technical Working Group (TWG), and RIMC.</p> <p><u>Assistance Required from LGU</u></p> <p>1.9 RG explained the need of setting up a Help Desk in each LGUs. It will be the first contact point for PAPs and a venue for airing project-related issues, concerns, and questions.</p> <p>1.9.1 DOTr requested for Help Desk operation at least once a week, LGU to provide two staff that would serve as Local Help Desk Officers, and office equipment.</p> <p>1.10 DOTr requested for the creation of LIAC and RIMC that would assist the NSCR-Ex PMO in RAP Implementation Activities. RG further discussed the roles and responsibilities of both committees.</p> <p>1.11 In terms of Mid-term Livelihood Restoration and Improvement Program (LRIP), RG requested assistance from the LGU in facilitating the coordination of training programs to be provided by other national government agencies, arranging the conduct of job matching, monitoring the hiring of PAPs by the contractor, and monitoring the implementation of LRIP.</p> <p>1.12 RG explained the eligible housing support for each category of PAPs. Differences of housing support for low-income PAHs and not low-income PAHs were discussed. RG also mentioned that the low-income threshold is set as Php40,000 monthly income per household.</p> <p>1.12.1 DOTr requested the city government of Makati to provide basic and social infrastructure for relocation sites, assist the PAPs to find rental facilities within the city, assist to monitor the PAPs in receiving the rental subsidy, and assist the PAPs during relocation.</p> <p>1.13 RG explained the concept of Public Rental. It is a housing support to be provided to PAPs who are ineligible for socialized housing. These PAPs include returnees and who will not qualify the age requirement of the key shelter agency.</p> <p>1.13.1 DOTr requested LGU support in developing the facility. Two options were discussed to the LGU – Option 1 is to develop the Public Rental through DOTr and LGU only and Option 2 is to develop the facility with the help of Social Housing Finance Corporation (SHFC).</p> <p><u>Environment-Related Concerns</u></p> <p>1.14 Ma. Cielo Nana (MN) of DOTr presented and discussed the status of Environmental Compliance Certificate (ECC) which has already been awarded by the Department of Environment and Natural Resources (DENR) to DOTr last 13 August 2019.</p> <p>1.14.1 The said certificate was awarded after review and approval of Proponent's Environmental Impact Statement (EIS) and Environmental Management and Monitoring Plan (EMMoP).</p> <p>1.15 MN enumerated the ECC conditions and discussed the details of each. The conditions include Environmental Management conditions and General Conditions.</p> <p>1.15.1 MN mentioned that there is an approved EMP.</p> <p>1.16 MN discussed the environmental-related potential impacts of the project.</p>	
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	<p>1.16.1 This include the ROW conflict with ancestral domains, construction waste, flooding, water quality, air quality, noise and ground vibration, and traffic.</p> <p>1.16.2 Corresponding prevention / mitigation / countermeasures to each potential impact have been discussed.</p> <p>1.17 MN mentioned that the Makati LGU has identified a representative to the Multi-partite Management Team.</p> <p>1.18 Photos of station perspective were shown at the end of the presentation.</p>	
2	<p><b>Open Forum</b></p> <p><u>Project-Affected Households</u></p> <p>2.1 Maribel Lumang (ML), Officer-in-Charge of the Makati's Social Welfare and Development (MSWD) shared that as per LGU's perspective, ISFs refer to the underprivileged families who occupy a land without owner's consent.</p> <p>2.2 ML and Bam Hildana (BH), officer from Barangay Bangkal added that as per record of the city government, there are no ISFs living along the PNR railway since the city, together with the barangay, conducts operation to maintain the cleared areas.</p> <p>2.2.1 RG explained that 140 identified ISFs are affected by the project not owning a land. These are families that cannot show proof that they are the landowners.</p> <p>2.2.2 Ruperto Cruz (RC) from JICA Design Team added that renters and sharers were identified ISFs by this project which also includes families outside the PNR right-of-way.</p> <p>2.2.3 Theresa Casuyon from EcosysCorp mentioned that the identified ISFs are not from Brgy. Bangkal.</p> <p>2.3 ML requested for the data / list of identified ISFs for their distinction since the city government has an existing database of ISFs. ML added that MSWD is the city office responsible for ISF concerns.</p> <p>2.3.1 Jake Sabdao (JS) from DOTr responded that the agency will not just share the master list, there will be a joint validation together with the concerned agencies and LGUs.</p> <p>2.4 JS congratulated Makati for being the only LGU that maintained a cleared railway.</p> <p><u>Housing Options</u></p> <p>2.5 ML asked for clarification if LGU will fund the public rental.</p> <p>2.5.1 JS clarified that DOTr as project proponent will fund the Public Rental.</p> <p>2.5.2 JS reiterated that families who are ineligible to socialized housing will rent in the Public Rental.</p> <p>2.5.3 DOTr needs the support from the LGU on developing the facility.</p> <p><u>Implementation Arrangement</u></p> <p>2.6 ML shared that the city government of Makati has an organized Local Inter-Agency Committee (LIAC)</p> <p>2.6.1 DOTr requested for the copy of <i>Executive Order</i> on the Creation of LIAC.</p> <p>2.6.2 JS suggested to amend the EO LIAC creation to fit with the project. ML agreed and mentioned that the EO has a provision of creating such if there are scope not indicated.</p> <p>2.7 ML also mentioned that the city government has an existing and active Local Housing Board.</p> <p>2.8 Jennalyn Buising (JB) from DOTr further discussed the establishment of Help Desk at each LGUs. JB asked for confirmation if ML will be one of the Help Desk / Grievance Officers.</p>	<p>DOTr to provide list of ISFs as requested by Makati Social Welfare and Development Office.</p> <p>City government of Makati to provide copy of Executive Order on the creation of LIAC.</p> <p>DOTr to provide official communication requesting for the creation of RIMC and establishment of Help Desk (including staff and equipment).</p>

*This sheet is used for internal control purposes only. The items listed below will be under JDT's official control.*

	<p>2.8.1 ML responded that Makati LGU has yet to assign the Help Desk Officers. She further suggested to coordinate and provide official request through the City Administrator's Office.</p> <p><u>Environmental-Related Concerns</u></p> <p>2.9 Ingrid Marche Calapit from the city's Department of Environmental Services requested for the copy of approved Environmental Management Plan (EMP).</p> <p>2.9.1 MN from DOTr committed to provide a copy of EMP.</p>	
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*Photo of Second DD IEC Meeting with LGU of Makati*

*Prepared by: AM/JS*

Agreed to as form and content:

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JICA Design Team

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Department of Transportation

Minutes of Meeting						
Project	The Detailed Design Study (Including Supplementary Feasibility Study) of the Malolos-Clark Railway Project and the North South Railway Project – South Line (Commuter)					
Subject	IEC meeting with LGU Paranaque					
Date and Time	July 11, 2019 10:00 am to 11:30 am					
Venue	4 <sup>th</sup> Floor, Conference Room, Mayor's Office, Paranaque City Hall, Paranaque City.					
Attendees	<b>NAME</b>		<b>ORG</b>	<b>NAME</b>		<b>ORG</b>
	Mayor Edwin Olivarez, City Mayor	EO	LGU Paranaque	Raisa Vera U. Tayaban	RVT	DOTr
	Michael Thor Singson	MS	LGU Paranaque	Roberto Gunio Jr.	RG	DOTr
	Ricky Aguila		LGU Paranaque	Mary Elaine Igot		PNR
	Engr. Regor Leuric Columina		LGU Paranaque	Ruperto Cruz		JDT
	Bernie Amuriao		LGU Paranaque	Elize Guerrero		ADB
	Benjamin Arroyo		LGU Paranaque	Ella Kristine Coronel		ADB
	Oscar Fernandez		LGU Paranaque	Annabelle Herrera	AH	Ecosys
	Joeydel Rosario		LGU Paranaque	Ronnie Manipol		Ecosys
	Engr. Bong Rivera		LGU Paranaque	Nesah Jariel		Ecosys
	Satish Bhagat	SB	MMSP Design Team			
Materials	Collected					
	Distributed		Discussion Paper			
NO.	TOPICS DISCUSSED			ACTION		
1.	<p>RAP Presentation and Discussion</p> <p>1.1 Ms. Raisa Vera Tayaban (RVT) and other staff of the Department of Transportation presented the Metro Manila Subway Project showing the proposed ROW demarcation of the MMSP Station in FTI for the FS level and Mr. Roberto Gunio (RG) of DOTr presented the DD Phase of the NSCR-Ex, noting that this presentation would call for the support of the Paranaque City Government for the resettlement action plan of the project.</p> <p>1.1.1 For NSCR EX. and based on the FS stage, there are 38 ISFs to be affected and no legal structures, which will be updated during the conduct of the DD Stage. He also re-introduced the set-up of the Resettlement Implementation and Monitoring Committee. Since Paranaque only has 38 PAPs, it may not organize any LIAC but the RIMC will be adopted and will create a subcommittee on relocation to be headed by the City Mayor.</p> <p>1.1.1.1 The Mayor expressed that there is no problem resettling ISFs as they have in-city relocation</p> <p>1.1.1.2 RG then requested assistance to LGU for the help desk where to set up in City Hall and also the LGU two (2) staff to be assigned for the helpdesk. The city Mayor then replied that they will provide such request and to coordinate further with the city on this concern.</p> <p>1.1.3 He supports the livelihood plans and also recommend, in case relocation will be somewhere else, to make sure there is access to education, Livelihood restoration was also discussed</p>					

	<p>which will be coordinated with the City's PESO for the training to be conducted for PAPs.</p> <p>1.1.4 Rental subsidy was also tackled if the relocation site is not yet ready and the area is needed for construction of the project.</p> <p>1.2 Michael Thor Singson (MS) Barangay Captain of San Martin, considering the big impact of the station to his barangay, he recommended a vacant land located in the northern part of the PNCC property in Bicutan area, so as not affect many houses in the proposed station as presented. He said that the city of Taguig has a proposed intermodal hub in the area, which will be advantageous if the station will be located at this area.</p> <p>1.3 RG then suggested that another meeting be conducted that will focus on the technical design/requirement of the project considering the request of MS which will be scheduled the soonest. DOTr and the consultants team will provide the necessary technical details for this concern</p> <p>1.4 Annabelle Herrera (AH), Team Leader of Ecosyscorp Inc., then requested the assistance of LGU for the Feasibility Study (FS) of the Resettlement Action Plan (RAP) Activity to conduct MMSP Stakeholders Consultation Meeting (SCM) to have the census and tagging of the proposed PAP's and obtain their Socio economic profile</p> <p>1.4.1 EO and MS agreed to the proposal of AH to schedule SCM in Brgy San Martin de Porres</p> <p>1.5 Satish Bhagat (SB) of MMSP Design Team, to initially answer the query of the Brgy. Chairman, presented the proposed alignment of MMSP and SC joint station as FTI station showing the preliminary demarcation. The EO then raised concern that the previous plan that was shared to them shows that the proposed FTI station for MMSP is just across the street of the existing FTI station. DOTr explained that in view of the demand forecast, the station area may require bigger dimension.</p> <p>1.6 EO then decided not to push through with the SCM as mentioned yet until the technical details will be presented and clarified to them which will be discussed in the next meeting to be schedule.</p>	
2.	<p>Envi Presentation and Discussion</p> <p>2.1 Rae Palma (RP) of DOTr mentioned the update of project regarding environmental concerns. She mentioned that there is an Environmental Compliance Certificate already issued.</p> <p>2.2 As for the environment, the LGU recognized that there are provisions for solid waste management, water and noise pollution etc. They wanted to know where the wastes will be thrown during the construction.</p> <p>2.3 DOTr assured that there will be coordination with the LGUs and implementation and monitoring units. ADB and JICA will also have its own monitoring to make sure the project is compliant. The LGU just</p>	

	<p>wanted to be guaranteed that noise pollution, water pollution etc will not be a problem and the contractors together with their subcontractors and workers will be cooperative and compliant.</p> <p>2.4 DOTr asked the LGU to assign personnel for the implementation of the Environmental Monitoring Plan and be represented in the Multipartite Monitoring Team.</p>	
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*Photo of IEC meeting with LGU Paranaque*



*Prepared by: RC*

Agreed to as form and content:

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JICA Design Team

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Department of Transportation

Minutes of Meeting						
Project	The Detailed Design Study (Including Supplementary Feasibility Study) of the Malolos-Clark Railway Project and the North South Railway Project – South Line (Commuter)					
Subject	Second DD Information, Education, and Communication (IEC) Meeting with the Local Government of Taguig					
Date and Time	2019. 09. 10, 1:30 PM					
Venue	People's Hall, Taguig Satellite Office, 9 <sup>th</sup> Floor, SM Aura Tower, Taguig City					
Attendees	NAME		ORG	NAME		ORG
	Carolina Calzado		CLGU	Jojo Valenciano		PNR
	Felix Catigay		CLGU	Maria Cristina Felicidadario		PNR
	Generoso Ignacio		GI	Jake Sabdao		DOTr
	Grace Albata		CLGU	Jennalyn Busing		DOTr
	Hilda Candelario		HC	Rae Cecille Palma		DOTr
	Jorge Bocaba		CLGU	Tobit Botial		DOTr
	Josephine Garcia		CLGU	Uriel Zamora		DOTr
	Juanita Cruz		CLGU	Annabelle Herrera		AH
	Macario Cruz		CLGU	Nesah Jariel		EcosysCorp
	Engr. Bernardo		EB	Cyrene Pelayo		EcosysCorp
	Ludovico Japitana Jr		BLGU	Jayson Monte De Ramos		EcosysCorp
	Elize Guerrero		ADB	Juniben Padayao		EcosysCorp
	John Mercurio		ADB	Ruperto Cruz Jr		JDT
	Leo De Castro		ADB	Jahra Santos		JDT
Materials	Collected					
	Distributed					
NO.	TOPICS DISCUSSED			ACTION		
1	<p><b>Preliminaries and Presentation</b></p> <p>1.1 Jennalyn Busing (JB) from the Department of Transportation discussed the agenda of the IEC Meeting.</p> <p>1.2 JB enumerated the agenda of the meeting which are as follows: Project Information / Updates, Assistance requested from the city government for the implementation of the Resettlement Action Plan (RAP), the Grievance Redress Mechanism and Environment-Related Concerns.</p> <p><u>Project Information</u></p> <p>1.3 JB enumerated the objectives of the NSCR-Ex.</p> <p>1.4 JB discussed the project outline mentioning that Taguig City is part of the NSCR Calamba Extension with 56-kilometer length.</p> <p>1.5 JB discussed more information about the project including the number of stations to be constructed, phases of project, structures, other facilities, trains and services.</p> <p>1.6 Taguig Project Alignment was presented showing areas and barangays where the project will traverse.</p> <p>1.7 Perspectives of EDSA Station, Nichols Station, FTI Station, Bicutan Station, and Sucat Station were shown. Typical structures: embankment, viaduct, and station were also presented as well as the station platform. Rolling stock for airport express train was also discussed.</p> <p>1.8 Table of number of project-affected households (PAHs) of Solis-Blumentritt-Calamba Section as of September 2018 was shown. The city of Biñan has a total of 2081 PAHs (2044 informal settler families and 37 legal). The data show is based on the Socio-Economic Survey conducted during the Feasibility Study stage of the Project.</p> <p>1.9 JB discussed the Project Implementation Schedule wherein activities to be conducted and its corresponding timeline was presented. Activities include the phases of the project, signing of loan agreement,</p>					



	<p>Information Education and Communication (IEC) Meetings, Stakeholders Consultation Meetings (SCM), Resettlement Action Plan (RAP) Surveys, and establishment of Help Desk and RAP Implementation and Management Committee (RIMC) in each LGUs.</p> <p><u>Assistance Required from LGU</u></p> <p>1.10 JB discussed the RAP Implementation Arrangement wherein Project Inter-Agency Committee, Local Inter-Agency Committee, and RAP Implementation and Management Committee will be created.</p> <p>1.11 JB explained the need of setting up a Help Desk in each LGUs which will be the first contact point for PAPs and a venue for airing project-related issues, concerns, and questions.</p> <p>1.11.1 DOTr requested for Help Desk operation at least once a week, LGU to provide two staff that would serve as Local Help Desk Officers, and office equipment.</p> <p>1.11.2 LGU committed to provide Help Desk Officers. An <i>Executive Order</i> will be issued by the city mayor.</p> <p>1.12 DOTr requested for the creation of RIMC that would assist the NSCR-Ex PMO in RAP Implementation Activities. JB further discussed the roles of the committee.</p> <p>1.13 In terms of Mid-term Livelihood Restoration and Improvement Program (LRIP), DOTr requested assistance from the LGU in facilitating the coordination of training programs to be provided by other national government agencies, arranging the conduct of job matching, monitoring the hiring of PAPs by the contractor, and monitoring the implementation of LRIP.</p> <p>1.13.1 DOTr requested for a focal point from the LGU that would serve as a livelihood coordinator.</p> <p>1.14 JB explained the eligible housing support for each category of PAPs. Differences of housing support for low-income PAHs and not low-income PAHs were discussed. JB also mentioned that the low-income threshold is set as Php40,000 monthly income per household.</p> <p>1.14.1 DOTr requested the city government of Taguig to provide basic and social infrastructure for relocation sites, assist the PAPs to find rental facilities within the city, assist to monitor the PAPs in receiving the rental subsidy, and assist the PAPs during relocation.</p> <p>1.15 JB explained the concept of Public Rental. It is a housing support to be provided to PAPs who are ineligible for socialized housing. These PAPs include returnees and who will not qualify the age requirement of the key shelter agency.</p> <p>1.15.1 DOTr requested LGU support in developing the facility. Two options were discussed to the LGU – Option 1 is to develop the Public Rental through DOTr and LGU only and Option 2 is to develop the facility with the help of Social Housing Finance Corporation (SHFC).</p> <p><u>Environment-Related Concerns</u></p> <p>1.16 Rae Cecille Palma (RP) of DOTr shared that the Environmental Compliance Certificate (ECC) for the project was awarded on 13 August 2018 by the Department of Environment and Natural Resources (DENR) to DOTr.</p> <p>1.16.1 The said certificate was awarded after review and approval of</p>	
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	<p>Proponent's Environmental Impact Statement (EIS) and Environmental Management and Monitoring Plan (EMMoP).</p> <p>1.17 RP enumerated the ECC conditions, restrictions, and discussed the details of each. The conditions include Environmental Management conditions, General Conditions, and restrictions.</p> <p>1.18 MN discussed the environmental-related potential impacts of the project. This include the ROW conflict with ancestral domains, construction waste, flooding, water quality, air quality, noise and ground vibration, and traffic. Corresponding prevention / mitigation / countermeasures to each potential impact have been discussed.</p> <p>1.19 DOTr hotlines was presented.</p>	
2	<p><b>Open Forum</b></p> <p><u>RAP Concerns</u></p> <p>2.1 One of the LGU representatives raised that there are no affected families within their city. The representative also mentioned that the identified families might be living within Paranaque City.</p> <p>2.1.1 JS explained that surveys to be conducted will identify the boundaries of LGUs. He discussed the activities to be conducted within the area such as Stakeholder's Consultation Meeting and surveys.</p> <p>2.1.2 JS mentioned that presented number of affected families is still tentative and final number will be determined once surveys have been conducted.</p> <p>2.2 Engr. Bernardo (EB) from City Engineering's Office asked for clarification if there are existing ISFs since the government has already relocated all ISFs along the PNR right-of-way. He strongly suggested not to assist professional ISFs.</p> <p>2.2.1 JS agreed that there should be no ISFs within the PNR ROW.</p> <p>2.2.2 JS mentioned that there is no data yet on ISFs who were previously awarded of housing units. A Socioeconomic Survey will be conducted which could determine if affected ISFs are newly residing in the area or not. He announced that no relocation assistance will be provided to professional squatting syndicates, if proven.</p> <p>2.2.3 JS stated that the government has agreed to the policies and conditionalities set by the international lenders that no one should be left behind. He added that ADB and JICA will monitor the progress of the project as well as the families to be affected.</p> <p>2.3 Arch. Hilda Candelario (HC) from City Planning and Development Office asked where the specific right-of-way of the NSCR-Ex is. She asked for clarification if another 30-meter will be acquired aside from the existing PNR.</p> <p>2.3.1 JS clarified that the NSCR-Ex will utilize the existing PNR ROW. The 30-meter Project ROW includes the PNR ROW.</p> <p>2.4 AH inquired for LGU protocols to be followed for the conduct of activities such as stakeholder engagement activities and surveys.</p> <p>2.4.1 Generoso Ignacio, Head of Local Housing Office advised to officially write a letter to the city mayor indicating all the activities and its corresponding schedule.</p> <p><u>Environmental Concern</u></p> <p>2.5 HC shared that the city government was being criticized by barangays for the environmental impacts of the other projects. She suggested DOTr to provide Material Recovery Facilities in construction yards and implement Green building design eg Rainwater Harvesting just like what South East Metro Manila Expressway will be implementing.</p> <p>2.5.1 JS stated that it will be required for the contractor to comply with all policies of the national and local governments.</p>	

2.5.2	JS also stated that DOTr, with the help of LGU will ensure minimal impact of project construction. Furthermore, DOTr will closely monitor the project and the main reason why Help Desks will be established in each LGUs is to be able to directly raise concerns to DOTr.	
2.5.3	RP responded that there will be meetings to be held for specific thematic areas/concerns.	
2.6	The LGU suggested for a <i>Memorandum of Understanding</i> between the LGU and DOTr for the Environmental and Management Plan.	



*Photo of Second DD IEC Meeting with LGU of Taguig*

Prepared by: AM/JS

Agreed to as form and content:

JICA Design Team

Department of Transportation



**North-South Commuter Railway Extension (NSCR-Ex) Project**  
**Blumentritt-Calamba Section**  
 SM Aura Office Tower, Taguig City  
 10 September 2019 (Tuesday), 1:30 PM



**Detailed Engineering Design – 2<sup>nd</sup> Information, Education and Communication (IEC) Meeting**  
**ATTENDANCE SHEETS**

No.	Name	Gender	Designation / Title	Organization / Address	Contact No(s).	E-mail Address	Signature
1							
2							
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EcosysCorp, Inc.

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Minutes of Meeting					
Project	The Detailed Design Study (Including Supplementary Feasibility Study) of the Malolos-Clark Railway Project and the North South Railway Project – South Line (Commuter)				
Subject	Second DD Information, Education, and Communication (IEC) Meeting with the Local Government of Muntinlupa				
Date and Time	2019. 07. 25, 1:00 PM				
Venue	Kamali Function Room, Mezzanine 1, Acacia Hotel, Alabang, Muntinlupa City				
Attendees	NAME		ORG	NAME	
	Alita Ramirez	AR	CLGU	Klarize Evangelista	KE
	Alma Sta. Maria		CLGU	Maria Armin Berdan	
	Analyn Mercado		CLGU	Mary Jane Largo	ML
	Andrei Argana		CLGU	Rae Palma	RP
	Francis Munoz		CLGU	Maria Cristina Felicidadario	
	Jose David Adriano		CLGU	Mary Elaine Igot	
	Louie Arciaga		CLGU	Ella Kristina Coronel	
	Manuel Caranto		CLGU	Mary Ann Policarpio	MP
	Shienna Hernandez	SH	CLGU	Sonia Mabeza	SM
	Alet Tortal		BLGU	Wilfredo Olacio	
	Arthur Cagadas		BLGU	Mary Joy Maraat	
	Ronaldo Landas		BLGU	Joey Abad	
	Vic Orellawa		BLGU	Ruperto Cruz Jr	RC
Materials	Collected				
	Distributed				
NO.	TOPICS DISCUSSED			ACTION	
1	<b>Presentation and Discussion on Project Information</b>				
	1.1 Mary Jane Largo (ML) from the Department of Transportation discussed the objectives of the IEC Meeting.				
	1.2 ML enumerated the agenda of the meeting which are as follows: Project Information / Updates, Assistance Required from the LGU, and Environment-Related Concerns.				
	1.3 Attendees are from difference city offices of Muntinlupa, barangays to be affected by the project, Asian Development Bank, JICA Design Team (JDT), and other national government agencies such as Philippine National Railways (PNR), Presidential Commission for the Urban Poor (PCUP), Housing and Urban Coordinating Council (HUDCC), and Social Housing Finance Corporation (SHFC).				
	<u>Project Information</u>				
	1.4 ML discussed the project outline mentioning that Muntinlupa City is part of the Solis-Blumentritt-Calamba Section with 57-kilometer length.				
	1.5 ML discussed more information about the project including the number of stations to be constructed, phases of project, structures, other facilities, and trains and services.				
	1.5.1 Three stations are proposed in Muntinlupa namely Sucat, Alabang, and Muntinlupa. LGU representatives commented that Sucat and Alabang are barangays and the name of third station is incorrect.				
	1.5.2 Ruperto Cruz Jr (RC) from JICA Design Team responded that names of stations were adopted from the old/original ones.				
	1.6 Map alignment for Muntinlupa was presented showing areas where the project will traverse.				
	1.6.1 Ronaldo Landas (RL), Administrator of Barangay Sucat asked if their suggestion with Undersecretary for Railways Timothy John Batan in shifting the alignment was considered. The suggested				

	<p>shifting of alignment will affect the Posadas area instead of the families in Barangay Sucat. He also raised that the presented alignment will affect high voltage tower and steel poles of National Grid Corporation of the Philippines (NGCP).</p> <p>1.6.2 ML explained that the suggestion was reviewed. However, the study best proposed the presented alignment, which is the final one.</p> <p>1.6.3 Klarize Evangelista of DOTr explained that validation of affected utilities is ongoing and steel poles of NGCP will be relocated.</p> <p>1.7 Table of number of project-affected households (PAHs) of Solis-Blumentritt-Calamba Section as of September 2018 was shown. The city of Muntinlupa has a total of 1298 PAHs (1166 informal settler families and 132 legal). The data shown is based on the Socio-Economic Survey conducted during the Feasibility Study stage of the Project.</p> <p>1.7.1 Alita Ramirez (AR), Head of City's Urban Poor Affairs Office (UPAO) inquired the classification of a PAP living in a private property with the consent from the owner.</p> <p>1.7.2 ML clarified that the NSCR Ex Project classified all PAPs not owning the land as an ISF.</p> <p>1.8 ML discussed the Project Implementation Schedule wherein activities to be conducted and its corresponding timeline was presented. Activities include the phases of the project, signing of loan agreement, Information Education and Communication (IEC) Meetings, Stakeholders Consultation Meetings (SCM), Resettlement Action Plan (RAP) Surveys, and establishment of Help Desk and RAP Implementation and Management Committee (RIMC) in each LGUs.</p> <p>1.8.1 Mary Ann Policarpio (MP) from HUDCC asked if the first SCM will be conducted by the Local Inter-Agency Committee (LIAC) since the committee is the one responsible for social preparation.</p> <p>1.8.2 ML responded that the SCM will be conducted by DOTr with the assistance from the consultants.</p> <p>1.8.3 Ruperto Cruz (RC) from JDT added that the SCM is the kick off point for the conduct of Census and Tagging and other RAP Surveys.</p> <p>1.9 ML discussed the RAP Implementation Arrangements. It tackled the arrangement with the Social Housing Finance Corporation as the key shelter agency that will assist ISFs in South. It also tackled the creation and convening of LIAC and RAP Implementation and Management Committee (RIMC). ML mentioned that RIMC is the main committee that will assist on the implementation of the RAP.</p>	
2	<p><b>Assistance Required from the LGU</b></p> <p>2.1 ML explained the need of setting up a <u>Help Desk</u> in each LGUs. It will be the first contact point for PAPs and a venue for airing project-related issues, concerns, and questions.</p> <p>2.1.1 DOTr requested for Help Desk operation at least once a week and LGU to provide two staff that would serve as Local Help Desk Officers for the project. DOTr requested for assistance to provide office equipment such as desk, chair, telephone, computer, internet access, drop box, and the reproduction of IEC Materials.</p> <p>2.1.2 AR asked if casual employees could be assigned as Help Desk Officers. ML requested for at least one permanent employee to</p>	<p>DOTr to continuously coordinate with the LGU in establishing Help Desk and appointing Help Desk Officers.</p> <p>LGU to assign two employees (at least one regular employee) that will serve as Help Desk Officers.</p>

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	<p>ensure that information and process</p> <p>2.2 DOTr requested for the creation of <u>LIAC</u> and <u>RIMC</u> that would assist the NSCR-Ex PMO in RAP Implementation Activities. ML further discussed the roles and responsibilities of both committees.</p> <p>2.3 In terms of Mid-term Livelihood Restoration and Improvement Program (LRIP), ML requested assistance from the LGU in facilitating the coordination of training programs to be provided by other national government agencies, arranging the conduct of job matching, monitoring the hiring of PAPs by the contractor, and monitoring the implementation of LRIP.</p> <p>2.3.1 ML also requested for a focal point from the LGU that would serve as a livelihood coordinator. City's Public Employment Service Office (PESO) is the office in-charge.</p> <p>2.3.2 PESO representative stated that the LGU is waiting for DOTr to thoroughly discuss the LRIP since this was initially discussed to them. ML responded that a meeting will be set once master list of PAPs has been finalized.</p> <p>2.3.3 PESO representative mentioned that the project shall observe local ordinances on hiring of local residents to a certain project. DOTr requested for the copies of ordinances.</p> <p>2.4 ML explained the eligible <u>housing support</u> for each category of PAPs. Differences of housing support for low-income PAHs and not low-income PAHs were discussed. ML also mentioned that the low-income threshold is set as Php40,000 monthly income per household.</p> <p>2.4.1 DOTr requested the city government of Muntinlupa to provide basic and social infrastructure for relocation sites, assist the PAPs to find rental facilities within the city, assist to monitor the PAPs in receiving the rental subsidy, and assist the PAPs during relocation.</p> <p>2.4.2 ML explained the concept of <u>Public Rental</u>. It is a housing support to be provided to PAPs who are ineligible for socialized housing. These PAPs include returnees and who will not qualify the age requirement of the key shelter agency. DOTr requested LGU support in developing the facility. Two options were discussed to the LGU – Option 1 is to develop the Public Rental through DOTr and LGU only and Option 2 is to develop the facility with the help of SHFC</p> <p>2.4.3 Sonia Mabeza (SM) from NHA raised concern that providing housing assistance to the previously awarded is against the Philippine Law and this will be precedent to the succeeding projects. SM added that other projects will be compared to the NSCR Ex.</p> <p>2.4.4 LGU and NHA representatives inquired if rental subsidy will also be provided to the returnees / ineligible to socialized housing and the DOTr provide support.</p> <p>2.4.5 MP supported the statement of SM and shared that HUDCC had several discussions with DOTr on this matter. MP also reiterated the difference of Public Rental and Rental Subsidy.</p> <p>2.4.6 Wilfredo Olacio (WO) from PCUP stated that according to the Republic Act 7279, returnees should be disqualified. He also stated that no rental subsidy is indicated in the said law. Moreover, a temporary housing will be permanent if families stayed for a year.</p>	<p>DOTr to further coordinate with the LGU on Livelihood Restoration and Improvement Program for PAPs.</p> <p>LGU to provide copies of local ordinance on hiring of PAPs for a certain project to DOTr.</p>
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	<p>2.4.7 ML mentioned that the project will provide maximum of two years of rental subsidy to the PAPs and until the permanent relocation sites are constructed.</p> <p>2.5 LGU representatives asked for clarification if the project will not provide assistance to ISF residing in a newly built structure.</p> <p>2.5.1 ML responded yes then she explained the cut-off date for compensation eligibility.</p> <p>2.6 Shienna Hernandez (SH) from UPAO inquired the amount of rental subsidy to be provided per family. SH also asked if the subsidy will still be provided if PAH decided to stay with their relatives.</p> <p>2.6.1 ML responded that the amount of rental subsidy is yet to be decided.</p> <p>2.6.2 ML explained that rental subsidy will be provided to PAH and will allow them to stay with their relatives since PAH needs to pay for their rent, electricity consumption, water consumption, and among others. ML added that PAH will be allowed to stay with their relatives as long as it is within the city and are not ISFs.</p> <p>2.7 LGU representatives shared that Anti-Squatting Syndicate Team under the Environment and Natural Resources Protection Office (ENRPO) conducts clearing operation along the railway. However, the team could no longer do their operations since structures have tags and families are now being affected by the NSCR Ex Project. Representatives also stated that PNR shall be responsible in demolishing the structures, not the LGU. The representative added that census and tagging were conducted without the knowledge of LGU.</p> <p>2.7.1 ML shared that PNR's clearing operations are affected due to the project. She also shared that a Policy Framework on clearing the structures within the Danger Zone is being crafted. Once approved, the said framework will be the basis of clearing the structures.</p> <p>2.7.2 On the concern of LGU having no knowledge about the conduct of Census and Tagging, ML responded that the DOTr had a series of IEC Meetings with the LGU attended by the concerned city offices and barangays to be affected by the project prior the actual conduct of RAP Surveys including Census and Tagging.</p> <p>2.7.3 Elaine Igot from PNR explained that their Security Team conducts regular clearing operations. However, their agency lacks human resource.</p> <p>2.7.4 WO stated that the barangay is the one to maintain the cleared railway. ML then suggested PNR to have a Memorandum of Agreement with barangays in maintaining the railway once cleared.</p>	
3	<p><b>Environment-Related Concerns</b></p> <p>3.1 Rae Palma (RP) of DOTr presented and discussed the status of Environmental Compliance Certificate (ECC) which has already been awarded by the Department of Environment and Natural Resources (DENR) to DOTr last 13 August 2019.</p> <p>3.1.1 The said certificate was awarded after review and approval of Proponent's Environmental Impact Statement (EIS) and Environmental Management and Monitoring Plan (EMMoP).</p> <p>3.2 RP enumerated the ECC conditions and discussed the details of</p>	



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<p>each. The conditions include Environmental Management conditions and General Conditions.</p> <p>3.3 LGU requested for the copy of ECC.</p> <p>3.4 RP discussed the environmental-related potential impacts of the project.</p> <p>3.4.1 This include the ROW conflict with ancestral domains, construction waste, flooding, water quality, air quality, noise and ground vibration, and traffic.</p> <p>3.4.2 Corresponding prevention / mitigation / countermeasures to each potential impact were also discussed.</p> <p>3.4.3 RP mentioned that the project will not affect any Ancestral Domain.</p> <p>3.5 LGU representative inquired if DOTr will provide roads if a major road will be closed.</p> <p>3.5.1 KE responded that the project will not affect major roads.</p> <p>3.5.2 ML also responded that if there are identified landlocked areas, DOTr will acquire properties for access roads. Same Entitlement Matrix will be applied to the affected properties and families.</p> <p>3.5.3 RC added that landlocked areas were considered, and preliminary study was conducted. RC discussed that the project will possibly provide 2-meter access road within the ROW. Acquiring of properties is the worst-case scenario.</p> <p>3.5.4 DOTr requested assistance from the LGU in validating tree inventory and the issuance of letter.</p> <p>3.6 DOTr followed-up on the requested Multipartite Monitoring Team representative from the LGU. DOTr requested for permanent and alternate representatives.</p> <p>3.6.1 City's ENRPO to provide representatives.</p> <p>3.7 LGU inquired if Traffic Impact Assessment (TIA) is done.</p> <p>3.7.1 RP responded that TIA is not done. LGU requested for the immediate provision of TIA to the LGU once finished.</p>	<p>DOTr to provide copy of Environmental Compliance Certificate (ECC) to the LGU.</p> <p>DOTr to provide Traffic Impact Assessment to the LGU once finished.</p> <p>LGU to assign permanent and alternate representatives in the Multipartite Monitoring Team.</p>
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*Photo of Second DD IEC Meeting with LGU of Muntinlupa*

*Prepared by: AM/JS*

Agreed to as form and content:

JICA Design Team

Department of Transportation

### c. Stakeholders in 3<sup>rd</sup> IEC Meetings

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Minutes of the Meeting						
Project	The Detailed Design Study (Including Supplementary Feasibility Study) of the Malolos-Clark Railway Project and the North South Railway Project – South Line (Commuter)					
Subject	Information Education Communication (IEC) Meeting for Makati LGU					
Date and Time	September 30, 2020 9:00 am – 11:00 am					
Venue	Skype Meeting					
Attendees	NAME		ORG		NAME	
	ORG					
	Mary Jane Largo	MJL	DOTr	Joyce Dayanghirang		SHFC
	Sherlynn Mae Lucas	SML	DOTr	Karla Martinez		SHFC
	Charlotte Mananquil	CM	DOTr	Anne Katrin Baesa		SHFC
	Maria Armine Berdan		DOTr	Jenny Lyn Samaniego		SHFC
	Vincent Jorie Dieg Rosales		DOTr	Dana Jacobo		SHFC
	Racil Atutubo		DOTr	Reynaldo B. Soriano		ADB
	Mari Elaine Igot		PNR	Aristotle Estores		ADB
	Apple Bacusa		LGU	Elize Guererro		ADB
	Maria Rosela Ricamara		LGU	Yuka Shibata		JDT
	Guadalyne Dantes		LGU	Tatsuya Akiguchi		JDT
	Maribel Lumang	ML	LGU	Ruperto Cruz	RC	JDT
	Micah Angela Gaylican		LGU	Reynaldo Gison		JDT
	Jesus Israel Jr.	JI	LGU-USO	Norjay Jeruta		JDT
	Jon-jon Arches		PESO	Louise John Angelo Reano		Ecosys
	Rosemarie Sibug	RS	OSCA	Cyrenne Pelayo		Ecosys
	Gerry Comaling		CEO			
	Hazel Ann Lacia		Brgy. Pio del Pilar			
	Restituto Cajés	RoC	Brgy. San Antonio			
Mario Montanez		Brgy. Bangkal				
Agenda	<ol style="list-style-type: none"> <li>1. Provide Project Information and Progress</li> <li>2. Present updated information on the land acquisition and resettlement activities</li> <li>3. Explain the Health and Safety Protocols for Public Consultation and Field Surveys in the Context of COVID 19</li> <li>4. Obtain concurrence and support of LGU, barangay and Other Stakeholders in conducting the land acquisition and Resettlement activities</li> <li>5. Open Forum</li> </ol>					
Materials	Collected	N/A				
	Distributed	PowerPoint presentation of Taguig IEC				
NO.	TOPICS DISCUSSED					ACTION
1.	<b>Preliminary</b>					
	<ol style="list-style-type: none"> <li>1.1 Charlotte Mananquil (CM) presented the project information and progress. She showed the train system and station perspective of EDSA and Buendia stations. She then presented the project alignment showing the NSCR-Ex ROW and barangays boundary of Brgy. San Antonio, Pio Del Pilar, Bangkal and Magallanes. She mentioned that the proposed EDSA and Buendia station will be located in Brgy. Magallanes and Pio Del Pilar, respectively.</li> <li>1.1.1 CM continued her presentation by showing the project implementation schedule. She mentioned that the establishment of RIMC within the LGU will be on the 4<sup>th</sup> quarter of this year and the draft RIMC agreement was already forwarded to the Mayor's Office, City Administrative Office and Urban Development Department (UDD). She said that any changes in the implementation schedule due to pandemic, LGU of Makati will be informed.</li> <li>1.1.2 CM showed the approximate number of PAHs in Makati City was based with the Socio-Economic Survey during the FS subject for updating this DD stage.</li> <li>1.1.3 CM presented the resettlement action plan activity which includes Information Education Communication (IEC) and Stakeholder Consultation Meeting (SCM) for LGU and Project Affected Persons (PAPs), respectively. She also mentioned other activities such as Census and Tagging (CAT), Parcellary and As-Built (PAB) and Replacement Cost Survey (RCS) for the identification of landowners to the affected land and structures in assessing structure built and materials</li> </ol>					

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	<p>used. She clarified that the 2<sup>nd</sup> SCM for landowners (LO) and Non-Landowners (NLO) will be a different venue. She also mentioned that the schedule of RAP activities are still subject for change due to the DD Design and pandemic situation.</p> <p>1.1.4 CM discussed about the grievance redress mechanism. This is by setting up a help desk which is the first contact point for PAPs and local residents for airing issues, concerns and questions related to the project; and establishment of hotline which will be disseminated to PAPs and local residents using notice board, SCMs, Facebook, etc.. These two platforms aim to provide assistance to any issues, concerns and inquiry from the PAPs.</p> <p>1.1.4.1 She said that the help desk operation will be twice a month, 8am to 5 pm but to date, help desk is not operational due to the pandemic; and it resume by next year. She mentioned that there are 2 staff who will be assign to handle and/or provide assistance – from DOTr and LGU. She then asked assistance from the LGU to provide space, desk, chairs and telephone.</p> <p>1.1.4.2 She informed that the DOTr hotline details are operational.</p> <p>1.2 Ruperto Cruz (RC) said that due to pandemic situation, JDT suspended all ground activities however, JDT made a study on the current impact of COVID 19 to the project and how to proceed with project activities with interfacing activities with the project stakeholders.</p> <p>1.2.1 RC discussed the general approach of the project's health and safety measures to conduct public consultations and field surveys under COVID 19 in reference with the national and international guidelines including the omnibus guidelines implemented by the Inter-Agency Task Force (IATF) for infectious disease.</p> <p>1.2.2 RC presented the three general approaches which are to prevent, protect and react. He further explained each approaches for the PAPs and staff for the health check, PPE used, disinfection and observance of social distancing.</p> <p>1.2.3 RC discussed the framework for resettlement action plan activity which covers IEC, SCM, Focus Group Discussion (FGD) and RAP field survey including the target participants, information to be delivered, method to be used, coordination needed to LGU and Barangay; and the timeline. He said that after the IEC meeting, DOTr/JDT are expecting to get clearance from LGU Makati to resume survey activities that were suspended due to the COVID 19 situation. He also asked support from the LGU of Makati for all the project activities.</p> <p>1.2.4 RC presented the SCM options in which PAPs will select if they will attend an on-site or off-site. For the on-site, classroom or basketball court will be utilized depending with the availability of the venue but for the off-site/online, PAPs need to have an online meeting system, good internet connectivity and gadgets e.g. phone, tablet, laptop</p> <p>1.2.5 RC continue his presentation with the SCM flow for both onsite and online.</p> <p>1.2.6 RC presented the summary of field survey activities: CAT, SES, PAB and RCS including each activities, survey team composition, place of survey, duration of each survey and if the survey will have a direct contact with PAPs or not.</p> <p>1.2.7 RC discussed the SES options which include: online option, call center and on-site. Each options have methods to be used, type of participants, if the survey will have a direct contact with PAPs or not, timing of survey; and materials and facilities required.</p> <p>1.2.8 RC showed the RAP field survey flow from preparation to the conduct of field survey and SES.</p> <p>1.2.9 RC discussed the support required to LGU by asking the situation of COVID 19 in the LGU/barangay in order to have a necessary precautions both PAPs and staff.</p> <p>1.2.9.1 He presented the following support required from LGU/barangay in conducting the project activities and providing Health and Safety arrangement under COVID 19 which include coordination to obtain permission for the conduct of RAP activities and support to disseminate information to stakeholders, venue and equipment and staffing for the conduct of RAP activities.</p>	
2.	<b>Open Forum</b>	

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	<p>2.1 Jesus Israel (JI) of UDD informed that there are a lot of teams coordinating with LGU Makati and requested to have unified team for coordination purposes.</p> <p>2.1.1 Mary Jane Largo (MJL) said that the conduct of IEC was included in the letter request sent to LGU of Makati including the agenda which focuses on the RAP and land acquisition activities. She said that for the Transit Oriented Development (TOD), they also have a different agenda, with a different team handling that issue. She said that each meetings, agenda has been clarified including the attendees to be invited. She clarified that for the land acquisition, right of way, Key Shelter Agency (KSA) and RAP activities, RAP Team will handle and coordinate with the LGU</p> <p>2.1.1.1 She mentioned that in the presentation, RAP activities and timeline have been discussed including the LGU support to resume the RAP activities that were suspended due to COVID 19 pandemic. She also said that the IEC meeting has been requested to discuss the Health and Safety protocols but considering the IATF guidelines and resolutions.</p> <p>2.2 Maribel Lumang (ML) from Social Welfare and Development asked about if there are identified NLO affected by the project.</p> <p>2.2.1 MJL confirmed that there are identified NLO affected by the project. She explained that PAPs are categorized as LO and NLO. For the NLO, they are not qualified for the ceiling of P40, 000 thresholds and does not have any property ownership. Some of those only owned structures and some are renters.</p> <p>2.2.2 ML clarified that there are instances that the person living in the area is not the one surveyed, considering the timeline from FS to DD stage.</p> <p>2.2.3 MJL confirmed that there might be instances that the person living in the area is not the one surveyed because the transition of renters within the LGU is fast. She said that DOTr is requesting the LGU to reactivate the Local Inter-Agency Committee (LIAC) including the LIAC sub-committee to locate the renters and monitor them for the entitlement as well as the payment for compensation as they are the one surveyed during the CAT and SES.</p> <p>2.2.4 ML asked that in relation to Makati Housing Board activities, DOTr already have schedule for the RAP activities.</p> <p>2.2.5 MJL clarified that the schedule of RAP activities is only proposed, subject for change. The RAP schedule will be coordinated with LGU of Makati to get approval to conduct RAP activities including the activities conducted or to be conducted on the ground.</p> <p>2.2.6 ML asked a copy of the RAP Report specially the timeline for them to include in the housing board activities.</p> <p>2.2.7 MJL clarified that the project is still under the DD stage and need to conduct survey on the ground to gather data and analyze to be shared to LIAC specially the PAPs and number of PAPs - LO and NLO as LIAC focuses only with the ISFs of the project. Data often requested to the project cannot be provided because surveys are yet conducted on the ground hence this IEC meeting conducted aims to get clearance to conduct survey for data gathering.</p> <p>2.2.8 MJL said that another purpose of the meeting is for the creation of the LIAC in the LGU. DOTr is waiting for the Executive Order (EO) in reconvening the LIAC from LGU of Makati but to date, the document is in the legal department of Makati. She informed LGU of Makati representatives that without the EO, LIAC cannot be convened.</p> <p>2.2.9 MJL clarified that for the concern of the process of housing board for NLO, all concerns will be discussed once the LIAC is established. She mentioned that SHFC representatives were in the meeting, a partner KSA for the whole SC segments. She then requested assistance from the LGU who are present in the meeting for the establishment of LIAC.</p> <p>2.2.10 ML informed that the LGU of Makati already established a LIAC and a copy will be provided to DOTr</p> <p>2.2.11 MJL clarified that the LIAC established for Makati is in general form thus, DOTr would like to establish a LIAC specific for the project similar to other affected LGUs. She informed ML that the draft EO was already in Makati Legal for review and revision; and requested assistance to expedite the issuance of the EO</p> <p>2.2.12 ML committed to follow up the EO in the legal department and will provide DOTr the feedback about the status of the EO.</p>	
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	<p>2.3 Gerry Comaling (GC) from City Engineering Office (CEO) clarified that the EO for the LIAC, if it is the same with certificate of no objection from Makati City</p> <p>2.3.1 MJL clarified that the EO is not the certificate of no objection for the project. She explained that the EO will be issued for the establishment of LIAC focusing on resettlement activities particularly the affected ISFs of Makati City</p> <p>2.3.2 GC asked on what come first: Certificate of No Objection or the EO for the establishment of LIAC. He said that for the national government project, LGU of Makati has been requested for the issuance of Certificate of No Objection permitting the project in the locality.</p> <p>2.3.3 MJL clarified that in other LGU, DOTr did not request for the issuance of Certificate of No Objection from the LGU since the project was approved by NEDA. She is not sure but she commented that the request for the issuance of Certificate of No Objection might be for civil works and environmental concerns.</p> <p>2.3.4 Vincent Jorie Dieg Rosales (VJDR) clarified that DOTr conducted coordination meeting with Makati CEO last May 2020 about affected drainage and facilities within Makati. He added that with regards with the Certificate of No Objection, DOTr is coordinating that certificate as mentioned, for the roads, drainages, water waste and other facilities under the jurisdiction of Makati LGU</p> <p>2.3.5 VJDR added that for the environmental concern, a Certificate of No Objection also requested for the tree cutting permit and other environmental concerns.</p> <p>2.3.6 GC clarified that the Certificate of No Objection is not related to the conduct of IEC but rather waiting for the approval of EO only.</p> <p>2.3.7 MJL confirmed that based with the agenda, the request to the LGU will be the issuance of the EO for the establishment of the LIAC to start the activities for the ISFs preparation. She said that clearance to conduct survey on ground is also requested since situation is still under COVID pandemic. She asked the current status of barangay for the preparation of precautionary measures for the conduct of survey on ground. She also requested to get permission to go on ground even under the COVID situation.</p> <p>2.3.8 GC commented that the IATF has guidelines for the resumption of construction work, LGU of Makati assume that the project will abide by the said guidelines. He explained that for the implementation of project under Makati LGU, an EO was issued to guide the implementation of local projects under COVID 19 pandemic. He said that for the national project, observance with the IATF guidelines is a must. He said that LGU of Makati is requesting for the project to comply with the IATF guidelines.</p> <p>2.3.9 MJL said that DOTr has been submitted the health and safety protocols of the project to LGU of Makati for comments. She added that if there will be no comments, DOTr is requesting LGU for the concurrence letter that the project will use the said protocols for the ground activities.</p> <p>2.3.10 MJL advised CM to submit the health and safety protocols of the project to CEO. She said that in any case that there will be no comments with the health and safety protocols of the project, asked on what office will be coordinated for the issuance of concurrence.</p> <p>2.3.11 GC responded that the issuance for the concurrence for health and safety protocols of the project as clearance for the conduct of on ground survey will come from the office of the Mayor</p> <p>2.3.12 MJL requested CEO, UDD and SWD of Makati to follow up the approval of the health and safety protocols of the project from the Office of the Mayor to conduct RAP activities</p> <p>2.3.13 GC suggested to coordinate with UDD in cooperation of CEO for the approval of the health and safety protocols of the project from the Office of the Mayor to conduct RAP activities</p> <p>2.3.14 CM mentioned that the health and safety protocols of the project was transmitted to UDD</p> <p>2.4 RC requested the representative of LGU Makati that after the IEC meeting, DOTr/JDT will coordinate with Brgy officials for the conduct of activity considering that Brgy Representatives were present in the said meeting on either on-site or online meeting.</p> <p>2.4.1 RC also asked the possibility that the health and safety protocols of the project from the Office of the Mayor to conduct RAP activities will be obtained in a week</p>	
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	<p>or two and if by 16 October, JDT can already discuss the concerns to each affected Brgy to resume the RAP activities</p> <p>2.5 Rosemarie Sibug (RS) asked when the health and safety protocols of the project submitted</p> <p>2.5.1 CM said that the health and safety protocols of the project was sent through email last 26 June 2020 received by Dr. Panganiban and responded to redirect the documents to the office of the mayor but yet response; also, through DOTr-General Services Department, health and safety protocols of the project was sent.</p> <p>2.5.2 RS requested DOTr to forward the health and safety protocols of the project. She said that email address to where the H &amp; S protocols will be provided</p> <p>2.6 CM informed the LGU of Makati that the EO in the establishment of LIAC was sent last February 2020. LGU of Makati provided DOTr with control number to monitor the approval of the said document. She said that the last updates for the said EO was last March 2020 and it's in the Legal Department of Makati LGU. She added that DOTr also sent a follow up letter last July 2020 but yet response.</p> <p>2.6.1 RS said that they will request a copy of the draft EO shared by DOTr in the establishment of their version for the LIAC creation for the project from the Legal Department. She also requested DOTr to provide them also a copy of the EO as mentioned for their reference in preparing specific EO for this project. CM agreed to provide RS another copy.</p> <p>2.7 Sherlynn Mae Lucas (SML) provided the summary of the discussion for the request assistance from the LGU within a week or two for the resumption of the ground surveys:</p> <ul style="list-style-type: none"> <li>• EO creating the LIAC</li> <li>• Approval of the health and safety protocols of the project</li> </ul> <p>2.7.1 RS said that they will still look for the said documents so that they will know what to follow up in the Office of the Mayor SML asked the working target in getting feedback for the approval of EO in establishing creating the LIAC and health and safety protocols of the project. She added that DOTr will provide also a copy of the 2 documents</p> <p>2.7.2 RS confirmed to provide feedback by 9 October 2020 and informed that she will coordinate with CM of DOTr</p> <p>2.8 SML provided summary of agreements that:</p> <ul style="list-style-type: none"> <li>• DOTr will wait from Makati LGU the feedback for the clearance to conduct survey on 9 October 2020</li> <li>• DOTr will forward the copy of the EO creating the LIAC and health and safety protocols of the project to LGU Makati</li> </ul> <p>2.9 SML said that any concerns of any departments/offices in Makati LGU will be through RS</p> <p>2.10 Restituto Cajes (RoC) asked about the conduct of survey on grounds particularly the timeline so that they will also inform the PAPs in their barangay ahead of time.</p> <p>2.10.1 MJL requested JDT to draft a letter indicating the barangay affected and to be surveyed by the project to Makati LGU. Once the letter receive by the LGU Makati, affected barangay will be provided a copy to inform them ahead of time about the survey activity schedule.</p> <p>2.10.2 RoC requested to inform the PAPs in the area specially the renters for their readiness.</p> <p>2.10.3 RC explained that once the LGU of Makati give clearance to conduct ground activities, DOTr with JDT will have a dialogue with Brgy for the activities to be done hence, the timeline to conduct such activities depends on the issuance of clearance of LGU Makati in order to communicate with each barangay on the possible start of activity. He clarified that the activity to be conducted are only survey, measurements and interviews.</p> <p>2.10.4 RoC requested that the field survey staff is requested to have a certificate from a testing entity that they are COVID free.</p> <p>2.10.5 RC explained that surveying staff are wearing full PPE during the conduct of survey</p>	
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Prepared by: RC/NJ

Agreed to as form and content:

  
**RUPERTO CRUZ**  
JICA Design Team

**MARY JANE LARGO**  
Department of Transportation

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LGU Makati



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Minutes of the Meeting						
Project	The Detailed Design Study (Including Supplementary Feasibility Study) of the Malolos-Clark Railway Project and the North South Railway Project – South Line (Commuter)					
Subject	Information Education Communication (IEC) Meeting for Taguig LGU					
Date and Time	September 24, 2020 9:00 am – 11:00 am					
Venue	Zoom Meeting					
Attendees	NAME	ORG		NAME	ORG	
	Charlotte Mananquil	CM	DOTr	Leo de Castro		ADB
	Vincent Jorie Dieg Rosales		DOTr	Elize Guererro		ADB
	Racil Atutubo		DOTr	Akiko Miyakawa		JDT
	Maria Armine Berdan		DOTr	Yuka Shibata		JDT
	Rommaeca Pascual		DOTr	Tatsuya Akiguchi		JDT
	Alvin Sacaguig		DOTr	Kayo Nagata		JDT
	Monica Francisco	MF	DOTr	Ruperto Cruz	RC	JDT
	Beo Raven Bensurto		DOTr	Reynaldo Gison		JDT
	Ronald Barcena	RB	Office of the Mayor	Norjay Jeruta		JDT
	Gerome Michael R. San Pedro		Admin Office	Wako Murohara		JDT
	Generoso Ignacio	GI	LHO	Verna Vidal		JDT
	Juanita N. Cruz		LHO	Mary Kristalin Mallari		JDT
	Leilany Q. Ursua		CSWDO	Josine Maris Divina Pacis		JDT
	Roberto S. Villaluz	RV	Assess Office	Pia Madid		JDT-MMSP
	Gilda Candelario		CPDO	Satish Bhagat		JDT-MMSP
	Agapito Cruz	AC	UPAO	Annabelle Herrera	AH	Ecosys
	Bernardo Remolete		CEO	Nesah Jariel		Ecosys
	Lorenzo Fortunio		Taguig- Brgy North Daang Hari	Cyrenne Pelayo		Ecosys
	Paciano Fallar Jr		LGU Taguig			
Agenda	1. Project Information 2. Environmental Activity 3. Resettlement Acquisition Plan Activity 4. Grievance Redress Mechanism 5. Implementation Schedule 6. COVID-19 Protocols 7. Required LGU Support 8. Open Forum					
Materials	Collected	N/A				
	Distributed	PowerPoint presentation of Taguig IEC				
NO.	TOPICS DISCUSSED					ACTION
1.	<b>Preliminary</b>					
	1.1 Charlotte Mananquil (CM) discussed the agenda of the IEC meeting followed by the presentation of the project information. 1.2 Ruperto Cruz (RC) presented the background of the Metro manila Subway Project (MMSP) and NSCR-Ex interconnection from February 2018 up to present. He then presented the interconnection of MMSP project to NSCR-Ex project by showing the alignment of the two said projects 1.3 RC also presented the underground section along Senate to FTI in which MMSP will be a part for the stated section will become part of the NSCR ex project jointly be funded by ADB and JICA same with NSCR-Ex project. However, NSCR-Ex project will handle the RAP field survey of the MMSP Senate to FTI section. He then showed the barangay boundary along the section 1.4 RC provided an idea on the information of underground section that the ROW will have an approximately 20-25m width and 26-28m depth; and showed the tunnel boring machine will used for the tunneling works. 1.5 RC showed the alignment along FTI to Bicutan section including the overlapping of NSCR-Ex and MMSP projects. 1.6 CM presented the station and train system; and showed the station perspective of Nicole Station. 1.7 Monica Francisco (MF) presented the environmental part particularly the scope of the environmental activity of the project with the proposed timeline of each activity.					

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	<p>1.8 CM discussed the number of the affected households in Taguig based with FS RAP survey and the scope of RAP activities done at DD stage.</p> <p>1.9 Maria Armine Berdan (MAB) discussed the grievance redress mechanism. She showed operation and requirements for setting up the help desk; and the establishment of DOTr hotline for the provision of assistance in handling any issues, concerns and questions related to the project. She provided updates that DOTr already conducted the grievance redress workshop last September 2019 and March 2020. She informed that Taguig LGU already designated focal person for the grievance redress from the office of City Local Housing Office.</p> <p>1.10 MAB said that the establishment of help desk will be on May 2021. She then asked assistance from LGU Taguig to provide the office equipment for the help desk</p> <p>1.11 CM presented the project implementation schedule but mentioned that if there be any changes, Taguig LGU will be informed.</p> <p>1.12 Considering the current situation, RC explained the safety and health protocols for the conduct of RAP activities under the COVID 19 pandemic, He mentioned the three steps which are prevent, protect and react.</p> <p>1.13 RC continued his discussion with the framework of environmental and resettlement action plan activity.</p> <p>1.14 Yuka Shibata (YS) said that the safety and health COVID 19 protocols cover both environmental and RAP activities. She informed that JDT is not requiring for RAPID test.</p> <p>1.15 RC said that health declaration should be considered specifically the key staff that will conduct the field activities.</p> <p>1.16 RC continue the presentation with the SCM and public consultation options on conducting either online or on-site methods for environmental activities followed by showing the environmental public consultation flow.</p> <p>1.17 RC also presented the RAP SCM options either online or on-site methods with the corresponding flow of activities.</p> <p>1.18 RC continued the presentation for the field survey activities and the measures to address health and safety protocols</p> <p>1.19 CM discussed the assistance or support requested for LGU of Taguig. She asked the pandemic situation in the barangay affected by the project which are Fort Bonifacio, Western Bicutan, Tanyag, Bagumbayan, South Daang Hari and North Daang Hari.</p>	
2.	<p><b>Open Forum</b></p> <p>2.1 Generoso Ignacio (GI) from Local Housing Office mentioned about the survey approach of the project. He explained the activities conducted with the South East Metro Manila Expressway (SEMME) a DPWH project in which during the parcellary survey, the Project Affected Persons (PAPs) were already identified. Those who are affected were only those who conducted the census and tagging (CAT) for the assessment for the replacement cost. After which, 1. Consultation with the PAPs followed since attendees were already identified and entitlement will also be clarified and 2. Assessor's Office involvement in the activities for the issuance of the tax declaration for land and structures particularly ISF structures.</p> <p>2.1.1 RC explained the activity will be conducted almost simultaneously however, he then requested Annabelle Herrera, (AH) to further explain the survey process.</p> <p>2.1.2 As additional information, Anabelle Herrera (AH) explained that based with the project process, Stakeholders Consultation Meeting, (SCM) will be the first step as needed to explain to the PAPs the activities to be conducted on the ground. After which, Census and Tagging, (CAT) will be performed together with Detailed Measurement Survey, (DMS), Replacement Cost Survey (RCS), as-built and parcellary. Of all the process as mentioned, DMS will take a little bit longer, considering that detail measurement of the affected structures will thoroughly done.</p> <p>2.1.3 AH clarified that the Taguig LGU will be a tax declaration for ISF.</p> <p>2.1.4 Roberto Villaluz (RV) of Assessor's Office explained that referring with the recent government projects, ISFs issued tax declaration for taxes and as proof of ownership of the property. He added that there are requirements needed before the issuance of the tax declaration to the ISFs e.g. survey of the tax map from the LHO for verification and avoid possible conflicting of owners.</p>	

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	<p>2.2 RV requested to have a side by side survey with the project for the verification of the measurement of LGUs and the project proponents for coordination purposes.</p> <p>2.2.1 AH asked clarification for the as-built survey, consultant will coordinate with the Assessor's Office for the side by side survey,</p> <p>2.2.2 RV confirmed the request together with the Local Housing Office (LHO) as they will provide the list of verified status of ISF e.g. owner, renter for the issuance of the tax declaration in coordination with LHO, Urban Poor Affairs Office (UPAO) and project. He added that they needed the final alignment of the project to know the land and structures affected by the project. He also said that they will conduct a re-assessment of structures to those ISFs as based on their records some were yet updated.</p> <p>2.2.3 AH asked DOTr about the request of RV to conduct a side by side survey considering that the mentioned activity could be done during DOTr validation with the LGU representative,</p> <p>2.2.4 CM said with regards to the request, DOTr will clarify and discuss with their team</p> <p>2.3 CM asked the LGU Taguig representative a clearance to conduct the RAP activities on the ground and the support requested for the project.</p> <p>2.4 RV explained the concern of LGU about the ISFs that occupy the property for so long without paying the taxes hence, Taguig is seek to impose taxes for the ISFs in the area. He added that LGU Taguig have parameters in computing the taxes per structures by issuance of city ordinance from the City Council. Every structure has been measured based with the fair market value duly enacted ordinance in which year back taxes were imposed.</p> <p>2.4.1 RV mentioned that along the senate to FTI section, they have demolished some ISFs from the DPWH project but prior to demolition, a side by side surveys were conducted for the LGU to have the same measurement with the project. He then clarified that the measurement and computation of LGU were for the tax purposes only and not for the compensation package.</p> <p>2.4.2 RV requested DOTr to coordinate with the LGU of Taguig before the payment of compensation to the ISFs so that taxes will also be paid to them</p> <p>2.5 CM asked the LGU Taguig representatives if after the IEC meeting, the project can proceed with the 1<sup>st</sup> SCM and RAP activities.</p> <p>2.5.1 Ronald Barcena (RB) of the Office of the Mayor said that they are informed that apart with the IEC meeting, the safety and health protocols of the LGU will also be discussed.</p> <p>2.5.2 RB requested DOTr to provide an executive summary about the discussion for the recommendation to the Mayor as the question is on how the observance of the safety and health protocols will be implemented.</p> <p>2.5.3 RB said that they will inform DOTr the result of discussion with the City Mayor.</p> <p>2.5.4 CM clarified that the result of the discussion will be presented to the mayor and will inform DOTr the feedback from the mayor.</p> <p>2.5.5 RB said that the LGU is concern about the safety protocol as the city have their own protocols hence, they need to report to the Mayor the standards of the said protocols</p> <p>2.5.6 CM informed RB that in any assistance about the safety protocol to discuss with the mayor</p> <p>2.5.7 RB said that LGU Taguig will request another meeting together with the Safe City Task Force (SCTF), if necessary. The SCTF is the office in the LGU Taguig created for the regulation of COVID 19, a local version of IATF guidelines.</p> <p>2.6 AH showed and explained the actual conduct of SCM complying the safety and health protocols.</p> <p>2.6.1 RB then asked the sample of the field survey</p> <p>2.6.2 AH said that photos of site activities e.g. CAT, DMS will be provided. She explained that for the SES, house to house will be avoided, if possible. She explained the three options for the SES: i. online survey, ii. Survey through phone and iii. On-site with set up a tent or basketball court with desk with separator shield between the enumerators and PAP.</p> <p>2.6.3 AH elaborated that for the field survey, staff who will have a direct interaction with the PAPs will wear a full PPE and disinfect before and after going inside the houses.</p>	
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	<p>2.6.4 RB asked the staff who will be going for the field activity. Number of staff from LGU, Barangay, Consultant and DOTr to strictly follow the social distancing, even with convergence of people. He then requested the video presentation, photos of field survey and schedule of activity with the number of staff</p> <p>2.6.5 AH committed to submit the video presentation, photos of field survey with the number of staff expected to join the team. She mentioned that the team is minimizing the staff who will join the survey e.g. CAT, DMS only 1 person enter the house to conduct the survey with wearing a full PPE</p> <p>2.6.6 RB asked if the schedule of survey will come from DOTr so that LGU of Taguig may provide staff to join the survey for the monitoring of Safe City Task Force (SCTF)</p> <p>2.6.7 AH confirmed that the schedule of survey will come from DOTr</p> <p>2.7 Agapito Cruz (AC) of Urban Poor Administrative Office commented that the discussion were all about replacement cost. He asked about the relocation of the ISFs.</p> <p>2.7.1 CM confirmed that there will be relocation site for the ISFs. She mentioned that the avenue for the discussion about the relocation will be during the SCM and FGD.</p> <p>2.8 CM asked RB and GI that once DOTr will submit the documents requested next week, the target date for the LGU of Taguig to provide feedback for the commencement of RAP activities.</p> <p>2.8.1 RB committed that LGU of Taguig will closely coordinated with DOTr by giving the feedback to commence the RAP activities. He added that if there will be question for the presentation, a face to face meeting will be requested to DOTr</p> <p>2.8.2 CM asked the possibility to conduct the activity by next month</p> <p>2.8.3 RB said that LGU of Taguig is only waiting for the documents to give clearance to proceed the activities as they need to confirm with the SCTF</p> <p>2.8.4 CM said that DOTr will closely coordinated with the office of the mayor and LHO for the documents required and the commencement of the activities</p> <p>2.8.5 RB said that LGU of Taguig will request a meeting with DOTr and Consultant if necessary for the presentation to the Safe City Task Force (SCTF)</p> <p>2.9 AC asked if there will be relocation for the ISFs</p> <p>2.9.1 CM confirmed that there will be relocation for the ISFs as part of the JICA and ADB social safeguard for the project depending of the qualification of the PAP for socialized housing or public rental.</p> <p>2.10 Bernardo Remolete (BR) of City Engineering Office about the demolition and relocation that upon implementation, there are PAPs who already have tenants "Sanla Tira". He asked on how the project will address such arrangement of the PAP</p> <p>2.10.1 CM explained that DOTr have partnership with the Socialized Housing and Financial Corporation (SFHC) in coordination with the National Housing Authority (NHA) to validate if the PAP have already given socialized housing or not during the screening process.</p> <p>2.10.2 RV explained the arrangement of owners versus tenants. That in the case the tenant was the one improved the property and later will seek the payment of the improved property as they have agreement of sanla tira. He said that the issues will be resolved through the Beneficiary Selection Arbitration and Awards Committee (BSAAC)</p> <p>2.10.3 AH said that during the survey the PAP/owner of the structure identified however, there will be a validation between DOTr and LGU through LIAC to be conducted to ensure the ownership of the structure. She said that under BSAAC those issues and concern will be resolved.</p> <p>2.11 GI asked about the establishment of RIMC that there will funds to be downloaded to LGU for resettlement for social housing and finance. He mentioned about the mandamus that the sending LGUs and accepting LGUs will have a contract hence, suggested to have an agreement between parties as other LGUs have already agreement with the other LGUs e.g. Makati to Baras etc for them to prepare since the agreement between LGUs is a long process. Also if it's in-city relocation, the city need to look for a space for the relocation site as the construction takes 18 to 24 months</p>	
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- 2.11.1 RB asked if SHFC have policies for the sending and accepting LGUs for the relocation site.
- 2.11.2 CM said that SHFC will be invited in the meeting. She said that they will spearhead the process of the relocation.
- 2.11.3 RB requested DOTr to set a meeting with SFHC to discuss about the relocation of the PAPs
- 2.11.4 CM said that DOTr will coordinate with SHFC to set a meeting to discuss about the relocation of the PAPs. She added that during the LIAC meeting, SHFC will attend as it's also a member of the LIAC. DOTr will have a separate coordination with SHFC to set a meeting
- 2.12 GI said that LHO already have green light about the RIMC agreement so it need to be signed as basis to proceed with the project
- 2.12.1 CM asked the agreement with LHO comments to be forwarded to DOTr legal for their review and approval.
- 2.12.2GI mentioned that LGU Taguig will send a formal transmittal of their comments with the RIMC agreements
- 2.13 CM asked DOTr civil team if they have issues and concerns to be raised with Taguig LGU
- 2.13.1Alvin Sacaguig (AS) said that DOTr civil team will coordinate with LGU Taguig for their issues and concerns e.g. drainage system.
- 2.14 CM provided summary to be done:
  - a. Presentation feedback from the office of the mayor through RB to obtain clearance commence the activity subject for the submission of the required documents
  - b. DOTr will set a separate meeting with SHFC and LGU for the discussion about the relocation
  - c. LGU of Taguig requested for the side by side survey works
- 2.15 RC requested to have a courtesy meeting with the barangay representative. He then asked the LGU Taguig if still need to wait for the feedback of the mayor to coordinate with the barangay since barangay representatives were present in the meeting. He clarified that the purpose of the courtesy call with the barangay is for the conduct RAP activities particular the 1<sup>st</sup> SCM that set on October
- 2.15.1 RB clarified that the presentation to the mayor includes the discussion about the activity with the barangay heads.

Photos:



Prepared by: RC/NJ

Agreed to as form and content:

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JICA Design Team

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Department of Transportation

\_\_\_\_\_  
LGU Taguig

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Minutes of the Meeting						
Project	The Detailed Design Study (Including Supplementary Feasibility Study) of the Malolos-Clark Railway Project and the North South Railway Project – South Line (Commuter)					
Subject	Meeting with the City of Muntinlupa re: COVID 19 Safety and Health Protocols					
Date and Time	July 15, 2020 1:00 pm to 3:30 pm					
Venue	Skype Meeting					
Attendees	NAME	ORG		NAME		ORG
	Rafael Gonzales	RaG	DOTr	Leo De Castro		ADB
	Roberto Gunio	RG	DOTr	Judy Vermudo		ADB
	Angelica Roxas		DOTr	Yuka Shibata		JDT
	Frankline Duatan Jr.		DOTr	Ruperto Cruz	RC	JDT
	Pets Alvarado		City Planning	Reynaldo Gison		JDT
	Alet Tortal		Brgy. Putatan	Norjay Jeruta		JDT
	Raffy Sevilla		Brgy Sucat	Annabelle Herrera	AH	Ecosys
				Nesah Jariel		Ecosys
Agenda	<ol style="list-style-type: none"> <li>1. Project Updates</li> <li>2. COVID 19 Health and Safety Protocols               <ol style="list-style-type: none"> <li>a. General Approach of Conducting Activity in the context of COVID 19</li> <li>b. Protective Approaches for Staff and Participants</li> <li>c. Framework of Activity</li> <li>d. SCM Options</li> <li>e. Field Surveys Options</li> <li>f. Implementation Plan</li> <li>g. Required LGU Support</li> </ol> </li> </ol>					
Materials	Collected	N/A				
	Distributed	Presentation Material				
NO.	TOPICS DISCUSSED				ACTION	
1.	<b>Preliminary</b> <ol style="list-style-type: none"> <li>1.1 Roberto Guino (RG) from DOTr welcomed the participants of the meeting followed by the introduction of participants. He then discussed the objective and agendas of the meeting.</li> <li>1.2 RG informed the LGU that various activities related to the preparation of RAP have been conducted.</li> <li>1.3 RG explained that the objective of the meeting is to present the project updates specifically the status of the project, explain and discuss the health and safety protocols for the conduct of the public consultation and RAP related activities. This will also be an avenue to obtain the concurrence of the LGU to resume the remaining activities.</li> <li>1.1 RG discussed the agenda of the meeting which include Project Information/Updates, Assistance Required from LGU: Pending Survey Works, GRM (Grievance Redress Mechanism) Hotline, Situation of the COVID-19 in the LGU/Barangays, General Approach of Conducting Activity in the Context of COVID-19, Protective Approaches for Staff and Participants , Framework of Activity, SCM Options, Field Survey Option, Implementation Plan, Required LGU Support, and Others issues and concern</li> </ol>					
2.	<b>Project Updates</b> <ol style="list-style-type: none"> <li>2.1 RG presented the project information and updates. In the project information, it showed the profile of the project, stations perspective and the project alignment. He said that the project will construct 2 types of train (Commuter Train and Limited Express) as shown in the presentation</li> <li>2.2 RG said that Muntinlupa area have been divided into two section which comprises of Muntinlupa area 1 (Cubang, Alabang, Putatan, Poblacion, Bayanan and Tunasan); and Muntinlupa area 2 (Sucat and Buli).</li> <li>2.3 RG mentioned the contract packaging of the project differs as well as the bidding including the commencement date of construction in different</li> </ol>					

	<p>packages. He added that the project will generate jobs to PAPs during the construction of the project</p> <p>2.4 RG discussed the number of PAHs in Muntinlupa City as of 2020 June. He mentioned that among the 8 affected barangays, 2 barangays (Sucat and Buli) were yet to be identified with regard to the number of PAPs. He stressed out the number of PAPs were divided into categories: Landowners and Non-Landowners. He also showed the number of PAPs within the PNR ROW as considered as the Informal Settlers Families (ISFs). The numbers were the result of the surveys conducted by JDT/Ecosys which will be subjected for validation</p> <p>2.5 RG presented the Implementation Schedule and the Target Dates as reflected in the presentation He mentioned that the helpdesk will be online under the pandemic but still planning to have a physical help desk once the pandemic will be resolved. He gave the numbers where PAPs can raise questions, if any</p> <p>2.6 RG asked the LGU and Barangay representatives about the COVID situation in their locality.</p> <table><tr><th>Barangay</th><th>Cases</th><th>Positive</th><th>Recovered</th><th>Active</th></tr><tr><td>Putatan</td><td>126</td><td>72</td><td>25</td><td>47</td></tr></table> <p>2.7 Secretary of Brgy Putatan provided updates on the COVID situation in their barangay and informed that even there are guidelines from IATF, they also have local guidelines complying with from the city of Muntinlupa.</p> <p>2.8 RG presented the alternative options in conducting the SCM and RAP survey activities (please see presentation).</p> <p>2.9 During the RG presentation of the implementation flow for SCM, he asked the City of Muntinlupa the possibility to resume all RAP activities given the options that have been discussed. He asked assistance from the city of Muntinlupa specially the barangay in finalization of the venue.</p> <p>2.10 RG discussed the required support for SCMs and surveys from the LGU and barangay (please see presentation)</p>	Barangay	Cases	Positive	Recovered	Active	Putatan	126	72	25	47
Barangay	Cases	Positive	Recovered	Active							
Putatan	126	72	25	47							
3.	<p><b>COVID 19 Health and Safety Protocols</b></p> <p>3.1 Annabelle Herrera (AH) provided updates on the status of the surveys and RAP related activities in the City of Muntinlupa. She said that the project has the list of PAPs and contact details that they will be contacted to identify on which options for the SCM e.g. online or on-site. (Please see presentation). Since for Muntinlupa it will be the 2<sup>nd</sup> SCM, a call center will be the means of invitation because Ecosys already has the contact details of the PAPs. During the call, PAPs will be asked on which options they will choose. The video is pre-recorded and PAPs will watch for a week and they will register for joining the open forum. For the on-site, PAPs will be asked for the confirmation for the compliance of the social distancing as IATF guidelines specify 10 pax under GCQ.</p> <p>3.2 AH informed the LGU that the survey team will be in full PPE that every time they will enter the houses, they will disinfect before and after entering.</p> <p>3.3 AH informed them that the mask will be provided to each PAPs. There will be a sanitation area where their used mask will be disposed of and changes by the new mask.</p> <p>3.4 AH said that if the city of Muntinlupa, the Team is willingly comply.</p> <p>3.5 RG clarified that there are two activities to be conducted: 1. SCM and 2 RAP survey Activity</p>										
4.	<p><b>Open Forum</b></p> <p>4.1 Pets Alvarado (PA), City Planning Officer asked the schedule of the survey and asked the timeline. He asked if DOTr was closely coordinated with the</p>										



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	<p>barangay on all ground activities. He suggested to inform the barangay 1 week before the activity because of the situation under COVID</p> <p>4.2 Ruperto Cruz (RC) said that the target for SCM will be on the 1st week of August and the remaining survey activities will follow.</p> <p>4.3 RG asked the city of Muntinlupa to assist the coordination with the barangay since the expectation for the meeting that the barangay representative will be present however due to the COVID situation. RG said that barangay will be coordinated as well as the city of Muntinlupa for assistance. He asked the Planning Officer the possibility to conduct the SCM and RAP related activities.</p> <p>4.4 PA also suggested to send a letter request to the Mayor including the presentation for discussion so the Mayor can issue a Memorandum to the barangay for the conduct of activities</p> <p>4.5 RG requested the city of Muntinlupa to disseminate the protocols to the affected barangays since not all attended the meeting.</p> <p>4.6 PA suggested to commence those areas that have no issues while resolving the Brgy. Buli and Brgy. Sucat pending issues. He added that once the letter with the presentation will be received, they will disseminate to the barangay. They will also inform DOTr so that the activity will be simultaneously conducted. He suggested to DOTr to proceed with the barangay level to discuss with the protocols.</p> <p>4.7 RG committed to send the presentation materials within the day to the city of Muntinlupa</p> <p>4.8 RG asked the re-convening of the Local Inter-Agency Committee (LIAC) with regards to the ISFs since it will be part of their task.</p> <p>4.9 PA asked the number of affected families based on the result of the surveys because before the discussion of the project there are no ISFs within the PNR ROW but to date, ISFs are increasing.</p> <p>He instructed RG (DOTr) to coordinate with the city housing board for the re-convening of the LIAC Meeting.</p> <p>He informed that their building is still lockdown and hoping that on 16 July 2020, the building will be open</p> <p>4.10 RG asked the means of the meeting and suggested the attendee will be one per offices during the LIAC meeting</p> <p>4.11 Planning Officer still suggested to have a face to face meeting due to the internet issues</p> <p>4.12 RC requested to commence the activity from Barangay Cupang to Tunasan.</p> <p>4.13 RG reiterated that the city of Muntinlupa agreed to commence with the barangay without any issue.</p> <p>4.14 RG will coordinate with the city of Muntinlupa on the schedule of the activity and will inform JDT on any updates by Monday</p> <p>4.15 PA said that the activity can commence by Wednesday, July 22, 2020</p> <p>4.16 Brgy. Putatan representative confirmed the assistance and asked the early coordination</p> <p>4.17 AH asked if allowed to conduct the activity on more than 10 pax and asked DOTr to request an IATF exemption</p> <p>4.18 PA said that it will be the decision of the barangay specially the possible venue since they are following the IATF guidelines</p> <p>4.19 RG said that it's the discretion of the LGU even with or without the IATF exemption. Issues will be elevated to the DOTr management on the recommendation with regards to the compliance with the IATF guidelines with regards to the conduct of SCM</p>	<p>DOTr will coordinate with the City Housing Board for the reconvening of LIAC</p> <p>DOTr will send the presentation to the city of Muntinlupa for the discussion with the Mayor</p> <p>City of Muntinlupa to disseminate the information to the barangay level to resume the SCM and other RAP related activities</p> <p>DOTr will seek advice from their Top Management to allow the SCM attendees to be more than 10 pax</p>
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Prepared by: RC/RG/NJ

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Agreed to as form and content:

\_\_\_\_\_  
JICA Design Team

\_\_\_\_\_  
Department of Transportation

\_\_\_\_\_  
Muntinlupa LIAC

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Attendance Sheet					
Project	The Detailed Design Study (Including Supplementary Feasibility Study) of the Malolos-Clark Railway Project and the North South Railway Project – South Line (Commuter)				
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	Frankline Duatan Jr.		DOTr	Ruperto Cruz	RC
	Pets Alvarado		City Planning	Reynaldo Gison	JDT
	Alet Tortal		Brgy. Putatan	Norjay Jeruta	JDT
	Raffy Sevilla		Brgy Sucat	Annabelle Herrera	AH Ecosys
				Nesah Jariel	Ecosys

a. First SCM

Highlights of the 1<sup>st</sup> Stakeholders Consultation Meeting (SCM)  
NORTH-SOUTH COMMUTER EXTENSION (NSCR-EX) PROJECT  
(BLUMENTRITT-CALAMBA SECTION)  
(Detailed Engineering Design)

Parada Covered Court, Ben Harisson, Mayor's St. Brgy. Pio Del Pilar, Makati City, City of Makati  
15 August 2019/8:00AM

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the 1<sup>st</sup> SCM (DD RAP) for Barangays: Magallanes, Bangkal, Pio Del Pilar, San Antonio. Responses to the queries are also included.

**Please see the attached attendance sheets for the list of participants during the meeting.**

Summary of Issues, Concerns, Comments, and Suggestions Raised during the 1 <sup>st</sup> SCMs. Barangays Magallanes, Bangkal, Pio Del Pilar, San Antonio, City of Makati. DD Stage (1/1)	
Queries/Concerns/Suggestions/Comments	Responses to Queries
<ul style="list-style-type: none"><li>• Asked if there is a possibility to modify the project.</li></ul>	<ul style="list-style-type: none"><li>• Discussed that there will be no more modification with the project and it will be implemented.</li></ul>
<ul style="list-style-type: none"><li>• Asked if the plans are final.</li></ul>	<ul style="list-style-type: none"><li>• Responded that the project will push through.</li><li>• Assured that project progress as well as pertinent dates will be communicated to the PAPs.</li></ul>
<ul style="list-style-type: none"><li>• Asked for the project's width on both sides.</li></ul>	<ul style="list-style-type: none"><li>• Answered that the measurement of the projects width would differ depending on several factors such as topography and curvature.</li><li>• Added that it would be best that the survey activities be conducted first to get the actual measurements in the area.</li></ul>
<ul style="list-style-type: none"><li>• Inquired on the compensation for the PAPs.</li></ul>	<ul style="list-style-type: none"><li>• Answered that both the affected land property and structure will be compensated. The details of the compensation will be discussed on the next Stakeholders Consultation Meetings (SCM). The compensation will be based on R.A. 10752.</li></ul>
<ul style="list-style-type: none"><li>• Asked about relocation</li></ul>	<ul style="list-style-type: none"><li>• Confirmed that once validated, they may qualify for the relocation packages.</li></ul>
<ul style="list-style-type: none"><li>• Asked about the expropriation proceedings.</li><li>• Asked what would happen if they refused to accept the Offer to Buy (OTB) letter.</li></ul>	<ul style="list-style-type: none"><li>• Reiterated that the Supreme Court will issue Writ of Possession after seven (7) days;</li><li>• Responded that it will undertake expropriation proceedings</li></ul>
<ul style="list-style-type: none"><li>• Asked if the compensation will be paid full before displacement.</li></ul>	<ul style="list-style-type: none"><li>• Answered that all affected structures and land will be compensated first before any displacement. There will be</li></ul>

	<p>no displacement unless compensation is provided. However, this may not be true if the land property has undergone expropriation proceedings.</p> <ul style="list-style-type: none"> <li>Added that there will also be proper process for the compensation as per the provisions in R.A. 10752</li> </ul>
<ul style="list-style-type: none"> <li>Asked about the compensation for the land;</li> <li>Asked who will pay for the Capital Gains Tax (CGT)</li> </ul>	<ul style="list-style-type: none"> <li>Reiterated that according to Republic Act 10752: "The Right-Of-Way Act", compensation for land will be based on the Fair Market Value;</li> <li>Through negotiated sale, the DOTr will pay the CGT for the acquired land.</li> </ul>
<ul style="list-style-type: none"> <li>Inquired if relocation will be offered to those having multiple families residing in one structure</li> </ul>	<ul style="list-style-type: none"> <li>Explained that the project will consider different households. Explained that for a family to be considered a separate household, the multiple families living in the same structure should have their own kitchens indicating that they have separate budget for food. Multiple families with shared budget for food is still considered as one family</li> </ul>
<ul style="list-style-type: none"> <li>Clarified that the PAPs won't know yet if they are affected by the project or not</li> </ul>	<ul style="list-style-type: none"> <li>Explained that the map shown is an indicative alignment and still has a margin of error since it is just overlaid on the Google Earth;</li> <li>Added that Ecosyscorp will conduct markings and measurements in your area. When the properties are within the said markings, then they are affected by the project. Several activities like the As-Built Survey, Tagging and Census, Replacement Cost and Socio-economic Survey will be conducted</li> </ul>
<ul style="list-style-type: none"> <li>Mentioned that they are only structure owners and not lot owners;</li> <li>Requested to be clarified on the current and fair market value.</li> </ul>	<ul style="list-style-type: none"> <li>Clarified that even if you research at the Bureau of Local Government Finance, the current, fair and prevailing market value is one and the same there is no difference;</li> <li>Emphasized that the current, fair and prevailing market value is for the land and for the structure is replacement cost. Added that the PAPs are not claiming the land but structure only, therefore, the current market value is not applicable. However, the replacement cost for the structure is applicable to the affected structure.</li> </ul>
<ul style="list-style-type: none"> <li>Mentioned that their lot is not yet subdivided to the heirs of a deceased parents</li> </ul>	<ul style="list-style-type: none"> <li>Advised that it must undergo an Extra-Judicial Settlements (EJS) and suggested to wait for the establishment of the Help Desk so DOTr can assist them in their documentary requirements</li> </ul>

<ul style="list-style-type: none"> <li>• Mentioned that she was a renter and asked if they will be entitled to compensation.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that project affected renters would have entitlement/s.</li> </ul>
<ul style="list-style-type: none"> <li>• Asked if their own assessment will be considered in the replacement cost</li> </ul>	<ul style="list-style-type: none"> <li>• Answered that it will be one of the basis for the computation but not "as is". A Bill of Quantities will be produced thru the in-house licensed appraiser</li> </ul>
<ul style="list-style-type: none"> <li>• Asked if there is a need to go the barangay hall for the conduct of the survey.</li> </ul>	<ul style="list-style-type: none"> <li>• Added that the ground survey teams would be reporting first to the barangay hall before proceeding with the survey activity.</li> <li>• Clarified that there is no need to go to the barangay hall.</li> <li>• Advised if they will not be available, they may leave an authorization letter for their representative to sign the survey permit and indicate their availability for the activity.</li> </ul>
<ul style="list-style-type: none"> <li>• Asked if they would have an option to refuse demolition.</li> <li>• Asked if there will be a relocation or assistance to be given to the project affected.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that they have the right to refuse the process.</li> <li>• Explained that if they will refuse, this will be sorted out in court.</li> <li>• Added that that if the structure will be affected it will be compensated at replacement cost and that the affected land will be compensated at current market price.</li> <li>• Responded that there will be relocation/resettlement assistance that will be offered by the government.</li> <li>• Clarified that the demolition would not happen immediately. There would be a process that would be followed to ensure the proper conduct of this project.</li> <li>• Advised that they be surveyed so that there would be data on how much of their property will be affected by the project.</li> <li>• Responded that there will be no demolition unless the property has been compensated for at 100%.</li> </ul>

Highlights of the Special Meeting  
NORTH-SOUTH COMMUTER EXTENSION (NSCR-EX) PROJECT  
(BLUMENTRITT-CALAMBA SECTION)  
(Detailed Engineering Design)

Barangay Hall, Brgy. San Martin de Porres, Parañaque City  
October 7, 2019/9:00 AM

**Open Forum:**


Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during Special Meeting with representatives of MRH Corporation and the representatives of Brgy. San Martin de Porres. Responses to the queries are also included.


**Please see the attached attendance sheets for the list of participants during the meeting.**

Summary of Issues, Concerns, Comments, and Suggestions Raised during the Special Meeting with representatives of MRH Corporation:	
Queries/Concerns/Suggestions/Comments	Responses to Queries
<ul style="list-style-type: none"> <li>Mentioned that the situation of the PAPs would be better if the project gives 100% of the compensation up front prior to removing them from their properties;</li> <li>Added that this information was not discussed during the first meeting (referring to the 1<sup>st</sup> FS RAP SCM of the Metro Manila Subway Project);</li> <li>Inquired on how the government will be able to assure this to the affected given its track record from other projects</li> </ul> <p><b>(KAP. MICHAEL THOR SINGSON, Barangay Chairman, Brgy. San Martin de Porres)</b></p>	<ul style="list-style-type: none"> <li>Clarified that this information was discussed during the SCM of the Metro Manila Subway Project;</li> <li>Answered that JICA and ADB will be monitoring the implementation of the project to ensure that DOTr will follow the guidelines within the loan agreement</li> </ul> <p><b>(MS. MARY JOY MARAAT, RAP Coordinator, Ecosyscorp)</b></p>
<ul style="list-style-type: none"> <li>Inquired if the plans for the project are already final;</li> <li>Asked if DOTr can't revise the plan to avoid the property since the cost might be more expensive if they have to purchase the land with on-going construction</li> </ul> <p><b>(ARCH. PAOLO ANGELES, Architect, MRH Corporation)</b></p>	<ul style="list-style-type: none"> <li>Answered that the design is already final</li> </ul> <p><b>(MS. JENNALYN BUISING, PDO, DOTr)</b></p> <ul style="list-style-type: none"> <li>Added that the consideration for this project is about the technical and safety requirements – speed, curve etc;</li> <li>Added that it is too difficult to change the alignment at this stage and expressed that DOTr is hoping for the cooperation of those affected by the project</li> </ul> <p><b>(ARCH. KAREN TILLADA, Arch IV, DOTr)</b></p>
<ul style="list-style-type: none"> <li>Asked the representatives of MRH Corporation if the construction is still on-going since there was an arrangement last June 2019 to stop the construction;</li> <li>Expressed that there was an earlier advise during a meeting</li> </ul> <p><b>(ARCH. TILLADA)</b></p>	<ul style="list-style-type: none"> <li>Answered that there was no agreement between the GM of MRCH Corporation and DOTr. It was just a statement by DOTr which was not agreed to by the corporation;</li> <li>Added that as long as there is no Notice of Taking yet, then the construction will continue and the corporation is not prohibited to contract;</li> </ul>

	(ATTY. GLAIZA SARMIENTO, <i>Legal Counsel to MRH Corporation</i> )
<ul style="list-style-type: none"> <li>Mentioned that RAP Survey activities such as the Parcellary and As-Built Survey, Census and Tagging, Detailed Measurement Survey and others will be conducted in the property;</li> <li>Inquired if MRH Corporation will allow the conduct of said activities</li> </ul> <p>(MS. BUISING, <i>PDO</i>)</p>	<ul style="list-style-type: none"> <li>Answered that she will have to ask her principals about the conduct of RAP Activities and revert back to DOTr as soon as she is able to discuss it with MRH Corporation</li> </ul> <p>(ATTY. SARMIENTO)</p>

#### ATTENDANCE SHEET


 North-South Commuter Railway Extension Project  
 (Blumentritt-Calamba Section)  
 Detailed Design (DD) Stage





**ATTENDANCE SHEETS**

**1ST STAKEHOLDERS CONSULTATION MEETING (SCM)**  
 Barangay Hall, Brgy. San Martin de Porres, Paranaque  
 October 7, 2019 (Monday); 9:00 A.M.

No.	Name	Gender F M	Lot Owner?	Structure Owner?	Residing in Lot?	Designation (Owner/Representative/ Executive/Member/Shareholder)	Organization / Address (Bk./Lot/No. Number, Street, Brgy.)	Contact No(s)/Details (Cellphone/Telephone/E-mail)	Signature
1									
2									
3									
4									
5									
6									
7									
8									
9									
10									

EcosysCorp, Inc.


 North-South Commuter Railway Extension Project  
 (Blumentritt-Calamba Section)  
 Detailed Design (DD) Stage



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1									
2									
3									
4									
5									
6		F	M	(2)(1)	(2)(1)	(2)(1)			
7		F	M	(2)(1)	(2)(1)	(2)(1)			
8		F	NA	(2)(1)	(2)(1)	(2)(1)			
9		F	M	(2)(1)	(2)(1)	(2)(1)			
10		F	M	(2)(1)	(2)(1)	(2)(1)			

EcosysCorp, inc.



**Highlights of the Detailed Design Study 1<sup>st</sup> Stakeholder Consultation Meeting (SCM)**  
**North South Commuter Railway Extension Project (Blumentritt-Calamba Section)**  
**Detailed Design Study Stage**

**Online Detailed Design (DD) 1<sup>st</sup> SCM**

**Date: 16 December 2020 (Thursday)**

**Time: 8:00 A.M.**

**Onsite Venue: Brgy South Daang Hari Court**

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the Detailed Design (DD) Study 1<sup>st</sup> Stakeholder Consultation Meeting for the Resettlement Action Acquisition Plan (RAP) for the potentially affected persons of Brgy. South Daang Hari of Taguig City. Responses to the queries are also included.

<b>Summary of Issues, Concerns, Comments, and Suggestions Raised during the DD 1<sup>st</sup> SCM of NSCR, DD Stage</b>	
<ul style="list-style-type: none"> <li>Disclosed that she owns three properties along ng railway.</li> <li>Asked if it is possible for all the properties be named after her since she is the owner.</li> </ul> <p><b>(MS. LILIBETH BONOSTRO, Resident, Brgy. South Daang Hari)</b></p>	<ul style="list-style-type: none"> <li>Answered that since she is the owner, there is no problem in naming all the properties after her.</li> <li>Pointed that it is important to provide necessary documents such as Proof of Ownership.</li> <li>Mentioned that compensation for the structures will be provided once the documents and qualifications are validated.</li> </ul> <p><b>(MS. CHARLOTE MANAQUIL, Community Development Officer, DOTr)</b></p>
<ul style="list-style-type: none"> <li>Mentioned that their house is named after their deceased mother-in-law.</li> <li>Disclosed that the house has been partitioned among her spouse and his four (4) siblings.</li> <li>Asked what will happen on their case.</li> <li>Confirmed that the mother title is still named after her mother-in-law however the tax is paid per sub-divided lot.</li> <li>Also disclosed that her father-in-law had passed away.</li> </ul> <p><b>(MS. ELEMITA CALAMASA, Resident, Brgy. South Daang Hari)</b></p>	<ul style="list-style-type: none"> <li>Asked if the land title is also named after the mother-in-law.</li> <li>Mentioned that such case must undergo Extrajudicial Settlement of Estate (EJSE) where all the children, legitimate or not, of her mother-in-law, must have an agreement of how the property will be divided. This document must be signed by all parties.</li> <li>Added that 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 with the issuance of Certificate Authorizing Registration. The subdivided lots may then be registered after the intended owners.</li> </ul>

	<ul style="list-style-type: none"> <li>Reiterated that the Estate Tax will not be paid by DOTr.</li> </ul> <p>(<b>MS. NESAH JARIEL</b>, <i>Senior Resettlement Specialist</i>, Ecosyscorp, Inc.)</p>
<ul style="list-style-type: none"> <li>Mentioned that she purchased the upper floor of their house from another person.</li> <li>Asked if the whole structure will only be named to one person.</li> </ul> <p>(<b>MS. MARLENE CASTILLO</b>, <i>Resident</i>, Brgy. South Daang Hari)</p>	<ul style="list-style-type: none"> <li>Clarified that the study is still in the first phases and owners of the structures are still being identified.</li> <li>Mentioned that list of all structure owners is still being consolidated.</li> <li>Reiterated that both the structure owners and all the households living in the structure will be interviewed.</li> <li>Also reiterated that there will only be one tag sticker per structure however all the households will be interviewed.</li> <li>Pointed that they must also have a copy of the control number which is also written in the invitation.</li> <li>Mentioned that the Socio-Economic Survey Team may also assign control numbers to the household concerned.</li> <li>Added that there will still be a validation by the DOTr and Local Inter-Agency Committee (LIAC) to ensure that the list of structure owners and households are complete.</li> </ul> <p>(<b>MS. NESAH JARIEL</b>, <i>Senior Resettlement Action Plan Specialist</i>, Ecosyscorp, Inc.)</p>
<ul style="list-style-type: none"> <li>Asked it is acceptable to attend the meeting on behalf of her mother.</li> <li>Mentioned that her mother is the household head.</li> </ul> <p>(<b>MS. NECITAS SACAY</b>, <i>Resident</i>, Brgy. South Daang Hari )</p>	<ul style="list-style-type: none"> <li>Clarified if her mother is the household head.</li> <li>Answered that there are no problems on attending the meeting on behalf of her mother.</li> </ul> <p>(<b>MS. NESAH JARIEL</b>, <i>Senior Resettlement Action Plan Specialist</i>, Ecosyscorp, Inc.)</p>
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	<p>the compensation and Entitlement Matrix, will be discussed during second SCM.</p> <ul style="list-style-type: none"> <li>Pointed that the purpose of the first SCM is to explain the survey process.</li> <li>Reiterated that all Project Affected Persons (PAPs), regardless if they are renters, landowners, non-landowners, or informal settlers, as long as they are residing in the area during the census and tagging, proper compensation will be provided.</li> <li>Assistance such as relocation or acquiring new properties will be provided by the DOTr.</li> <li>Disclosed that the compensation will be based on the results of the survey.</li> </ul> <p>(<b>MS. NESAH JARIEL</b>, <i>Senior Resettlement Action Plan Specialist</i>, Ecosyscorp, Inc.)</p>
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Attendance:

DOTr:
<b>MS. CHARLOTE MANAQUIL</b> , <i>Community Development Officer</i> , DOTr
PNR
<b>MS. JENNILYN TALE</b> , <i>Representative</i> , PNR <b>MR. NEIL PETER BAGAYGAY</b> , <i>Representative</i> , PNR <b>MR. JOJO VELANCIAÑO</b> , <i>Representative</i> , PNR <b>MR. GUILBERT LAGYO</b> , <i>Representative</i> , PNR <b>MR. ELAINE IGOT</b> , <i>Representative</i> , PNR
JDT:
<b>MR. ROY CRUZ</b> , <i>Representative</i> , JDT <b>MS. NORJAY JERUTA</b> , <i>Representative</i> , JDT
TAGUIG CITY LGU
<b>ENGR. GENEROSO IGNACO</b> , <i>Housing Officer</i> , Local Housing Office)
ECOSYSCORP, INC.
<b>MS. ANNABELLE HERRERA</b> , <i>RAP Team Leader</i> , Ecosyscorp <b>MS. NESAH JARIEL</b> , <i>Senior Resettlement Action Plan Specialist</i> , Ecosyscorp <b>MR. LOUIS REAÑO</b> <i>Project Coordinator</i> , EcosysCorp <b>MR. JOSHUA LADIA</b> , <i>Planning and Research Associate</i> , Ecosyscorp <b>MS. JAZEL JOPSON</b> , <i>Technical Support Specialist</i> , EcosysCorp <b>MR. RJ SALVADOR</b> , <i>Technical Support Specialist</i> , EcosysCorp





**Highlights of the Detailed Design Study 1<sup>st</sup> Stakeholder Consultation Meeting (SCM)**  
**North South Commuter Railway Extension Project (Blumentritt-Calamba Section)**  
**Detailed Design Study Stage**

**Online Detailed Design (DD) 1<sup>st</sup> SCM**  
**Date: 16 December 2020 (Thursday)**  
**Onsite Venue: Brgy South Daang Hari Court**

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the Detailed Design (DD) Study 1<sup>st</sup> Stakeholder Consultation Meeting for the Resettlement Action Acquisition Plan (RAP) for the potentially affected persons of Brgy. South Daang Hari of Taguig City. Responses to the queries are also included.

<b>Summary of Issues, Concerns, Comments, and Suggestions Raised during the DD 1<sup>st</sup> SCM of NSCR, DD Stage</b>	
<ul style="list-style-type: none"> <li>Disclosed that she owns three properties along ng railway.</li> <li>Asked if it is possible for all the properties be named after her since she is the owner.</li> </ul> <p><b>(MS. LILIBETH BONOSTRO, Resident, Brgy. South Daang Hari)</b></p>	<ul style="list-style-type: none"> <li>Answered that since she is the owner, there is no problem in naming all the properties after her.</li> <li>Pointed that it is important to provide necessary documents such as Proof of Ownership.</li> <li>Mentioned that compensation for the structures will be provided once the documents and qualifications are validated.</li> </ul> <p><b>(MS. CHARLOTE MANAQUIL, Community Development Officer, DOTr)</b></p>
<ul style="list-style-type: none"> <li>Mentioned that their house is named after their deceased mother-in-law.</li> <li>Disclosed that the house has been partitioned among her spouse and his four (4) siblings.</li> <li>Asked what will happen on their case.</li> <li>Confirmed that the mother title is still named after her mother-in-law however the tax is paid per sub-divided lot.</li> <li>Also disclosed that her father-in-law had passed away.</li> </ul> <p><b>(MS. ELEMITA CALAMASA, Resident, Brgy. South Daang Hari)</b></p>	<ul style="list-style-type: none"> <li>Asked if the land title is also named after the mother-in-law.</li> <li>Mentioned that such case must undergo Extrajudicial Settlement of Estate (EJSE) where all the children, legitimate or not, of her mother-in-law, must have an agreement of how the property will be divided. This document must be signed by all parties.</li> <li>Added that 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 with the issuance of Certificate Authorizing Registration. The subdivided lots may</li> </ul>

	<p>then be registered after the intended owners.</p> <ul style="list-style-type: none"> <li>Reiterated that the Estate Tax will not be paid by DOTr.</li> </ul> <p>(<b>MS. NESAH JARIEL</b>, <i>Senior Resettlement Specialist</i>, Ecosyscorp, Inc.)</p>
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<ul style="list-style-type: none"> <li>● Asked what will happen if the whole structure will be affected.</li> </ul> <p><b>(MR. JESTER PUTOL, Resident, Brgy. South Daang Hari)</b></p>	<p><b>(MS. CHARLOTE MANAQUIL, Community Development Officer, DOTr)</b></p> <ul style="list-style-type: none"> <li>● Added that the detailed process of Relocation and Resettlement, including the compensation and Entitlement Matrix, will be discussed during second SCM.</li> <li>● Pointed that the purpose of the first SCM is to explain the survey process.</li> <li>● Reiterated that all Project Affected Persons (PAPs), regardless if they are renters, landowners, non-landowners, or informal settlers, as long as they are residing in the area during the census and tagging, proper compensation will be provided.</li> <li>● Assistance such as relocation or acquiring new properties will be provided by the DOTr.</li> <li>● Disclosed that the compensation will be based on the results of the survey.</li> </ul> <p><b>(MS. NESAH JARIEL, Senior Resettlement Action Plan Specialist, Ecosyscorp, Inc.)</b></p>
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Attendance:

<b>DOTr:</b>
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<b>MR. ELLY JONES FERNANDEZ</b> , <i>Technical Support Specialist, EcosysCorp</i>

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Photos:





**Highlights of the Detailed Design Study 1<sup>st</sup> Stakeholder Consultation Meeting (SCM)**  
**North South Commuter Railway Extension Project (Blumentritt-Calamba Section)**  
**Detailed Design Study Stage**

**Online Detailed Design (DD) 1<sup>st</sup> SCM**

**Date: 5 January 2021 (Tuesday)**

**Time: 8:00 AM**

**Onsite Venue: 2nd Floor Multipurpose Hall, Brgy. Bagumbayan, Taguig**

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the Detailed Design (DD) Study 1<sup>st</sup> Stakeholder Consultation Meeting for the Resettlement Action Acquisition Plan (RAP) for the potentially affected persons of Brgy. Bagumbayan, Taguig City. Responses to the queries are also included.

<b>Summary of Issues, Concerns, Comments, and Suggestions Raised during the DD 1<sup>st</sup> SCM of North South Commuter Railway Extension Project (Blumentritt-Calamba Section), DD Stage</b>	
<ul style="list-style-type: none"> <li>• Mentioned that she is currently renting a place and the structure owner is asking them to vacate the area.</li> <li>• Added that they have already transferred to another place.</li> <li>• Answered that they transferred on an area near her spouse's work.</li> </ul> <p><b>(MS. RISEL BATANGAN, Renter, Brgy. Bagumbayan)</b></p>	<ul style="list-style-type: none"> <li>• Inquired on the PAP's new place.</li> <li>• Answered that further assessment is still needed to understand the PAP's case.</li> </ul> <p><b>(MS. CHARLOTTE MANANQUIL, Community Development Officer, DOTr)</b></p> <ul style="list-style-type: none"> <li>• Added that such assessment will determine the PAP's status.</li> <li>• Gave assurance that a team will conduct the necessary assessment to confirm the PAP's status.</li> </ul> <p><b>(MS. SHE LUCAS, Community Development Officer, DOTr)</b></p>
<ul style="list-style-type: none"> <li>• Asked for the status of Adriano Homes.</li> </ul> <p><b>(MS. LIGAYA BUENA OBRA, Resident, Brgy. Bagumbayan)</b></p>	<ul style="list-style-type: none"> <li>• Answered that it cannot be determined yet since ground survey activities are yet to be conducted.</li> <li>• Provided assurance that all PAPs will be provided with necessary assistance.</li> </ul> <p><b>(MS. CHARLOTTE MANANQUIL, Community Development Officer, DOTr)</b></p>
<ul style="list-style-type: none"> <li>• Mentioned that the possible affected areas of their companies are their parking lot and a warehouse building.</li> <li>• Asked who will choose the contactor as well as procure the necessary materials.</li> <li>• Asked if there is a need to present the materials used in constructing their</li> </ul>	<ul style="list-style-type: none"> <li>• Answered that the reconstruction and repair of the affected structures will be shouldered by the owners since DOTr will provide compensation for the affected portions.</li> </ul>

<p>structures or if it will just be based on the surveys.</p> <ul style="list-style-type: none"> <li>Inquired for the construction period of the project.</li> </ul> <p>(<b>MS. LEONORA ABRAO</b>, <i>Representative</i>, Suyen Corporation)</p>	<ul style="list-style-type: none"> <li>Pointed that the extent of the project will be determined after the ground survey activities.</li> <li>Mentioned that the payment of affected areas will be based on the current market value including labor cost.</li> <li>Answered that it will be up to the owner to procure their own contractors and materials to repair and reconstruct the affected structures.</li> <li>Discussed that one of initial step is the sending of the Notice of Taking (NoT) informing that they are affected. Once the property and structure are appraised, an Offer to Buy will be sent which states the compensable amount.</li> <li>Added that it will be left to the owner's discretion as to how they will utilize the compensation money.</li> <li>Responded that the project's construction period cannot be determined yet. However, the indicative start of the project is on the 3<sup>rd</sup> Quarter and it will commence once the alignment areas are already clear of the structures.</li> <li>Added that there will be no displacement unless the compensation is provided.</li> </ul> <p>(<b>MS. CHARLOTTE MANANQUIL</b>, <i>Community Development Officer</i>, DOTr)</p>
<ul style="list-style-type: none"> <li>Mentioned that they might want to put up a different design for the new structure.</li> <li>Clarified if the excess amount in constructing a new building will not be shouldered by the DOTr.</li> <li>Asked is their structure along an Industrial Zone in Brgy. Bagumbayan will be affected.</li> </ul> <p>(<b>MS. DOLORES</b>, <i>Resident</i>, Brgy. Bagumbayan)</p>	<ul style="list-style-type: none"> <li>Responded that the compensation amount will only be based on the value of the project affected property or structure.</li> <li>Reiterated that it will be the owner's responsibility to identify how the money from the compensation will be utilized.</li> <li>Discussed that there will still be ground activities to determine the project's extent as well as the affected areas.</li> </ul> <p>(<b>MS. CHARLOTTE MANANQUIL</b>, <i>Community Development Officer</i>, DOTr)</p>
<ul style="list-style-type: none"> <li>Asked if there will be relocation or money compensation for renters.</li> </ul>	<ul style="list-style-type: none"> <li>Answered that renters may be provided with relocation. However, an assessment</li> </ul>

<ul style="list-style-type: none"> <li>• Asked what will happen if the structure owner asked them to vacate the place they are renting.</li> </ul> <p>(MR. PEDRO MUEREZ, <i>Renter</i>, Brgy. Bagumbayan)</p>	<p>will still be conducted by DOTr to determine their qualifications.</p> <ul style="list-style-type: none"> <li>• Gave assurance that all PAPs will receive the necessary assistance.</li> </ul> <p>(MS. CHARLOTTE MANANQUIL, <i>Community Development Officer</i>, DOTr)</p>
<ul style="list-style-type: none"> <li>• Asked if the project will be implemented this year.</li> <li>• Expressed concern that they need time to prepare as their equipment used for their livelihood will be affected.</li> </ul> <p>(MS. MARIA LEÑA PILITA, <i>Resident</i>, Brgy. Bagumbayan)</p>	<ul style="list-style-type: none"> <li>• Discussed that the purpose of the meeting is to explain the process. Hence, there is no information yet as to the extent of the project as well as the PAPs.</li> <li>• Added that once the results of ground surveys are consolidated, a list of PAPs will be generated.</li> <li>• Pointed that there will be a 2<sup>nd</sup> Stakeholders Consultation Meeting (SCM) where there will be a discussion on the compensation as well as the entitlements.</li> <li>• Raised that the PAPs must secure the control number and password provided to them.</li> </ul> <p>(MS. NESAH JARIEL, <i>Senior Resettlement Specialist</i>, Ecosyscorp)</p> <ul style="list-style-type: none"> <li>• Discussed that the projected implementation schedule for the civil works is on the 3<sup>rd</sup> Quarter of 2021. However, this is subject to change due to the current pandemic.</li> <li>• Gave assurance that proper coordination will be done for any changes in the timeline.</li> </ul> <p>(MS. CHARLOTTE MANANQUIL, <i>Community Development Officer</i>, DOTr)</p>
<ul style="list-style-type: none"> <li>• Asked for the relocation area for affected families in nearby barangays such as Brgy. Tanyag.</li> </ul> <p>(MS. MICAH PADTO, <i>Representative</i>, Mix Masters)</p>	<ul style="list-style-type: none"> <li>• Answered that there is no relocation site yet. However, details for this subject will be discussed on the 2<sup>nd</sup> SCM.</li> </ul> <p>(MS. CHARLOTTE MANANQUIL, <i>Community Development Officer</i>, DOTr)</p>
<ul style="list-style-type: none"> <li>• Asked for the project's extent.</li> <li>• Asked if the whole structure will be demolished if only a portion will be affected.</li> </ul>	<ul style="list-style-type: none"> <li>• Mentioned that the measurement of the project extent cannot be determined yet.</li> <li>• Reiterated that this will be identified during the marking of demarcations.</li> </ul>



(MS. ROWENA JIMENEZ, Resident, Brgy. Bagumbayan)	<p>(ENGR. RUPERTO CRUZ, Representative, JDT)</p> <ul style="list-style-type: none"> <li>Discussed that there are affected structures may either be severely or marginally affected.</li> <li>Further discussed that 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.</li> <li>Added that in contrast, severely affected structure means that the whole structure will be affected or that the affected portion will cause a serious threat to the habitants and the structure's integrity. The whole structure will be compensated for such case.</li> </ul> <p>(MS. NESAH JARIEL, Senior Resettlement Specialist, Ecosyscorp)</p>
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Attendance:

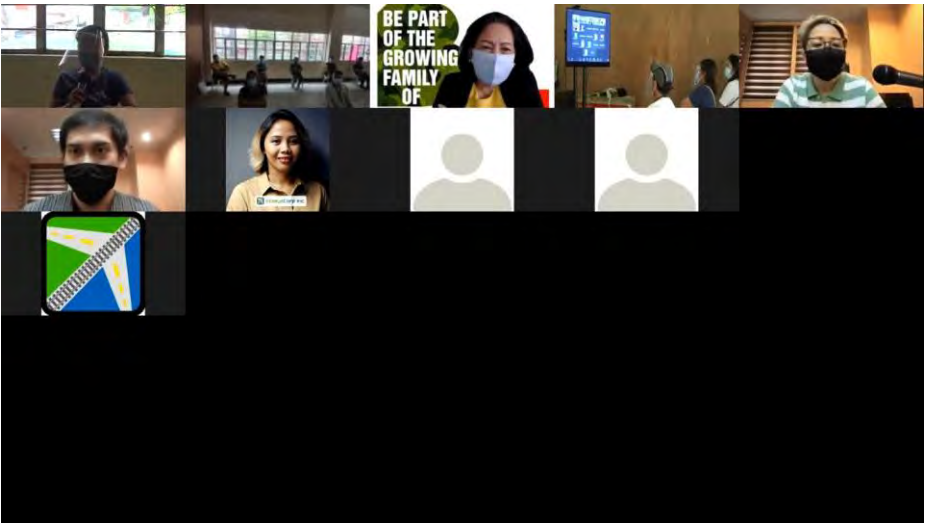
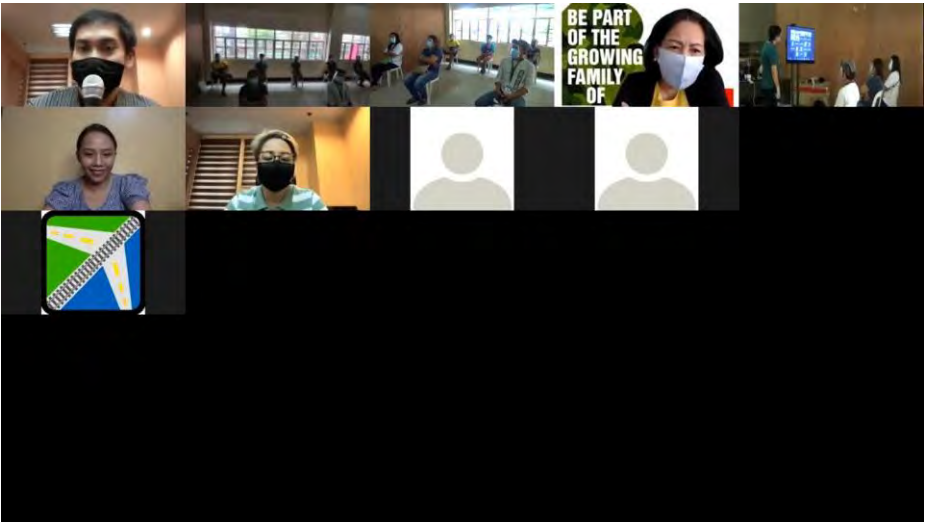
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MS. REYNALDO GIZON, Representative, JDT
ECOSYSCORP, INC.
MS. ANNABELLE HERRERA, RAP Director, Ecosyscorp
MS. NESAH JARIEL, Senior Resettlement Specialist, Ecosyscorp

LAST NAME	FIRST NAME	SEX	BARANGAY
Bacareza	Vicente	M	Brgy. Bagumbayan
Abelita	Maria Lenie	F	Brgy. Bagumbayan
Delgado	Ma. Teresa	F	Brgy. Bagumbayan
Humirez	Pedro	M	Brgy. Bagumbayan
Patangan	Recel	M	Brgy. Bagumbayan
Obra	Ligaya Buena	F	Brgy. Bagumbayan

Jimenez	Rowena	F	Brgy. Bagumbayan
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Photos:





**Highlights of the Detailed Design Study 1<sup>st</sup> Stakeholder Consultation Meeting (SCM)  
North South Commuter Railway Extension Project (Blumentritt-Calamba Section)  
Detailed Design Study Stage**

**Online Detailed Design (DD) 1<sup>st</sup> SCM**

**Date: 6 January 2021 (Wednesday)**

**Time: 8:00 A.M.**

**Onsite Venue: Tanyag Purok Singko Covered Court and Tanyag Purok Siyete Covered Court**

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the Detailed Design (DD) Study 1<sup>st</sup> Stakeholder Consultation Meeting for the Resettlement Action Acquisition Plan (RAP) for the potentially affected persons of Brgy. Tanyag, Taguig City. Responses to the queries are also included.

<b>Summary of Issues, Concerns, Comments, and Suggestions Raised during the DD 1<sup>st</sup> SCM of North South Commuter Railway Extension Project (Blumentritt-Calamba Section), DD Stage</b>	
<ul style="list-style-type: none"> <li>• Asked for the for the project's width that will traverse from Tutuban to Alabang.</li> <li>• Also asked if they must start preparing if their property will be really affected.</li> <li>• Further asked if the 30m width covers the whole rail of if it will be 30m on both sides.</li> </ul> <p><b>(MS. JANICE MACA, Resident, Brgy. Tanyag)</b></p>	<ul style="list-style-type: none"> <li>• Answered that the width of the main alignment is 30m while the station's width is 60m by 250m.</li> <li>• Added that there might be some differences in the dimension depending on the station's design and location, but the average width is 60m by 250m.</li> <li>• Mentioned that there are portions of the rail with bigger width on one side.</li> <li>• Answered that the centerline is not exactly on the middle of the rail.</li> </ul> <p><b>(ENGR. ROY CRUZ, Representative, JDT)</b></p> <ul style="list-style-type: none"> <li>• Answered that the indicative implementation timeline for civil works is set on the 3<sup>rd</sup> Quarter of 2021.</li> <li>• Disclosed that the schedule may be changed depending on the COVID-19 situation.</li> <li>• Assured the PAPs that they will be informed in case of schedule adjustments.</li> </ul> <p><b>(MS. CHARLOTTE MANANQUIL, Community Development Officer, DOTr)</b></p>
<ul style="list-style-type: none"> <li>• Mentioned that his property will be affected by the project.</li> </ul>	<ul style="list-style-type: none"> <li>• Answered that data are still being collected for the affected structures and properties.</li> </ul>

<ul style="list-style-type: none"> <li>• Disclosed that the area where his structure is located is untitled and an agriculture lot under the Comprehensive Agrarian Reform Program (CARP).</li> <li>• Conveyed support with the project.</li> <li>• Requested for face-to-face survey and expressed willingness to divulge necessary information about the property.</li> </ul> <p><b>(MR. PACINO GONZALO, JR.</b> <i>Resident</i>, Purok 8 Brgy. Tanyag)</p>	<ul style="list-style-type: none"> <li>• Added that PAPs can only be determined after the survey activities.</li> <li>• Assured that PAPs will be provided with necessary assistance in case displacement is inevitable.</li> <li>• Mentioned that as per ADB guidelines, proper social safeguard will be in place for PAPs. Assistance will also provided by DOTr.</li> </ul> <p><b>(MS. CHARLOTTE MANANQUIL,</b> <i>Community Development Officer</i>, DOTr)</p>
<ul style="list-style-type: none"> <li>• Mentioned that their property was previously demolished and was left with more or less 15m. Such remaining area was paid to Philippine National Railways (PNR) through a Community Mortgage Program (CMP) association.</li> <li>• Asked what compensation they will receive given the context.</li> <li>• Asked if they will be qualified for relocation given that their property was previously demolished.</li> <li>• Disclosed that the structure is co-owned with another family member. The upper portion belongs to him while the lower belongs to his relative.</li> </ul> <p><b>(MR. ARTURO BURBON,</b> <i>Resident</i>, Purok 5 Brgy. Tanyag)</p>	<ul style="list-style-type: none"> <li>• Answered that a meeting will be held between DOTr and PNR to discuss such matters.</li> <li>• Reiterated that PAPs will only be determined after the ground survey activities.</li> <li>• Also pointed that PAPs will receive proper compensation, assistance, and relocation if qualified.</li> <li>• Mentioned that PAPs qualified for relocation will be determined after the assessment. There will be an in-depth discussion on relocation during the 2<sup>nd</sup> Stakeholders Consultation Meeting (SCM).</li> <li>• Also added that there will only be one tag per structure and suggested that an internal arrangement may be settled with the PAP's family in case their structure is really affected.</li> </ul> <p><b>(MS. CHARLOTTE MANANQUIL,</b> <i>Community Development Officer</i>, DOTr)</p>
<ul style="list-style-type: none"> <li>• Asked if the initial survey will have any worth since there will still be a final survey.</li> <li>• Mentioned that there is an existing single access road in Purok 5.</li> <li>• Asked if it will be possible to retain the access road which will be affected by the project.</li> </ul>	<ul style="list-style-type: none"> <li>• Answered that the majority of the alignment from the Feasibility Study (FS) is still in the same area.</li> <li>• Pointed that there are some slight differences which must be surveyed in the Detailed Design (DD) study.</li> </ul> <p><b>(MS. NESAH JARIEL,</b> <i>Senior Resettlement Specialist</i>, Ecosyscorp)</p>

<p>(<b>MR. JUNE ONGBICO</b>, <i>Resident</i>, Purok 5 Brgy. Tanyag)</p>	<ul style="list-style-type: none"> <li>• Answered that it cannot be determined yet if the access road may be retained.</li> <li>• Provided assurance that landlocked areas will be replaced with alternate roads.</li> </ul> <p>(<b>MS. CHARLOTTE MANANQUIL</b>, <i>Community Development Officer</i>, DOTr)</p>
<ul style="list-style-type: none"> <li>• Asked for the timeline of survey and tagging activities.</li> </ul> <p>(<b>MR. LARRY RIGOR</b>, <i>Resident</i>, Brgy. Tanyag)</p>	<ul style="list-style-type: none"> <li>• Answered that the survey and tagging activities will commence by the 3<sup>rd</sup> week of January.</li> <li>• Added that this will need approval of the Local Government Unit (LGU).</li> </ul> <p>(<b>MS. NESAH JARIEL</b>, <i>Senior Resettlement Specialist</i>, Ecosyscorp)</p> <ul style="list-style-type: none"> <li>• Disclosed that there was already an approved Local Inter-Agency Committee (LIAC) for the project. This also signifies a go signal from the LGU including the safety protocols.</li> <li>• Added that there will be activities to set the demarcation line of the project. There will be a separate meeting with the LGU to discuss the activities.</li> </ul> <p>(<b>ENGR. GENEROSO IGNACO</b>, <i>Housing Officer</i>, Local Housing Office of Taguig)</p>
<ul style="list-style-type: none"> <li>• Asked if there will be a contractor that will demolish their structures.</li> <li>• Inquired if DOTr will provide ample payment in the event that the contractors damaged their properties beyond the intended scope.</li> </ul> <p>(<b>MR. ANTONIO DELA TORRE</b>, <i>Resident</i>, Brgy. Tanyag)</p>	<ul style="list-style-type: none"> <li>• Answered that DOTr will have a contractor for the demolishing of structures. However, it cannot be determined yet which contractor will handle the demolition.</li> <li>• Assured Mr. Dela Torre that DOTr will provide the proper payment if such event takes place.</li> <li>• Also pointed that there will be proper coordination with the contractors to avoid mishandling their properties.</li> </ul> <p>(<b>MS. CHARLOTTE MANANQUIL</b>, <i>Community Development Officer</i>, DOTr)</p> <ul style="list-style-type: none"> <li>• Added that repair of affected structures as well as its reconstruction will be the obligation of the owner.</li> </ul>

	<ul style="list-style-type: none"> <li>Pointed that the owner has the freedom to choose the contractor that will repair their structures.</li> </ul> <p>(<b>MS. NESAH JARIEL</b>, <i>Senior Resettlement Specialist, Ecosyscorp</i>)</p>
<ul style="list-style-type: none"> <li>Mentioned that their electric utility line is in a clustered meter base which crosses the railway.</li> <li>Added that an electric utility pole as well as water pipeline will be affected by the project.</li> <li>Asked what assistance will be provided for them.</li> </ul> <p>(<b>MS. MARIA ISABEL PABUALAN</b>, <i>Brgy Councilor, Brgy. Tanyag</i>)</p>	<ul style="list-style-type: none"> <li>Answered that as for electric and water utility lines, the DOTr guidelines posits a replicate before dismantle approach.</li> <li>Further discussed that utility service providers will set up another utility lines on a different area to connect the lines. Such will be accomplished before the existing lines are clipped.</li> <li>Assured that access to utility lines will be maintained through such approach.</li> </ul> <p>(<b>MS. CHARLOTTE MANANQUIL</b>, <i>Community Development Officer, DOTr</i>)</p>
<ul style="list-style-type: none"> <li>Disclosed that several properties were demolished and were offered with cash payment or relocation before.</li> <li>Mentioned that his structure was exempted during the said demolition.</li> <li>Asked why his property was exempted during the previous demolition.</li> <li>Asked if the costs of repair will be handled by the DOTr.</li> </ul> <p>(<b>MR. CECILIO VICTORIANO</b>, <i>Resident, Purok 5 Brgy. Tanyag</i>)</p>	<ul style="list-style-type: none"> <li>Mentioned that they do not have the necessary information with regards to the previous demolition. However, it was pointed that the NSCR project is a different project from the previous railway projects.</li> <li>Answered that affected structures will be compensated based on the current market value.</li> <li>Reiterated that only the affected portions will be compensated. However, if the affected portion will cause adverse impact such that it will not be safe for continued habitation, the whole structure will be acquired.</li> <li>Added that it will be the owners' responsibility to repair their structures that will be marginally affected by the project.</li> </ul> <p>(<b>MS. CHARLOTTE MANANQUIL</b>, <i>Community Development Officer, DOTr</i>)</p>
<ul style="list-style-type: none"> <li>Asked what approach will be used for multiple families in a single dwelling.</li> </ul>	<ul style="list-style-type: none"> <li>Reiterated that there is only one tag per structure affected.</li> </ul>

<ul style="list-style-type: none"> <li>Also asked if all families will be compensated or provided with relocation.</li> </ul> <p>(<b>MS. VERBIE FERNANDEZ</b>, <i>Resident</i>, Purok 5 Brgy. Tanyag)</p>	<ul style="list-style-type: none"> <li>Pointed that multiple families or households will be captured through the Socio-Economic Survey (SES). This will be used to identify the qualified families or households for relocation.</li> <li>Added that more details for the relocation will be presented on the 2<sup>nd</sup> SCM.</li> </ul> <p>(<b>MS. CHARLOTTE MANANQUIL</b>, <i>Community Development Officer</i>, DOTr)</p>
<ul style="list-style-type: none"> <li>Mentioned that the dimension of the project was not clear.</li> <li>Clarified if the middle of the railway will be the basis for the centerline.</li> <li>Raised that their access will be blocked due to the project. They would need to readjust their home to conform with another access path.</li> </ul> <p>(<b>MR. JUN MARIE PACINO</b>, <i>Resident</i>, Purok 8 Brgy. Tanyag)</p>	<ul style="list-style-type: none"> <li>Answered that the centerline was previously used during the FS.</li> <li>In the current design, the centerline is not necessarily in the middle of the railway.</li> <li>Reiterated that this is due the differences in the design for some areas where one portion might be wider than the other. The demarcation activities on the 2<sup>nd</sup> or 3<sup>rd</sup> week will determine the affected properties.</li> </ul> <p>(<b>ENGR. ROY CRUZ</b>, <i>Representative</i>, JDT)</p> <ul style="list-style-type: none"> <li>Reiterated that DOTr will provide assistance for blocked access or landlocked areas. An alternate route will be suggested to ensure access.</li> <li>Mentioned that there will be further discussion on these matters. However, it cannot be determined yet as to the specific assistance that will be provided for such contexts.</li> </ul> <p>(<b>MS. CHARLOTTE MANANQUIL</b>, <i>Community Development Officer</i>, DOTr)</p>
<ul style="list-style-type: none"> <li>Mentioned that they have renters in their affected structure.</li> <li>Asked if there will be relocation or compensation for renters.</li> </ul> <p>(<b>MR. RAMIL CULLIADO</b>, <i>Resident</i>, Purok 5 Brgy. Tanyag)</p>	<ul style="list-style-type: none"> <li>Answered that there will be assistance for the renters.</li> <li>Added that the renters' qualification for relocation will be determined once the SES has been conducted.</li> </ul> <p>(<b>MS. CHARLOTTE MANANQUIL</b>, <i>Community Development Officer</i>, DOTr)</p>

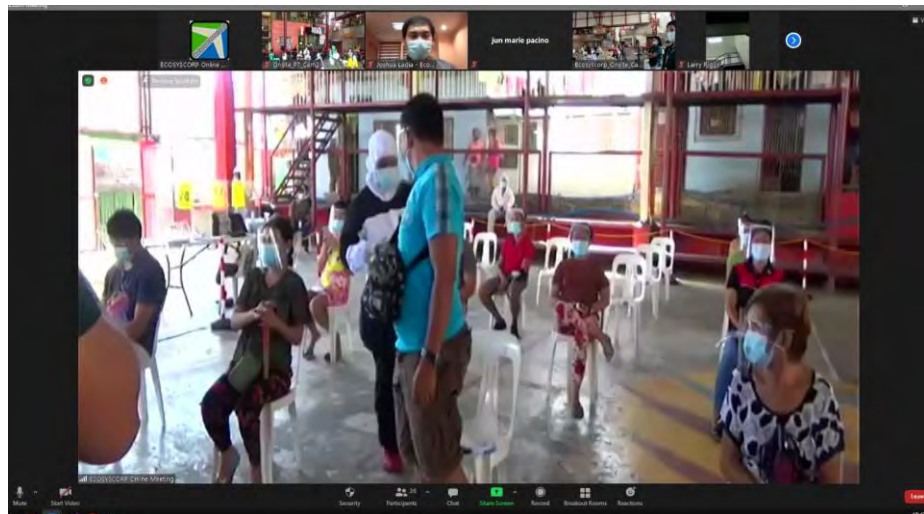


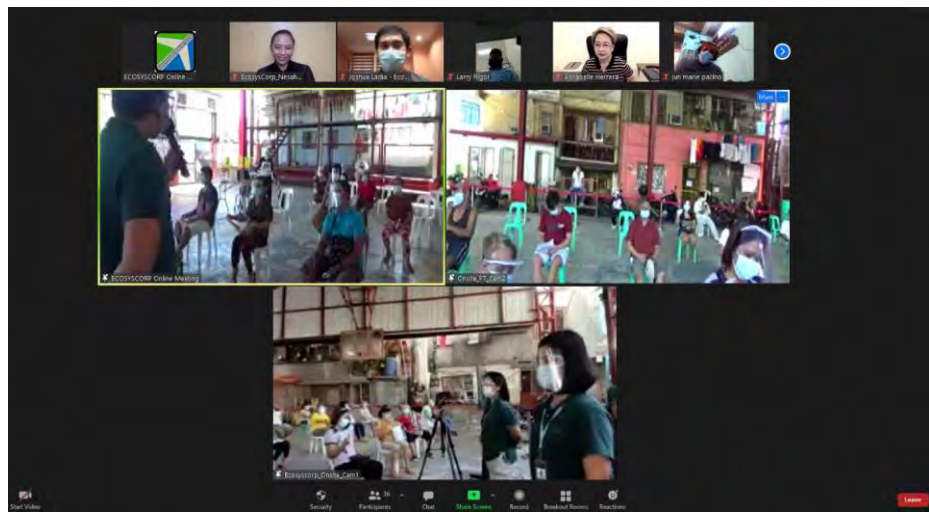
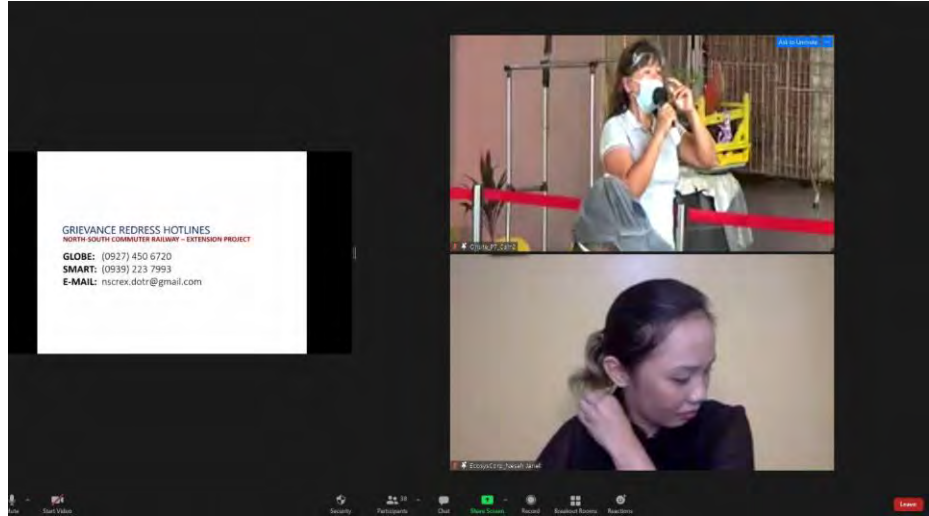
	<ul style="list-style-type: none"> <li>• Mentioned that regardless of tenure status as owner, renter, or sharer, proper compensation will be provided.</li> </ul> <p>(<b>MS. SHE LUCAS</b>, <i>Community Development Officer</i>, DOTr)</p>
<ul style="list-style-type: none"> <li>• Mentioned that during the last meeting, it was pointed that a relocation area has already been identified.</li> <li>• Asked if there is already a relocation area.</li> </ul> <p>(<b>MS. INA FABUALAN</b>, <i>Resident</i>, Purok 5 Brgy. Tanyag)</p>	<ul style="list-style-type: none"> <li>• Answered that possible relocation site not yet been discussed or presented yet.</li> <li>• Added that there will still be a meeting with DOTr and other partner agencies and institutions, including the LGU to identify possible relocation sites.</li> <li>• Mentioned that if there is an available relocation site, the PAPs will be informed.</li> </ul> <p>(<b>MS. CHARLOTTE MANANQUIL</b>, <i>Community Development Officer</i>, DOTr)</p> <ul style="list-style-type: none"> <li>• Clarified that SES has already been conducted during the FS. For newly affected structures, blue stickers will be used to tag the structures.</li> <li>• Mentioned that the interview activities will be conducted for structures with blue stickers.</li> <li>• Added that structures tagged with green stickers mean that it has already been tagged previously with white stickers. It also signifies that SES and CAT activities have already been accomplished. No further interviews will be conducted for structures with white and green stickers.</li> </ul> <p>(<b>MS. NESAH JARIEL</b>, <i>Senior Resettlement Specialist</i>, Ecosyscorp)</p>
<ul style="list-style-type: none"> <li>• Asked if the survey team will provide notification as they need to adjust their work schedule to accommodate the survey.</li> </ul> <p>(<b>MR. ARTURO BURBON</b>, <i>Resident</i>, Purok 5 Brgy. Tanyag)</p>	<ul style="list-style-type: none"> <li>• Answered that as for the schedule of survey activities, the standard practice is to ask permission first in the Brgy LGUs. This will also inform the Brgys. with the schedule of the activities.</li> <li>• Added that the LIAC will also accommodate the team during the ground survey activities.</li> </ul> <p>(<b>MS. NESAH JARIEL</b>, <i>Senior Resettlement Specialist</i>, Ecosyscorp)</p>

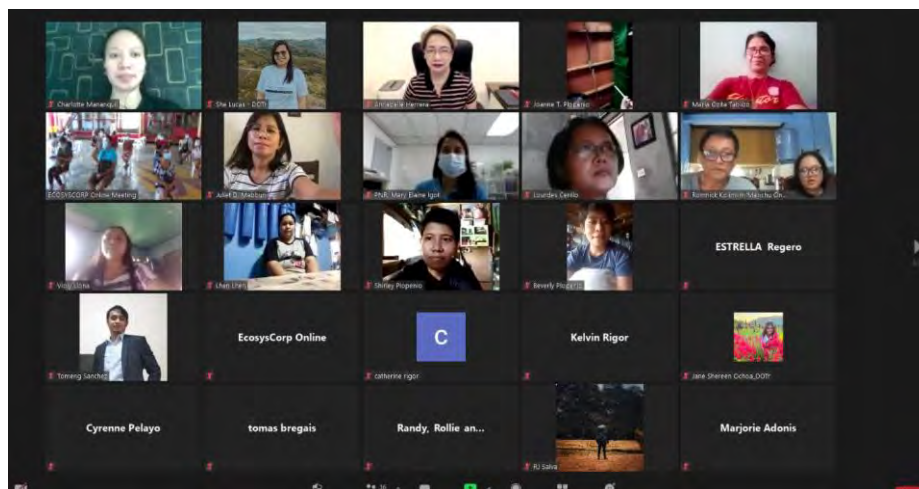
<ul style="list-style-type: none"> <li>● Mentioned that their structure was marginally affected during the previous demolition activities.</li> <li>● Added that relocation was not provided for them since they were not around the area when the event happened.</li> <li>● Disclosed that the structure was sold, and they are currently renting a space.</li> <li>● Asked what resolution for their case will be.</li> </ul> <p>(<b>MS. MARIA FE MEJARA</b> <i>Resident</i>, Purok 7 Brgy. Tanyag)</p>	<ul style="list-style-type: none"> <li>● Mentioned that the demolition happened for a PNR project during the term of former President Gloria Macapagal Arroyo. The relocation was handled by the National Housing Authority (NHA)</li> <li>● Added that the NSCR project is different from the previous project.</li> <li>● Assured that PAPs living in the area before the cut-off date will be provided with proper compensation.</li> <li>● Clarified that the PAPs may provide their preferred interview schedule and mode in the survey permit. The interviews may be conducted through call center, online, or face-to-face interview.</li> </ul> <p>(<b>MS. NESAH JARIEL</b>, <i>Senior Resettlement Specialist</i>, Ecosyscorp)</p>
<ul style="list-style-type: none"> <li>● Asked if the tagging using the green stickers has already been conducted.</li> </ul> <p>(<b>MR. PRINCE NEPOMUCENO</b>, <i>Representative</i>, Purok 7 Brgy. Tanyag)</p>	<ul style="list-style-type: none"> <li>● Reiterated that the white stickers were used to tag structures in 2018 during the FS. The tagging for the DD phase is scheduled in January 2021.</li> </ul> <p>(<b>MS. NESAH JARIEL</b>, <i>Senior Resettlement Specialist</i>, Ecosyscorp)</p>

Attendance:

LGU
<b>ENGR. GENEROSO IGNACO</b> , <i>Housing Officer</i> , Local Housing Office
DOTr:
<b>MS. CHARLOTTE MANANQUIL</b> , <i>Community Development Officer</i> , DOTr
<b>MS. SHE LUCAS</b> , <i>Community Development Officer</i> , DOTr
<b>MR. SARAH MENDOZA</b> , <i>Community Development Officer</i> , DOTr
PNR
<b>MS. JENNILYN TALE</b> , <i>Representative</i> , PNR
<b>MR. NEIL PETER BAGAYGAY</b> , <i>Representative</i> , PNR
<b>MR. JOJO VELANCIANO</b> , <i>Representative</i> , PNR
<b>MR. GUILBERT LAGYO</b> , <i>Representative</i> , PNR
<b>MR. ELAINE IGOT</b> , <i>Representative</i> , PNR
JDT:
<b>MR. ROY CRUZ</b> , <i>Representative</i> , JDT
<b>MS. NORJAY JERUTA</b> , <i>Representative</i> , JDT
<b>MS. REYNALDO GIZON</b> , <i>Representative</i> , JDT
ECOSYSCORP, INC.
<b>MS. ANNABELLE HERRERA</b> , <i>RAP Director</i> , Ecosyscorp







**Highlights of the Detailed Design Study 1<sup>st</sup> Stakeholder Consultation Meeting (SCM)**  
**North South Commuter Railway Extension Project (Blumentritt-Calamba Section)**  
**Detailed Design Study Stage**

**Online Detailed Design (DD) 1<sup>st</sup> SCM**

**Date: 6 January 2021 (Wednesday)**

**Time: 1:00 P.M.**

**Onsite Venue: Tanyag Purok Singko Covered Court and Tanyag Purok Siyete Covered Court**

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the Detailed Design (DD) Study 1<sup>st</sup> Stakeholder Consultation Meeting for the Resettlement Action Acquisition Plan (RAP) for the potentially affected persons of Brgy. Tanyag, Taguig City. Responses to the queries are also included.

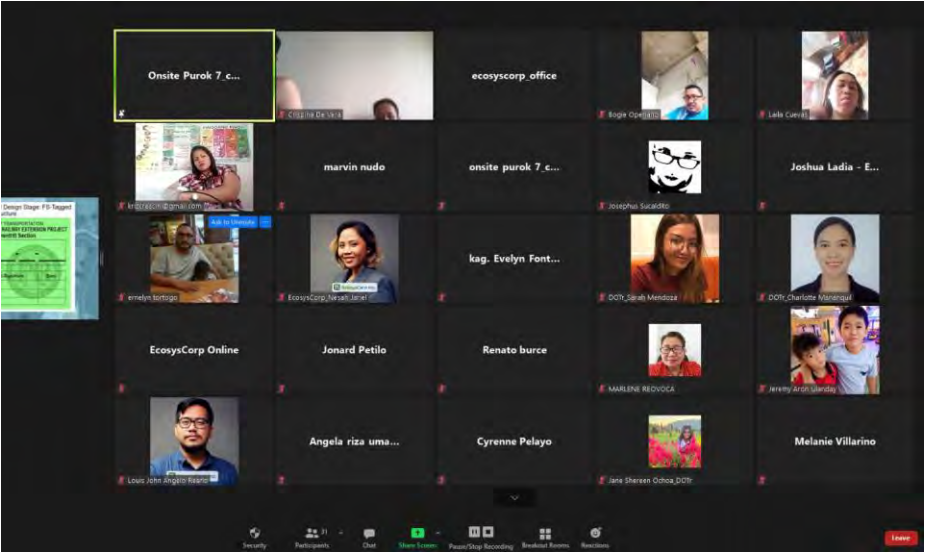
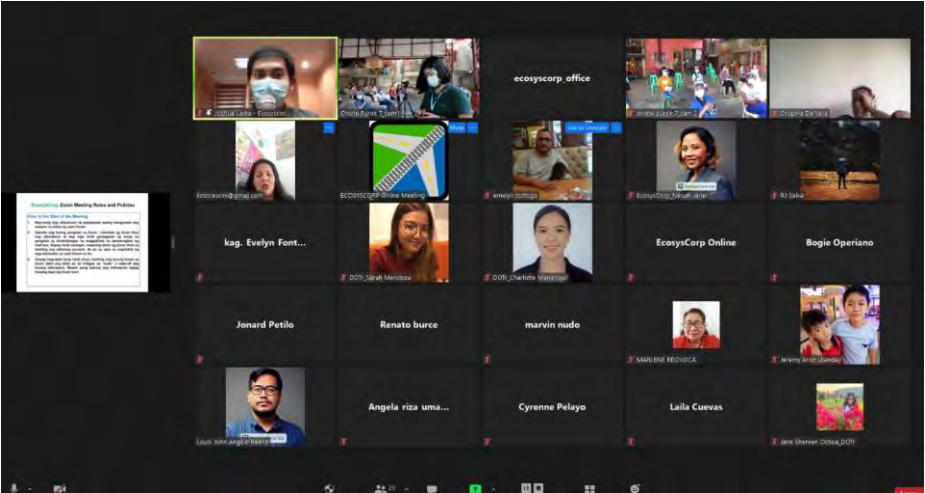
<b>Summary of Issues, Concerns, Comments, and Suggestions Raised during the DD 1<sup>st</sup> SCM of North South Commuter Railway Extension Project (Blumentritt-Calamba Section), DD Stage</b>	
<ul style="list-style-type: none"> <li>● Mentioned that there are 3 to 4 families in their structure including a renter.</li> <li>● Asked what will happen to the structure occupants if there will only be one sticker tag for their structure.</li> </ul> <p><b>(Unidentified PAPs, Resident, Brgy. Tanyag)</b></p>	<ul style="list-style-type: none"> <li>● Answered that the striker tag is intended for the structure. However, all the households will be interviewed.</li> <li>● Added that all households in the structure will also be provided with control numbers and password which will also serve as the household ID.</li> </ul> <p><b>(MS. NESAH JARIEL, Senior Resettlement Specialist, Ecosyscorp)</b></p>
<ul style="list-style-type: none"> <li>● Asked for the width of the project.</li> </ul> <p><b>(MS. BONNEVIE, Resident Purok 6 Brgy. Tanyag review name cannot be determined)</b></p>	<ul style="list-style-type: none"> <li>● Answered that there will be field activities after the Stakeholder Consultation Meeting (SCM).</li> <li>● Added that the said activities will include determining demarcation to identify project's extent. This will be conducted within the month.</li> </ul> <p><b>(ENGR. ROY CRUZ, Representative, JDT)</b></p>
<ul style="list-style-type: none"> <li>● Asked for the requirements presented in the video.</li> <li>● Mentioned that 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.</li> <li>● Added that it will be difficult for them to acquire an individual Tax Declaration.</li> </ul>	<ul style="list-style-type: none"> <li>● Asked if the tax declaration is with the association.</li> <li>● Added that such Tax Declaration will suffice but it is important to identify the partition of each property in the said document.</li> <li>● Mentioned that it will be best if the PAPs can have their individual properties surveyed.</li> </ul>

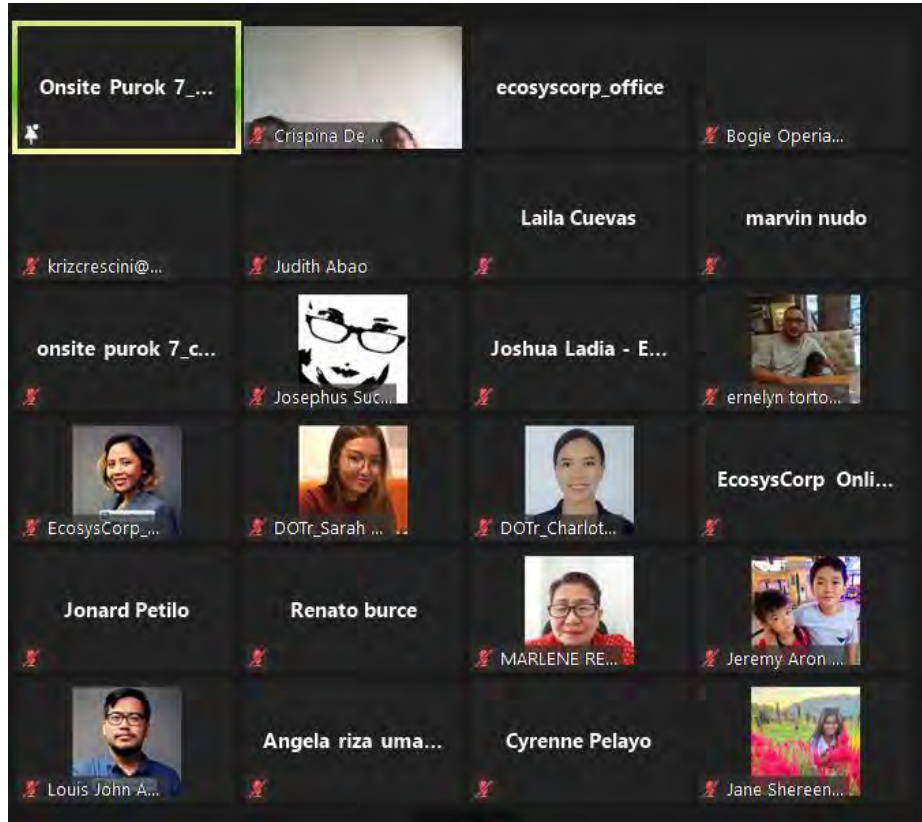
<ul style="list-style-type: none"> <li>● Agreed that there is a Tax Declaration, but it is still with the association.</li> <li>● Pointed that they are also members of United Residence of Old Bagbag Lines (URBAL).</li> </ul> <p>(Unidentified PAPs, Resident, Brgy. Tanyag)</p>	<p>(MS. ANNABELLE HERRERA, RAP Director, Ecosyscorp)</p> <ul style="list-style-type: none"> <li>● Mentioned that members of URBAL have an existing contract with Philippine National Railways (PNR).</li> <li>● Added that the 10-year payment period for the property has already lapsed.</li> <li>● Pointed that the determining of the demarcation as well as the other survey activities will have to be executed first to identify PAPs that are also members of URBAL. Once identified, there will be a meeting with the PNR to settle their case.</li> </ul> <p>(ENGR. GENEROSO IGNACO, Housing Officer, Local Housing Officer)</p>
<ul style="list-style-type: none"> <li>● Mentioned that they are currently renting a place.</li> <li>● Asked what the process for the renters will be.</li> </ul> <p>(MR. MARVIN NUDO, Resident, Brgy. Tanyag)</p>	<ul style="list-style-type: none"> <li>● Answered that regardless of stakeholder status, as structure owners or renters, as long as they will be affected, they will still undergo an interview.</li> <li>● Mentioned that the entitlements will be discussed on the 2<sup>nd</sup> SCM.</li> <li>● Added that 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.</li> </ul> <p>(MS. NESAH JARIEL, Senior Resettlement Specialist, Ecosyscorp)</p>
<ul style="list-style-type: none"> <li>● Asked what process will be used to interview renters that might not be around during the schedule of interview.</li> </ul> <p>(MS. HEIDI PULYADO, Resident, Brgy. Tanyag)</p>	<ul style="list-style-type: none"> <li>● Answered that there will be a survey permit which will capture the preferred schedule and mode of interview.</li> </ul> <p>(MS. NESAH JARIEL, Senior Resettlement Specialist, Ecosyscorp)</p>
<ul style="list-style-type: none"> <li>● Mentioned that the invitation was addressed to her children which are currently are not in the property.</li> <li>● Asked if it would be possible to address the invitation as well as the control number to her instead since she is currently residing in the property.</li> <li>● Disclosed that she is the structure owner.</li> </ul>	<ul style="list-style-type: none"> <li>● Assured the Ms. Andaya that there will still be other survey activities and a separate control number will be provided for her.</li> </ul> <p>(MS. NESAH JARIEL, Senior Resettlement Specialist, Ecosyscorp)</p> <ul style="list-style-type: none"> <li>● Answered that the records will be updated based on the surveys.</li> </ul>

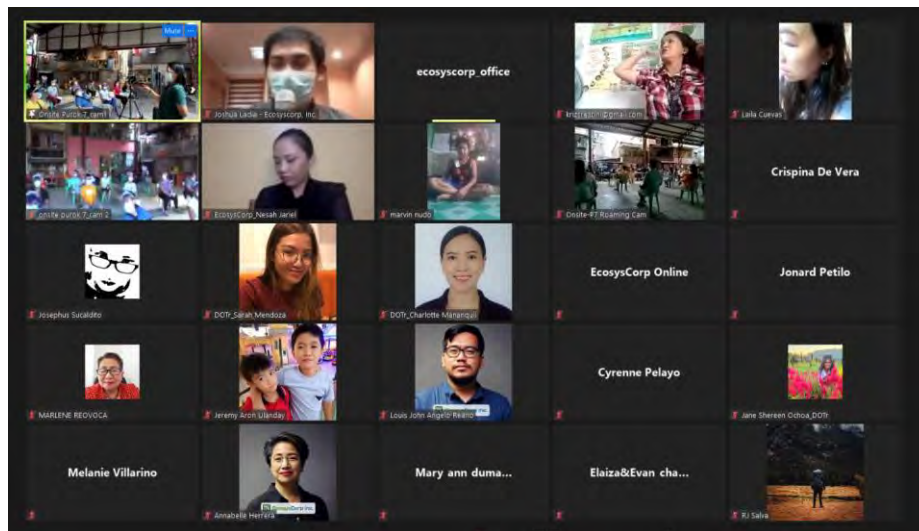
<ul style="list-style-type: none"> <li>● Mentioned that there are also renters in her structure.</li> </ul> <p><b>(MS. ROSIE ANDAYA, Resident, Brgy. Tanyag)</b></p>	<ul style="list-style-type: none"> <li>● Added that if a person is not residing in the structure anymore, they will not be considered as affected.</li> <li>● Also clarified that there will be no separate control number for her and her children since her children are now non-residents.</li> </ul> <p><b>(MS. ANNABELLE HERRERA, RAP Director, Ecosyscorp)</b></p>
<ul style="list-style-type: none"> <li>● Mentioned that his structure is being used as a renting place and two structures will be affected.</li> <li>● Asked if there will also be compensation for renters.</li> </ul> <p><b>(Unidentified PAPs, Resident, Brgy. Tanyag)</b></p>	<ul style="list-style-type: none"> <li>● Answered that there will be assistance provided to all PAPs. However, the specifics of the assistance and compensation will be discussed on the 2<sup>nd</sup> SCM.</li> <li>● Added that the compensation for the affected structure will be received by the owner.</li> <li>● Mentioned there will be different assistance and compensation depending on the stakeholder's classification.</li> </ul> <p><b>(MS. NESAH JARIEL, Senior Resettlement Specialist, Ecosyscorp)</b></p>
<ul style="list-style-type: none"> <li>● Mentioned that URBAL was in the abandoned line and there is now a new association.</li> <li>● Added that NSCR is a different project from the URBAL project which is an abandoned line. It is also composed of different members and PAPs.</li> <li>● Pointed that PAPs in Purok 5 belong to the Caldosos Compound and that the Caldosos Family is currently paying the Real Property Tax.</li> <li>● Suggested that it will be better to point to the communities that NSCR is different from the previous project.</li> </ul> <p><b>(Unidentified PAPs, Resident, Brgy. Tanyag)</b></p>	<ul style="list-style-type: none"> <li>● Mentioned that private lands are covered by government's prerogative through eminent domain. This also means that affected properties will be compensated by the government.</li> <li>● Pointed that for the case of URBAL, some have already acquired their property Title while the others might not be able to settle their dues yet hence the property Title is not yet with them.</li> <li>● Further discussed that PAPs will be compensated based on their property's current market value as prescribed under RA 10752.</li> </ul> <p><b>(ENGR. GENEROSO IGNACO, Housing Officer, Local Housing Officer)</b></p>
<ul style="list-style-type: none"> <li>● Asked if there is already an identified relocation site for the PAPs.</li> <li>● Asked if the project will still commence even without an identified relocation site.</li> </ul>	<ul style="list-style-type: none"> <li>● Answered that there is no relocation site identified yet for Taguig.</li> <li>● Mentioned that the identification of relocation is still subject for discussion of DOTr, Taguig LGU, LIAC, and other pertinent institutions.</li> </ul>



<ul style="list-style-type: none"> <li>Inquired if there is already an exact measurement with regards to the project's extent to their properties.</li> </ul> <p><b>(MS. ALONA DEL MARIO, Resident, Brgy. Tanyag)</b></p>	<ul style="list-style-type: none"> <li>Provided assurance that once the information is available, PAPs will be notified.</li> <li>Pointed that all project activities will still proceed even without an identified relocation site since a rental subsidy will be provided.</li> <li>Added that relocation matter will be discussed during the 2<sup>nd</sup> SCM.</li> </ul> <p><b>(MS. CHARLOTTE MANANQUIL, Community Development Officer, DOTr)</b></p> <ul style="list-style-type: none"> <li>Reiterated that there will still be ground survey activities to determine the project's extent on affected structures.</li> <li>Pointed that structure impact will be determined once the demarcations are determined.</li> </ul> <p><b>(MS. NESAH JARIEL, Senior Resettlement Specialist, Ecosyscorp)</b></p> <ul style="list-style-type: none"> <li>Reiterated that the activities for demarcation are yet to be conducted.</li> <li>Added that within the month, project's extent to structures affected will be determined.</li> </ul> <p><b>(ENGR. ROY CRUZ, Representative, JDT)</b></p>
<ul style="list-style-type: none"> <li>Asked if there are documents that must be presented by renters during the interviews.</li> </ul> <p><b>(MS. SHIELANY, Renter, Purok 8 Brgy. Tanyag)</b></p>	<ul style="list-style-type: none"> <li>Answered that 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.</li> </ul> <p><b>(MS. CHARLOTTE MANANQUIL, Community Development Officer, DOTr)</b></p>
<ul style="list-style-type: none"> <li>Mentioned that her children had put up an annex in her structure and she was being asked to pay for it.</li> <li>Added that some of their household belonging are still her structure.</li> </ul> <p><b>(MS. ROSIE ANDAYA, Resident, Brgy. Tanyag)</b></p>	<ul style="list-style-type: none"> <li>Answered that such domestic matters is beyond the project's scope.</li> <li>Suggested that this may be raised and settled instead to the Brgy.</li> </ul>







Highlights of the 1<sup>st</sup> Stakeholder Consultation Meeting (SCM)  
NORTH SOUTH COMMUTER RAILWAY EXTENSION PROJECT  
(BLUMENTRITT-CALAMBA SECTION)  
Detailed and Design (DD) Stage

Brgy. Bayanan Covered Court,  
Brgy. Bayanan, Muntinlupa City  
08 January 2019 2:00 P.M.

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the 1<sup>st</sup> SCM (DD RAP) for the informal settler families (ISFs), renters, and structure owners of Brgy. Alabang, Brgy. Bayanan, Brgy. Buli, Brgy. Cupang, Brgy. Poblacion, Brgy. Putatan, and Brgy. Tunasan. Responses to the queries are also included.

**Please see the attached attendance sheets for the list of participants during the meeting.**

Summary of Issues, Concerns, Comments, and Suggestions Raised during the 1 <sup>st</sup> SCM for the Informal Settler Families (ISFs) in Brgy. Bayanan Covered Court, Brgy. Bayanan, Muntinlupa City, DD Stage (1/2)	
Queries/Concerns/Suggestions/Comments	Responses to Queries
<ul style="list-style-type: none"> <li>Shared that there was an organization established since 2016. Mr. Madarang asked if they can still be considered for relocation if they are not a member of any association (<b>MR. MICHAEL MADARANG</b>, Resident, Brgy. Alabang)</li> </ul>	<ul style="list-style-type: none"> <li>Reiterated that whether the PAPs are members or not of an existing organization, if they are qualified for the relocation program, then they will be included in the list (<b>MR. LOPE LIZANO II</b>, Technical Staff, Social Housing Finance Corporation)</li> </ul>
<ul style="list-style-type: none"> <li>Shared that most of the informal settlers don't have permanent employment in which they can't avail the socialize housing (<b>MR. BOY ADALI</b>, Resident, Brgy. Tunasan)</li> </ul>	<ul style="list-style-type: none"> <li>Explained that "Abot Kayang Pabahay" is the other term for socialize housing. Ms. Herrera added that there is still a study on how much will be the monthly amortization that is suitable for the PAPs based on their profit;</li> <li>For livelihood restoration and improvement program, there will be free training for those who wanted to work such as in construction;</li> <li>DOTr will have a job matching for the PAPs to the different agencies who give employment (<b>MS. ANNABELLE HERRERA</b>, RAP Team Leader, EcosysCorp, Inc.)</li> </ul>
<ul style="list-style-type: none"> <li>Shared that in Brgy. Putatan, there is a big tarpaulin indicating a start of demolition (<b>MR. JOEL RAFOL</b>, Resident, Brgy. Putatan)</li> </ul>	<ul style="list-style-type: none"> <li>Explained that PNR is not posting any announcement for demolition or clearing. The PNR is coordinating with the barangay officials before they undertake activities such as demolition or clearing. The clearing is done for PAPs who returned to the danger zone;</li> <li>Clarified that they are not posting any related activities to demolition;</li> <li>Assured that they will verify the said poster (<b>MR. JOJO VALENCIANO</b>, Resettlement Officer, PNR)</li> </ul>

**Summary of Issues, Concerns, Comments, and Suggestions Raised during the 1<sup>st</sup> SCM for the Informal Settler Families (ISFs) in Brgy. Bayanan Covered Court, Brgy. Bayanan, Muntinlupa City, DD Stage (2/2)**

Queries/Concerns/Suggestions/Comments	Responses to Queries
<ul style="list-style-type: none"> <li>Shared that they heard information that there will no longer have census and tagging activities and that the demolition and clearing activities will be undertaken soon;</li> <li>Expressed apprehension on the current budget status of NHA with regards to relocation programs (<b>MR. MARLON PATERO</b>, <i>Chairman</i>, Bangon Maralita Putatan Chapter)</li> </ul>	<ul style="list-style-type: none"> <li>Explained that the project will be implemented with the assistance from international funding institutions, such as ADB and JICA, and it is one of the guidelines of these funding institutions to ensure that the PAPs are relocated and justly compensated prior to demolition and clearing activities;</li> <li>Clarified that the leading agency for the NSCR Extension Project Blumetritt-Calamba section is the Social Housing Finance Corporation (SHFC) (<b>MS. HERRERA</b>)</li> </ul>
<ul style="list-style-type: none"> <li>Asked about the Alabang Station (<b>MS. ROSE MARIE PURA</b>, <i>Resident</i>, Brgy. Alabang)</li> </ul>	<ul style="list-style-type: none"> <li>Explained that the designs for the stations are not yet finalized;</li> <li>Clarified that this meeting is intended for those PAPs covered within the 30-meter Project Right-Of-Way (ROW) (<b>MS. HERRERA</b>)</li> </ul>
<ul style="list-style-type: none"> <li>Asked about the compensation for those who have a rental business and its renters (<b>MS. MARIA ROSE SANTILLAN</b>, <i>Resident</i>, Brgy. Cupang)</li> </ul>	<ul style="list-style-type: none"> <li>Explained that under RA 7279, owners of rental buildings who do not own the land are considered as squatting syndicate. Those renters affected by the project will be considered for a relocation program as they are not part of the said syndicate;</li> <li>Clarified that if it is proven that owners of the rental structures are members of the squatting syndicate, no compensation will be accorded (<b>MS. HERRERA</b>)</li> </ul>
<ul style="list-style-type: none"> <li>Asked about the tentative date of construction and demolition (<b>MR. EMMANUEL GAYLAN</b>, <i>Resident</i>, Brgy. Alabang)</li> </ul>	<ul style="list-style-type: none"> <li>Responded that the target construction date is May 2020. The clearing and demolition will happen prior to the construction (<b>MS. HERRERA</b>)</li> </ul>



**Photo No. 1** **Mr. Boy Adali** of Brgy. Tunasan, sharing his concern about the affordability of socialize housing because most of the informal settlers do not have permanent jobs.



**Photo No. 2** *Bangon Maralita Putatan Chapter Chairman* **Mr. Marlon Patero** asking about the posted tarpaulin in their barangay announcing about the demolition.



**Photo No. 3** **Ms. Mary Rose Santillan**, a resident of Brgy. Cupang, asking about the possible compensation for the rental business owners and its renters.

**Highlights of the Detailed Design Stage 1st Stakeholder Consultation Meeting (SCM)**  
**NORTH-SOUTH COMMUTER RAILWAY PROJECT (NSCRP), SOLIS-CALAMBA SECTION**  
**BRGY. SUCAT, MUNTINLUPA CITY**  
**Detailed Design Stage**

Detailed Design (DD) 1st SCM  
Date: 27 August 2019 (Tuesday)  
Time: 01:00 P.M.  
Brgy. Buli Brgy. Hall

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the Detailed Design (DD) Stage 1<sup>st</sup> Stakeholder Consultation Meetings for the Detailed Design Resettlement Action Plan (DD RAP) of Muntinlupa City. Responses to the queries are also included.

<b>Summary of Issues, Concerns, Comments, and Suggestions Raised during the DD 1stSCM of Muntinlupa City, for the North-South Commuter Railway Project Solis-Calamba Section, DD Stage</b>	
<ul style="list-style-type: none"> <li>• Asked when the survey will commence.</li> <li>• Asked if there is a need to go the barangay hall for the conduct of the survey.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that the RAP surveys would begin tomorrow.</li> <li>• Added that the ground survey teams would be reporting first to the barangay hall before proceeding with the survey activity.</li> <li>• Clarified that there is no need to go to the barangay hall.</li> <li>• Advised if they will not be available, they may leave an authorization letter for their representative to sign the survey permit and indicate their availability for the activity.</li> </ul>
<ul style="list-style-type: none"> <li>• Asked if they would have an option to refuse demolition.</li> <li>• Asked if there will be a relocation or assistance to be given to the project affected.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that they have the right to refuse the process.</li> <li>• Explained that if they will refuse, this will be sorted out in court.</li> <li>• Added that that if the structure will be affected it will be compensated at replacement cost and that the affected land will be compensated at current market price.</li> <li>• Responded that there will be relocation/resettlement assistance that will be offered by the government.</li> </ul>



	<ul style="list-style-type: none"> <li>• Clarified that the demolition would not happen immediately. There would be a process that would be followed to ensure the proper conduct of this project.</li> <li>• Advised that they be surveyed so that there would be data on how much of their property will be affected by the project.</li> <li>• Responded that there will be no demolition unless the property has been compensated for at 100%.</li> </ul>
<ul style="list-style-type: none"> <li>• Asked if there will be assistance in looking for new property lot for relocation.</li> <li>• Mentioned that it will be difficult to look for a new property lot.</li> </ul>	<ul style="list-style-type: none"> <li>• Discussed that only the affected lot will be acquired. For the remaining lot, there will be a separation of title which will be named after the PAP. DOTr will shoulder any fee that will be incurred for land title separation.</li> <li>• Added that if the whole property lot will be affected, the entire property will be acquired based on the current market value as per R.A. 10752. DOTr will provide assistance in looking for a new property that the PAPs can relocate which will be discussed on the next meetings.</li> </ul>
<ul style="list-style-type: none"> <li>• Asked if there will be a different treatment of compensation for properties with Certificate of Transfer Title, Certificate of Full Payment, and updated Tax Declaration.</li> <li>• Disclosed that the Title has not yet been transferred but a Certificate of Transfer Title is available. However, the Deeds of Sale is put on hold by the subdivision even though they had already paid in full. The documents show that the title is still named after the subdivision owner.</li> </ul>	<ul style="list-style-type: none"> <li>• Answered that the structure will also be compensated. If the structural integrity will be compromised, the whole structure will be acquired. The compensation will be handed to the PAP since they have the proof of paying the structure's tax.</li> <li>• Answered that DOTr cannot provide legal assistance for such matters. However an RIMC is being organized. The committee will be composed of representatives from Muntinlupa LGU and Brgy. Sucat including the legal office of LGU if there is one.</li> <li>• Added that for legal advise, the DOTr will look into the possibility of providing legal advises which will be coursed through to the RIMC.</li> </ul>

<ul style="list-style-type: none"> <li>• Commented that if it would be possible that a resettlement area would be in Brgy. Sucat.</li> <li>• Disclosed that the land owner is his mother in law.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that a housing caravan in which a list of properties would be found so that they can choose what properties they would like to resettle in.</li> </ul>
<ul style="list-style-type: none"> <li>• Asked what are the process and compensations for tenants.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that there is a different set of entitlements for tenants or None-Land owners.</li> <li>• Advised that they be surveyed first.</li> </ul>
<ul style="list-style-type: none"> <li>• Asked if the process of determining severity of impact will depend on the type of house.</li> </ul>	<ul style="list-style-type: none"> <li>• Answered that the severity of impact will be determined during the ground survey activities. Severely affected structures mean that the structures are not habitable anymore. The type of house will not determine the severity of impact.</li> <li>• Added that if the structure will be severely affected, the whole of it will be acquired based on replacement cost.</li> </ul>
<ul style="list-style-type: none"> <li>• Asked if the affected renters would get financial assistance.</li> <li>• Raised concern that the affected renters would have to pay for advance and deposit to the place that they would have move to.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that renters and non-landowners would have a separate set of entitlements and assistances if they are affected by the project.</li> <li>• Added that there would be a meeting for the NLOs in which the compensations and assistances would be discussed.</li> </ul>
<ul style="list-style-type: none"> <li>• Asked about the affected tenants/renters.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that renters and non-landowners would have a separate set of entitlements and assistances if they are affected by the project.</li> <li>• Added that there would be a meeting for the NLOs in which the compensations and assistances would be discussed.</li> </ul>
<ul style="list-style-type: none"> <li>• Disclosed that the title is named after their deceased parents.</li> <li>• Disclosed that her brother is living in the property.</li> <li>• Asked if her brother can do all the transactions.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that since the title is named after the deceased, it must undergo through extra judicial settlement of estate.</li> <li>• Responded that the extra judicial settlement of estate must be executed.</li> </ul>

<ul style="list-style-type: none"> <li>• Asked what are the next steps for their situation.</li> </ul>	<p>There must also be an agreement between the heirs.</p> <ul style="list-style-type: none"> <li>• Responded that the certificate authorizing registration must be obtained.</li> <li>• Added that their brother may conduct the transactions however the EJSE must be executed.</li> </ul>
<ul style="list-style-type: none"> <li>• Disclosed that the land property is still named after her parents and that the transfer of land title to her name is still on going. Her father is deceased by the mother is still living.</li> <li>• Asked if they must proceed with the transfer of land title.</li> <li>• Asked if the title transfer will affect the compensation.</li> </ul>	<ul style="list-style-type: none"> <li>• Answered that the transfer of title rests on the PAP's decision.</li> <li>• Mentioned there are some instances where EJSE is necessary.</li> <li>• Added that as per the current polices, payment will be disbursed based on the name declared in the land title.</li> <li>• Answered that in such cases, EJSE is necessary. This means all the living children and heirs of the deceased owners must settle the claims to either transfer the title or divide the land.</li> <li>• Concurred that they continue the land title transfer for a more efficient process.</li> </ul>
<ul style="list-style-type: none"> <li>• Asked if the property is only partially affected by the project would there be an option that they would sell the entire property instead.</li> <li>• Asked if it is only 40-50% of the property is affected, would it be possible for them to sell the entire property to DOTr.</li> <li>• They have recently purchased a property and is still named after the developer.</li> <li>• Disclosed that the mentioned property is an empty lot and has no structures in it.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that if more than 80% of their property is affected by the project, DOTr may acquire the entire property.</li> <li>• Responded that It would have to be determined to see if they can acquire the whole property.</li> <li>• Responded that the survey activities would be conducted for those structures and households that have not been surveyed yet.</li> <li>• Explained that there is a portion of Brgy. Sucat that has not been surveyed yet.</li> </ul>
<ul style="list-style-type: none"> <li>• Disclosed that they have multiple families living in the same structure. Disclosed that there are dividers but they share one restroom.</li> <li>• Asked if the survey will be per household.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that the Socio-Economic Survey would be conducted per household.</li> <li>• Responded that the filed surveyors would determine the number of households living within the structure.</li> </ul>

	<ul style="list-style-type: none"> <li>• Clarified that the tagging would depend on the number of structures that are affected and not based on the number of households.</li> <li>• Clarified that the compensations will not be based on the stickers or the structure tags.</li> </ul>
<ul style="list-style-type: none"> <li>• Asked what are the documents that they have to prepare.</li> <li>• Asked if the affected residential structures would be compensated differently from apartment buildings.</li> <li>• Asked if what if the PAP is not yet fully paid with the developer.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that the list of requirements would be given after the 2<sup>nd</sup> detailed design meeting.</li> <li>• Disclosed that some documents include the following: Owners duplicate copy of land title, Certified true copy of land title, valid government IDs, TIN number, Certified true copy of tax declaration from Assessors office, Tax declaration of affected structure.</li> <li>• Responded that both structures would be compensated at replacement cost by the entitlements of the affected persons would be different depending if they are the land owners, structure owners, tenants, renters, leasees.</li> <li>• The apartment owners would have loss of income compensation for a certain period of time.</li> <li>• Responded that DOTr may communicate with the developer and pay for the remaining balance of the property and what would be remaining would be the compensation for the affected land owner.</li> <li>• Responded that there would be another meeting for the affected land owners to further discuss the land acquisition process.</li> </ul>
<ul style="list-style-type: none"> <li>• Disclosed that there are separate structures in the affected lot.</li> <li>• Asked if there would be a payment per affected structure.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that the affected structures would be compensated by the project.</li> <li>• Responded that the list of required documents would be given after the 2<sup>nd</sup> Stakeholder consultation meeting.</li> </ul>

**Highlights of the Detailed Design Stage 1st Stakeholder Consultation Meeting (SCM)**  
**NORTH-SOUTH COMMUTER RAILWAY PROJECT (NSCRP), SOLIS-CALAMBA SECTION**  
**BRGY. SUCAT, MUNTINLUPA CITY**  
**Detailed Design Stage**

Detailed Design (DD) 1st SCM  
Date: 27 August 2019 (Tuesday)  
Time: 08:00 A.M.  
Barangay Sucat Covered Court, Muntinlupa City

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the Detailed Design (DD) Stage 1<sup>st</sup> Stakeholder Consultation Meeting for the Detailed Design Resettlement Action Plan (DD RAP) of Muntinlupa City. Responses to the queries are also included.

<b>Summary of Issues, Concerns, Comments, and Suggestions Raised during the DD 1st SCM of Muntinlupa City, for the North-South Commuter Railway Project Solis-Calamba Section, DD Stage</b>	
<ul style="list-style-type: none"> <li>Inquired about the exact boundaries of the project row;</li> <li>Inquired about structures removed or demolished within the project right-of-way;</li> </ul>	<ul style="list-style-type: none"> <li>Explained that PAPs should wait for the PAB or markings and other survey activities to know the exact boundaries of the project row since the map presented with the alignment is just a superimposition on the google map and has a certain margin of error;</li> </ul>
<ul style="list-style-type: none"> <li>Wanted to be clarified about the exact measurement of the project</li> </ul>	<ul style="list-style-type: none"> <li>Clarified that during the Feasibility Study, the team measure 15 meters to the left and 15 meters to the right of the PNR Centerline. However, for the detailed design, the project will not be fully utilizing the PNR right of way due to several factors;</li> <li>Advised PAPs to wait for the markings that will be drawn by the RAP Survey Team</li> </ul>
<ul style="list-style-type: none"> <li>Inquired if they are entitled to relocation;</li> </ul>	<ul style="list-style-type: none"> <li>Explained that qualified ISFs affected by the project are entitled to relocation. For landowners, they can either choose self-relocation or assisted relocation by DOTr;</li> </ul>
<ul style="list-style-type: none"> <li>Mentioned that he is a structure owner and he does not want relocation;</li> </ul>	<ul style="list-style-type: none"> <li>Mentioned that structure owner will be compensated if you are not a lot owner. The PAPs will be oriented on the needed</li> </ul>

<ul style="list-style-type: none"> <li>• Asked if he will be compensated for his structure</li> </ul>	<p>requirements and criteria for compensation and replacement cost</p>
<ul style="list-style-type: none"> <li>• Commented that if it would be possible that a resettlement area would be in Brgy. Sucat.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that a housing caravan in which a list of properties would be found so that they can choose what properties they would like to resettle in.</li> </ul>
<ul style="list-style-type: none"> <li>• Asked what are the process and compensations for tenants.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that there is a different set of entitlements for tenants or None-Land owners.</li> <li>• Advised that they be surveyed first.</li> </ul>
<ul style="list-style-type: none"> <li>• Asked how many meters will be taken from their property by the project.</li> <li>• Asked where are the possible relocation areas for those affected by the project.</li> <li>• Asked if the whole property would be affected by the project.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that the feasibility study measurement is 15 meters from the center of the railway both to the left and right hand side.</li> <li>• Added that there is a detailed design stage alignment that will be ground surveyed to determine how much of their property will be affected.</li> </ul>
<ul style="list-style-type: none"> <li>• Asked if the affected renters would get financial assistance.</li> <li>• Raised concern that the affected renters would have to pay for advance and deposit to the place that they would have move to.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that renters and non-landowners would have a separate set of entitlements and assistances if they are affected by the project.</li> <li>• Added that there would be a meeting for the NLOs in which the compensations and assistances would be discussed.</li> </ul>
<ul style="list-style-type: none"> <li>• Asked about the affected tenants/renters.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that renters and non-landowners would have a separate set of entitlements and assistances if they are affected by the project.</li> <li>• Added that there would be a meeting for the NLOs in which the compensations and assistances would be discussed.</li> </ul>
<ul style="list-style-type: none"> <li>• Inquired about titles under the names of deceased parents</li> </ul>	<ul style="list-style-type: none"> <li>• Advised to conduct an extrajudicial settlement among the heirs of the deceased title holder. Once the Help Desk</li> </ul>

	is established, PAPs can seek assistance from DOTr
<ul style="list-style-type: none"> <li>• Inquired about cases where the PAPs are not the landowner but they are the ones paying for the tax declaration (private lands);</li> <li>• Clarified if these PAPs will be compensated for their structures</li> </ul>	<ul style="list-style-type: none"> <li>• Answered that the landowners whose name is in title will be the one compensated by the DOTr;</li> <li>• Added that the PAPs will be compensated for their structures if they own the said structures</li> </ul>
<ul style="list-style-type: none"> <li>• Disclosed that they have multiple families living in the same structure. Disclosed that there are dividers but they share one restroom.</li> <li>• Asked if the survey will be per household.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that the Socio-Economic Survey would be conducted per household.</li> <li>• Responded that the filed surveyors would determine the number of households living within the structure.</li> <li>• Clarified that the tagging would depend on the number of structures that are affected and not based on the number of households.</li> <li>• Clarified that the compensations will not be based on the stickers or the structure tags.</li> </ul>





Highlights of the 1<sup>st</sup> Stakeholder Consultation Meeting (SCM)  
NORTH SOUTH COMMUTER RAILWAY EXTENSION PROJECT  
(BLUMENTRITT-CALAMBA SECTION)  
Detailed and Design (DD) Stage

Muntinlupa Sports Complex  
Brgy. Tunasan, Muntinlupa City  
12 September 2019, 9:00 A.M.

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the 1<sup>st</sup> SCM (DD RAP) for the renters, structure owners, business owners, and landowners of Brgy. Alabang, Brgy. Bayanan, Brgy. Cupang, Brgy. Poblacion, Brgy. Putatan, and Brgy. Tunasan. Responses to the queries are also included.

**Please see the attached attendance sheets for the list of participants during the meeting.**

Summary of Issues, Concerns, Comments, and Suggestions Raised during the 1 <sup>st</sup> SCM in Muntinlupa Sports Complex, Muntinlupa City, DD Stage (1/2)	
Queries/Concerns/Suggestions/Comments	Responses to Queries
<ul style="list-style-type: none"> <li>Requested copies of the guidelines and provisions of the Republic Act 10752;</li> <li>Asked about the step-by-step process after they received Offer to Buy (OTB) letter</li> </ul> <p>(MR. FREDERICK LIM, Resident, Brgy. Sto. Nino)</p>	<ul style="list-style-type: none"> <li>Stated that the copy of the law is readily available and downloadable online;</li> <li>Explained that</li> </ul> <p>(MS. ANNABELLE HERRERA, RAP Team Leader, EcosysCorp, Inc.)</p>
<ul style="list-style-type: none"> <li>Asked about the compensation</li> <li>Asked about the project timeline</li> </ul> <p>(MS. ANNABELLE FARAON, Resident, Brgy. San Vicente)</p>	<ul style="list-style-type: none"> <li>Explained that this project is based with ADB and JICA international guidelines. Under a negotiated sale, affected land will be compensated based on its current market value and affected structures will be based on replacement cost method</li> </ul> <p>(MS. HERRERA)</p> <ul style="list-style-type: none"> <li>Reiterated that the target start of construction is on the 3<sup>rd</sup> quarter, and the target start of railway operations is on 2023</li> </ul> <p>(MR. ROBERTO GUNIO, Project Development Officer, DOTr)</p>
<ul style="list-style-type: none"> <li>Asked if they are surely affected by the project</li> <li>Asked about the start of the construction</li> <li>Requested for a copy of the map</li> </ul> <p>(MS. ERLINDA OCBA, Resident, Brgy. San Vicente)</p>	<ul style="list-style-type: none"> <li>Explained that the alignment presented is indicative</li> <li>Advised PAP to wait for census and tagging activities to be conducted in their area to determine if their structure is affected by the project</li> </ul> <p>(MS. HERRERA)</p> <ul style="list-style-type: none"> <li>Explained that the map is not accurate, there could be a discrepancy when the alignment put in the ground. Mr. Gunio added that as much they wanted, they refuse to send out copies of the map to avoid confusion and misinterpretation</li> </ul> <p>(MR. GUNIO)</p>

**Summary of Issues, Concerns, Comments, and Suggestions Raised during the 1<sup>st</sup> SCM in Muntinlupa Sports Complex, Muntinlupa City, DD Stage (2/2)**

Queries/Concerns/Suggestions/Comments	Responses to Queries
<ul style="list-style-type: none"> <li>• Asked if they will be given alternative access road;</li> <li>• Asked about the Project Right-Of-Way (PR ROW)</li> </ul> <p><b>(MS. CRISPIN CATARAN and MS. RAFAELA LASERNA, Residents, Brgy. San Vicente)</b></p>	<ul style="list-style-type: none"> <li>• Explained that blocking access is not allowed</li> <li>• Explained that the DOTr may provide a new access route for areas where access will be blocked because of the project;</li> <li>• Clarified that the project will no longer based to the 15-15m width PR ROW of the Feasibility Study (FS) stage of the project. There will be some instances of 20-10m or 10-20m width PR ROW acquisition based on the Detailed Engineering Design</li> </ul> <p><b>(MR. GUNIO)</b></p>
<ul style="list-style-type: none"> <li>• Asked about the schedule of the parcellary survey activities</li> </ul> <p><b>(MR. ANGELITO NUQUI and MR. MAGTANGOL FERNANDEZ, Residents, Brgy. Platero)</b></p>	<ul style="list-style-type: none"> <li>• Answered that survey activities will be conducted soon. PAPs will be notified</li> </ul> <p><b>(MS. HERRERA)</b></p>
<ul style="list-style-type: none"> <li>• Asked about the difference between PNR ROW and PR ROW;</li> <li>• Asked if this project will truly continue</li> </ul> <p><b>(MR. ANGELITO NUQUI, MR. MAGTANGOL FERNANDEZ and MR. ROLANDO ALMAZAN, Residents, Brgy. Platero)</b></p>	<ul style="list-style-type: none"> <li>• Answered that the PR ROW is occupying the existing PNR ROW</li> </ul> <p><b>(MS. NESAH JARIEL, RAP Team Member, EcosysCorp, Inc.)</b></p> <ul style="list-style-type: none"> <li>• Explained that this project follows international guidelines from Asian Development Bank (ADB) and Japan International Cooperation Agency (JICA) and the loan was already approved. In case that the current administration will end its term and the project is not yet fully implemented, it will continue because it is already a big risk to cancel the project because of the agreements signed between the parties</li> </ul> <p><b>(MS. HERRERA)</b></p> <ul style="list-style-type: none"> <li>• Added that this project was signed between the President of the Philippines and the International Organizations (ADB and JICA) and it was already approved</li> <li>• If this project will be cancelled, there will be no longer loans will be granted for us. This project has an internal and external monitoring committee to evaluate the project progress</li> </ul> <p><b>(MR. GUNIO)</b></p>
<ul style="list-style-type: none"> <li>• Asked about the possible compensation for the potentially affected Meralco line by the project;</li> <li>• Asked if the electric post will be place in the ground;</li> <li>• Raised concern of the drainage system of the project;</li> <li>• Shared that they have received a letter from the Meralco that the electric line will be placed in the ground</li> </ul> <p><b>(MR. RAMILO SALINAS, Residents, Brgy. Sto. Nino)</b></p>	<ul style="list-style-type: none"> <li>• Answered that the electric lines will be placed in the ground;</li> <li>• Clarified that as much as possible, for the utility provider, they are avoiding acquiring private properties</li> </ul> <p><b>(MR. URIEL ZAMORA, Civil Engineer, DOTr)</b></p> <ul style="list-style-type: none"> <li>• Added that if you are affected by the project, you will be compensated</li> </ul> <p><b>(MS. HERRERA)</b></p> <ul style="list-style-type: none"> <li>• Explained that it depends to the relocation plan, if it will not be approved, you will not be affected</li> <li>• Responded that this is a case to case basis and they will set up a separate meeting for this</li> </ul> <p><b>(MR. GUNIO)</b></p>

**Highlights of the Detailed Design Study 1<sup>st</sup> Stakeholder Consultation Meeting (SCM)**  
**North South Commuter Railway Extension Project (Blumentritt-Calamba Section)**  
**Detailed Design Study Stage**

**Online Detailed Design (DD) 1<sup>st</sup> SCM**

**Date: 2 Feb 2021 (Thursday)**

**Time: 8:00 A.M.**

**Onsite Venue: JRF Covered Court, Brgy. Sucat, Muntinlupa**

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the Detailed Design (DD) Study 1st Stakeholder Consultation Meeting for the Resettlement Action Acquisition Plan (RAP) for the potentially affected persons of Brgy. Sucat of Muntinlupa City. Responses to the queries are also included.

<b>Summary of Issues, Concerns, Comments, and Suggestions Raised during the DD 1<sup>st</sup> SCM of North South Commuter Railway Extension Project (Blumentritt-Calamba Section), DD Stage</b>	
<ul style="list-style-type: none"><li>● Asked if there is a possibility to modify the project.</li><li>● Asked for the project's width on both sides.</li><li>● Inquired on the compensation for the PAPs.</li><li>● Inquired if the project will still traverse the NAPOCOR area as what has been discussed in the previous meetings.</li></ul> <p>(<b>COUNC. ENTENG DE MESA</b>, <i>Brgy Councilor Brgy. Sucat</i>)</p>	<ul style="list-style-type: none"><li>● Discussed that there will be no more modification with the project and it will be implemented.</li><li>● Answered that both the affected land property and structure will be compensated. The details of the compensation will be discussed on the next Stakeholders Consultation Meetings (SCM). The compensation will be based on R.A. 10752.</li></ul> <p>(<b>MR. RALPHAEL GONZALES</b>, <i>Community Development Officer DOTr</i>)</p> <ul style="list-style-type: none"><li>● Answered that as per the Feasibility Study (FS), the project's width is 30m or 15m for each side. However, in the DD stage, some areas will exceed the 30m width. This will be identified during the ground survey to mark the project's extent on the affected structures.</li><li>● Added that the right-of-way limit will be marked using a red paint in the affected structures.</li></ul> <p>(<b>ENGR. RUPERTO CRUZ</b>, <i>Representative, JDT</i>)</p>

	<ul style="list-style-type: none"> <li>Clarified that the current alignment will not traverse the NAPOCOR area anymore. Another meeting will be held for the affected areas by the spur line.</li> <li>Added that there has already been a meeting with the LGU of Muntinlupa City for the issue. There are also on-going SCMs for the PAPs in the NAPOCOR line.</li> </ul> <p>(MR. VIGO GUNIO, <i>Representative</i>, DOTr)</p>
<ul style="list-style-type: none"> <li>Asked if the whole the structure will be compensated if it will be severely affected.</li> <li>Asked if the plans are final.</li> <li>Inquired if the 2025 timeline will only cover the survey and consultation activities.</li> </ul> <p>(MS. MARISSA YOUNG, <i>Landowner Brgy. Sucat</i>)</p>	<ul style="list-style-type: none"> <li>Mentioned that such concerns will be tackled on the next SCM.</li> <li>Discussed that if the structural integrity will be compromised, the whole structure will be acquired based on replacement cost.</li> </ul> <p>(MR. RALPHAEL GONZALES, <i>Community Development Officer</i>, DOTr)</p> <ul style="list-style-type: none"> <li>Answered that the project will push through and the target operation is set on 2025. The 1<sup>st</sup> SCM is intended to ask permission to the PAPs for the survey activities that will be conducted.</li> <li>Added that public consultation will continue for the duration of the project. As soon as the RAP surveys are concluded, there will still be future consultation meetings.</li> <li>Further added that an initial SCM was conducted before. The conduct of the current SCM was delayed due to the current health crisis.</li> <li>Assured that project progress as well as pertinent dates will be communicated to the PAPs.</li> <li>Clarified that the civil works is targeted on the 1<sup>st</sup> Quarter next year subject to change due to the current health crisis.</li> <li>Discussed that for landowners, there will be a different process to inform them if their properties are affected. It will also include the needed documents as a proof</li> </ul>

	<p>of ownership. This will presented in the 2<sup>nd</sup> SCM.</p> <p><b>(MR. VIGO GUNIO, Representative, DOTr)</b></p>
<ul style="list-style-type: none"> <li>• Asked if there will be assistance in looking for new property lot for relocation.</li> <li>• Mentioned that it will be difficult to look for a new property lot.</li> </ul> <p><b>(MS. ARLINDA SISON, Representative, Muntinlupa City)</b></p>	<ul style="list-style-type: none"> <li>• Discussed that only the affected lot will be acquired. For the remaining lot, there will be a separation of title which will named after the PAP. DOTr will shoulder any fee that will be incurred for land title separation.</li> <li>• Added that if the whole property lot will be affected, the entire property will be acquired based on the current market value as per R.A. 10752. DOTr will provide assistance in looking for a new property that the PAPs can relocate which will be discussed on the next meetings.</li> </ul> <p><b>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</b></p>
<ul style="list-style-type: none"> <li>• Asked if the civil works will start by the 3<sup>rd</sup> Quarter of 2021.</li> <li>• Asked if all the affected properties will be compensated prior to the civil works.</li> <li>• Raised concern that the timeline of payment is important so the PAPs may start planning when to purchase a new property lot.</li> </ul> <p><b>(MR. ERWIN LOREN, Landowner, Brgy. Sucat)</b></p>	<ul style="list-style-type: none"> <li>• Clarified that the activity of 3<sup>rd</sup> – 4<sup>th</sup> Quarter of 2021 is the clearing of structures in the alignment. Before the clearing, PAPs must first be compensated.</li> <li>• Added that there will be no displacement unless compensation is disbursed. All necessary documents and activities such as such as Transfer of Title and payment of taxes must have been settled by that time.</li> </ul> <p><b>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</b></p>
<ul style="list-style-type: none"> <li>• Raised that the presentation made no differentiation for the compensation of business owners or households.</li> </ul> <p><b>(MS. REINALYN OCAMPO, Landowner Brgy. Sucat)</b></p>	<ul style="list-style-type: none"> <li>• Answered that there will also be compensation for affected businesses. This will be different from the compensation that will be disbursed for the households.</li> <li>• Added that there is a different entitlement as well as support for the affected businesses. This will be discussed on the 2<sup>nd</sup> SCM once the survey activities are concluded.</li> </ul>

	<ul style="list-style-type: none"> <li>Assured that due compensation will be provided for businesses as long as they have proper documents.</li> </ul> <p><b>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</b></p> <ul style="list-style-type: none"> <li>Mentioned the meeting is composed of both landowners and non-landowners.</li> <li>Reiterated that the meeting is intended to inform the PAPs of the current project status as well as seek permission to conduct the survey activities.</li> <li>Assured that the next meeting will provide a more focused discussion. There will be a separate meeting for the landowners and non-landowners for the entitlements.</li> <li>Pointed that there will be a Local Inter-Agency Committee (LIAC) for the non-landowners. The Local Chief Executive of Muntinlupa City will serve as the Chairperson of LIAC. There will be a different consultation meeting with the LIAC for the non-landowners.</li> <li>Added that for landowners and business owners, there will also be a different consultation meeting specific for their context.</li> <li>Assured that PAPs will be informed of the process.</li> </ul> <p><b>(MR. VIGO GUNIO, Representative, DOTr)</b></p>
<ul style="list-style-type: none"> <li>Disclosed that their property is affected by PNR and that the land title is on hold by the subdivision.</li> <li>Asked if there will be a different treatment of compensation for properties with Certificate of Transfer Title, Certificate of Full Payment, and updated Tax Declaration.</li> <li>Disclosed that the Title has not yet been transferred but a Certificate of Transfer Title is available. However, the Deeds of Sale is put on hold by the subdivision even though they had already paid in full.</li> </ul>	<ul style="list-style-type: none"> <li>Inquired if the Title has already been transferred to the PAP.</li> <li>Answered that the structure will also be compensated. If the structural integrity will be compromised, the whole structure will be acquired. The compensation will be handed to the PAP since they have the proof of paying the structure's tax.</li> </ul> <p><b>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</b></p>

<p>The documents show that the title is still named after the subdivision owner.</p> <ul style="list-style-type: none"> <li>• Asked if DOTr will provide assistance if the case will be raised to the Court.</li> <li>• Asked for the compensation of the structure.</li> <li>• Asked for an update of the project's design and an update if their property will really be affected.</li> </ul> <p>(<b>MS. JEAN RAMOS</b>, <i>Resident</i>, Muntinlupa City)</p>	<ul style="list-style-type: none"> <li>• Answered that for such situation it might be categorized as land dispute. DOTr has no mandate to preside over such matters. If the case cannot be settled extra judicial, it may be settled in the Court. Whoever the court decides as the rightful owner will be paid by the DOTr.</li> <li>• Added that if the land dispute is not settled before the land acquisition, it may undergo expropriation proceedings. This means the DOTr is endorsing the case to the Court to preside over who will receive the compensation for the land property.</li> <li>• Suggested that it will be better if an outside court agreement is settled at the earliest time possible.</li> <li>• Mentioned that the projects extend to the properties will be determined after the ground survey activities which will be conducted after the SCM. The survey will also include the determination of demarcation line so they may have an idea of the project's extent to their property.</li> </ul> <p>(<b>MS. NESAH JARIEL</b>, <i>Senior Resettlement Action Plan Specialist</i>, Ecosyscorp)</p> <ul style="list-style-type: none"> <li>• Answered that DOTr cannot provide legal assistance for such matters. However an RIMC is being organized. The committee will be composed of representatives from Muntinlupa LGU and Brgy. Sucat including the legal office of LGU if there is one.</li> <li>• Added that for legal advise, the DOTr will look into the possibility of providing legal advises which will be coursed through to the RIMC.</li> </ul> <p>(<b>MR. VIGO GUNIO</b>, <i>Representative</i>, DOTr)</p>
<ul style="list-style-type: none"> <li>• Asked if the compensation will be paid full before displacement.</li> </ul>	<ul style="list-style-type: none"> <li>• Answered that all affected structures and land will be compensated first before any displacement. There will be no displacement unless compensation is</li> </ul>

<ul style="list-style-type: none"> <li>● Raised that full compensation is important so they will be able to purchase a new property.</li> <li>● Inquired for the proceedings if only a small portion of their structure will be affected.</li> <li>● Asked who will provide the rental assistance.</li> </ul> <p>(MR. FERNANDO REYES, Resident Brgy. Sucat)</p>	<p>provided. However, this may not be true if the land property has undergone expropriation proceedings.</p> <ul style="list-style-type: none"> <li>● Added that there will also be proper process for the compensation as per the provisions in R.A. 10752</li> <li>● Explained that if the structure is still habitable and only a small portion will be affected, there will be a rental assistance while their structure is being repaired.</li> <li>● Answered that DOTr will provide for the rental assistance.</li> </ul> <p>(MR. RALPHAEL GONZALES, Community Development Officer DOTr)</p>
<ul style="list-style-type: none"> <li>● Raised that there is already railway in their area.</li> <li>● Asked for the centerline of the alignment.</li> <li>● Inquired if the affected properties may just be returned since the railway will be elevated.</li> </ul> <p>(MR. JOMEL MEDINA, Resident, Brgy. Sucat)</p>	<ul style="list-style-type: none"> <li>● Answered that the 15m on each sides were the width during the FS stage. The new design will have differences on the width of both sides. Some areas may have more than 15m on both sides while on other areas, it may have less than 15m on one side. This will be determined during the ground survey activities.</li> <li>● Added the whole width might be more than 30m especially on arced areas.</li> <li>● Answered that affected structures will be compensated. There will also be restoration during the construction stage.</li> </ul> <p>(ENGR. RUPERTO CRUZ, Representative, JDT)</p>
<ul style="list-style-type: none"> <li>● Asked if the process of determining severity of impact will depend on the type of house.</li> <li>● Asked if the payment will be through check or if it will be deposited in their bank account.</li> </ul> <p>(MR. GONZALES, Resident, Muntinlupa City)</p>	<ul style="list-style-type: none"> <li>● Answered that the severity of impact will be determined during the ground survey activities. Severely affected structures mean that the structures are not habitable anymore. The type of house will not determine the severity of impact.</li> <li>● Added that if the structure will be severely affected, the whole of it will be acquired based on replacement cost.</li> <li>● Answered that the payment is usually disbursed through check.</li> </ul> <p>(MR. RALPHAEL GONZALES, Community Development Officer DOTr)</p>



<ul style="list-style-type: none"> <li>• Asked if there will be enough time provided for PAPs to look for areas to relocate.</li> <li>• Raised concern that it will be difficult to look for new properties.</li> <li>• Disclosed that their property is used as a place of worship.</li> <li>• Asked if the same case will apply for the church.</li> </ul> <p>(<b>MS. ANALIZA MARQUEZ</b>, <i>Pastor and Non-landowner Brgy. Sucat</i>)</p>	<ul style="list-style-type: none"> <li>• Answered that enough time will be provided by DOTr so PAPs can look for sites to relocate.</li> <li>• Added that in case the PAPs will not be able to look for a new area immediately, a rental subsidy will be provided.</li> </ul> <p>(<b>MR. RALPHAEL GONZALES</b>, <i>Community Development Officer, DOTr</i>)</p> <ul style="list-style-type: none"> <li>• Mentioned that relocation assistance will be provided. For non-landowners, there will be socialized housing in partnership with Social Housing Finance Corporation (SHFC) and LIAC.</li> <li>• Added that in case that the project already needs their property and the resettlement site is not yet completed, rental subsidy will be provided. Details for these will be discussed in the following SCM.</li> <li>• Explained that compensation will be provided for the affected structure as early as possible so a replacement property may be purchased for the church. There will be consideration for structures used as place of worship.</li> </ul> <p>(<b>MR. VIGO GUNIO</b>, <i>Representative, DOTr</i>)</p>
<ul style="list-style-type: none"> <li>• Mentioned that there will also be a category for temporary impact during construction which will also be provided with due compensation.</li> <li>• Asked permission to the PAPs to allow the survey team to conduct the necessary activities.</li> <li>• Also asked for the cooperation of the PAPs for a more efficient flow of activities.</li> <li>• Mentioned that standard health protocols will be followed throughout the survey activities.</li> </ul> <p>(<b>ENGR. RUPERTO CRUZ</b>, <i>Representative, JDT</i>)</p>	
<ul style="list-style-type: none"> <li>• Disclosed that the land property is still named after her parents and that the transfer of land title to her name is still on going. Her father is deceased by the mother is still living.</li> <li>• Asked if they must proceed with the transfer of land title.</li> <li>• Asked if the title transfer will affect the compensation.</li> </ul>	<ul style="list-style-type: none"> <li>• Answered that the transfer of title rests on the PAP's decision.</li> <li>• Mentioned there are some instances where EJSE is necessary.</li> <li>• Added that as per the current polices, payment will be disbursed based on the name declared in the land title.</li> <li>• Answered that in such cases, EJSE is necessary. This means all the living children and heirs of the deceased</li> </ul>

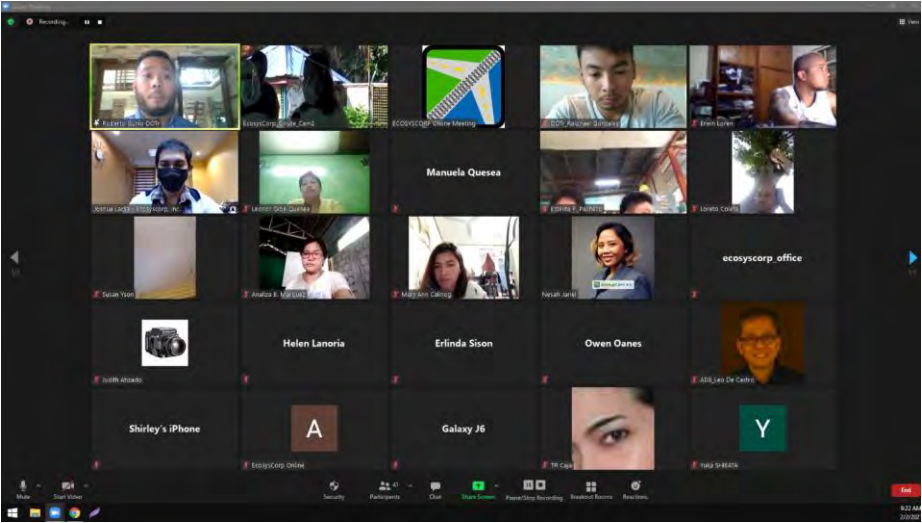
<ul style="list-style-type: none"> <li>Asked what will happen in the compensation if her mother suddenly passed away.</li> </ul> <p>(<b>MS. ARLINDA SISON</b>, <i>Representative</i>, Muntinlupa City)</p>	<p>owners must settle the claims to either transfer the title or divide the land.</p> <ul style="list-style-type: none"> <li>Concurred that they continue the land title transfer for a more efficient process.</li> </ul> <p>(<b>MR. RALPHAEL GONZALES</b>, <i>Community Development Officer</i>, DOTr)</p>
<ul style="list-style-type: none"> <li>Mentioned the tagging activities as well as the setting of demarcation will start on the following day. This will determine the boundary of the project right-of-way.</li> <li>Added that the team will be cladded in PPEs.</li> <li>Requested that the PAPs inform their neighbors who were not able to attend the SCM about the activities so they will not be alarmed. There will also be proper coordination with the barangay.</li> </ul> <p>(<b>MS. NESAH JARIEL</b>, <i>Senior Resettlement Action Plan Specialist</i>, Ecosyscorp)</p>	
<ul style="list-style-type: none"> <li>Mentioned that the property is still named after her.</li> <li>Pointed that she desires the reaming land to be transferred to her children once the affected portions are acquired.</li> </ul> <p>(<b>MS. HELEN LANORIA</b>, <i>Landowner</i> Brgy. Sucat)</p>	<ul style="list-style-type: none"> <li>Reiterated that as per current policies, the compensation will be given based on the name indicated in the title during the land acquisition.</li> </ul> <p>(<b>MR. RALPHAEL GONZALES</b>, <i>Community Development Officer</i> DOTr)</p> <ul style="list-style-type: none"> <li>Answered that DOTr's policy will be reviewed for such cases. However, the current procedure entails that the remaining lot will still be transferred to the name stipulated in the land title.</li> <li>Added that if the land transfer will be subdivided to, for example 5 people, It will incur more costs to DOTr which is outside the department's mandates.</li> <li>Mentioned that currently, DOTr may not be able to commit on such requests.</li> </ul> <p>(<b>MS. NESAH JARIEL</b>, <i>Senior Resettlement Action Plan Specialist</i>, Ecosyscorp)</p>
<ul style="list-style-type: none"> <li>Asked for the project's extent on their property.</li> </ul> <p>(<b>MS. NELIA OQUIPADO</b>, <i>Resident</i>, Muntinlupa City)</p>	<ul style="list-style-type: none"> <li>Reiterated that the project's extent will be determined once the demarcation lines are set.</li> <li>Added that from the technical description of the lot in concern as well as research on the title, the area of the affected lot will be computed. This will be determined after the survey activities.</li> </ul> <p>(<b>ENGR. RUPERTO CRUZ</b>, <i>Representative</i>, JDT)</p>
<ul style="list-style-type: none"> <li>Mentioned that the property is named to her brother-in-law which is already</li> </ul>	<ul style="list-style-type: none"> <li>Answered that the children of her brother-in-law may process the</li> </ul>

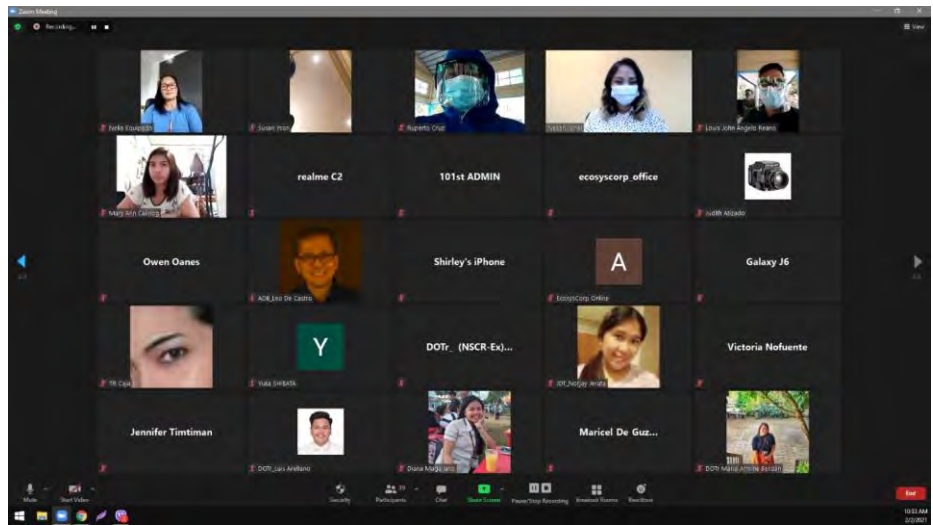
<p>bedridden. The spouse of her brother-in-law is also elderly.</p> <ul style="list-style-type: none"> <li>● Asked who will receive the compensation for the affected land property.</li> </ul> <p>(<b>MS. LEONOR QUIBE</b>, <i>Resident</i>, Brgy. Sucat)</p>	<p>compensation. They just have to secure a Special Power of Attorney (SPA).</p> <p>(<b>MR. RALPHAEL GONZALES</b>, <i>Community Development Officer</i>, DOTr)</p>
<ul style="list-style-type: none"> <li>● Encouraged the non-landowners and households living beside the railway to ask questions on the next meetings.</li> </ul> <p>(<b>MR. RALPHAEL GONZALES</b>, <i>Community Development Officer</i>, DOTr)</p>	

Attendance:

DOTr:
<b>MR. RALPHAEL GONZALES</b> , <i>Community Development Officer</i> , DOTr
<b>MR. VIGO GUNIO</b> , <i>Representative</i> , DOTr
PNR
<b>MS. JENNILYN TALE</b> , <i>Representative</i> , PNR
<b>MR. NEIL PETER BAGAYGAY</b> , <i>Representative</i> , PNR
<b>MR. JOJO VELANCIANO</b> , <i>Representative</i> , PNR
<b>MR. GUILBERT LAGYO</b> , <i>Representative</i> , PNR
<b>MR. ELAINE IGOT</b> , <i>Representative</i> , PNR
JDT:
<b>ENGR. RUPERT CRUZ</b> , <i>Representative</i> , JDT
<b>MS. NORJAY JERUTA</b> , <i>Representative</i> , JDT
<b>MS. REYNALDO GIZON</b> , <i>Representative</i> , JDT
ADB:
<b>MR. LEO DE CASTRO</b> <i>Representative</i> , ADB
ECOSYSCORP, INC.
<b>MS. ANNABELLE HERRERA</b> , <i>RAP Team Leader</i> , Ecosyscorp
<b>MS. NESAH JARIEL</b> , <i>Senior Resettlement Specialist</i> , Ecosyscorp

Photos:









**Highlights of the Detailed Design Stage 1st Stakeholder Consultation Meeting (SCM)**  
**NORTH-SOUTH COMMUTER RAILWAY PROJECT (NSCRP), SOLIS-CALAMBA SECTION**  
**BRGY. SUCAT, MUNTINLUPA CITY**  
**Detailed Design Stage**

Online Detailed Design (DD) 1st SCM  
Date: 02 February 2021 (Tuesday)  
Time: 01:00 P.M. – 03:30 P.M.

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the Detailed Design (DD) Stage 1<sup>st</sup> Stakeholder Consultation Meeting for the Detailed Design Resettlement Action Plan (DD RAP) of Muntinlupa City. Responses to the queries are also included.

<b>Summary of Issues, Concerns, Comments, and Suggestions Raised during the DD 1stSCM of Muntinlupa City, for the North-South Commuter Railway Project Solis-Calamba Section, DD Stage</b>	
<ul style="list-style-type: none"> <li>● Asked when the survey will commence.</li> <li>● Asked if there is a need to go the barangay hall for the conduct of the survey.</li> </ul> <p><b>(MS. LUZVIMINDA LOPEZ, Resident, Brgy. Sucat)</b></p>	<ul style="list-style-type: none"> <li>● Responded that the RAP surveys would begin tomorrow.</li> <li>● Added that the ground survey teams would be reporting first to the barangay hall before proceeding with the survey activity.</li> <li>● Clarified that there is no need to go to the barangay hall.</li> <li>● Advised if they will not be available, they may leave an authorization letter for their representative to sign the survey permit and indicate their availability for the activity.</li> </ul> <p><b>(MS. NESAH JARIEL, Senior RAP Specialist, EcosysCorp)</b></p>
<ul style="list-style-type: none"> <li>● Asked if they would have an option to refuse demolition.</li> <li>● Asked if there will be a relocation or assistance to be given to the project affected.</li> <li>● Asked if it would be possible that the government will be the one to look for their replacement property.</li> </ul>	<ul style="list-style-type: none"> <li>● Responded that they have the right to refuse the process.</li> <li>● Explained that if they will refuse, this will be sorted out in court.</li> <li>● Added that once the ground surveys have been conducted, it will be determined what is the severity of impact to their property.</li> </ul>



<ul style="list-style-type: none"> <li>• Asked if it would be possible that the alignment be moved to the other side of the train tracks because there are less structures there.</li> <li>• Asked if they will be compensated 50% first and then another 50% after relocation.</li> <li>• Raised concern about the proximity to the West Valley Fault.</li> </ul> <p><b>(MR. EDGAR FELICIANO, Resident, Brgy. Sucat)</b></p>	<ul style="list-style-type: none"> <li>• Added that that if the structure will be affected it will be compensated at replacement cost and that the affected land will be compensated at current market price.</li> <li>• Responded that there will be relocation/resettlement assistance that will be offered by the government.</li> </ul> <p><b>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</b></p> <ul style="list-style-type: none"> <li>• Responded that there are many considerations for the current alignment such as the train speed, curvature of the alignment, and number of affected persons and structures.</li> <li>• Added that the current alignment is the most feasible and with the least affected persons and structures overall.</li> </ul> <p><b>(ENGR. RUPERTO CRUZ, Representative, JDT)</b></p> <ul style="list-style-type: none"> <li>• Clarified that the demolition would not happen immediately. There would be a process that would be followed to ensure the proper conduct of this project.</li> <li>• Advised that they be surveyed so that there would be data on how much of their property will be affected by the project.</li> <li>• Responded that there will be no demolition unless the property has been compensated for at 100%.</li> <li>• Responded that factors such as the west valley fault has been considered.</li> </ul> <p><b>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</b></p>
<ul style="list-style-type: none"> <li>• Disclosed that their structure is adjacent to the church that will be affected by the project.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that unfortunately the alignment cannot be moved for the small</li> </ul>

<ul style="list-style-type: none"> <li>• Asked if a consideration would be done because they are close to the church.</li> <li>• Asked would happen for all the materials inside the structure if it would indeed be affected by the project.</li> <li>• Asked if the septic tank like structures would be compensated if it was affected.</li> </ul> <p>(MR. JASON CRISOSTOMO, Resident, Brgy. Sucat)</p>	<p>considerations because there are standards followed such as the technical requirements for the railway curvature.</p> <ul style="list-style-type: none"> <li>• Responded that the alignment is already considering that the least number of persons will be affected overall.</li> </ul> <p>(ENGR. RUPERTO CRUZ, Representative, JDT)</p> <ul style="list-style-type: none"> <li>• Responded that the affected structure will be bought at full replacement cost and the affected land at current market value.</li> <li>• Responded that septic tank like structures will also be compensated if they are affected by the project.</li> </ul> <p>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</p>
<ul style="list-style-type: none"> <li>• Asked if were not initially surveyed would that mean that they are not affected by the project.</li> </ul> <p>(MR. MARTIN REYES, Resident, Brgy. Sucat)</p>	<ul style="list-style-type: none"> <li>• Responded that there will be a Census and Tagging Survey and Socio Economic Survey.</li> <li>• Added that if they will not be tagged, then it would mean that they are not affected by the project.</li> </ul> <p>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</p> <ul style="list-style-type: none"> <li>• Clarified that there are still potentially affected structures that have yet to be tagged.</li> <li>• Clarified that there are structures that have already been tagged in Brgy. Sucat before and that some structures are about to be tagged.</li> <li>• Added that the CAT activities would be starting tomorrow.</li> </ul> <p>(MS. NESAH JARIEL, Senior RAP Specialist, EcosysCorp)</p>

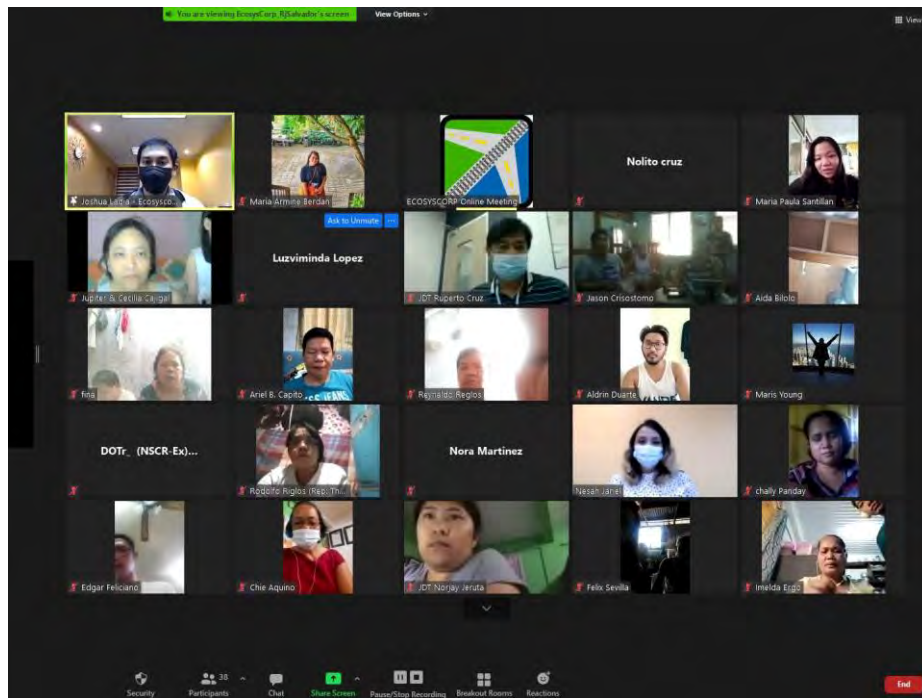
<ul style="list-style-type: none"> <li>• Commented that if it would be possible that a resettlement area would be in Brgy. Sucat.</li> <li>• Disclosed that the land owner is his mother in law.</li> </ul> <p>(MR. NOLITO CRUZ, Resident, Brgy. Sucat)</p>	<ul style="list-style-type: none"> <li>• Responded that a housing caravan in which a list of properties would be found so that they can choose what properties they would like to resettle in.</li> </ul> <p>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</p>
<ul style="list-style-type: none"> <li>• Asked what are the process and compensations for tenants.</li> </ul> <p>(MS. AGNES ARCHES, Resident, Brgy. Sucat)</p>	<ul style="list-style-type: none"> <li>• Responded that there is a different set of entitlements for tenants or None-Land owners.</li> <li>• Advised that they be surveyed first.</li> </ul> <p>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</p>
<ul style="list-style-type: none"> <li>• Asked how many meters will be taken from their property by the project.</li> <li>• Asked where are the possible relocation areas for those affected by the project.</li> <li>• Asked if the whole property would be affected by the project.</li> </ul> <p>(MS. MARGIE TURIAN, Resident, Brgy. Sucat)</p>	<ul style="list-style-type: none"> <li>• Responded that the feasibility study measurement is 15 meters from the center of the railway both to the left and right hand side.</li> <li>• Added that there is a detailed design stage alignment that will be ground surveyed to determine how much of their property will be affected.</li> </ul> <p>(ENGR. RUPERTO CRUZ, Representative, JDT)</p> <ul style="list-style-type: none"> <li>• Advised that they be surveyed first.</li> <li>• Added that that if the structure will be affected it will be compensated at replacement cost and that the affected land will be compensated at current market price.</li> <li>• Responded that if the entire land is affected, there would be a housing caravan in which DOTr would coordinate with different housing agencies of the government and present options to the project affected.</li> </ul> <p>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</p>

<ul style="list-style-type: none"> <li>● Asked if the affected renters would get financial assistance.</li> <li>● Raised concern that the affected renters would have to pay for advance and deposit to the place that they would have move to.</li> </ul> <p>(MR. ALDRIN DUARTE, Resident, Brgy. Sucat)</p>	<ul style="list-style-type: none"> <li>● Responded that renters and non-landowners would have a separate set of entitlements and assistances if they are affected by the project.</li> <li>● Added that there would be a meeting for the NLOs in which the compensations and assistances would be discussed.</li> </ul> <p>(MS. JENEMY ABUS, Community Development Officer, DOTr)</p>
<ul style="list-style-type: none"> <li>● Asked about the affected tenants/renters.</li> </ul> <p>(MS. FRANCIS BACONG, Resident, Brgy. Sucat)</p>	<ul style="list-style-type: none"> <li>● Responded that renters and non-landowners would have a separate set of entitlements and assistances if they are affected by the project.</li> <li>● Added that there would be a meeting for the NLOs in which the compensations and assistances would be discussed.</li> </ul> <p>(MS. JENEMY ABUS, Community Development Officer, DOTr)</p>
<ul style="list-style-type: none"> <li>● Disclosed that the title is named after their deceased parents.</li> <li>● Disclosed that her brother is living in the property.</li> <li>● Asked if her brother can do all the transactions.</li> <li>● Asked what are the next steps for their situation.</li> </ul> <p>(MS. MARISSA YOUNG, Resident, Brgy. 368)</p>	<ul style="list-style-type: none"> <li>● Responded that since the title is named after the deceased, it must undergo through extra judicial settlement of estate.</li> </ul> <p>(MS. JENEMY ABUS, Community Development Officer, DOTr)</p> <ul style="list-style-type: none"> <li>● Responded that the extra judicial settlement of estate must be executed. There must also be an agreement between the heirs.</li> <li>● Responded that the certificate authorizing registration must be obtained.</li> <li>● Added that their brother may conduct the transactions however the EJSE must be executed.</li> </ul>

	(MS. NESAH JARIEL, <i>Senior RAP Specialist</i> , EcosysCorp)
<ul style="list-style-type: none"> <li>● Disclosed that they too will execute EJSE.</li> <li>● Asked if there is any assistance in the processing of the EJSE.</li> <li>● Disclosed that what they have is the contract to sale.</li> <li>● Disclosed that ‘Posadas” no longer released a title.</li> <li>● Disclosed that they are paying for the property tax.</li> <li>● Disclosed that their property is fully paid and they have a tax declaration.</li> <li>● Disclosed that the contract to sale is named after their father.</li> </ul> <p>(MS. LUZIMINDA LOPEZ, <i>Resident</i>, Brgy. Sucat)</p>	<ul style="list-style-type: none"> <li>● Responded that it is the responsibility of the land owners to execute the EJSE regardless if they are affected by the project or not.</li> <li>● If there is a last will and testament, there would be no need to conduct the EJSE.</li> <li>● Responded that the mentioned documents may be used as proof of ownership however the title is a primary proof of ownership.</li> <li>● Added that DOTr is in no position to choose which documents to honor.</li> <li>● Responded that this is an example of a land dispute.</li> <li>● Responded that it would be advised that they have an outside court agreement with the current land titleholder to have the title of the land transferred to them.</li> <li>● Responded that if this is not resolved, their case may proceed with expropriation.</li> <li>● Explained that since DOTr does not have the legal mandate to resolve this, It will be up to the court to settle this case.</li> <li>● Responded that there will be committees formed together with DOTr and the LGU which might address and give assistance to these kinds of situations.</li> <li>● Added that it would be best not to consult the field survey teams because the field survey teams jurisdiction is just with the conduct of the surveys.</li> </ul> <p>(MS. NESAH JARIEL, <i>Senior RAP Specialist</i>, EcosysCorp)</p>

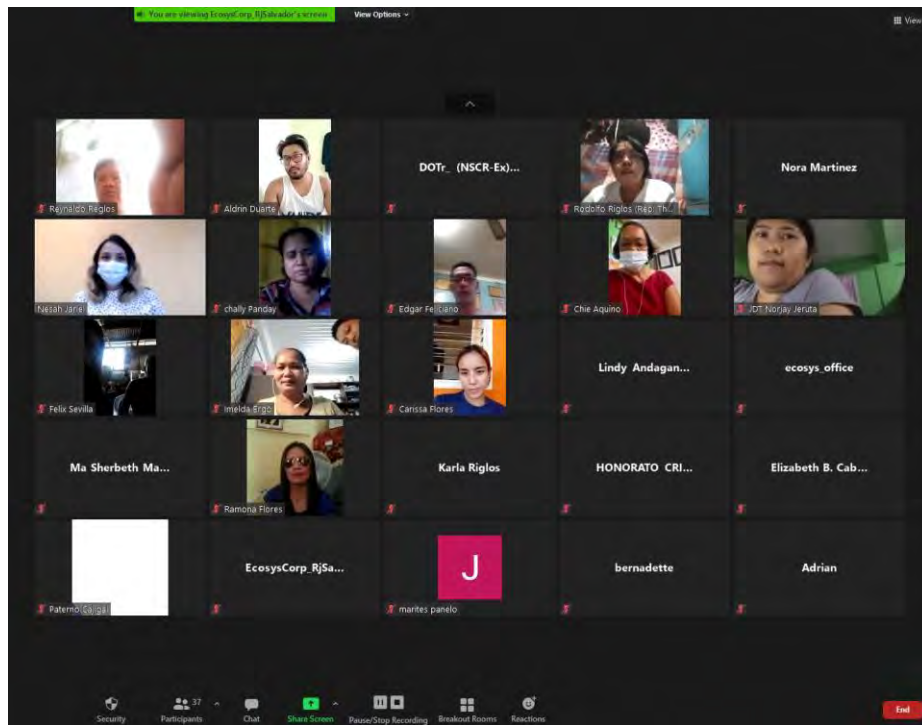
<ul style="list-style-type: none"> <li>• Asked if the property is only partially affected by the project would there be an option that they would sell the entire property instead.</li> <li>• Asked if it is only 40-50% of the property is affected, would it be possible for them to sell the entire property to DOTr.</li> <li>• They have recently purchased a property and is still named after the developer.</li> <li>• Disclosed that the mentioned property is an empty lot and has no structures in it.</li> </ul> <p>(MS. CAJIGAL, Resident, Brgy. Sucat)</p>	<ul style="list-style-type: none"> <li>• Responded that if more than 80% of their property is affected by the project, DOTr may acquire the entire property.</li> <li>• Responded that It would have to be determined to see if they can acquire the whole property.</li> </ul> <p>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</p> <ul style="list-style-type: none"> <li>• Responded that the survey activities would be conducted for those structures and households that have not been surveyed yet.</li> <li>• Explained that there is a portion of Brgy. Sucat that has not been surveyed yet.</li> </ul> <p>(MS. NESAH JARIEL, Senior RAP Specialist, EcosysCorp)</p>
<ul style="list-style-type: none"> <li>• Disclosed that they have multiple families living in the same structure. Disclosed that there are dividers but they share one restroom.</li> <li>• Asked if the survey will be per household.</li> </ul> <p>(MR. RODOLFO RIGLOS/MS. THERESA RIGLOS, Resident, Brgy. Sucat)</p>	<ul style="list-style-type: none"> <li>• Responded that the Socio-Economic Survey would be conducted per household.</li> <li>• Responded that the filed surveyors would determine the number of households living within the structure.</li> <li>• Clarified that the tagging would depend on the number of structures that are affected and not based on the number of households.</li> <li>• Clarified that the compensations will not be based on the stickers or the structure tags.</li> </ul> <p>(MS. NESAH JARIEL, Senior RAP Specialist, EcosysCorp)</p>
<ul style="list-style-type: none"> <li>• Asked if the payment for structure would be per household living in the structure.</li> <li>• Disclosed that there are multiple families living in the structure.</li> </ul> <p>(MS. MARIA PAULA SANTILLAN, Resident, Brgy. Sucat)</p>	<ul style="list-style-type: none"> <li>• Responded that the target date for clearing is 2021.</li> <li>• Added that the target date is indicative due to the current covid 19 situation.</li> </ul> <p>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</p>

<ul style="list-style-type: none"> <li>• Asked what are the documents that they have to prepare.</li> <li>• Asked if the affected residential structures would be compensated differently from apartment buildings.</li> <li>• Asked if what if the PAP is not yet fully paid with the developer.</li> </ul> <p>(MS. NORA MARTINEZ, Resident, Brgy. Sucat)</p>	<ul style="list-style-type: none"> <li>• Responded that the list of requirements would be given after the 2<sup>nd</sup> detailed design meeting.</li> <li>• Disclosed that some documents include the following: Owners duplicate copy of land title, Certified true copy of land title, valid government IDs, TIN number, Certified true copy of tax declaration from Assessors office, Tax declaration of affected structure.</li> <li>• Responded that both structures would be compensated at replacement cost by the entitlements of the affected persons would be different depending if they are the land owners, structure owners, tenants, renters, leasees.</li> <li>• The apartment owners would have loss of income compensation for a certain period of time.</li> <li>• Responded that DOTr may communicate with the developer and pay for the remaining balance of the property and what would be remaining would be the compensation for the affected land owner.</li> <li>• Responded that there would be another meeting for the affected land owners to further discuss the land acquisition process.</li> </ul> <p>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</p>
<ul style="list-style-type: none"> <li>• Disclosed that there are separate structures in the affected lot.</li> <li>• Asked if there would be a payment per affected structure.</li> </ul> <p>(MR. EDGAR FELICIANO, Resident, Brgy. Sucat)</p>	<ul style="list-style-type: none"> <li>• Responded that the affected structures would be compensated by the project.</li> <li>• Responded that the list of required documents would be given after the 2<sup>nd</sup> Stakeholder consultation meeting.</li> </ul> <p>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</p>

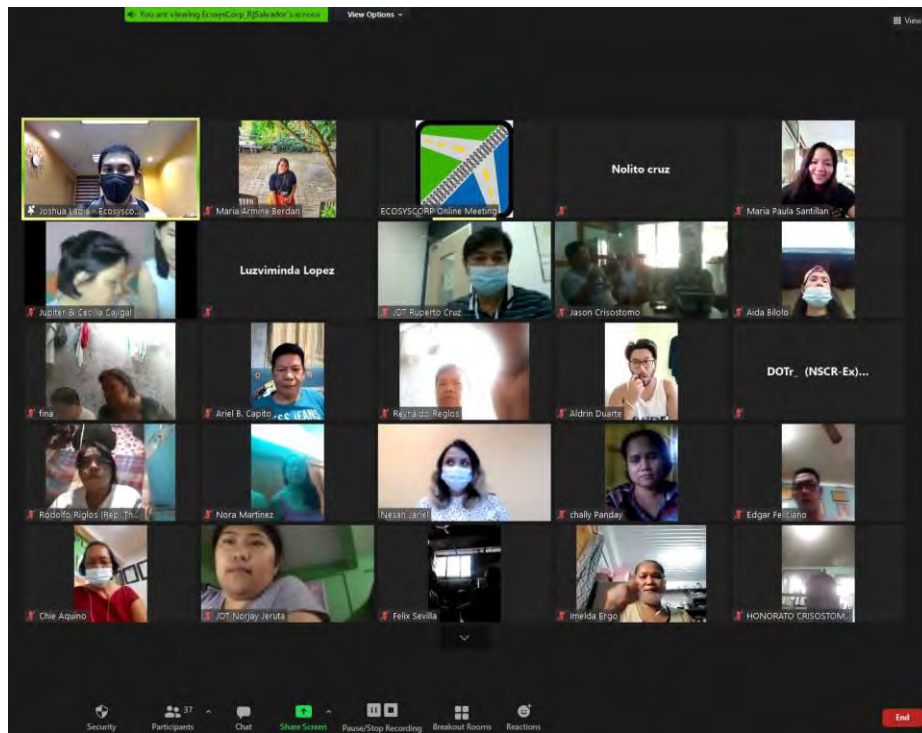


**Photo No. 1** Online open forum of the DD 1st Stakeholders Consultation Meeting with Potentially affected persons

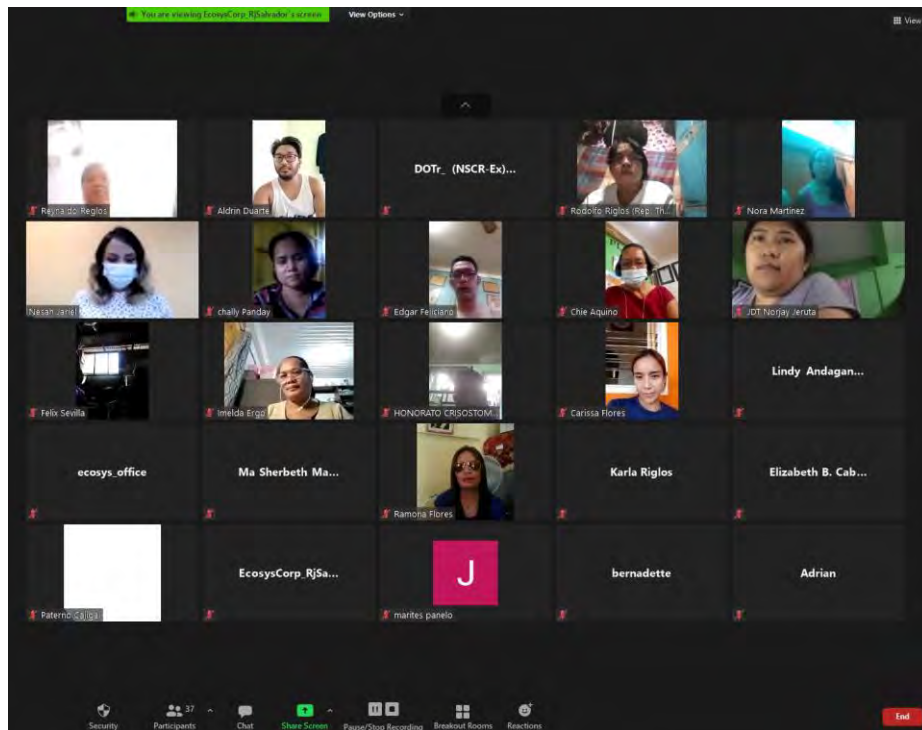




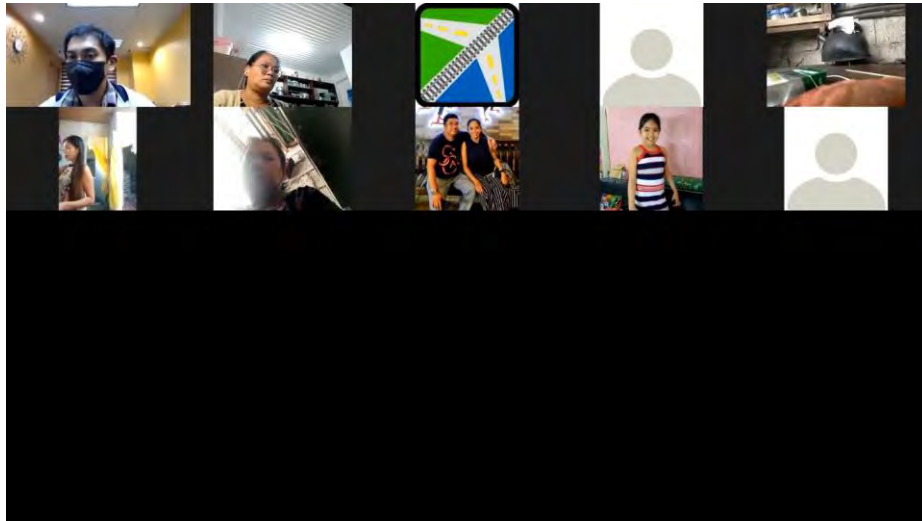
**Photo No. 2** Online open forum of the DD 1st Stakeholders Consultation Meeting with Potentially affected persons



**Photo No. 3** Online open forum of the DD 1st Stakeholders  
Consultation Meeting with Potentially affected persons



**Photo No. 4** Online open forum of the DD 1st Stakeholders Consultation Meeting with Potentially affected persons



**Photo No. 5** Online open forum of the DD 1st Stakeholders Consultation Meeting with Potentially affected persons

b. Second SCM Landowners

**Highlights of the Detailed Design Study 2<sup>nd</sup> Stakeholder Consultation Meeting (SCM)  
North South Commuter Railway Extension Project (Blumentritt-Calamba Section)  
Detailed Design Study Stage**

**Online Detailed Design (DD) 2<sup>nd</sup> SCM**

**Date: 20 April 2021 (Wednesday)**

**Time: 8:00 A.M.**

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the Detailed Design (DD) Study 2<sup>nd</sup> Stakeholder Consultation Meeting for the Resettlement Action Acquisition Plan (RAP) for the project affected landowners and business operators of Brgy. Bangakal, Brgy. Magallanes, Brgy. Pio Del Pilar, and Brgy. San Antonio; Makati City.. Responses to the queries are also included.

<b>Summary of Issues, Concerns, Comments, and Suggestions Raised during the DD 2<sup>nd</sup> SCM of North South Commuter Railway Extension Project (Blumentritt-Calamba Section), DD Stage</b>	
<ul style="list-style-type: none"><li>● Inquired if the marker value will be offered per property owner.</li><li>● Asked for the mode of payment for affected structures.</li></ul> <p><b>(BOY ABONALLA, Resident, Brgy. Pio del Pilar)</b></p>	<ul style="list-style-type: none"><li>● Affirmed that there will be individual offer. The offer will be confidential and sent directly to the owner.</li><li>● Explained that structure payment will be based on replacement cost. There will be based on the actual measurement of the structure. This includes all the floor even the yards. Materials used for the structures will also be studied.</li><li>● Added that the principle of replacement cost is that PAPs will be able to reconstruct a similar structure based on current market prices of the materials used, labor cost or contractor cost in case of affected buildings.</li></ul> <p><b>(MS. NESAH JARIEL, Senior Rap Specialist, Ecosyscorp)</b></p>
<ul style="list-style-type: none"><li>● Disclosed that their structure is being used as renting space.</li><li>● Asked if there will be compensation for renters.</li><li>● Asked if it her parents can designate a representative for all the process including compensation</li></ul>	<ul style="list-style-type: none"><li>● Clarified that renters will also receive due compensation based on the entitlements.</li><li>● Mentioned that renters are also PAPs.</li></ul> <p><b>(MS. CHARLOTTE MANANQUIL, Community Development Officer, DOTr)</b></p>

<p>(<b>MS. PRICILLA ANGELES</b>, <i>Representative</i>, Brgy. Pio del Pilar)</p>	<ul style="list-style-type: none"> <li>● Mentioned that the SCM is intended for Landowners. Entitlements for Non-landowners will be discussed by the Local Inter-Agency Committee (LIAC) of Makati City and DOTr on a different meeting.</li> <li>● Affirmed that they must prepare the IDs and authorization for the representative.</li> </ul> <p>(<b>MS. NESAH JARIEL</b>, <i>Senior Rap Specialist</i>, Ecosyscorp)</p>
<ul style="list-style-type: none"> <li>● Asked who will determine the current property value.</li> </ul> <p>(<b>MS. EDNA DE GUZMAN</b>, <i>Representative</i>, Mercury Group – Brgy. Pio del Pilar)</p>	<ul style="list-style-type: none"> <li>● Mentioned that as per R.A. 10752, appraisal may be conducted by a licensed Independent Property Appraiser (IPA) accredited by the Banko Sentral ng Pilipinas (BSP) or by a Government Financing Institution (GFI).</li> <li>● Added that the preferred appraised will depend on the Implementing Agency (IA).</li> </ul> <p>(<b>MS. ANNABELLE HERRERA</b>, <i>RAP Team Leader</i>, Ecosyscorp)</p>
<ul style="list-style-type: none"> <li>● Disclosed that there were improvements in their property which were put on hold because of the project.</li> <li>● Asked if there will be support on the incurred opportunity loss because of the project.</li> <li>● Inquired if the improvements will also be paid based on the current market value.</li> </ul> <p>(<b>MR. BILLY DE LEON</b>, <i>Landowner</i>, Brgy. Pio del Pilar)</p>	<ul style="list-style-type: none"> <li>● Mentioned that early disclosure is part of the project process.</li> <li>● Added that no clause in the law states that improvements on affected properties are not allowed. However, this will be on the owner's discretion. There are also no clauses on the law for the payment on opportunity loss.</li> <li>● Pointed that the declaration of Cut-Off date for improvement is only intended for non-landowners. The Cut-Off date for landowners will take effect once the Notice of Taking (NoT) is received by the property owner.</li> <li>● Mentioned that any improvements may technically be made by the property owners.</li> <li>● Agreed that the Replacement Cost, regardless if the structure is old or new, will be based on the current market value.</li> </ul> <p>(<b>MS. ANNABELLE HERRERA</b>, <i>RAP Team Leader</i>, Ecosyscorp)</p>

<ul style="list-style-type: none"> <li>● Raised that during the last SCM, it was mentioned that a Detailed Engineering Plan will be provided.</li> <li>● Asked if the project plan can be provided earlier.</li> <li>● Disclosed that one of his two property affected will be bisected by the project.</li> <li>● Asked what the process for properties under mortgage will be.</li> <li>● Asked if renting business will receive a six-month assistance.</li> <li>● Also raised if PAPs can contract their own IPA.</li> <li>● Raised if there will be compensation for informal renting business.</li> </ul> <p>(MR. ROMEL DELA ROSA , Resident, Brgy. Pio del Pilar)</p>	<ul style="list-style-type: none"> <li>● Answered that the NoT will contain the location map of the project as well as the extent of the project. Further details may be requested through the Grievance Redress Hotlines.</li> <li>● Mentioned that data sharing is scheduled on the end of April. Only after the data sharing can the NoT be drafted.</li> </ul> <p>(MS. CHARLOTTE MANANQUIL, Community Development Officer, DOTr)</p> <ul style="list-style-type: none"> <li>● Answered that for mortgage properties, there will be two check payments. One will be for the borrower and the other for the mortgagee.</li> <li>● Added that the mortgagee will receive the principal amount. The borrower will receive the excess to release the loan.</li> <li>● Raised that DOTr can engage directly with the mortgagee to request the necessary documents.</li> <li>● Answered that renting business are also affected business. There will be income loss compensation which will not exceed six months. However, proper documents must be sent as a proof of incomes to be loss.</li> <li>● Affirmed that PAPs may hire IPA which they may use as a comparison with the proffered offer. However, as per the law, the IA will use the results of IPA or GFI engaged with the project</li> </ul> <p>(MS. ANNABELLE HERRERA, Rap Team Leader, Ecosyscorp)</p> <ul style="list-style-type: none"> <li>● Answered that there will be requirements that the businesses must submit. This will be included in the NoT.</li> <li>● Added that the requirements were already shown during the video presentation.</li> </ul> <p>(MS. CHARLOTTE MANANQUIL, Community Development Officer, DOTr)</p>
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<ul style="list-style-type: none"> <li>• Asked which government agency will finance the property acquisition.</li> <li>• Inquired if the funds for Right-of-Way acquisition have already been appropriated.</li> <li>• Asked if the pandemic has affected the project's timeline.</li> </ul> <p>(MR. MANUEL COLOMA, Resident, Brgy. Pio del Pilar)</p>	<ul style="list-style-type: none"> <li>• Mentioned that DOTr will implement the project in partnership with PNR. In terms of financing, Asian Development Bank (ADB) and Japan International Cooperation Agency (JICA) provided the loan.</li> <li>• Disclosed that there is already specific budget appropriated for the acquisition.</li> </ul> <p>(MS. CHARLOTTE MANANQUIL, Community Development Officer, DOTr)</p> <ul style="list-style-type: none"> <li>• Clarified that the ADB and JICA loan will be used for civil works. The Right-of-Way acquisition will be financed by the government through DOTr as the government's counterpart.</li> <li>• Mentioned that the project is already been approved by NEDA with necessary appropriations.</li> </ul> <p>(MS. ANNABELLE HERRERA, RAP Team Leader, Ecosyscorp)</p>
<ul style="list-style-type: none"> <li>• Asked how much time will there be between the NoT and Offer to buy.</li> <li>• Suggested that the list of requirements may also be provided to the barangay for easier access.</li> <li>• Mentioned that their property was already measured.</li> </ul> <p>(MARIA LOURDES COLOMA, Resident, Brgy. Pio del Pilar)</p>	<ul style="list-style-type: none"> <li>• Disclosed that the exact date cannot be determined yet. Upon sending the NoT, there will still be appraising. However, the target is on the 3<sup>rd</sup> to 4<sup>th</sup> Quarter of this year.</li> <li>• Clarified that the measurement was just a survey to gather the pertinent information. The appraisal will be conducted by the Land Bank of the Philippines (LBP).</li> </ul> <p>(MS. CHARLOTTE MANANQUIL, Community Development Officer, DOTr)</p> <ul style="list-style-type: none"> <li>• Mentioned that there was already an appraisal conducted for JICA and ADB. There will be two appraisals one by Ecosyscorp and the other by the government. Results of the appraisal for ADB and JICA will be used for the RAP which is a requirement for the loan.</li> </ul>



	(MS. ANNABELLE HERRERA, <i>RAP Team Leader</i> , Ecosyscorp)
<ul style="list-style-type: none"> <li>Disclosed that only the back portion of their company's property will be affected which will cause partition.</li> <li>Asked who will undertake the segregation plan, processing of new titles, as well as the necessary cost.</li> <li>Inquired if there will be initial payment for the properties to be acquired.</li> </ul> <p>(MS. LORNA VELOSO, <i>Representative</i>, Univel Development Corporation – Brgy. Magallanes)</p>	<ul style="list-style-type: none"> <li>Answered that the preparation of the subdivision plan is included with the DOTr's responsibility. Processing of the title will also be shouldered by DOTr. This will include the necessary fees.</li> <li>Mentioned that in accordance to the law, as soon as the portion to be acquired is annotated in the title, payment may already be received.</li> </ul> <p>(MS. ANNABELLE HERRERA, <i>RAP Team Leader</i>, Ecosyscorp)</p>
<ul style="list-style-type: none"> <li>Asked if the landowner can contest the offer proffered in the NoT.</li> <li>Asked who will pay for the corporate income tax and VAT.</li> <li>Disclosed that the construction is currently on-going on their property.</li> <li>Asked if there is still a chance for their property not to be part of the project.</li> <li>Clarified if the data sharing mentioned by DOTr means it will also be shared to the PAPs.</li> <li>Raised that their building is under construction and without tax declaration. However, the construction was halted due to the project.</li> <li>Asked if it will be possible not to submit the Tax Declaration since there are no intentions to finish the construction of the building.</li> <li>Asked if the value indicated in the Tax Declaration will be used in determining the structure's value.</li> <li>Disclosed that their other structure was built much earlier and with lesser Tax Declaration.</li> <li>Inquired how their older property will be appraised.</li> </ul> <p>(MS. ASHLEY TAN, <i>Representative of Land owner</i>, Makati City)</p>	<ul style="list-style-type: none"> <li>Clarified that although the law says negotiated sale, there will be no negotiation for the offered price. The offered value is the first and last offer.</li> <li>Added that since the law has already been amended to use market value as the basis, there will be no negotiation as to the value of structure and property.</li> <li>Mentioned that there will also be entitlements for such cases. Instead of Capital Gains Tax it will be the VAT that will be paid by DOTr.</li> <li>Added that the requirements that the PAPs must prepare will come from the DOTr which will be part of the NoT.</li> <li>Raised that of a structure is tagged with white sticker, it means their property is potentially affected based on the Feasibility Study. However, if the structures are tagged with colored stickers (green, blue, or pink) it means the property is affected during the final design.</li> <li>Added that all the transaction fees will be dealt by the DOTr.</li> <li>Discussed that the Tax Declaration will be used as a proof of ownership. However, for such case, there may be other documents such as building permit, or other documents as a proof of ownership.</li> </ul>

	<ul style="list-style-type: none"> <li>● Reiterated that in determining the structure's cost, replacement cost method will be used. The data from the survey will be used to produce a Bill of Quantities.</li> <li>● Pointed that both for old and new structures, same method will be used at current market value. This means, an old structure will be compensated as if it were a new structure.</li> </ul> <p>(<b>MS. ANNABELLE HERRERA</b>, <i>RAP Team Leader</i>, Ecosyscorp)</p> <ul style="list-style-type: none"> <li>● Affirmed that it will be VAT that will be paid.</li> <li>● Mentioned that the data sharing refers to the data that will be shared by the DOTr consultants. This will be reviewed by DOTr before sharing to the LGUs. It estimated that by June, the NoT will be available.</li> <li>● Concurred that building permits may be used as long as it is official.</li> </ul> <p>(<b>MS. CHARLOTTE MANANQUIL</b>, Community Development Officer, DOTr)</p>
<ul style="list-style-type: none"> <li>● Disclosed that the property bought was not transferred to his name. However, the authority, Special Power of Attorney (SPA), and Deed of Sale is in the possession of the PAP.</li> <li>● Disclosed that the property in question is a condominium.</li> <li>● Also disclosed that the SPA states that he has the authority to lease or sell the property.</li> <li>● Asked what will be the procedure.</li> </ul> <p>(<b>MR. GERARDO TERUEL</b>, <i>Resident</i>, Brgy. Palanan)</p>	<ul style="list-style-type: none"> <li>● Answered that the name identified in the condominium title is deemed the recipient of the compensation.</li> <li>● Suggested the PAP to secure transfer documents before an official notification is sent.</li> <li>● Mentioned that the SPA is not among the prescribed proof of ownership by the Commission on Audit (COA).</li> <li>● Added that the Deed of Sale may be used for the next steps.</li> </ul> <p>(<b>MS. ANNABELLE HERRERA</b>, <i>RAP Team Leader</i>, Ecosyscorp)</p>
<ul style="list-style-type: none"> <li>● Disclosed that the land title is still named after her husband's deceased grandfather and is survived by one heir.</li> </ul>	<ul style="list-style-type: none"> <li>● Discussed DOTr may assist in the Extra Judicial Settlement of Estate (EJSE). However, this must be discussed among the rightful heirs to expedite the processing of EJSE.</li> </ul>

<ul style="list-style-type: none"> <li>● Asked if DOTr can provide assistance and advance payment for the land transfer and Estate Tax.</li> <li>● Inquired if there is still a need to transfer the title to the living heir who is now living overseas before it is transferred to them.</li> </ul> <p>(MS. JACQUELIN DE DIOS, <i>Representative</i>, Makati City)</p>	<ul style="list-style-type: none"> <li>● Added that they will also need a process a Property Holdings document with the Local Assessor's Office. On top of that, they will have to prepare their birth certificate, and death certificate of the deceased owner and the other heirs.</li> <li>● Mentioned that the Estate Tax may only be processed once the EJSE is settled.</li> <li>● Suggested that all documents that may already be processed must be worked out to make it easier for the PAPs.</li> <li>● Pointed that the living heir must issue a SPA to transact on his or her behalf.</li> </ul> <p>(MS. ANNABELLE HERRERA, <i>RAP Team Leader</i>, Ecosyscorp)</p> <ul style="list-style-type: none"> <li>● Pointed that advance payment may be sent for Estate Tax. However, DOTr must first send out the Offer to Buy.</li> <li>● Added that a template for the EJSE may be provided by the DOTr.</li> </ul> <p>(MS. CHARLOTTE MANANQUIL, <i>Community Development Officer</i>, DOTr)</p>
<ul style="list-style-type: none"> <li>● Mentioned that the Title holder of the land is already deceased, but the heir is still alive.</li> <li>● Asked if there is still a need to undergo EJSE since the name of the heir is in the title.</li> <li>● Inquired if there is already a date for the property appraisal.</li> <li>● Asked if it would be possible to sell the property to the government and have it rented instead.</li> <li>● Added that the property was sold but the settlement was not finished due to the CGT.</li> <li>● Asked if the NoT can be sent to her instead as the representative of the owner.</li> <li>● Inquired if the blue sticker means their property will be paid using zonal value.</li> </ul>	<ul style="list-style-type: none"> <li>● Mentioned that EJSE is still necessary. However, it must also have an Affidavit of Self Adjudication since there is only one heir.</li> <li>● Discussed that if the property is not yet registered under their name, it means they do not own yet the property.</li> <li>● Clarified that the rent being confused with refers to Perpetual Easement Agreement. This only used for affected properties with minimal project impact and will incur higher cost if subdivided. The affected portion will not be rented out but will be paid by the government at zonal value. There will be no transfer of ownership.</li> <li>● Reiterated that the blue sticker tag means that their property was not affected during the FS stage but is now affected as per the DD stage alignment.</li> </ul>

<p>(<b>MS. JENNIDER GARCIA</b>, <i>Representative</i>, Brgy. Pio del Pilar)</p>	<p>(<b>MS. ANNABELLE HERRERA</b>, <i>RAP Team Leader</i>, Ecosyscorp)</p> <ul style="list-style-type: none"> <li>• Mentioned that the appraisal will proceed once the NoT has been distributed.</li> <li>• Reiterated that the target date for appraisal is in June subject to change due to the current health crisis.</li> <li>• Answered that the NoT will be addressed to the owner. Representatives may receive the letter.</li> </ul> <p>(<b>MS. CHARLOTTE MANANQUIL</b>, Community Development Officer, DOTr)</p>
<ul style="list-style-type: none"> <li>• Asked if there is a prescribed format in contacting the GRM hotline.</li> </ul> <p>(<b>MR. JUDE IVAN LORENZO DE DIOS</b>, Resident, Brgy. Pio del Pilar)</p>	<ul style="list-style-type: none"> <li>• Answered that there is no format. However, it will be better if the PAPs will put their full name, barangay, and the property owner's name. This will be used for documentation and for efficient processing of the queries.</li> </ul> <p>(<b>MS. CHARLOTTE MANANQUIL</b>, Community Development Officer, DOTr)</p>
<ul style="list-style-type: none"> <li>• Asked if the relocation is with the landowner's discretion.</li> <li>• Inquired if they can avail a residential building within the area in case they refuse relocation.</li> <li>• Mentioned that the names of the principal project stakeholders is not clearly identified in the presentation.</li> </ul> <p>(<b>BOY ABONALLA</b>, <i>Resident</i>, Brgy. Pio del Pilar)</p>	<ul style="list-style-type: none"> <li>• Affirmed that relocation will be the landowner's choice if they will avail the DOTr's assistance or through self-relocation.</li> <li>• Confirmed that the PAP may choose this option however they must ensure that the intended property to be relocated is not part of the project right-of-way.</li> </ul> <p>(<b>MS. CHARLOTTE MANANQUIL</b>, Community Development Officer, DOTr)</p> <ul style="list-style-type: none"> <li>• Discussed that the funding agencies are the ADB and JICA. The implementing agencies are the DOTr and PNR. There are also partner agencies such as DHSUD, DENR, BIR, and other government agencies.</li> <li>• Added that so far, the project has no commercial components and that there are no private partners.</li> </ul>

	<ul style="list-style-type: none"> <li>Reiterated that as landowners, they have the freedom to choose the replacement property since it will be compensated at market value.</li> </ul> <p>(MS. ANNABELLE HERRERA, RAP Team Leader, Ecosyscorp)</p>
<ul style="list-style-type: none"> <li>Inquired about the NoT since they have not yet received any notice.</li> <li>Mentioned that they have not received any formal letter with regards to the tagging of structures and survey activities.</li> <li>Added that the LGU has not much information about the project.</li> <li>Raised that no notification with regards to the SCM was provided.</li> <li>Asked about the information dissemination process to update the PAPs.</li> <li>Disclosed that the Title holder of the property is already deceased and that she is the grandchild of the property owner.</li> <li>Inquired what basis will be used to verify if the invitations are received by the representatives of the deceased property owners.</li> <li>Asked how will they be invited for the next meeting.</li> </ul> <p>(MS. ALLELIE UGAYON, Representative Brgy. Pio del Pilar)</p>	<ul style="list-style-type: none"> <li>Answered that the NoT and Offer to Buy are the official letters coming from DOTr. However for the RAP preparation process, the proper forum for information is through SCMs.</li> <li>Added that contact details are also obtained from the previously conducted SCM.</li> <li>Explained that the method for identifying PAPs for landowners is through the Parcellary Research. Another source of information is through the SCMs.</li> <li>Assured that information from the previous meetings area already in the database.</li> <li>Answered that the authorized person will only be determined once a feedback has been provided by the PAPs.</li> <li>Mentioned for the representative to provide the name of the property owner she is representing so her name may be associated with the listed property owner on the database.</li> </ul> <p>(MS. ANNABELLE HERRERA, RAP Team Leader, Ecosyscorp)</p> <ul style="list-style-type: none"> <li>Clarified that the meeting is intended for landowners. For relatives of landowners, rent-free occupant, sharer, or renter, a different meeting is intended for them.</li> <li>Added that DOTr will organize a different meeting for non-landowners. The 2<sup>nd</sup> SCM is also the last SCM that will be conducted by Ecosyscorp in behalf of DOTr.</li> </ul> <p>(MS. NESAH JARIEL, Senior RAP Specialist, Ecosyscorp)</p>

<ul style="list-style-type: none"> <li>● Asked if the copy of the presentation may be provided. This will be used as a reference in case any community members who were not able to attend the SCM asked them details about the project.</li> <li>● Requested that survey activities must be coordinated with the barangay so they may be able to provide assistance.</li> </ul> <p>(CH. HAZEL LACIA, Brgy. Captain Brgy. Pio Del Pilar)</p>	<ul style="list-style-type: none"> <li>● Assured that DOTr will coordinate with the Brgy Office with regards to the presentation materials.</li> </ul> <p>(MS. CHARLOTTE MANANQUIL, Community Development Officer, DOTr)</p> <ul style="list-style-type: none"> <li>● Answered that it is a standard procedure for the tagging and surveying team to coordinate first with the barangay. This will be reviewed if the standard procedure has been sidestepped.</li> <li>● Disclosed that the survey and tagging team is being received by the Brgy. Secretary.</li> </ul> <p>(MS. ANNABELLE HERRERA, RAP Team Leader, Ecosyscorp)</p>
<ul style="list-style-type: none"> <li>● Mentioned that the Tax Declaration for improvement is only named after their older sibling.</li> <li>● Asked if the other siblings will also receive compensation for their structures.</li> <li>● Raised that one of siblings was not around during the Detailed Measurement Survey (DMS) and that his structure was not surveyed.</li> <li>● Inquired if there will be another survey for properties that were not surveyed.</li> </ul> <p>(MR. ROLANDO and MARIBEL LAGMAN, Brgy. Pio del Pilar)</p>	<ul style="list-style-type: none"> <li>● Reiterated that a proof of ownership is needed for the compensation. It will be difficult for them to substantiate their ownership of the structure without the Tax Declaration named after them.</li> <li>● Opined that one option is to have a separate Tax Declaration for the Improvements. There may also be an internal arrangement that the person named in the Tax Declaration will receive the compensation and will be divided among them.</li> <li>● Stressed that as long as the property is affected, compensation will be given.</li> <li>● Suggested that since the DMS was already finished, they may write a request instead to DOTr for a DMS on the property.</li> </ul> <p>(MS. ANNABELLE HERRERA, RAP Team Leader, Ecosyscorp)</p>
<ul style="list-style-type: none"> <li>● Asked if there is already a final plan so they may be able to identify the severity of impact on their property.</li> <li>● Disclosed that ¼ of the lot will be taken by the project.</li> <li>● Inquired if only the affected areas will be compensated.</li> <li>● Also asked if the DMS will be the basis for the compensation.</li> </ul>	<ul style="list-style-type: none"> <li>● Answered that the severity will be determined once the data are shared with DOTr on April.</li> <li>● Mentioned that if the area is not habitable anymore, the whole property may be taken.</li> </ul> <p>(MS. JANE OCHOA, Community Development Officer, DOTr)</p>

<ul style="list-style-type: none"> <li>Inquired if there will be cash assistance for property owners that must vacate.</li> </ul> <p><b>(MR. MARIA CHRISTIANA ORTEGA,</b> <i>Representative, Brgy. Pio del Pilar)</i></p>	<ul style="list-style-type: none"> <li>Addressed that habitable portions is based on the structure as per the assessment of the technical team. If the structural integrity is not intact, the whole structure will be acquired.</li> <li>Pointed that for affected land, only the affected portions will be acquired.</li> </ul> <p><b>(MS. CHARLOTTE MANANQUIL,</b> Community Development Officer, DOTr)</p> <ul style="list-style-type: none"> <li>Clarified that if the remaining lands will not be economically viable, the whole land property may be acquired. This will be dependent on the landowner's concurrence.</li> <li>Answered that assistance for self-relocation includes transportation and rental subsidy.</li> </ul> <p><b>(MS. ANNABELLE HERRERA,</b> <i>RAP Team Leader, Ecosyscorp)</i></p>
<ul style="list-style-type: none"> <li>Mentioned that they intend to retain the remaining land property and that one of the structures will be severely affected.</li> <li>Raised concern that they may need to temporarily relocated to give way to the demolition.</li> </ul> <p><b>(MR. WILFREDO PEREA,</b> <i>Landowner, Brgy. Pio del Pilar)</i></p>	<ul style="list-style-type: none"> <li>Concurred that they may retain the remaining property.</li> <li>Reiterated that there will be compensation for the affected structures.</li> <li>Pointed that the severity will be determined once the NoT is served by the DOTr.</li> </ul> <p><b>(MS. ANNABELLE HERRERA,</b> <i>RAP Team Leader, Ecosyscorp)</i></p>
<ul style="list-style-type: none"> <li>Asked if the improvements inside the structures such as elevators and expensive paints will also be compensated.</li> <li>Inquired if utility lines such as power and internet cables is also part of the compensation.</li> <li>Raised that installation for the elevator will be costly.</li> </ul> <p><b>(MR. VICENTE ESQUETA,</b> <i>Representative Brgy. Pio del Pilar)</i></p>	<ul style="list-style-type: none"> <li>Discussed that the Replacement Cost Computation is based on how much will the PAP need to build another structure of the same size and function. This means whatever is inside the property will be appraised.</li> <li>Pointed that moveable portions of the structures are not part of the appraisal. However, if this is for machineries that are fastened and will not function anymore once removed then it will be included. The compensation will also include the installation cost.</li> </ul>

	<ul style="list-style-type: none"> <li>Suggested for the PAP to share the appraiser the costs incurred for the paint service.</li> </ul> <p><b>(MS. ANNABELLE HERRERA, RAP Team Leader, Ecosyscorp)</b></p>
<ul style="list-style-type: none"> <li>Raised concern for their property's security which will be partially affected.</li> <li>Asked if the wall will be rebuilt to cover their property.</li> </ul> <p><b>(MS. ANNABELLE CALMA, Resident, Brgy. San Antonio )</b></p>	<ul style="list-style-type: none"> <li>Answered that the affected area will not be demolished unless the compensation is disbursed fully.</li> <li>Added that concerns for security cannot be addressed now.</li> </ul> <p><b>(MS. CHARLOTTE MANANQUIL, CDO, DOTr)</b></p>
<ul style="list-style-type: none"> <li>Asked if the approximate compensation cost can already be disclosed so they may be able to plan the new property to be purchased.</li> <li>Suggests to provide the offer price earlier as a guide for PAPs since property prices are arbitrary.</li> <li>Asked how they may be able to assess their property on their own.</li> <li>Asked how they be able to get a proper assessment immediately and if they can get access to government appraisers.</li> </ul> <p><b>(MR. SHAHRAD RAHMANIFARD, President Pier Condominium)</b></p>	<ul style="list-style-type: none"> <li>Answered that an appraisal is needed to determine the value of the property and structure. Once the information is shared the DOTr will be able to draft the Offer to Buy.</li> </ul> <p><b>(MS. CHARLOTTE MANANQUIL, CDO, DOTr)</b></p> <ul style="list-style-type: none"> <li>Explained that Replacement Cost will be followed. This means that whatever may be lost, the owner must be able to acquire a similar property with the same size and function. This will the owner an idea of the property's value.</li> <li>Suggested that they may hire their own appraiser so they may be able to have an idea of the value of their property.</li> <li>Added that may also look into listings of properties for sale so they may be able to have an idea of the property price.</li> <li>Discussed that the official appraisal can only come from the government's appraiser. This is in accordance to the existing laws.</li> <li>Summarized that the options the PAP can do to determine an approximate value of their property. One is to hire their own appraiser. They may also do their own research on the properties for sale near their area or on a similarly built structure within the vicinity.</li> <li>Added that the there are two types of appraisers. The government appraisers</li> </ul>



	<p>may be Land Bank of the Philippines (LBP) or Development Bank of the Philippines (DBP). Another type is the independent property appraisers (IPA).</p> <ul style="list-style-type: none"> <li>Pointed that there are only two government financing institution (GFI) doing the appraisal for all the projects under the <i>Build! Build! Build!</i> (BBB) Program, it might be difficult to get an appointment from them. On the other hand, private IPAs are also cited in the law. In theory, appraisal of the GFIs and IPAs should not have much difference since the definition of payment is the same.</li> </ul> <p>(MS. ANNABELLE HERRERA, <i>RAP Team Leader</i>, Ecosyscorp)</p>
<ul style="list-style-type: none"> <li>Asked if there will be compensation for business interruption, affected employees, and cost of transfer.</li> <li>Also asked if there is a timeline for the evacuation since they need time to transfer the equipment and materials.</li> <li>Inquired if they can still continue with the business since only a portion will be affected.</li> <li>Asked if they may still construct a new warehouse on the remaining property.</li> <li>Asked if they will be given City Permit and if DOTr can provide assistance.</li> </ul> <p>(MS. JENNY PAMA, <i>Representative</i>, Alta Industries Inc.)</p>	<ul style="list-style-type: none"> <li>Answered that the indicative timeline for the clearing I set between the 3<sup>rd</sup> -4<sup>th</sup> Quarter of this year subject to change due to the current health crisis.</li> <li>Mentioned that there will also be assistance for the transfer for the affected properties. There will also be assistance for the cost of transfer.</li> <li>Pointed that as long as the remaining property is not affected by the project, they have the liberty to put up a new structure.</li> </ul> <p>(MS. CHARLOTTE MANANQUIL, <i>CDO</i>, DOTr)</p>
<ul style="list-style-type: none"> <li>Asked if it will be possible to have a copy of the zoom meeting record so she may be able to review the questions that were addressed.</li> <li>Asked how much time it will take to disburse the payment once all the needed documents are submitted.</li> <li>Raised concern that it might take two years before the compensation is disbursed.</li> </ul>	<ul style="list-style-type: none"> <li>Mentioned that the zoom recording cannot be provided due to data privacy concerns. However, what may be provided instead is the presentation of the meeting. Requests for the video recording will be raised to the legal team of DOTr.</li> <li>Answered that the time for payment is dependent if the PAPs can immediately submit the requirements.</li> </ul>

<ul style="list-style-type: none"> <li>● Inquired if they will still receive the excess amount in case the current market value goes up after the payment is disbursed.</li> <li>● Asked if the whole property will be acquired if only a small portion will remain in consideration of the setback requirements.</li> </ul> <p>(<b>MS. RIZALINA DIONISION</b>, <i>Resident</i>, Brgy. Pio del Pilar)</p>	<ul style="list-style-type: none"> <li>● Explained that DOTr will use the result from the value determined by the appraiser. The value indicated in the Offer to Buy cannot be changed anymore even if the current market value changes.</li> <li>● Further discussed that it will be the landowner's discretion to accept or reject the Offer to Buy.</li> <li>● Added that it will not take two years for the compensation to be disbursed.</li> <li>● Pointed that setback concerns will be reviewed.</li> <li>● Reiterated that if the documents submitted are complete and without any issue, compensation may be provided within 2-3 months. However, this will be reviewed if the process may still be fast tracked.</li> </ul> <p>(<b>MS. CHARLOTTE MANANQUIL</b>, <i>CDO</i>, DOTr)</p>
<ul style="list-style-type: none"> <li>● Asked if it may be possible to send through email the important reminders that the PAPs must take note of.</li> <li>● Inquired for the survey activities in particular for the DMS since the one they only participated was the SES survey. Their renters also participated on the SES survey.</li> <li>● Asked if it is possible that the renters agreed to participate in the interview and survey process without the knowledge of the property owners.</li> <li>● Inquired if the meeting with tenants will also include the landowners.</li> <li>● Inquired if the value for the land will be based on the current market value.</li> <li>● Raised concern that the zonal value might have higher price than the current market value.</li> <li>● Asked if they must vacate immediately once the payment is disbursed.</li> </ul> <p>(<b>MS. EDITH TRILLANA</b>, <i>Representative</i> Brgy. Pio del Pilar)</p>	<ul style="list-style-type: none"> <li>● Concurred that the presentation will be provided. The PAPs may also contact DOTr through the GRM hotline for pressing questions. The same contact details may be used to send the requests for the presentation.</li> </ul> <p>(<b>MS. CHARLOTTE MANANQUIL</b>, <i>CDO</i>, DOTr)</p> <ul style="list-style-type: none"> <li>● Discussed that there are two types of measurements. Manual measurement was being conducted before the pandemic. However, due to the pandemic, specialized cameras are being used to conduct the measurement. The latter option might be the one used to measure their property.</li> <li>● Added that the measurement from the specialized cameras has an accuracy of 99.9%. The images from the cameras are used to measure the property.</li> <li>● Reiterated that before the interviews and measurements are conducted, a survey permit is being filled out by the PAPs. It includes all the surveys that will be conducted. The survey permit also</li> </ul>

	<p>determines if the PAPs concur to participate with the interview, survey process, and tagging of structures.</p> <ul style="list-style-type: none"> <li>● Agreed that such scenario is also possible.</li> <li>● Advised the property owner to check with the renters the survey permit that they have signed.</li> <li>● Mentioned that this SCM is actually intended for property and landowners. There is a separate meeting for non-landowners.</li> <li>● Affirmed that the price offer of the land will be based on the current market value.</li> <li>● Clarified that the zonal value is also a type of market value. The value of the property will be based on the research produced by the appraiser.</li> </ul> <p>(<b>MS. ANNABELLE HERRERA</b>, <i>RAP Team Leader</i>, Ecosyscorp)</p> <ul style="list-style-type: none"> <li>● Answered that the schedule to vacate the property will be decided upon the signing of the ADRI. DOTr must also have an assurance that PAPs are able to relocate safely.</li> </ul> <p>(<b>MS. SHE LUCAS</b>, Community Development Officer, DOTr)</p>
<ul style="list-style-type: none"> <li>● Raised concern that a new property to relocate with has already been identified. The title is named after one of her siblings.</li> <li>● Disclosed that the affected property is named after her and her three siblings.</li> <li>● Asked for the process of transferring the land title.</li> <li>● Mentioned that it will take some time to construct a new house to the new property.</li> <li>● Asked for the payment for acquiring the building permit and other pertinent documents for construction.</li> </ul>	<ul style="list-style-type: none"> <li>● Answered that such process requires an internal agreement between the parties concerned.</li> <li>● Added that DOTr may provide assistance in case EJSE is needed.</li> <li>● Answered that in the ADRI, there will be internal an internal communication with DOTr to disclose that a new structure is still under construction.</li> <li>● Reiterated that once the full payment is provided, only then can the agreement to the schedule of relocation be settled. PAPs cannot be displaced until a relocation area is settled.</li> </ul>

<ul style="list-style-type: none"> <li>● Inquired for the assistance to be provided for properties used as renting place.</li> <li>● Asked if they must start processing the Tax Declaration or if the receipt for the tax payment will suffice.</li> <li>● Raised concern that it seems that they are being rushed for the acquisition of property and that the current health crisis is not being considered.</li> <li>● Asked if they are allowed to recover salvageable materials.</li> </ul> <p>(<b>MS. ASUNCION DAYAWON</b>, Landowner Brgy. Pio del Pilar)</p>	<ul style="list-style-type: none"> <li>● Added that as long as the PAP is cooperative and the necessary documents are provided immediately, the compensation will be processed on a proper timing.</li> <li>● Reiterated that the compensation value will use replacement cost. All the needed cost such as labor cost is already included in the compensation.</li> <li>● Answered that it will be beneficial if the PAPs can start early in processing and requesting the documents. Building permits and other pertinent documents will be processed by the PAPs. The Makati City is made aware of the project.</li> <li>● Assured that there is an indicative timeline subject to change. In addition, PAPs are being made aware as early as now.</li> <li>● Affirmed that salvageable materials may be recovered by the PAPs.</li> </ul> <p>(<b>MS. SHE LUCAS</b>, Community Development Officer, DOTr)</p>
<ul style="list-style-type: none"> <li>● Asked for a clarification for the tagging sticker colors.</li> <li>● Asked if the colored sticker means that their property will be acquired.</li> <li>● Inquired if there will be representative for LBP to conduct the appraisal.</li> <li>● Raised concern that it will take some time to process the documents given the current health crisis.</li> <li>● Asked what will happen if the documents are not submitted within the prescribed 30-day.</li> <li>● Inquired if the Offer to Buy will be sent even if the documents are not yet completed.</li> </ul> <p>(<b>MS. ASHLEY TAN</b>, Representative, Makati City)</p>	<ul style="list-style-type: none"> <li>● Explained that colored sticker means that their property is affected based on the detailed design. In addition, the design is already final.</li> <li>● Further explained that the severity will be determined in the Notice of Taking (NoT).</li> <li>● Clarified that the NoT has no 30 days deadline. What it state is that if the documents are submitted within 30 days upon the receipt of the NoT, it will be advantageous to the owner. It does not mean that if the documents are not submitted within 30 days that their property will undergo expropriations. The 30 day time frame will be triggered once the Offer to Buy has been sent to the PAPs.</li> <li>● Discussed that the Offer to Buy will still served since the documents will be</li> </ul>

	<p>validated. The process will be quicker if they are able to prepare the necessary documents in advance.</p> <p><b>(MS. ANNABELLE HERRERA, RAP Team Leader, Ecosyscorp)</b></p> <ul style="list-style-type: none"> <li>• Answered that the representative from LBP will do appraisal on ground for every affected property.</li> <li>•</li> </ul> <p><b>(MS. CHARLOTTE MANANQUIL Community Development Officer, DOTr)</b></p>
<ul style="list-style-type: none"> <li>• Asked if the tenants will be provided with relocation, rent assistance, and if there will be compensation for their employees.</li> <li>• Inquired for the eligibility process of renters and tenants.</li> <li>• Asked if the transfer period will also be considered.</li> </ul> <p><b>(MR. VINCENT ESCUETA, Resident, Brgy. Pio del Pilar)</b></p>	<ul style="list-style-type: none"> <li>• Answered that renters and tenants will also receive due compensation once they are deemed qualified for the entitlements.</li> <li>• Answered that this will be discussed through the Local Inter-Agency Committee (LIAC) with the LGU. There will be assessment based on income level to determine their qualification.</li> </ul> <p><b>(MS. CHARLOTTE MANANQUIL, Community Development Officer, DOTr)</b></p> <ul style="list-style-type: none"> <li>• Discussed that there is a difference for the entitlements for household tenants vis-à-vis business tenants.</li> <li>• Cited that as per current policies, qualifications for socialized housing include living below poverty threshold and no other property. If a PAP will not be eligible for socialized housing, DOTr will provide assistance to PAPs to avail low-cost housing or economic housing under Pag-IBIG. They may also continue renting which will still be assisted by DOTr.</li> <li>• Added that for business tenants with an on-going contract at the time of acquisition, they will be entitled for a three-month rental subsidy based on prevailing rental rate. There will also be</li> </ul>

	<p>income-loss compensation subject to validation of DOTr.</p> <ul style="list-style-type: none"> <li>• Further, DOTr may also arrange with the affected business owners and inform them before the displacement. The concerned business then may start operating a replacement business so that there will be no disruption with the operation.</li> <li>• Answered that transfer period will depend on the business. Such will be included in the entitlements of the affected business. DOTr will also keep a close coordination for the timing of their displacement.</li> </ul> <p>(<b>MS. NESAH JARIEL</b>, <i>Senior RAP Specialist</i>, Ecosyscorp)</p>
<ul style="list-style-type: none"> <li>• Asked what will happen to the PAPs once their properties are acquired.</li> <li>• Asked for the benefits of the project.</li> <li>• Mentioned that there is already a PNR railway that should just be used for the project.</li> </ul> <p>(<b>MR. CONRADO OSEO</b>, <i>Resident</i>, Brgy. Pio del Pilar)</p>	<ul style="list-style-type: none"> <li>• Answered that the project will traverse from Pampanga to Laguna. It will improve the mass transportation of the country.</li> <li>• Added that a Feasibility Study (FS) was conducted before to determine the issues and benefits of the project. Improvement of ridership and mobility was also studied.</li> <li>• Reiterated that the project is different from the past railway projects. There will also be social safeguards for the project. Part of the project goals is to improve the current PNR capacity. The current PNR line will still be used in the future development of the project.</li> <li>• Explained that the project is following a “no worse of” policy. There will be no abrupt clearing of area without ensuring proper relocation for the PAPs. A case handler will be assigned per lot owner.</li> <li>• Discussed that the current size of the PNR railway is narrow. The project will be bigger to accommodate larger coach and to increase the carrying capacity of PNR.</li> </ul> <p>(<b>MS. SHE LUCAS</b> Community Development Officer, DOTr)</p>

<ul style="list-style-type: none"> <li>Inquired on the area of the relocation that will be provided for the landowners. (<b>YEJ KUL</b>, Resident, Brgy. Pio del Pilar)</li> </ul>	<ul style="list-style-type: none"> <li>Clarified that that renters and sharers will be provided with a different relocation site if deemed non-landowners. Relocation for non-landowners is still under discussion within the LIAC of Makati City.</li> <li>Answered that for landowners, DOTr will provide assistance to seek available properties through Pag-IBIG.</li> <li>Added that as per existing policies, the government can only provide assistance for non-landowners.</li> </ul> <p>(<b>MS. SHE LUCAS</b>, Community Development Officer, DOTr)</p>
<ul style="list-style-type: none"> <li>Asked if the relocation is within Makati City or if it will be possible to have it outside Makati City.</li> <li>Asked if the relatives of the landowners can also have compensation for the affected land.</li> <li>Disclosed that the landowner is now deceased and the current residents, which are non-landowners would like to avail relocation.</li> <li>Asked if the project will still proceed once the administration changes.</li> <li>Inquired if the EJSE must be processed immediately.</li> <li>Asked if the 30-day prescribed in the Offer to Buy may still be extended in case the EJSE is not yet settled.</li> <li>Inquired if relatives of the deceased owner can demand a relocation within Makati City.</li> <li>Mentioned that the landowner is currently overseas.</li> <li>Asked if a representative can process the documents on the landowner's behalf.</li> <li>Asked if there is a need for a landowner's appearance during the Offer to Buy.</li> <li>Inquired if there is already a date for the meeting for non-landowners.</li> </ul>	<ul style="list-style-type: none"> <li>Answered that PAPs in the masterlist may be relocated.</li> <li>Mentioned that claims for the land property must be settled internally as a family. There is a possibility that such case may undergo EJSE.</li> <li>Explained that in-city relocation is preferred. However this is still subject to land availability in Makati City, the decision of LGU and the partner KSAs.</li> <li>Suggested that processing of the EJSE highly encouraged so it would be easier for the PAPs once the DOTr stats the land acquisition.</li> <li>Concurred that such extension may be approved as long as there is a proper coordination with the DOTr.</li> <li>Discussed that the project is funded through a loan. Even if there is a change in the administration, the project will still proceed.</li> <li>Answered that non-landowners may avail either an assisted relocation or self-relocation. For self-relocation, DOTr will just provide the entitlements. For assisted relocation, DOTr will provide assistance in looking for a relocation site. PAPs may also provide a suggestion in</li> </ul>

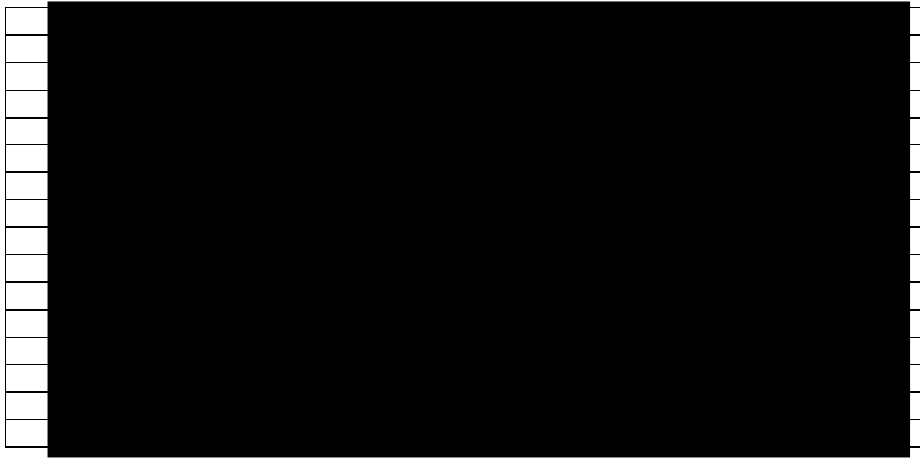
<ul style="list-style-type: none"> <li>● Asked if utility lines such as power and water lines are included in the compensation.</li> <li>● Asked if the zonal value will be used as a basis in the compensation.</li> <li>● Disclosed that the Real Property Tax (RPT) has not been paid for 5 years.</li> <li>● Asked what will be done for such case.</li> </ul> <p>(<b>MS. JENNIFER GARCIA</b>, <i>Resident</i>, Brgy. Pio del Pilar)</p>	<p>case they were able to identify a possible property in Makati City.</p> <ul style="list-style-type: none"> <li>● Affirmed that this may be done as long as there is an SPA. For the payment, there is a need to open a bank account since the disbursement will be done through the LBP. This will be determined by LBP if the representative can open an account through an SPA.</li> <li>● Mentioned that the data are still being processed in preparation of the meeting. However, the indicative date is on the 2<sup>nd</sup> Quarter of the year.</li> <li>● Answered that utilities are included in the compensation, including the installation.</li> <li>● Reiterated that the market value will be used. If the zonal value is updated, chances are the same value will be used.</li> <li>● Answered that for unsettled RPT, the cost may just be taken from the compensation. However, this must be coordinated with DOTr.</li> </ul> <p>(<b>MS. SHE LUCAS</b> Community Development Officer, DOTr)</p>
<ul style="list-style-type: none"> <li>● Asked for the estimated duration of the project.</li> <li>● Inquired if there will be a priority for PAPs to be employed in the project.</li> <li>● Asked if the employment status will be contractual or regular.</li> </ul> <p>(<b>BOY ABONALLA</b>, <i>Resident</i>, Brgy. Pio del Pilar)</p>	<ul style="list-style-type: none"> <li>● Discussed that the indicative timeline is by 2025. What is being processed now is the RAP preparation for the PAPs. Once this is executed, the civil works will commence.</li> <li>● Explained that there is a separate team for the livelihood which will address the employment concern. This will be based on masterlist which will be endorsed to the LIAC. The LGU, through the Public Employment Service Office (PESO) will endorse the opportunities to the prospects. For the construction, the DOTr will submit to the contractor an endorsement for those who are willing to apply.</li> </ul>



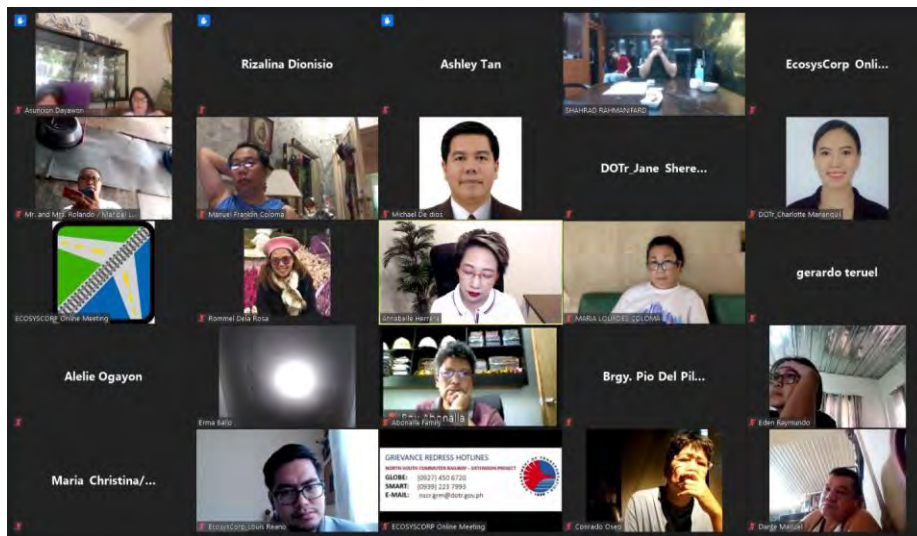
	<ul style="list-style-type: none"> <li>Answered that employment status will depend on the positions that the contractor will put up.</li> </ul> <p>(<b>MS. SHE LUCAS</b> Community Development Officer, DOTr)</p>
<ul style="list-style-type: none"> <li>Disclosed that the owner is overseas, and he is just the caretaker of the property. RPT is paid and there is a title.</li> <li>Disclosed that an SPA is already prepared.</li> <li>Asked where the documents will be submitted on behalf of the owner.</li> <li>Asked if there will be relocation for the caretakers.</li> <li>Asked for the meaning of ADRI</li> </ul> <p>(<b>MR. ARTHIUR OLIS</b>, <i>Resident</i>, Brgy. Pio del Pilar)</p>	<ul style="list-style-type: none"> <li>Answered that there will be case handler that will assist the PAPs. They may also submit the documents to the DOTr office. A help desk will also be established in Makati City where they can submit the documents.</li> <li>Mentioned that if the PAP is in the masterlist and is qualified, relocation may be provided.</li> </ul> <p>(<b>MS. SHE LUCAS</b>, Community Development Officer, DOTr)</p> <ul style="list-style-type: none"> <li>Answered that ADRI stands for Agreement to Demolish and Remove Improvements.</li> </ul> <p>(<b>MS. ANNABELLE HERRERA</b>, <i>RAP Team Leader</i>, Ecosyscorp)</p>

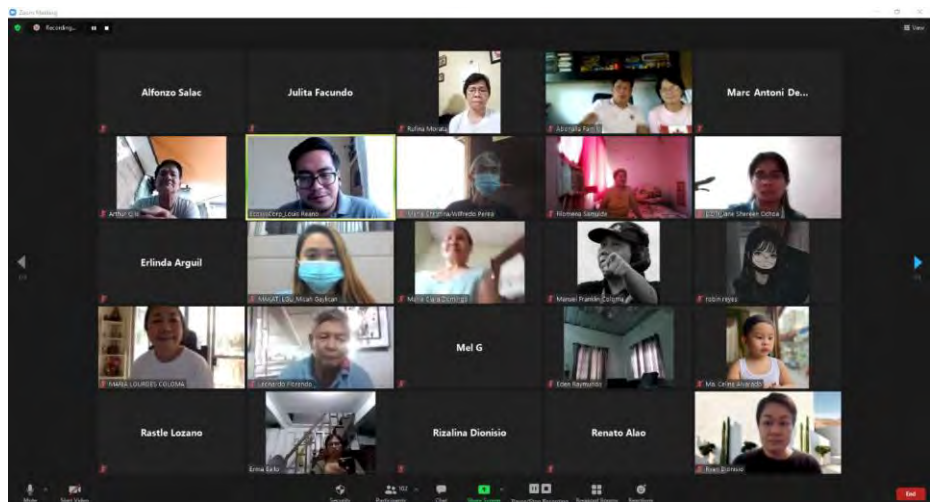
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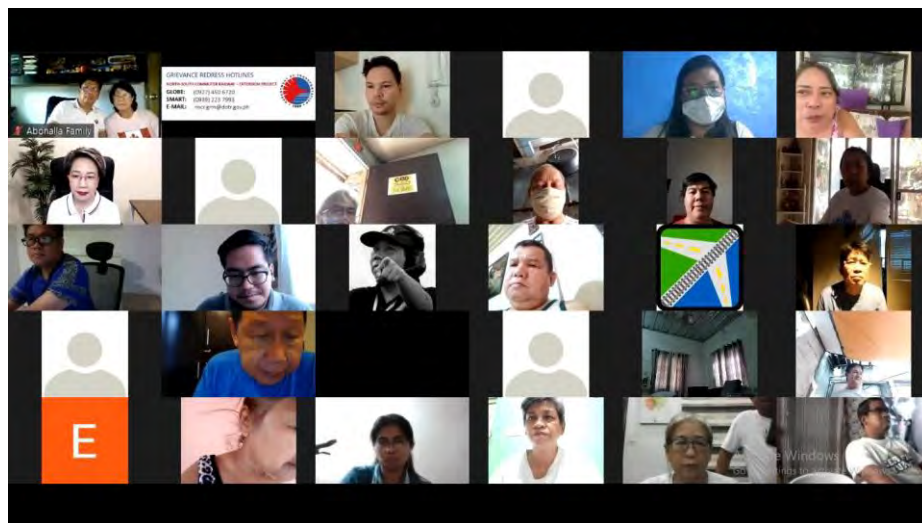
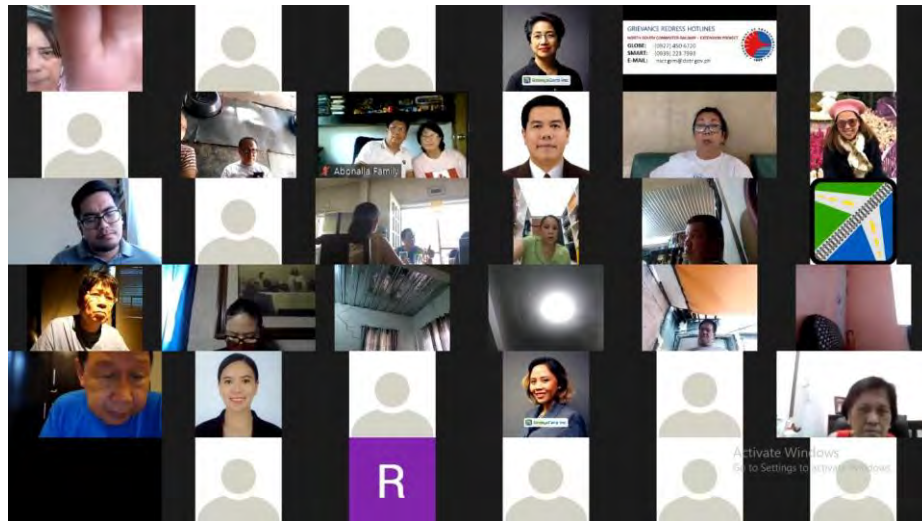
DOTr:
<b>MS. CHARLOTTE MANAQUIL</b> , Community Development Officer, DOTr
<b>MS. SHE LUCAS</b> , Community Development Officer, DOTr
PNR
<b>MS. JENNILYN TALE</b> , <i>Representative</i> , PNR
<b>MR. NEIL PETER BAGAYGAY</b> , <i>Representative</i> , PNR
<b>MR. JOJO VELANCIANO</b> , <i>Representative</i> , PNR
<b>MR. GUILBERT LAGYO</b> , <i>Representative</i> , PNR
<b>MR. ELAINE IGOT</b> , <i>Representative</i> , PNR
JDT:
<b>MR. ROY CRUZ</b> , <i>Representative</i> , JDT
<b>MS. NORJAY JERUTA</b> , <i>Representative</i> , JDT
<b>MS. REYNALDO GIZON</b> , <i>Representative</i> , JDT
ECOSYSCORP, INC.
<b>MS. ANNABELLE HERRERA</b> , <i>RAP Director</i> , Ecosyscorp
<b>MS. NESAH JARIEL</b> , <i>Senior Resettlement Specialist</i> , Ecosyscorp



Photos:







**Highlights of the Detailed Design Study 2nd Stakeholder Consultation Meeting (SCM)  
North South Commuter Railway Extension Project (Blumentritt-Calamba Section)  
Detailed Design Study Stage**

**Online Detailed Design (DD) 2nd SCM**

**Date: 18 March 2021 (Thursday)**

**Time: 8:00 A.M.**

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the Detailed Design (DD) Study 2<sup>nd</sup> Stakeholder Consultation Meeting for the Resettlement Action Acquisition Plan (RAP) for the Landowners and Non-Resident Business Operators in Brgy. Tanyag, Brgy. South Daang Hari, Brgy. Bagumbayan; Taguig City. Responses to the queries are also included.

<b>Summary of Issues, Concerns, Comments, and Suggestions Raised during the DD 2<sup>nd</sup> SCM of North South Commuter Railway Extension Project (Blumentritt-Calamba Section), DD Stage</b>	
<ul style="list-style-type: none"> <li>Mentioned that their property is part of the United Residence of Old Bagbag Lines (URBAL).</li> <li>Disclosed that they have not yet fully settled the payment to URBAL and that they do not possess yet the necessary documents for the property. However, they have receipts of the previous payments.</li> <li>Inquired if Notice of Taking (NoT) will still be served to them since there is still a pending case with PNR.</li> <li>Answered that he will still check with his parents if such document has already been issued.</li> </ul> <p><b>(MR. MARIO BORBON, Resident, Brgy. Tanyag)</b></p>	<ul style="list-style-type: none"> <li>Answered that URBAL does not have the authority to sell properties. The authority for such transaction is with Philippine National Railways (PNR). Legal members of URBAL is paying with PNR. Those who have already paid were already issued with land Title.</li> <li>Asked if the PAP has a contract with PNR.</li> <li>Asked if there is already a contract and they have not paid yet, as per PNR, the list of properties issued by DOTr will be provided. This will be followed with a meeting with PNR to discuss the action with affected properties that were not able to settle their payment within the allotted 10-year time frame.</li> <li>Mentioned that if they will be able to provide proof that they have a contract with PNR.</li> <li>Disclosed that payment to URBAL is being transmitted to PNR in a lump sum. It cannot be identified which owners have paid when the money was remitted to PNR.</li> </ul> <p><b>(ENGR. GENEROSO IGNACO, Housing Officer, LHO-Taguig City)</b></p>

	<p>☐ Mentioned that determining the final list of PAPs will be completed after the data has been consolidated. This is targeted on the end of April 2021. By first week of May, the data may already be available.</p> <p><b>(MS. CHARLOTTE MANANQUIL, &lt;designation&gt; DOTr)</b></p>
<p>☐ Mentioned that about ¼ of their property will be affected.</p> <p>☐ Asked if they are going to be displaced since there is still enough space near their property.</p> <p>☐ Pointed that the nearby property is owned by her late mother-in-law. However, the property and structure was not divided to the four heirs.</p> <p>☐ Mentioned that the property is from after Ricardo Cruz but their association brought it from the former owner.</p> <p>☐ Pointed that they have the Deed of Sale as well as the Mother Title.</p> <p><b>(MS. ELENITA CLAMASA, Resident, Brgy. South Daang Hari)</b></p>	<p>☐ Answered that this will be determined after the data has been consolidated. Such will also determine if the property is still habitable.</p> <p>☐ Raised that it will be up to the PAPs if they wanted a self-relocation or assisted.</p> <p><b>(MS. CHARLOTTE MANANQUIL, Community Development Officer, DOTr)</b></p> <p>☐ Asked for the owner of the nearby property.</p> <p>☐ Inquired if they have any documents for the property they intended to resettle.</p> <p>☐ Reiterated that if they own the property and they have the Deed of Sale.</p> <p>☐ Discussed that if they really own the property, resettling to it will pose no further problem.</p> <p><b>(ENGR. GENEROSO IGNACO, Housing Officer, LHO-Taguig City)</b></p>
<p>☐ Inquired when they may be able to start submitting the requirements.</p> <p><b>(MR. NOLI CALDITO, Resident, Brgy. Tanyag)</b></p>	<p>☐ Answered that they just have to wait for the issuance of the Notice of Taking (NoT) which will also enumerate the requirements.</p> <p>☐ Once the NoT has been received by the PAPs, they may submit the requirements.</p> <p><b>(MS. CHARLOTTE MANANQUIL, Community Development Officer, DOTr)</b></p>
<p>☐ Asked if there will be fence in the project.</p> <p>☐ Pointed that the residents may not be able to cross from Brgy. South Daang Hari going to Brgy. Bagumbayan.</p> <p>☐ Also pointed that trolleys will be prohibited.</p> <p><b>(ENGR. GENEROSO IGNACO, Housing Officer, LHO-Taguig City)</b></p>	<p>☐ Answered that there will be fence on both sides of the project.</p> <p><b>(MS. CHARLOTTE MANANQUIL, Community Development Officer, DOTr)</b></p>

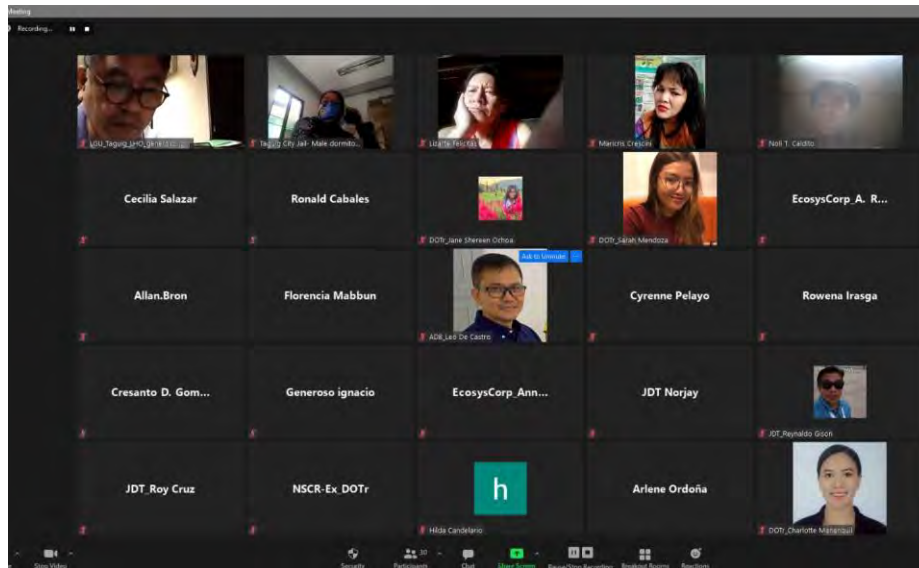
<ul style="list-style-type: none"> <li>● Asked if there will be a station in Brgy. Bagong Tanyag.</li> <li>● Asked if the via duct will be different from the existing railway.</li> <li>● Mentioned that the alignment is along the West Valley Fault as per the survey conducted by the Philippine Institute of Volcanology and Seismology (PHIVOLCS).</li> <li>● Inquired if the project is under the PNR.</li> <li>● Asked if the civil works have begun for the project.</li> </ul> <p><b>(MR. MARIO BORBON, Resident, Brgy. Tanyag)</b></p>	<ul style="list-style-type: none"> <li>● Answered that there will be a via duct in Taguig City similar to the elevated structures in MRT and LRT.</li> <li>● Added that there will be no station in Taguig City. The last station is situated in the existing Bicutan Station.</li> <li>● Pointed that the via duct is different from the existing railway.</li> <li>● Answered that such cases, including the impact and effect of the West Valley Fault have been considered in the project design.</li> <li>● Added that there has been technical design to mitigate the impact of the fault line to the structures.</li> <li>● Pointed that PNR is a co-implementor of the project together with the PNR.</li> <li>● Answered that the civil works is intended to start by the 2<sup>nd</sup> Quarter of 2022.</li> </ul> <p><b>(ENGR. RUPERTO CRUZ, Representative, JDT)</b></p>
<ul style="list-style-type: none"> <li>● Mentioned that the road going to Brgy. South Daang Hari near the train is only wide enough for a motorcycle. This prompts residents to use trolley instead.</li> <li>● Asked to whom must they send a request so that a more accessible road may be put in Brgys. South Daang Hari and Bagong Tanyag going to Sucat Station.</li> <li>● Added that the removal of trolley will cause a significant loss of access to the communities mentioned.</li> </ul> <p><b>(ENGR. GENEROSO IGNACO, Housing Officer, LHO-Taguig City)</b></p>	<ul style="list-style-type: none"> <li>● Mentioned to write a letter first addressed to the Assessor's Office.</li> <li>● Answered that there were alleys identified in the area but were built with structures. This will be coordinated with the Assessor's office to verify the alleys.</li> </ul> <p><b>(ARCH. HILDA CANDELARIO, Representative, City Planning and Development Office – Taguig City)</b></p> <ul style="list-style-type: none"> <li>● Answered that accessibility in the mentioned communities will be reviewed.</li> <li>● Suggested for the Taguig City LGU , DOTr and the RIMC to have a meeting and detail the necessary interventions since the project will be fenced.</li> <li>● Added that there might be alleys that may be used by the communities. However, the mainline of the project will not be passable.</li> </ul> <p><b>(ENGR. RUPERTO CRUZ, Representative, JDT)</b></p>
<ul style="list-style-type: none"> <li>● Pointed that their power utility line is connected on the other side which will be affected by the project.</li> </ul>	<ul style="list-style-type: none"> <li>● Answered that as per the Entitlement Matrix (EM), they will receive the necessary amount to have their power</li> </ul>

<p>(<b>MS. ELENITA CLAMASA</b>, <i>Representative</i>, Brgy. South Daang Hari)</p>	<p>lines reconnected including other utilities such as their water pipes in case it will also be affected.</p> <ul style="list-style-type: none"> <li>Added that for the electric posts itself, there is a separate coordination with DOTr and utility companies.</li> </ul> <p>(<b>MS. NESAH JARIEL</b>, <i>Senior Resettlement Specialist</i>, Ecosyscorp)</p> <ul style="list-style-type: none"> <li>Mentioned that the DOTr's framework is <i>Replicate before Dismantle</i>. It means there will be transfer of the utility lines before cutting the affected existing lines.</li> </ul> <p>(<b>MS. CHARLOTTE MANANQUIL</b>, <i>Community Development Officer</i>, DOTr)</p>
<ul style="list-style-type: none"> <li>Raised that there is another process to provide an updated assessment for the structures that are affected.</li> <li>Mentioned that as per Ordinance 47 series of 2002, the Assessor will do a ground survey.</li> <li>Added that there must be a request to the City Administrator through the City Assessor.</li> </ul> <p>(<b>ENGR. GENEROSO IGNACO</b>, <i>Housing Officer</i>, LHO-Taguig City)</p>	

Attendance:

DOTr:
<b>MS. CHARLOTTE MANANQUIL</b> , <i>Community Development Officer</i> , DOTr
<b>MS. SARAH MENDOZA</b> , <i>Community Development Officer</i> , DOTr
<b>MS. JANE SHEREEN OCHOA</b> , <i>Community Development Officer</i> , DOTr
PNR
<b>MS. JENNILYN TALE</b> , <i>Representative</i> , PNR
<b>MR. NEIL PETER BAGAYGAY</b> , <i>Representative</i> , PNR
<b>MR. JOJO VELANCIANO</b> , <i>Representative</i> , PNR
<b>MR. GUILBERT LAGYO</b> , <i>Representative</i> , PNR
<b>MR. ELAINE IGOT</b> , <i>Representative</i> , PNR
JDT:
<b>ENGR. RUPERTO CRUZ</b> , <i>Representative</i> , JDT
<b>MS. NORJAY JERUTA</b> , <i>Representative</i> , JDT
<b>MS. REYNALDO GIZON</b> , <i>Representative</i> , JDT
ADB:
<b>MR. LEO DEC CASTRO</b> , <i>Representative</i> , ADB
TAGUIG CITY LGU
<b>ENGR. GENEROSO IGNACO</b> , LHO-Taguig City
ECOSYSCORP, INC.
<b>MS. ANNABELLE HERRERA</b> , <i>RAP Director</i> , Ecosyscorp
<b>MS. NESAH JARIEL</b> , <i>Senior Resettlement Specialist</i> , Ecosyscorp





**Highlights of the Detailed Design Study 2<sup>nd</sup> Stakeholder Consultation Meeting (SCM)**  
**North South Commuter Railway Extension Project (Blumentritt-Calamba Section)**  
**Detailed Design Study Stage**

**Online Detailed Design (DD) 2<sup>nd</sup> SCM**

**Date: 18 March 2021 (Thursday)**

**Time: 1:00 PM.**

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the Detailed Design (DD) Study 2<sup>nd</sup> Stakeholder Consultation Meeting for the Resettlement Action Acquisition Plan (RAP) for the Landowners and Non-Resident Business Operators, for Brgy. Tanyag, Brgy. Bagumbayan, Brgy. South Daang Hari Responses to the queries are also included.

<b>Summary of Issues, Concerns, Comments, and Suggestions Raised during the DD 2<sup>nd</sup> SCM of North South Commuter Railway Extension Project (Blumentritt-Calamba Section), DD Stage</b>	
<ul style="list-style-type: none"> <li>● Raised that acquiring documents will take longer and might not be enough from the prescribed 30 days to submit the documents. The pandemic must also be factored in as it might cause some delay.</li> <li>● Added that Certified True Copy alone takes about two-months before it is processed.</li> <li>● Suggested for the DOTr to provide assistance in processing the documents. They may write an authority letter to process these documents on their behalf.</li> <li>● Mentioned that document requests of the Project Affected Persons (PAPs) may just be consolidated. There may only be one representative to process these documents.</li> <li>● Asked if it will be possible to request a copy of the Parcellary Survey result. This will be used to determine the projects extent to their property and level of impact.</li> <li>● Clarified if the deposited money to the court may already be claimed by the PAPs during expropriation.</li> </ul>	<ul style="list-style-type: none"> <li>● Answered that such concerns will be taken into consideration.</li> <li>● Advised that during the issuance of Notice of Taking (NoT), these documents must be processed beforehand. The 15-days mentioned in the presentation is not meant as a deadline but as time allotted to prepare the necessary documents.</li> <li>● Mentioned that the counting of deadline will start once the Offer to Buy has been provided.</li> <li>● Answered that DOTr will provide assistance to expedite the documents request once the Offer to Buy has been released.</li> </ul> <p><b>(MS. CHARLOTTE MANANQUIL, Community Development Officer, DOTr)</b></p> <ul style="list-style-type: none"> <li>● Answered that during expropriation, the land property value will be based using the BIR Zonal Value.</li> <li>● Added that they must provide proof to the court if they wanted to get a Market Value to their affected land property.</li> <li>● Mentioned that once the Proof of Ownership is presented to the court,</li> </ul>

<ul style="list-style-type: none"> <li>● Mentioned that most of the land properties in Brgy. Bagong Tanyag are still under Philippine National Railways (PNR). This is due to cessation of United Residence of Old Bagbag Lines (URBAL) which was replaced with a new Association.</li> <li>● Asked what documents they must submit to substantiate that they now own the property.</li> <li>● Also asked if the document for payment is enough as an evidence of ownership.</li> <li>● Pointed that most of the land Title are still with PNR since there were some problems in producing the DOAS due to changes in PNR leadership.</li> <li>● Raised that they have the documents as a proof that the land properties are fully paid.</li> <li>● Asked for a document that may suffice as a proof of ownership that they may process.</li> <li>● Answered that there were no court cases for their properties.</li> </ul> <p><b>(MR. LAURENCE MEDRANA, Resident, Brgy. Tanyag)</b></p>	<p>they may already claim the compensation.</p> <ul style="list-style-type: none"> <li>● Inquired if Mr. Medrana holds a Deed of Absolute Sale (DOAS) or if it has been registered after the sale.</li> <li>● Asked if there were existing court cases between their property and PNR.</li> <li>● Opined that PNR, through DOTr, may provide assistance since they are part of the project.</li> <li>● Added that the documents that they have may be used to substantiate their claims.</li> </ul> <p><b>(MS. ANNABELLE HERRERA, RAP Director, Ecosyscorp)</b></p>
<ul style="list-style-type: none"> <li>● Asked when will the result be available after the Detailed Measurement Survey in their property.</li> <li>● Mentioned that as per last meeting, DOTr will recommend the contractor.</li> <li>● Inquired if they must coordinate with the contractor for the cost of rebuilding their structure.</li> <li>● Disclosed that it will be imperative for them to have a new structure first before demolishing the affected ones to protect their equipment.</li> <li>● Inquired if it will be their responsibility to negotiate with the contractor in rebuilding their structures.</li> <li>● Asked if the Replacement Cost will be based on the survey or with the</li> </ul>	<ul style="list-style-type: none"> <li>● Answered that instead of the contractor, it will be DOTr that will coordinate with them for the structure's compensation.</li> <li>● Added that the appraisal value will be presented in the Offer to Buy which will be issued by DOTr.</li> <li>● Mentioned that once the DOTr have disbursed the compensation, it will be up to them to transact with the contractors.</li> <li>● Clarified that DOTr has no mandate to reconstruct affected structures. It will be the PAP's responsibility to source out their own contractor to build a replacement for their affected structure.</li> <li>● Discussed that there will be no depreciation in the Replacement Cost that will be disbursed. This will cover the</li> </ul>

<p>contractor's estimate on rebuilding the replacement structure.</p> <p><b>(MS. GILNA DELOS REYES, Resident, Brgy. Bagumbayan)</b></p>	<p>necessary cost in putting up the replacement structure.</p> <ul style="list-style-type: none"> <li>Pointed that the Replacement Cost will be based on the appraisal result. This will be validated by Land Bank of the Philippines (LBP). The DOTr will provide recommendations to determine the compensation offer.</li> </ul> <p><b>(MS. ANNABELLE HERRERA, RAP Director, Ecosyscorp)</b></p>
<ul style="list-style-type: none"> <li>Mentioned that she was able to buy a property in Adriano Homes in Brgy. Bagumbayan. The documents they have are the DOAS and a BIR payment in 2017. No payments to BIR were made after 2017.</li> <li>Expressed concern as they do not have the other documents that must be submitted.</li> <li>Mentioned that it cannot be determined if a CAR has been issued to them.</li> <li>Asked who can claim the compensation since they do not have the other documents yet.</li> </ul> <p><b>(MS. LIGAYA BUENAOBRA, Resident, Brgy. South Daang Hari)</b></p>	<ul style="list-style-type: none"> <li>Mentioned that it will be important to settle the Capital Gains Tax (CGT) since there will be penalties for unsettled dues.</li> <li>Added that since they have already settled a payment with BIR, it means the CGT is already paid. However, they must still settle the Transfer Tax, and Registration Fee to the Register of Deeds so a Title may be provided to them.</li> <li>Asked if BIR issued a Certificate Authorizing Registration (CAR).</li> <li>Recommends Ms. Buenabora to check if the CAR has been issued.</li> <li>Discussed that since the government will acquire the property, the Title or tax declaration continuously paid for thirty (30) is needed. DOAS is not enough to substantiate ownership to the land property since there are instances of multiple sale.</li> <li>Mentioned that the documents they have may be brought to the Help Desk. They will be guided with the next steps they must fulfill.</li> </ul> <p><b>(MS. ANNABELLE HERRERA, RAP Director, Ecosyscorp)</b></p> <ul style="list-style-type: none"> <li>Raised that the current set up is still through a Mobile Help Desk since a physical Help Desk is not yet permissible.</li> </ul> <p><b>(MS. CHARLOTTE MANANQUIL, Community Development Officer, DOTr)</b></p>

	<ul style="list-style-type: none"> <li>• Inquired if Adriano Homes used to be Public Lands.</li> <li>• If there are no Titles, it was asked if there is a Tax Declaration for the past thirty years from the former landowner.</li> <li>• Encouraged Ms. Buenaobra to start applying for a free patent so that the Tax Declaration may be named after her.</li> </ul> <p>(<b>MS. ANNABELLE HERRERA</b>, <i>RAP Director</i>, Ecosyscorp)</p> <ul style="list-style-type: none"> <li>• Informed the PAPs that as per Tax Declaration, Adriano Homes is about 6,000 sq. m. The lands were sold through an approved plan by the Department of Environment and Natural Resources (DENR). The approved lands are sold per lot and a waiver is issued. A free patent is then processed using the waiver. From the free patent, the individual Titles are issued.</li> <li>• Discussed that Adriano Homes has no CGT, only a transfer of the Tax Declaration of the waiver for Ms. Buenaobra.</li> <li>• Asked if the free patent application must be issued first before the compensation is disbursed.</li> <li>• Added that this is the case of the owners in Adriano Homes. There are no land Titles in Adriano Homes since these are processed under free patent. These are to be processed under RA 10023 as free patent.</li> <li>• Mentioned that Taguig City possess large swathes of properties under the Tax Declaration. The approved plans were subdivided into new plans with partitions. The properties sold were just part of the portion of the sections of the approved plans.</li> <li>• Answered that there is a Tax Declaration. DENR has approved the plan since all taxes were paid.</li> </ul>
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	<ul style="list-style-type: none"> <li>● Raised that the reason why Ms. Buenaobra paid for a Certificate of Registration is because the City Assessor's Office requires the said document to transfer the Tax Declaration to her name.</li> <li>● Mentioned that Ms. Buenaobra will have a Tax Declaration for her property through a DOAS from the former owner, Ms. Irma Marcelo</li> </ul> <p>(MR. GENEROSO IGNACO, <i>Housing Officer</i>, Local Housing Office)</p>
<ul style="list-style-type: none"> <li>● Disclosed that they have not yet applied for a free patent.</li> </ul> <p>(MS. LIGAYA BUENAOBRA, <i>Resident</i>, Brgy. South Daang Hari)</p>	<ul style="list-style-type: none"> <li>● Asked if Ms. Buenaobra has applied for a free patent.</li> <li>● Encouraged Ms. Buenaobra to acquire the Tax Declaration.</li> </ul> <p>(MR. GENEROSO IGNACO, <i>Housing Officer</i>, Local Housing Office)</p> <ul style="list-style-type: none"> <li>● Mentioned that Tax Declaration is a valid proof.</li> <li>● Reiterated that the Tax Declaration must be continuously paid for thirty years, notwithstanding the ownership of the property.</li> </ul> <p>(MS. ANNABELLE HERRERA, <i>RAP Director</i>, Ecosyscorp)</p> <ul style="list-style-type: none"> <li>● Countered that the thirty-year Tax Declaration cannot be produced by the City Hall.</li> <li>● Suggested instead to acquire a Tax Clearance from when the property was bought.</li> <li>● Disclosed that the land property can be traced as far as 1910.</li> </ul> <p>(MR. GENEROSO IGNACO, <i>Housing Officer</i>, Local Housing Office)</p> <ul style="list-style-type: none"> <li>● Reiterated that the Tax Declaration does not need to be named to Ms. Buenaobra for thirty years. It just needs to be ensured that the payment was done continuously.</li> </ul>

	<p>(<b>MS. ANNABELLE HERRERA</b>, <i>RAP Director</i>, Ecosyscorp)</p> <ul style="list-style-type: none"> <li>● Mentioned that the City Assessor's Office may transfer the Tax Declaration because there is already a DOAS.</li> <li>● Pointed that this is one of the requirements to acquire a free patent.</li> </ul> <p>(<b>MR. GENEROSO IGNACO</b>, <i>Housing Officer</i>, Local Housing Office)</p>
<ul style="list-style-type: none"> <li>● Inquired if Tax Clearance will suffice in lieu of Tax Declaration if it is not available.</li> <li>● Asked if the Tax Clearance is enough to signify that they have already paid their tax due.</li> <li>● Asked if it is necessary to review the thirty years Tax Declaration payment since the Tax Clearance may already be acquired.</li> <li>● Inquired if the requirements presented may be substituted with other documents.</li> <li>● Raised that it will be difficult to know if the property has been paid consecutively for thirty years due to the lack of documents to substantiate the claims.</li> <li>● Added it has been fairly recent that Taguig City computerized their system and that past documents may not be available anymore. It will be difficult to prove that the thirty years minimum payment period has been complied.</li> </ul> <p>(<b>MR. LAURENCE MEDRANA</b>, <i>Resident</i>, Brgy Tanyag)</p>	<ul style="list-style-type: none"> <li>● Clarified that Tax Declaration is available. The Tax Clearance will be issued because the Tax Declaration is paid.</li> <li>● Pointed out that the thirty years payment is not being asked. What is being measured is the point in time that a Tax Declaration becomes as a valid proof of ownership.</li> <li>● Mentioned that as per the current policies, the property Tax Declaration must be paid for thirty years continuously and not necessarily by the same owner.</li> <li>● Added that this can be reviewed using the City Assessor's Office records.</li> <li>● Reiterated that the Tax Clearance cannot be issued by the City Assessor's Office if the Tax Declaration is not yet settled.</li> <li>● Discussed that those reviewing the documents are also conducting due diligence to ensure that the prescribe period to pay the Tax Declaration are being followed.</li> <li>● Pointed that not all properties have Title and there are land properties that are still in Tax Declaration. As per RA 10752, Tax Declaration are accepted if during the due diligence, it is being paid consecutively for at least thirty years.</li> </ul> <p>(<b>MS. ANNABELLE HERRERA</b>, <i>RAP Director</i>, Ecosyscorp)</p> <ul style="list-style-type: none"> <li>● Answered that Taguig City LGU asks for two documents to process the Title: Tax</li> </ul>

	<p>Declaration and Tax Clearance which must be named to the same persons. In case of deceased landowners, this will undergo Extrajudicial Settlement of Real Estate (EJSE).</p> <ul style="list-style-type: none"> <li>Added that as for the case of Mr. Medrana, there has already been a coordination with PNR to settle their case specially to paid landowners where the Title has not been processed yet.</li> <li>Discussed that as per last meeting, the DOTr will provide a list of PAPs in Taguig City which will be endorsed to PNR. Once submitted, there might be some clarity with the presented case.</li> <li>Disclosed that the list may be available by April.</li> </ul> <p>(MR. GENEROSO IGNACO, <i>Housing Officer</i>, Local Housing Office)</p>
<ul style="list-style-type: none"> <li>Asked if it will be possible to ask a copy of the minutes of meeting and the result of the Parcellary Survey.</li> </ul> <p>(MR. LAURENCE MEDRANA, <i>Resident</i>, Brgy Tanyag)</p>	<ul style="list-style-type: none"> <li>Answered that they may send a request for the copies of minutes of the meeting and the result of the Parcellary Survey.</li> <li>Added that they may use the contact details in the GRM hotline to send the requests.</li> </ul> <p>(MS. CHARLOTTE MANANQUIL,, <i>Community Development Officer</i>, DOTr)</p>

Attendance:

DOTr:
MS. CHARLOTTE MANANQUIL, <i>Community Development Officer</i> , DOTr)
MS. JANE SHEREENA OCHOA, <i>Community Development Officer</i> , DOTr)
MS. SARAH MENDOZA, <i>Community Development Officer</i> , DOTr)
JDT:
ENGR. ROY CRUZ, <i>Representative</i> , JDT
MS. NORJAY JERUTA, <i>Representative</i> , JDT
MS. REYNALDO GIZON, <i>Representative</i> , JDT
Taguig City LGU
MR. GENEROSO IGNACO, <i>Housing Officer</i> , Local Housing Office – Taguig City LGU
ECOSYSCORP, INC.
MS. ANNABELLE HERRERA, <i>RAP Director</i> , Ecosyscorp





**Highlights of the Detailed Design Study 2nd Stakeholder Consultation Meeting (SCM)  
North South Commuter Railway Extension Project (Blumentritt-Calamba Section)  
Detailed Design Study Stage**

**Online and Onsite Detailed Design (DD) 2<sup>nd</sup> SCM**

**Onsite Venue:** Purok Singko Covered Court, Brgy. Tanyag

**Date:** 19 March 2021 (Friday)

**Time:** 8:00 A.M.

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the Detailed Design (DD) Study 2nd Stakeholder Consultation Meeting for the Resettlement Action Acquisition Plan (RAP) for landowners and business operators of Brgy. Tanyag, Brgy. Bagumbayan, and Brgy. South Daang Hari, Taguig City. Responses to the queries are also included.

<b>Summary of Issues, Concerns, Comments, and Suggestions Raised during the DD 2<sup>nd</sup> SCM of North South Commuter Railway Extension Project (Blumentritt-Calamba Section), DD Stage</b>	
<ul style="list-style-type: none"> <li>● Disclosed that her property has no Title and no tax has been paid.</li> <li>● Asked what steps must be undertaken.</li> <li>● Answered that they are not aware who the owners are but specified that the area is in a Philippine National Railway (PNR) site.</li> <li>● Inquired for the requirements that must be processed.</li> </ul> <p>(<b>MS. AMOR ONGRAY</b>, <i>Resident</i>, Brgy. South Daang Hari )</p>	<ul style="list-style-type: none"> <li>● Asked if the PAPs know the owners of the land property where they reside.</li> </ul> <p>(<b>MR. GENEROSO IGNACO</b>, <i>Housing officer</i>, Local Housing Office)</p> <ul style="list-style-type: none"> <li>● Concurred that the owner of the property must first be identified to identify the documents that must be processed.</li> <li>● Mentioned that there are requirements that must be acquired from PNR since the area belongs to the said agency.</li> <li>● Mentioned that aside from Tax Declaration and other legal documents, Lease Agreements or Waivers must also be requested from PNR as evidence that they reside in the said property.</li> <li>● Added that there is a need to request for a Tax Declaration in the City Hall. This is one of the basic requirements for compensation.</li> <li>● Pointed that the Tax Declaration can be processed at the City Assessor's Office.</li> <li>● Raised that the ground survey is currently on-going to identify the structure owner and its status.</li> </ul> <p>(<b>MS. JENNA BUSING</b>, <i>Representative</i>, DOTr)</p>

<ul style="list-style-type: none"> <li>• Disclosed that the land was bought without the title and no tax has been paid ever since.</li> <li>• Asked what must be done on her case.</li> </ul> <p><b>(MS. PRISCILLA CRUZ BUENO, Resident, Brgy. Tanyag)</b></p>	<ul style="list-style-type: none"> <li>• Mentioned that the waiver that must be requested to PNR is still being discussed.</li> <li>• Added that concerned PAPs will be notified if PNR may be able to issue such waiver.</li> </ul> <p><b>(MR. ELAINE IGOT, Representative, PNR)</b></p> <ul style="list-style-type: none"> <li>• Answered that for structures where the owner of land property is not known.</li> <li>• Added that their property has been tagged by the UPAO to identify the landowner.</li> <li>• Mentioned that they must look at the UPAO's list in the City Hall to identify the landowner of their area. After which they must request a certification that they have a tagging number. The certification will also contain the name landowner of their area.</li> <li>• Pointed that for structures that have not been tagged by the UPAO yet, the City Assessor's office, in coordination with DOTr, will conduct a ground survey to conduct an assessment as per Ordinance 47 series of 2002. This will be based on the official list of PAPs. After which, all structures will be granted with Tax Declaration.</li> <li>• Reiterated however that non-landowners will not be given with Tax Declaration and will be compensated only on their owned structures.</li> </ul> <p><b>(MR. GENEROSO IGNACO, Housing Officer, Local Housing Office)</b></p>
<ul style="list-style-type: none"> <li>• Inquired that some constituents will be landlocked since their access will be cut. In particular, these are in Caldozo Compound and Dimson Compound.</li> <li>• Asked if there is a need for the barangay to coordinate with the Taguig City LGU and DOTr.</li> <li>• Asked for a follow-up for the status of the twenty-one (21) DOAs that will be signed by DOTr.</li> </ul>	<ul style="list-style-type: none"> <li>• Answered that DOTr will provide alternate access roads for landlocked areas.</li> </ul> <p><b>(MS. CHARLOTTE MANANQUIL, Community Development Officer, DOTr)</b></p> <ul style="list-style-type: none"> <li>• Mentioned that these concerns have already been raised with the DOTr.</li> <li>• Added that as per the meeting, all the barangays, City Planning and</li> </ul>

(MS. CECIL, Brgy. Captain, Brgy. Tanyag)	<p>Development Office, and DOTr Engineer must study the possibility of opening up an access road along PNR to allow access.</p> <ul style="list-style-type: none"> <li>Mentioned that the list of confirmed PAPs will be provided by DOTr by April. The said list will also include members of United Residence of Old Bagbag Lines (URBAL) that have and have not yet settled their dues.</li> </ul> <p>(MR. GENEROSO IGNACO, Housing Officer, Local Housing Office)</p>
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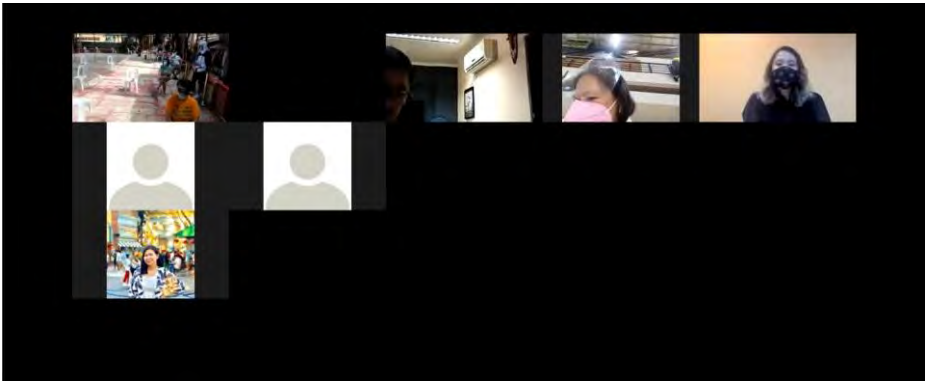
Attendance:

DOTr:
MS. CHARLOTTE MANANQUIL, Community Development Officer, DOTr
MS. JANE SHEREEN OCHOA, Community Development Officer, DOTr
MS. JENNALYN, BUSING, Community Development Officer, DOTr
PNR
MR. ELAINE IGOT, Representative, PNR
JDT:
MR. ROY CRUZ, Representative, JDT
MS. REYNALDO GIZON, Representative, JDT
MS. NORJAY JERUTA, Representative, JDT
TAGUIG CITY LGU
ENGR. GENEROSO IGNACO, <>, Housing
ECOSYSCORP, INC.
MS. ANNABELLE HERRERA, RAP Director, Ecosyscorp
MS. NESAH JARIEL, Senior Resettlement Specialist, Ecosyscorp
MR. LOUIS REAÑO Project Coordinator, EcosysCorp
MR. JOSHUA LADIA, Planning and Research Associate, Ecosyscorp
MS. JAZEL JOPSON, Technical Support Specialist, EcosysCorp
MR. RJ SALVADOR, Technical Support Specialist, EcosysCorp
MR. ELLY JONES FERNANDEZ, Technical Support Specialist, EcosysCorp

LAST NAME	FIRST NAME	SEX	BARANGAY
Irasga	Reynaldo Arabilo	F	Bagumbayan
Ongray	Amor Go	F	South Daang Hari
Salazar	Cecilia Rodriguez	F	Tanyag
Bueno	Priscilla Cruz	F	Tanyag
Lustre	Rosemarie Besana	F	Tanyag
Mahusay	Valeriano Pabuaya	M	Tanyag
Quilbio	Maly	F	Tanyag

Tortogo	Reachel	F	Tanyag
Cruz	Celia	F	Tanyag

Photos:



Highlights of the Online Open forum for the Detailed Design (DD) Stage  
2<sup>nd</sup> Stakeholder Consultation (SCM) Meeting  
NORTH-SOUTH COMMUTER RAILWAY PROJECT (NSCRP)  
Detailed Design Stage

**Muntinlupa**  
24 September 2020  
Online Zoom Meeting

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the 2<sup>nd</sup> Stakeholder Consultation Meeting for the Project Affected Persons of Muntinlupa City. Responses to the queries are also included.

Summary of Issues, Concerns, Comments, and Suggestions Raised during the online open forum for the Project Affected Persons of Muntinlupa City, DD Stage	
<ul style="list-style-type: none"> <li>Asked when the project will start.</li> </ul> <p>(MS. LORETA MISA, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>Responded that the project has already started and that it is currently on-going.</li> <li>Explained that this is the phase wherein information is gathered from the Project Affected Persons and that inquiries and concerns of the mentioned persons are addressed</li> <li>Added that the construction would have started next year but is subjective to change due to the pandemic.</li> </ul> <p>(MR. RALHPAEL GONZALES, <i>Community Development Officer</i>, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>Asked where to get a copy of the Certified True copy of Improvements.</li> </ul> <p>(MR. DENNIS DOLLETON, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>Responded that the Certified True Copy of Improvements may be requested from the Assessors office of the LGU.</li> </ul> <p>(MR. RALHPAEL GONZALES, <i>Community Development Officer</i>, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>Asked what she would have to do to allow her daughter to process all of the documents in her stead because she is already a senior citizen.</li> </ul> <p>(MS. LEANILA AGAPAY, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>Responded that if Ms. Lenila Agapay is the one named in the title, she should execute a Special Power of attorney to delegate her daughter to process all the necessary documents for the land acquisition of the government.</li> </ul>

<ul style="list-style-type: none"> <li>• Disclosed that two structures will be affected by the project. Disclosed that only their brother is receiving the invitation to the 2<sup>nd</sup> stakeholder consultation meeting.</li> <li>• Raised concern that when they submit their documents only the brother (who is being contacted) will be recognized.</li> <li>• Raised concern that they were only given one structure tag but there are two structures that will be affected by the project.</li> <li>• Clarified that the two structures are connected.</li> <li>• Asked if the property will be taken through easement right of way.</li> <li>• Asked who will be in charge of looking for a contractor to do the demolition works.</li> </ul> <p>(MS. ELIZABETH DE CASTRO MIRANDA, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>• Responded that there may be only one structure because only that structure is affected by the project.</li> </ul> <p>(MR. RALHPAEL GONZALES, <i>Community Development Officer</i>, Department of Transportation)</p> <ul style="list-style-type: none"> <li>• Responded that the numbers used to send the invitation to the 2<sup>nd</sup> SCM depends on the contact information that was given during the interview surveys for the project.</li> <li>• Added that the numbers and names of the affected persons will undergo validation with DOTr.</li> </ul> <p>(MS. NESAH JARIEL, <i>RAP Specialist</i>, EcosysCorp)</p> <ul style="list-style-type: none"> <li>• Responded that they cannot validate at this very moment if the affected property will be obtained through easement right of way.</li> <li>• Added that the land acquisition will be indicated through the NoT.</li> <li>• Clarified that the structure and the affected land will be compensated for.</li> <li>• Responded that DOTr will be the one to provide for a contractor to do the demolition. Added that the affected persons may retrieve any salvageable materials prior the demolition.</li> <li>• Added that the government is funded through a loan with the Asian Development Bank and JICA thus additional social safety guidelines must be followed on top of RA 10752.</li> </ul> <p>(MR. RALHPAEL GONZALES, <i>Community Development Officer</i>, Department of Transportation)</p>
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<ul style="list-style-type: none"> <li>• Asked if the newly constructed court in their area is included or registered and tagged and will be compensated for.</li> <li>• Disclosed that she has renters in her property. Asked if the renters will have any compensation or assistance.</li> </ul> <p>(MS. EMMA MANONGAS, Resident, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>• Responded that we can not determine right not if the structure has been tagged or surveyed. It is also best not to disclose such information in public gatherings such as this.</li> <li>• Added that DOTr will conduct a validation and will determine if the court is indeed included or registered as an affected structure.</li> </ul> <p>(MS. NESAH JARIEL, RAP Specialist, EcosysCorp)</p> <ul style="list-style-type: none"> <li>• Responded that if the area is classified as commercial and there is a proof of income then DOTr may provide livelihood loss compensation.</li> </ul> <p>(MR. RALHPAEL GONZALES, Community Development Officer, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>• Asked to discuss renting businesses if it is affected by the project,</li> </ul> <p>(MS. BLESSIDA SAMPSON, Resident, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>• Responded that any renting business that will be directly affected by the project will be compensated for not more than 6 months' worth of income.</li> <li>• Added that proof of income documents and Tax documents must be presented.</li> </ul> <p>(MR. RALHPAEL GONZALES, Community Development Officer, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>• Raised concern that the one named in the title is different from the name given in the survey. Asked how to correct that information.</li> <li>• Asked what if the land is loaned through PAG-IBIG and it is still being paid for.</li> <li>• Asked what the timeline for the property acquisition and appraisal.</li> <li>• Asked when there will be a help desk for the LGU of Muntinlupa.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that to correct and update of the data that was taken from the interview, best to send a message in the DOTr grievance redress hotline.</li> <li>• Responded that the case would be classified as a mortgage in which case DOTr would pay for the remaining balance of the loan to PAG-IBIG and the rest would be given to the owner.</li> <li>• Responded that the timeline for acquisition is that DOTr is targeting to send the Notice of Taking within the year 2020.</li> </ul>



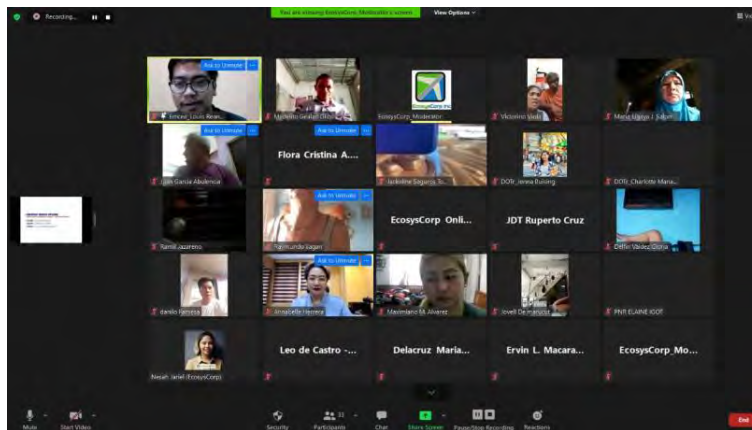
<ul style="list-style-type: none"> <li>• Raised concern that the DOTr GRM is not that responsive.</li> </ul> <p>(MR. CHRISTOPHER ZULUETE, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>• Responded that it was planned that there should be a help desk at their LGU already but due to the pandemic the date has been moved. Added that the physical help desk may be moved to next year.</li> </ul> <p>(MR. RALHPAEL GONZALES, <i>Community Development Officer</i>, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>• Disclosed that based on the red markings the main structure and foundation of his structure will not be affected, only his roof.</li> <li>• Asked if it is possible to determine right now if the affected structure on his property is just the roof or part of the whole structure.</li> </ul> <p>(MR. DENNIS DOLLETON, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>• Responded that DOTr will validate if other parts of the structure will be affected or only the roof. This will happen during the validation of DOTr.</li> </ul> <p>(MR. RALHPAEL GONZALES, <i>Community Development Officer</i>, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>• Raised concern that she is a senior citizen and that she no longer has anyone else to allow to fix the necessary documents for the land acquisition.</li> </ul> <p>(MS. IMELDA VILLARUEL ARROYO, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>• Responded that due to the Pandemic it would be difficult to process the documents due to the health risk.</li> <li>• Advised that a lawyer may be hired to assist in the preparation and assistance of the process.</li> <li>• Added that the DOTr helpdesk will be available soon in the LGU to lend further assistance.</li> </ul> <p>(MR. RALHPAEL GONZALES, <i>Community Development Officer</i>, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>• Asked to whom he should submit his documents and what are the documents that he has to submit.</li> <li>• Asked what if the EJSE will not be processed in time. Disclosed that their recently deceased mother is still named in the title.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that he should only submit the documents to DOTr and not to anywhere else.</li> <li>• Added that the list of documents to prepare was stated and the video and will also be included in the NoT letter.</li> <li>• Advised that as early as now, transferring of the title must be processed.</li> </ul>

<ul style="list-style-type: none"> <li>• Asked why the measurements of the area that will be acquired by DOTr is different from place to place.</li> <li>• Asked if for example only the wall/fence will be affected by the project. Would it be possible they can request the DOTr contractors to rebuild the demolished wall/fence.</li> </ul> <p>(MR. CARLO MONTEVERDO, Resident, Muntinlupa)</p>	<p>(MR. RALHPAEL GONZALES, Community Development Officer, Department of Transportation)</p> <ul style="list-style-type: none"> <li>• Responded that the measurements are taken from the PNR to the area in which will be taken by the commuter railway project. Added that it differs because of the technical requirement that the railway requires.</li> </ul> <p>(ENGR. NESAH JARIEL, Project Coordinator, JDT)</p> <ul style="list-style-type: none"> <li>• Responded that labour costs are already included in the replacement cost of the structure. It would be up to the PAP on who will rebuild their affected structure/wall/fence.</li> </ul> <p>(MR. RALHPAEL GONZALES, Community Development Officer, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>• Raised concern that the owner of the land in the title has a different name in the title (Anita) and her birth certificate and all her valid IDs (Juana).</li> <li>• Disclosed that she has an ID that has the name as the one in the title.</li> </ul> <p>(MS. NHING DULLAVIN, Resident, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>• Respond that the name must be corrected in the civil registrar in the LGU.</li> <li>• Added that a certification must be acquired in the National Statistics Agency.</li> <li>• There will be a court proceeding to prove that “Anita” and “Juana” are the same person. Advised that they gather all pertinent documents to prove that the two different names pertain to the same person. For example School IDs and IDs obtained from work.</li> <li>• Responded that they should request for a change of name. They will be advised in the civil registers office on how to proceed about this.</li> </ul> <p>(MS. ANNABELLE HERRERA, RAP Team Leader, EcosysCorp)</p>
<ul style="list-style-type: none"> <li>• Disclosed that the title is named after the mother who although is alive unfortunately has Alzheimer’s disease.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that if the one named in the Title is considered PWD an SPA may be executed. Advised to have an SPA drafted</li> </ul>

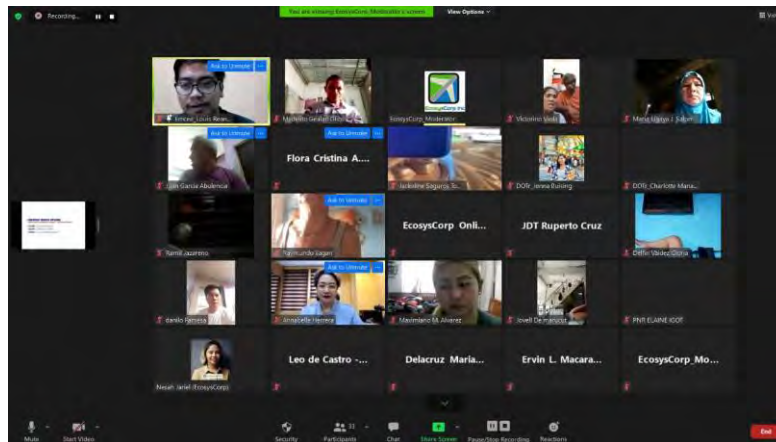
<p>Asked if they would have to execute a SPA.</p> <p><b>(MS. JACKELINE SEGUROS, Resident, Muntinlupa)</b></p>	<p>by a lawyer and then have it notary stamped.</p> <p><b>(MR. RALHPAEL GONZALES, Community Development Officer, Department of Transportation)</b></p>
<ul style="list-style-type: none"> <li>• Asked if DOTr will construct a perimeter fence for the project,</li> <li>• Raise concern that roads will be cut off if a perimeter fence would be constructed.</li> </ul> <p><b>(MS. ELIZABETH DE CASTRO MIRANDA, Resident, Muntinlupa)</b></p>	<ul style="list-style-type: none"> <li>• Responded that a perimeter fence will be built.</li> <li>• Responded that if there are roads or alleyways will be closed off, DOTr will find a way to reroute them.</li> </ul> <p><b>(MR. RALHPAEL GONZALES, Community Development Officer, Department of Transportation)</b></p>
<ul style="list-style-type: none"> <li>• Asked that since their house is under mortgage under PAG-IBIG, are there any documents that they would have to prepare.</li> </ul> <p><b>(MR. CHRISTOPHER ZULUETA, Resident, Muntinlupa)</b></p>	<ul style="list-style-type: none"> <li>• Responded that it would be DOTr that would be corresponding with PAG-IBIG.</li> </ul> <p><b>(MR. RALHPAEL GONZALES, Community Development Officer, Department of Transportation)</b></p>
<ul style="list-style-type: none"> <li>• Disclosed that the tenant that was interviewed before has already passed away and now there is a new tenant which is her daughter. Asked if the new tenant would receive any compensation or assistance when the project will be implemented.</li> <li>• Commended that there was an opportunity to address all these questions and concerns.</li> <li>• Commended that they were all answered politely.</li> </ul> <p><b>(MS. TERESITA NAGTALON, Resident, Muntinlupa)</b></p>	<ul style="list-style-type: none"> <li>• Responded that the new tenants may not be compensated and that she will be the one that will be compensated for the affected land and structure.</li> </ul> <p><b>(MR. RALHPAEL GONZALES, Community Development Officer, Department of Transportation)</b></p>



**Photo No. 1** Online open forum for the 2<sup>nd</sup> Stakeholder Consultation Meeting for the PAPs of Muntinlupa.



**Photo No. 2** Online open forum for the 2<sup>nd</sup> Stakeholder Consultation Meeting for the PAPs of Muntinlupa.



**Photo No. 3** Online open forum for the 2<sup>nd</sup> Stakeholder Consultation Meeting for the PAPs of Muntinlupa.

Highlights of the Online Open forum for the Detailed Design (DD) Stage  
2<sup>nd</sup> Stakeholder Consultation (SCM) Meeting  
NORTH-SOUTH COMMUTER RAILWAY PROJECT (NSCRP)  
Detailed Design Stage

**Muntinlupa**  
24 September 2020  
Online Zoom Meeting

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the 2<sup>nd</sup> Stakeholder Consultation Meeting for the Project Affected Persons of Muntinlupa City. Responses to the queries are also included.

<b>Summary of Issues, Concerns, Comments, and Suggestions Raised during the online open forum for the Project Affected Persons of Muntinlupa City, DD Stage</b>	
<ul style="list-style-type: none"> <li>• Asked when the project will start.</li> </ul> <p>(MS. LORETA MISA, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>• Responded that the project has already started and that it is currently on-going.</li> <li>• Explained that this is the phase wherein information is gathered from the Project Affected Persons and that inquiries and concerns of the mentioned persons are addressed</li> <li>• Added that the construction would have started next year but is subjective to change due to the pandemic.</li> </ul> <p>(MR. RALHPAEL GONZALES, <i>Community Development Officer</i>, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>• Asked who will demolish the project affected structure</li> <li>• Asked if his recently constructed "Slab" will be affected by the demolition.</li> <li>• Disclosed that behind his house is a creek, asked how the project will affect that area. Asked if the creek would be closed off or removed.</li> <li>• Asked if the project affected area will have a fence or a wall.</li> </ul> <p>(MR. PABLITO OPEDA, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>• Responded that DOTr will hire a contractor to demolish project affected structures.</li> <li>• Advised that if there are any salvageable materials in the structure, it would be ideal to acquire them before the structure is demolished.</li> <li>• Responded that for demolition concerns, these will be tackled at a different time.</li> <li>• Responded that the type of structure the project will be is a viaduct. Clarified that the creek will not be closed.</li> </ul>

	<ul style="list-style-type: none"> <li>Responded that a fence will be placed and said the cement will not be placed. It would be steel and barbed wire.</li> </ul> <p>(MR. RALHPAEL GONZALES, <i>Community Development Officer</i>, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>Disclosed that she has two properties that will be affected. One in Alabang and the other is in San Pedro. Asked if the processing of the sale will be done at the same time or will it be in phases.</li> <li>Disclosed that there are informal settlers in her property in San Pedro. Disclosed that she is trying to collect rent from these tenants. Added that she might not give out the documents (Permission to live in the land), if the tenants do not pay for the rent. Asked if DOTr will strictly apply the requirement of ISFs to secure permission from the landowner for living in the property.</li> <li>(Letter recognizing that not owner of the improvement and the waiver)</li> <li>Raised concern that the presence of ISFs in her property might hinder her from the negotiated sale. Disclosed that she is willing to undergo negotiated sale.</li> </ul> <p>(ATTY. CAMILLE ALCARAZ, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>Responded that the processing of the sales will be done in phases.</li> <li>Responded that there is a chance that the property in San Pedro will commence first compared to the one in Muntinlupa.</li> <li>Responded that the rule will be strictly implemented. DOTr will be needing the waiver from the land owner.</li> <li>Responded that the sale of her land will not be delayed. Added that what will be delayed would be the sale of the structure.</li> <li>Added that the Notice of Taking (NoT) will include the waiver.</li> <li>Added that it would be ideal that the waiver will be settled. The sending of the NoT will not be affected by this situation but it might be affected when the Offer to Buy letter will be processed.</li> </ul> <p>(MR. RALHPAEL GONZALES, <i>Community Development Officer</i>, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>Disclosed that the name of his mother and sister-in-law was the one registered in the Ecosys website. Asked if this will affect the processing of the NoT and Offer to Buy.</li> <li>Requested if he can change the cell phone number attached to the surveys so that he will be the one contacted and not his mother and sister-in-law.</li> </ul>	<ul style="list-style-type: none"> <li>Responded that the username and password issued is for the 2<sup>nd</sup> Stakeholder Consultation Meeting and Online Open Forum. Explained that it will not have any bearing in the issuance of NoT and Offer to buy.</li> </ul> <p>(MR. RALHPAEL GONZALES, <i>Community Development Officer</i>, Department of Transportation)</p>

<p><b>(MR. SOTERA TALOSIA AGUSTIN, Resident, Muntinlupa)</b></p>	
<ul style="list-style-type: none"> <li>• Asked how many meters will be taken from his property.</li> <li>• Asked what is the minimum area that will be taken.</li> </ul> <p><b>(MR. EDIBERTO G. ARCIAGA, , Resident, Muntinlupa)</b></p>	<ul style="list-style-type: none"> <li>• Responded that the area that will be taken from them will depend on their location. Some areas will be taken because it is in the main alignment and others will be taken because it is in the station area. Hence there are different measurements for the Project Right of Way (PROW).</li> <li>• The PAPs will know the exact area that will be taken from them after the validation is complete.</li> <li>• Responded that the minimum would be the PNR ROW which is 30 meters. Reiterated that it is a case per case basis and that based on the technical design some areas may exceed 30 meters.</li> </ul> <p><b>(ENGR. RUPERTO CRUZ, Project Coordinator, JDT)</b></p>
<ul style="list-style-type: none"> <li>• Disclosed that the area that is affected by the project in her property is a gate and that it might be landlocked.</li> <li>• Asked if in the case that they will be landlocked, can they request for access.</li> <li>• Asked if vehicles would fit through the access road</li> </ul> <p><b>(MS. MAY ANNE LUMJUICO, Resident, Muntinlupa)</b></p>	<ul style="list-style-type: none"> <li>• Responded that if ever an area will be landlocked due to the project. DOTr will make access roads to prevent that situation.</li> <li>• Responded that vehicles can fit through the access roads</li> </ul> <p><b>(MR. RALHPAEL GONZALES, Community Development Officer, Department of Transportation)</b></p>
<ul style="list-style-type: none"> <li>• Disclosed that he has two adjacent properties. For one, his name is the one in the title, for the other property his sibling is the one named in the property. He then had the walls between the two properties removed.</li> <li>• Disclosed that he has the title of one property and the irrevocable special power of attorney.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that DOTr will compensate whoever is written in the title. Clarified that since he has the special power of attorney of his sibling, DOTr will check with their legal department on this case.</li> <li>• Responded that He may follow up with DOTr when the NoTs have been issued.</li> <li>• Responded that there already been cases that the NoT was sent through courier service (i.e. LBC), other options are being</li> </ul>



<ul style="list-style-type: none"> <li>• Asked if he should prepare any more documents.</li> <li>• Asked how he will know the answer to his query.</li> <li>• Asked how the documents will be delivered (i.e. Notice of Taking)</li> </ul> <p><b>(MR. ABNER SAN BUENAVENTURA, Resident, Muntinlupa)</b></p>	<p>explored right now if scanned copies can be utilized.</p> <ul style="list-style-type: none"> <li>• Added that when it comes to the submission of documents, it is advised that the PAPs wait for the NoT before submitting any documents.</li> </ul> <p><b>(MR. RALHPAEL GONZALES, Community Development Officer, Department of Transportation)</b></p>
<ul style="list-style-type: none"> <li>• Disclosed that their title has eight (8) names in it.</li> <li>• Asked if they can execute an SPA to one of the owners so that he/she can handle the requirements for this process.</li> <li>• Disclosed that they have four (4) structures to the one land.</li> <li>• Asked if it acceptable to have only one of the eight named in the title process this sale. Aired concern that not all of the eight named in the title have government issued IDs and tin numbers.</li> <li>• Asked if a senior citizen requests for a tin number, will he or she be given.</li> <li>• Asked if it is true that how much the property was bought, that is the amount that the DOTr will pay for the property.</li> </ul> <p><b>(JOSEFIA RONGAVILLA, , Resident, Muntinlupa)</b></p>	<ul style="list-style-type: none"> <li>• Responded that they may, if it concerns the submission of requirements.</li> </ul> <p><b>(MR. RALHPAEL GONZALES, Community Development Officer, Department of Transportation)</b></p> <ul style="list-style-type: none"> <li>• Advised that they coordinate with the City Assessor so that their office can give advice on this situation. Especially when it comes to the other structures since one out of the four structures has tax declaration of properties.</li> <li>• Added that there will be no problem with the land. However, since there are four (4) structures, DOTr may request for the tax declaration of each affected structure.</li> <li>• Responded that DOTr legal will look into this situation. Added that the SPA is executed when one of the title owners is outside the country.</li> <li>• Responded that the issuance of a tin number has no age limit.</li> <li>• Responded that in the appraisal, the price of the property is included in the study for the fair/current market value of the property.</li> </ul> <p><b>(MS. ANNABELLE HERRERA, RAP Team Leader, EcosysCorp)</b></p>

<ul style="list-style-type: none"> <li>• Disclosed that she is a renter.</li> <li>• Asked if there would be any compensation to the renters.</li> <li>• Asked what would happen if the owner of the property is not around.</li> <li>• Disclosed that she has been renting more than a year now. Added that she has been renting since 2019.</li> </ul> <p>(MS. LELANIE TAGULALAY UMAPAS, Resident, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>• Responded that there will be assistance for renters. Renters area included in the entitlement matrix.</li> <li>• DOTr will verify if the conditions have been met before granting the entitlement.</li> </ul> <p>(MR. RALHPAEL GONZALES, Community Development Officer, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>• Disclosed that their property is located where the Muntinlupa station will be.</li> <li>• Disclosed that all the requirements have been prepared for the Right of Way Acquisition.</li> <li>• Disclosed that they do not live in the property. They live in BGC.</li> <li>• Asked when the NoT will be sent and how it will be given.</li> <li>• Asked if the requirements will have to be submitted to the help desk in Muntinlupa, or if there is any other way.</li> <li>• Disclosed that He has underlying conditions (i.e. Diabetes and Asthma) making a journey to Muntinlupa City Hall a high-risk activity.</li> <li>• Asked what is the time frame between receiving the notice of taking and the offer-to-buy.</li> <li>• Asked what is the date that will be followed in the offer-to-buy because there is a time limit of 30-days.</li> <li>• Asked if there is a template for the deed of absolute sale. Asked who prepares this document?</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that the NoT will start to be given during September 2020 until the end of February 2021.</li> <li>• Responded that as of the moment, the NoT is delivered using a courier service (i.e. LBC).</li> <li>• Responded that they should update their contact details so that the NoT will be delivered to their address in BGC and not in their property in Muntinlupa.</li> <li>• Added that for the email the subject "Information Update" be used.</li> <li>• Responded that it usually takes up to an average of 6 months in between getting the notice of taking and the offer-to-buy letter. Explained that since there is an ongoing pandemic this is still subject to change.</li> <li>• Responded that the 30 days will start upon receipt of the letter. Added that it is 30 calendar days and not 30 working days.</li> <li>• Responded that the DOTr legal department prepares the document deed of absolute sale.</li> </ul>

<ul style="list-style-type: none"> <li>• Asked when the deed of absolute sale has been signed, when will they expect the payment.</li> <li>• Asked if DOTr starts the land acquisition from the properties in the north first and then south.</li> <li>• Asked if it is a guarantee that the current market value of the land is higher than the zonal value. Raised concern that the zonal value has been increasing in their area.</li> <li>• Asked who does the appraisal for the current market value.</li> </ul> <p>(MR. LEO DAVID &amp; MS. ELIZABETH GONZALES, Resident, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>• Responded that the time receipt of the compensation will depend on the DOTr legal department but their target is within one (1) month.</li> <li>• Responds that the land acquisition would depend on the processing of the documents and not by phase.</li> </ul> <p>(MS. ANNABELLE HERRERA, RAP Team Leader, EcosysCorp)</p> <ul style="list-style-type: none"> <li>• Added that this project is funded by international Loans from JICA and ADB. Explained that because of this certain guidelines must be followed in the entitlement matrix. Guidelines such as the implementing agency must use whatever value is higher between the current market value and the Zonal value.</li> <li>• Responded that it is already included in the Detailed Design RAP. Added that it is a licensed appraiser who does the appraisal for land and structures. However, the government has to have it validated by a government financing institution (For this instance Land Bank).</li> </ul> <p>(MR. RALHPAEL GONZALES, Community Development Officer, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>• Disclosed that around 75% of his lot will be affected by the project. Asked what would happen to the 25% that will remain.</li> <li>• Disclosed that there is a structure in the 25% remaining area in the property that is connected to the main structure found in the 75% property that will be acquired. Asked if this will also be taken by DOTr.</li> </ul> <p>(MR. PABLO MAYOR, Resident, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>• Responded that in the case that the remaining land can no longer be used by the owner. The owner may request to have his entire property acquired for the PROW.</li> <li>• This property will be assessed by engineers and if it is deemed structurally viable it will be walled but if it will not be structurally viable after acquisition, DOTr will acquire the entire structure.</li> </ul>

	(MR. RALHPAEL GONZALES, <i>Community Development Officer</i> , Department of Transportation)
<ul style="list-style-type: none"> <li>Disclosed that main posts of his structure will be affected by the project. Explained that if removed it will destroy the whole house. Asked if the entire structure will be paid at replacement cost.</li> </ul> <p>(MR. ALFREDO ESCUETA, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>Responded that if the structure is no longer structurally sound or viable because of the project DOTr will acquire the entire structure at replacement cost. The PAP may way rebuild their structure in the remaining land if it is possible.</li> </ul> <p>(MR. RALHPAEL GONZALES, <i>Community Development Officer</i>, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>Asked if the PAPs can request for the individual plans for their specific properties so that they can plan accordingly.</li> </ul> <p>(MS. MAY ANNE LIMJUICO, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>Responded that this can be requested from DOTr but must be done after the validation is complete.</li> <li>Added that validation is undergoing as we speak. It would be advisable to request for the plans when the NoT has been received.</li> </ul> <p>(MR. RALHPAEL GONZALES, <i>Community Development Officer</i>, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>Asked what are the documents needed aside from the TCT, Tax Declaration, and two valid IDs.</li> <li>Asked who will shoulder the Transfer Certificate of Title.</li> </ul> <p>(MR. JUANITO BIROT, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>The list of all the documents needed will be included with the NoT.</li> <li>Added that DOTr is currently devising ways that the documents can be properly sent (i.e. courier service, scanned copies etc.). DOTr will update the PAPs on this.</li> <li>Responded that DOTr will shoulder the transfer of certificate of title, capital gains tax, and all other taxes except the real property tax.</li> </ul> <p>(MR. RALHPAEL GONZALES, <i>Community Development Officer</i>, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>Asked where the April 2021 construction specified in the video will start.</li> </ul>	<ul style="list-style-type: none"> <li>Responded that this will be conducted simultaneously. It will depend on which areas will be free and clear.</li> </ul>

<ul style="list-style-type: none"> <li>• Disclosed that they plan to wait for the offer-to-buy letter before submitting the required documents.</li> <li>• Asked if they submit the documents during the NoT letter, that does not necessarily mean that they agree to the negotiated sale.</li> <li>• Asked what if the father is already bedridden. Asked if there are any special requirements on that case.</li> <li>• Asked how they can be assured that the appraisal and assessment of their lot and structure is correct.</li> <li>• Disclosed that they rent out their rooms. Asked if they will be compensated as loss of livelihood for six months.</li> </ul> <p>(MS. LANIE AGAPAY, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>• Responded that in the NoT, only photocopies of the documents will be required. These will be used to validate the identity of the land owner, spelling of the names, etc.</li> <li>• Responded that the submission of the NoT documents does not mean that the PAPs agrees with the negotiated sale.</li> <li>• Responded that if the father is bedridden, an SPA can be used.</li> <li>• Responded that the registered appraisers are the ones who conducted the appraisal which will then be verified by a reputable funding government institution (land bank).</li> <li>• Responded that the livelihood loss can be compensated as long as it can be supported by proper documents such as income tax.</li> </ul> <p>(MS. NESAH JARIEL, <i>RAP Specialist</i>, EcosysCorp)</p> <ul style="list-style-type: none"> <li>• Added that micro-small businesses will be compensated for. An apartment building may not be categorized as a micro-small business.</li> <li>• Explained that medium-large businesses would require registration from the LGU.</li> </ul> <p>(MR. RALHPAEL GONZALES, <i>Community Development Officer</i>, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>• Asked when the NoT is given. How many months will be given to vacate the structure?</li> <li>• Asked if DOTr will shoulder the expense in the transfer of materials from the old homes to the new homes. Asked if it applies to any location in Luzon.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that just because the documents have been given to DOTr does not mean that the PAPs should already vacate the structure.</li> <li>• Emphasized that no structure will be demolished or family displaced for as long as they are not yet compensated.</li> </ul>

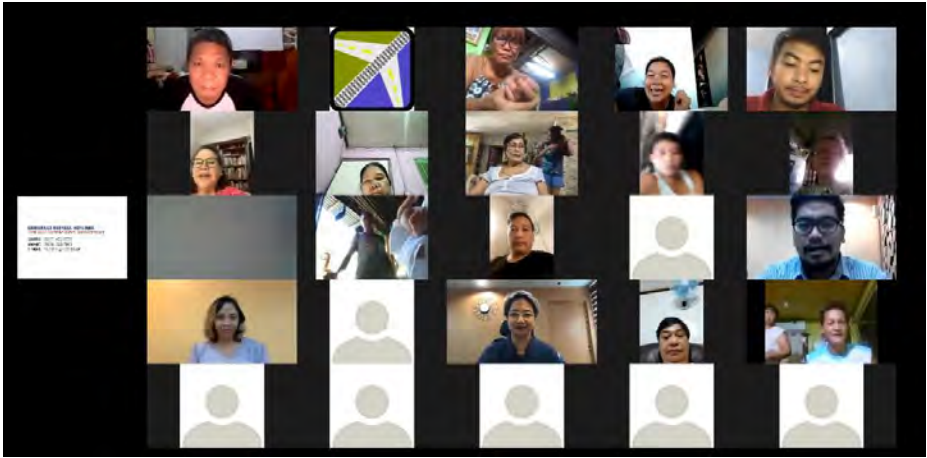
<p>(MS. SOTERA AGUSTIN, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>Added that once compensated, DOTr will issue a letter to demolish and vacate the structure and improvements.</li> <li>Responded that transportation assistance will be provided.</li> </ul> <p>(MR. RALHPAEL GONZALES, <i>Community Development Officer</i>, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>Asked what if the proof of ownership is only a Deed of Sale and there is no title.</li> </ul> <p>(MS. NOVIE LOBETE LAVAPIE, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>Responded that DOTr will only compensate whomever is in the title.</li> <li>Advised the PAP that they should find whomever sold them the property/land and acquire the TCT.</li> </ul> <p>(MR. RALHPAEL GONZALES, <i>Community Development Officer</i>, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>Asked if they do not agree with the price stated in the Offer-to-Buy letter.</li> <li>Asked what will happen to their business. Disclosed that their business has been growing over the years.</li> <li>Asked what will happen to their employees.</li> </ul> <p>(MR. JOHNY SALVADOR, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>Responded that the replacement cost and the current market price/value is conducted by registered appraisers verified by Government Funding institutions (i.e. Land Bank).</li> <li>Added that if the PAP does not agree with the price in the offer-to-buy, then they may undergo expropriation proceedings so that the court may decide on the value of the property.</li> <li>Responded that there are transfer assistance and loan assistance will be extended to affected businesses.</li> <li>Responded that for as long as there is proper documentation. The employees that will be affected by the project will have compensation.</li> </ul> <p>(MR. RALHPAEL GONZALES, <i>Community Development Officer</i>, Department of Transportation)</p>

<ul style="list-style-type: none"> <li>• Asked if when they receive the compensation, can they already have a structure built in the remaining area of their land.</li> <li>• Asked if DOTr will assist with the building permit.</li> </ul> <p>(MR. ALFREDO ESCUETA, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>• Responded that they may already have the structure built when they receive the compensation.</li> <li>• Responded that the payment for the building permit is already included in the replacement cost.</li> </ul> <p>(MR. RALHPAEL GONZALES, <i>Community Development Officer</i>, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>• Disclosed that they only own the structure. Asked where their relocation will be.</li> </ul> <p>(MS. LORETA MISA, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>• Responded that they may avail of the self-relocation or the assisted resettlement.</li> <li>• Added that as of the moment there is no specific relocation site yet. The relocation concerns will be addressed in the meeting for the ISFs and non-landowners together with the LGU.</li> </ul> <p>(MR. RALHPAEL GONZALES, <i>Community Development Officer</i>, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>• Asked if it would be possible if the PAPs can see first the plans before they can decide to settle.</li> <li>• Raised concern that the area that will be affected in their property is their garage. Asked if it is a wall or a fence that will be built there.</li> </ul> <p>(MS. MAY ANNE LIMJUICO, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>• Responded that this may be arranged.</li> <li>• Responded that it will be a fence and not a wall.</li> <li>• Responded that DOTr will devise ways to prevent landlocked situations. It will be on a case by case basis.</li> </ul> <p>(MR. RALHPAEL GONZALES, <i>Community Development Officer</i>, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>• Asked what is the next step after this meeting.</li> <li>• Commented that this online meeting is better than the onsite ones conducted in the covered court because it is clearer and everyone has a chance to ask or raise their concerns.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded that the necessary documents should be prepared.</li> <li>• Responded that the next step would be the receipt of the NoT.</li> </ul> <p>(MR. RALHPAEL GONZALES, <i>Community Development Officer</i>, Department of Transportation)</p>

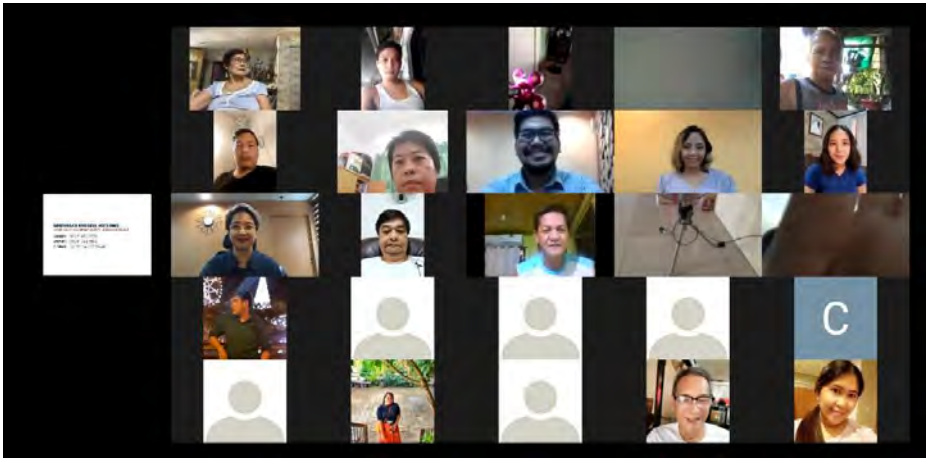
<ul style="list-style-type: none"> <li>• Commented that she would just like to commend the group who arranged this meeting because it is more organized.</li> </ul> <p><b>(MS. LANIE AGAPAY, Resident, Muntinlupa)</b></p>	
<ul style="list-style-type: none"> <li>• Raised concern that business permits are renewed every January.</li> <li>• Asked if they would have to renew their business permit or have there been arrangements already with the LGU.</li> <li>• Asked if legal tenants will be compensated for what happens to their property.</li> </ul> <p><b>(MR. LEO DAVID, Resident, Muntinlupa)</b></p>	<ul style="list-style-type: none"> <li>• Responded that this will be discussed in the RAP Implementation and Management Committee.</li> <li>• Responded that RIMC is currently coordinating with the LGU of Muntinlupa.</li> <li>• Responded that there will be assistance extended to renters and tenants. Added that it would depend if they are a micro-small to medium-large.</li> </ul> <p><b>(MS. NESAH JARIEL, RAP Specialist, EcosysCorp)</b></p> <ul style="list-style-type: none"> <li>• Added that tenant's area eligible to Five months rental subsidy. This will be based on the prevailing rental rate per LGU.</li> </ul> <p><b>(MR. RALHPAEL GONZALES, Community Development Officer, Department of Transportation)</b></p>
<ul style="list-style-type: none"> <li>• Disclosed that the owner of the structure and land is in Alberta Canada.</li> <li>• Asked if the proper course of action is the execute SPA.</li> </ul> <p><b>(MS. TERESITA MAGHIRANG, Resident, Muntinlupa)</b></p>	<ul style="list-style-type: none"> <li>• Responded that an SPA should be executed so that she can process the land acquisition on behalf of her sister.</li> </ul> <p><b>(MR. RALHPAEL GONZALES, Community Development Officer, Department of Transportation)</b></p>
<ul style="list-style-type: none"> <li>• Disclosed that his father bought the property from his auntie. Disclosed that before they can transfer the name of the title, the auntie and the father have already passed away. Disclosed that the deed of sale is with his father.</li> <li>• Asked what is a good remedy to this situation.</li> </ul> <p><b>(MR. GREGORIO CALDERON, Resident, Muntinlupa)</b></p>	<ul style="list-style-type: none"> <li>• Responded that an EJS will have to be executed but the heirs will be the immediate next of kin.</li> <li>• Added that since the auntie has no children and no spouse, he is the heir of his father. All the siblings including the PAP will be the heir of the property.</li> <li>• EJS has to be executed.</li> </ul>



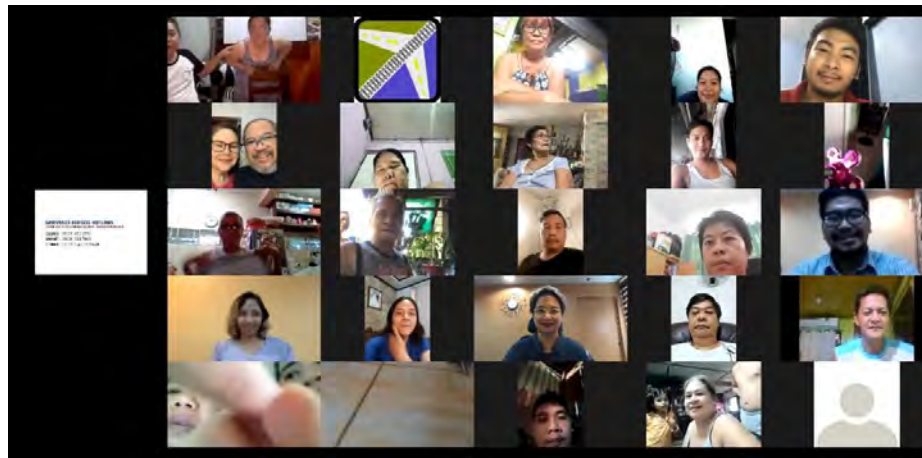
	(MR. RALHPAEL GONZALES, <i>Community Development Officer, Department of Transportation</i> )
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**Photo No. 1** Online Open forum for the 2<sup>nd</sup> Stakeholder Consultation Meeting for the PAPs of Muntinlupa



**Photo No. 2** Online Open forum for the 2<sup>nd</sup> Stakeholder Consultation Meeting for the PAPs of Muntinlupa



**Photo No. 3** Online Open forum for the 2<sup>nd</sup> Stakeholder Consultation Meeting for the PAPs of Muntinlupa

Highlights of the 2<sup>nd</sup> Stakeholder Consultation Meeting (SCM)  
NORTH-SOUTH COMMUTER RAILWAY EXTENSION (NSCR-Ex) PROJECT  
(Solis-Blumentritt Section)  
Detailed Design Stage

Bayanan Baywalk Covered Court,  
Brgy. Bayanan, Muntinlupa City  
Metro Manila, NCR  
27 August 2020; 8:00 A.M. - 12:00 N.N.

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the 2<sup>nd</sup> DD SCM Meeting for Muntinlupa City. Responses to the queries are also included.

**Please see the attached attendance sheets for the list of participants during the meeting.**

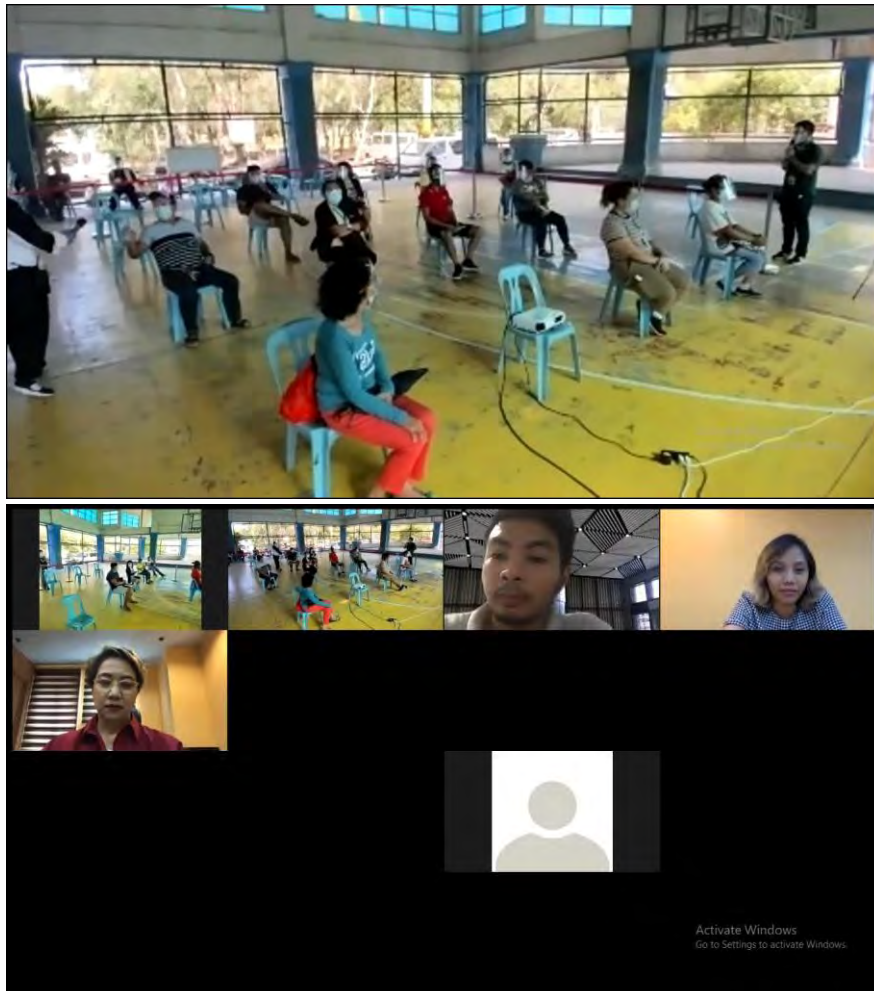
Summary of Issues, Concerns, Comments, and Suggestions Raised during the 2 <sup>nd</sup> SCM for the Local Government of Muntinlupa City in the Bayanan Baywalk, Brgy. Bayanan, Muntinlupa City, NCR, DD Stage (1/5)	
Queries/Concerns/Suggestions/Comments	Responses to Queries
<ul style="list-style-type: none"> <li>Asked when will the demolition activity occur so that they may prepare for that event.</li> <li>Asked if they can build their structure in the remaining land or will DOTr acquire the whole property.</li> </ul> <p>(MS. ANNABELLA SAN VICTORES, <i>Representative</i>, Brgy. Putatan)</p>	<ul style="list-style-type: none"> <li>Responded that DOTr will fully acquire the property once the project affected has been fully compensated.</li> <li>Clarified that they would be issuing the notice of taking first.</li> <li>Clarified that once the Notice of Taking has been issued, there will be a process that will be followed and demolition activity will not start immediately.</li> <li>That they may build their structure on their remaining property. Added that if they are severely affected, DOTr may acquire the entire structure.</li> <li>Added that there is no specific date for any demolition activities yet because the Notice of Taking has not yet been issued.</li> </ul> <p>(MR. RALPH GONZALES, <i>Community Development Officer</i>, DOTr)</p>
<ul style="list-style-type: none"> <li>Asked what would be the process if the title is under a cooperative and has not yet been awarded by the government to them.</li> <li>Asked if they will be compensated.</li> <li>Asked if they will be the one to coordinate with the cooperative.</li> </ul> <p>(MS. HANNAH PORENYO, <i>Resident</i>, Brgy. Putatan)</p>	<ul style="list-style-type: none"> <li>Responded that titles under a cooperative are considered as mortgaged and will be compensated if affected by the project.</li> <li>Responded that DOTr may pay the compensation in advance to free the title and the remainder of the compensation will be the one that the project affected owner receives.</li> <li>Clarified that DOTr will be the one to coordinate with the cooperative.</li> </ul> <p>(MR. RALPH GONZALES, <i>Community Development Officer</i>, DOTr)</p>
<ul style="list-style-type: none"> <li>Asked if there is a connection between demolition activities conducted last 2009 by PNR.</li> <li>Disclosed that there are multiple families residing in the affected structure.</li> <li>Asked if each family would be given a relocation site.</li> </ul>	<ul style="list-style-type: none"> <li>Responded that the demolition activity that was conducted in 2009 is not related to the current NSCRP.</li> </ul> <p>(MR. NIEL PETER BAGAYGAY, <i>Representative</i>, PNR)</p> <ul style="list-style-type: none"> <li>Responded that the target date for construction is the 2<sup>nd</sup> quarter of next year</li> </ul>

<ul style="list-style-type: none"> <li>• Asked when is the estimated year that they will have to relocate.</li> </ul> <p>(MR. BRYAN SORIANO, Resident, Muntinlupa)</p>	<p>but due to the pandemic situation the timeline may be moved.</p> <p>(MR. RALPH GONZALES, Community Development Officer, DOTr)</p>
<ul style="list-style-type: none"> <li>• Asked if her husband can be the one to pass the requirements.</li> <li>• Disclosed that their documents is the deed of sale.</li> <li>• Disclosed that the document is named after her mother-in-law.</li> </ul> <p>(MS. ARMI PLACER, Resident, Brgy. Cupang)</p>	<ul style="list-style-type: none"> <li>• Responded that the husband may be the one to pass the required documents.</li> <li>• Responded that since the title will be named after her mother-in-law, it will be the mother-in-law who will be compensated.</li> </ul> <p>(MR. RALPH GONZALES, Community Development Officer, DOTr)</p>
<ul style="list-style-type: none"> <li>• Asked when the final markings will be placed.</li> <li>• Asked if the Notice of Taking would come first or the finalization of the markings.</li> </ul> <p>(MS. JAQUELINE, Resident, Brgy. Putatan)</p>	<ul style="list-style-type: none"> <li>• Responded that there are already demarcations for the detailed design alignment project.</li> <li>• Responded that the demarcations set are already final.</li> <li>• Added that there will be verification activities conducted by DOTr to fully determine the affected structures.</li> </ul> <p>(ENGR. RUPERTO CRUZ, Representative, JDT)</p> <ul style="list-style-type: none"> <li>• Added that the red demarcations is part of the parcellary activity.</li> <li>• Explained that there would be parcellary plans and once this plan is approved, only then will DOTr send the Notice of Taking.</li> </ul> <p>(MS. ANNABELLE HERRERA, RAP Team Leader, EcosysCorp, Inc.)</p>
<ul style="list-style-type: none"> <li>• Asked if there are entitlements for the project affected renters.</li> </ul> <p>(MS. HANNAH PORENYO, Resident, Brgy. Putatan)</p>	<ul style="list-style-type: none"> <li>• Responded that there will be entitlements for the project affected renters for as long as they were interviewed.</li> </ul> <p>(MR. RALPH GONZALES, Community Development Officer, DOTr)</p>

Attendance Sheet:



Photo Documentation:





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Highlights of the 2<sup>nd</sup> Stakeholder Consultation Meeting (SCM)  
NORTH-SOUTH COMMUTER RAILWAY EXTENSION (NSCR-Ex) PROJECT  
(Solis-Blumentritt Section)  
Detailed Design Stage

Bayanan Baywalk Covered Court,  
Brgy. Bayanan, Muntinlupa City  
Metro Manila, NCR  
27 August 2020; 1:00 P.M. -4:00 P.M.

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the 2<sup>nd</sup> DD SCM Meeting for Muntinlupa City. Responses to the queries are also included.

**Please see the attached attendance sheets for the list of participants during the meeting.**

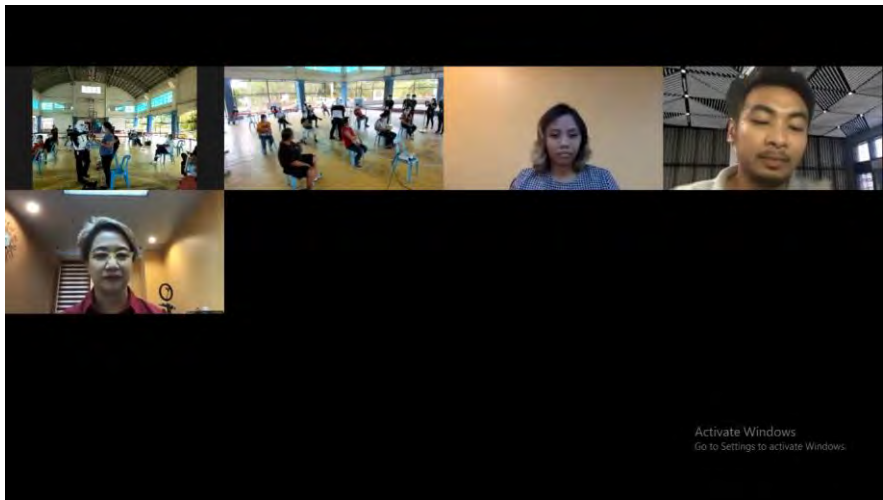
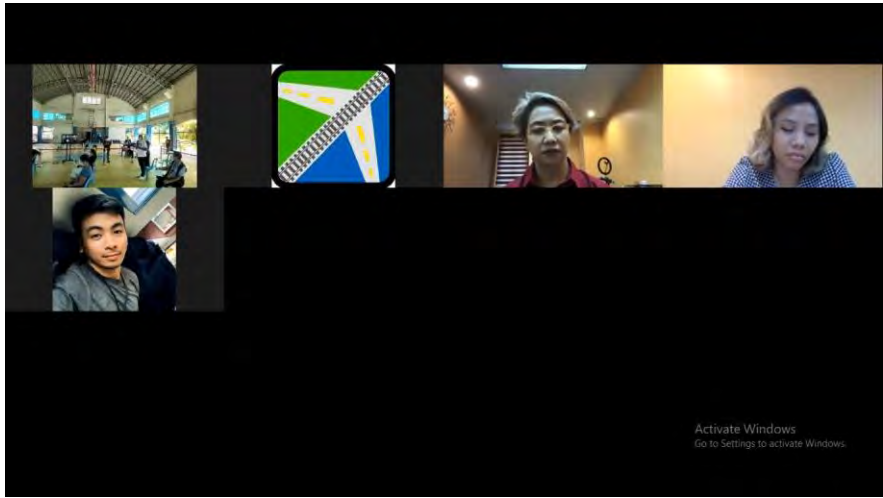
Summary of Issues, Concerns, Comments, and Suggestions Raised during the 2 <sup>nd</sup> SCM for the Local Government of Muntinlupa City in the Bayanan Baywalk, Brgy. Bayanan, Muntinlupa City, NCR, DD Stage (1/5)	
Queries/Concerns/Suggestions/Comments	Responses to Queries
<ul style="list-style-type: none"> <li>• Raised concern, that there is no relocation for land owners.</li> <li>• Asked what would the project affected receive for being affected by the project.</li> <li>• Raised concern that not all affected by the project were invited.</li> <li>• Asked what are the qualifications for the relocation assistances.</li> </ul> <p>(, Representative, Brgy. Tunasan)</p>	<ul style="list-style-type: none"> <li>• Responded that the meetings for the project affected were divided into two separate kinds of meetings: 1) For the land owners and business operators; and 2) For non-Landowners.</li> </ul> <p>(MS. ANNABELLE HERRERA, RAP Team Leader, EcosysCorp, Inc.)</p> <ul style="list-style-type: none"> <li>• Added that the Project affected would have the choice to attend the meeting through an online SCM and the onsite SCM.</li> <li>• Added that several PAPs have attended the meeting by choosing the online option for SCMs.</li> <li>• Responded that relocation assistance will be extended to the Non-landowners PAPs.</li> <li>• Added that there would be a qualification process for the relocation assistances.</li> <li>• Responded that there would be a separate meeting for the discussion of compensation and qualifications for relocation.</li> </ul> <p>(MR. RALPH GONZALES, Community Development Officer, DOTr)</p>
<ul style="list-style-type: none"> <li>• Disclosed that her parents who are named in the title and have already passed away.</li> <li>• Disclosed that there is no last will and testament.</li> <li>• Asked if they will have to execute an Extra Judicial Settlement of Estates.</li> <li>• Asked where they can get the requirements for the EISE.</li> <li>• Asked if the estate tax is different from the real property tax.</li> </ul> <p>(MS. JESSIE SHAW, Resident, Brgy. Cupang)</p>	<ul style="list-style-type: none"> <li>• Responded that they would need to discuss among the heirs how they will subdivide the property or who will inherit it.</li> <li>• Added that DOTr may be able to provide the draft form through their helpdesk.</li> <li>• Added that there is an estate tax that would have to be paid in the BIR.</li> <li>• The death certificate may be needed for the process.</li> <li>• Advised that they may seek assistance from DOTr through their helpdesk.</li> <li>• Responded that the estate tax is different from the real property tax.</li> </ul> <p>(MS. ANNABELLE HERRERA, RAP Team Leader, EcosysCorp, Inc.)</p>

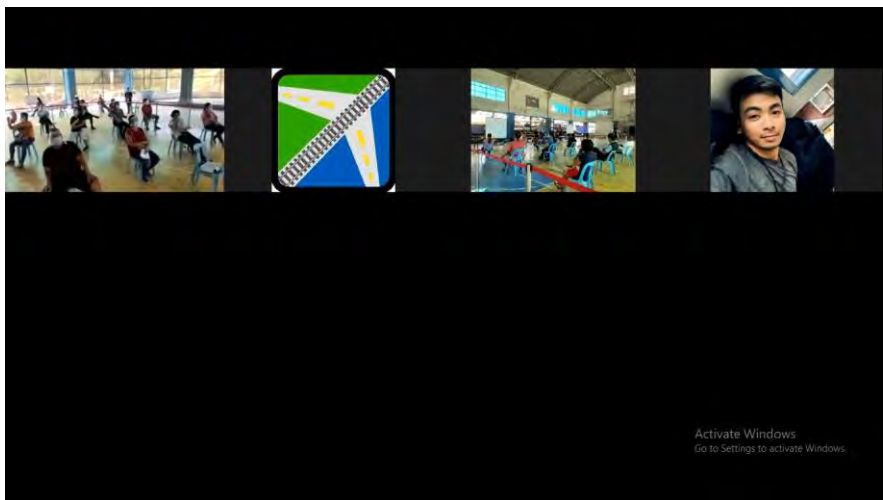
	<ul style="list-style-type: none"> <li>Added that the DOTr helpdesk may be established early next year.</li> </ul> <p>(MR. RALPH GONZALES, <i>Community Development Officer, DOTr</i>)</p>
<ul style="list-style-type: none"> <li>Disclosed that his parents have left them lots but they are still named after his parents.</li> <li>Asked what would they have the process.</li> <li>Asked where can they pay the estate tax.</li> </ul> <p>(MR. ARMANDO DELEON, <i>Resident, Brgy. Tunasan</i>)</p>	<ul style="list-style-type: none"> <li>Responded that the Estate Tax can be paid in the Bureau of Internal Revenue (BIR).</li> <li>Responded that they would have to declare if their parents would have other properties in other locations.</li> </ul> <p>(MS. ANNABELLE HERRERA, <i>RAP Team Leader, EcosysCorp, Inc.</i>)</p>
<ul style="list-style-type: none"> <li>Disclosed that she was adopted.</li> <li>Disclosed that she her foster parents entrusted her property before they passed away.</li> <li>Disclosed that the property was titled to the homeowners association but they have processed it to transfer to her before they passed away.</li> <li>Disclosed that the title is already named after her.</li> <li>Asked if the relatives of her foster parents can claim the entitlements of her property.</li> </ul> <p>(MS. ANNALISA ALVIAR, <i>Resident, Brgy. Alabang</i>)</p>	<ul style="list-style-type: none"> <li>Asked clarification if the title is already named after her.</li> <li>Responded that since she is the one named in the title, she will be the one who would have the entitlements for the affected land and/or structures.</li> </ul> <p>(MR. RALPH GONZALES, <i>Community Development Officer, DOTr</i>)</p>
<ul style="list-style-type: none"> <li>Disclosed that her mother has just recently passed away.</li> <li>Disclosed that her mother was not able to leave a will or last testament.</li> <li>Disclosed that her siblings have already discussed to whom they will transfer the title to.</li> <li>Raised concern that in the real property tax, only the land was declared.</li> <li>Asked if that would mean that only the land will be compensated for and not the structure.</li> </ul> <p>(MS. BERNA, <i>Resident, Brgy. Alabang</i>)</p>	<ul style="list-style-type: none"> <li>Responded that that for as long as their structure and land is affected by the project there is a compensation for the land acquisition.</li> </ul> <p>(MR. RALPH GONZALES, <i>Community Development Officer, DOTr</i>)</p> <ul style="list-style-type: none"> <li>Responded that they may declare their structure to the City Assessors office and seek assistance from DOTr through the RAP Implementing and Monitoring Committee.</li> </ul> <p>(MS. ANNABELLE HERRERA, <i>RAP Team Leader, EcosysCorp, Inc.</i>)</p>
<ul style="list-style-type: none"> <li>Asked if the tagged structures will be compensated.</li> <li>Disclosed that he is renting structures on the 2<sup>nd</sup> floor of his property.</li> <li>Asked if the property that he rents out will be compensated.</li> </ul> <p>(MR. ARMANDO DELEON, <i>Resident, Brgy. Tunasan</i>)</p>	<ul style="list-style-type: none"> <li>Responded that those tagged with the stickers with the color, Blue, Green, and/or pink are marked as project affected and will be compensated for.</li> <li>Added that those with the sticker tag with the color white means that they were considered as affected based on the feasibility stage alignment and may no longer be affected for the detailed design stage.</li> </ul> <p>(MS. NESAH JARIEL, <i>Senior RAP Specialist, EcosysCorp, Inc.</i>)</p> <ul style="list-style-type: none"> <li>Responded that for as long as the project is identified as project affected and verified by DOTr, the property will be compensated for,</li> </ul> <p>(MR. RALPH GONZALES, <i>Community Development Officer, DOTr</i>)</p>



Photo Documentation:







Highlights of the Online Open forum for the Detailed Design (DD) Stage  
2<sup>nd</sup> Stakeholder Consultation (SCM) Meeting  
NORTH-SOUTH COMMUTER RAILWAY PROJECT (NSCRP)  
Detailed Design Stage

**Muntinlupa**

23 September 2020 (1:00 P.M.)  
Online Zoom Meeting

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the 2<sup>nd</sup> Stakeholder Consultation Meeting for the Project Affected Persons of Muntinlupa City. Responses to the queries are also included.

**Please see the attached attendance sheets for the list of participants during the meeting.**

Summary of Issues, Concerns, Comments, and Suggestions Raised during the 2 <sup>nd</sup> SCM for the City of Muntinlupa, National Capital Region, DD Stage (1/1)	
Queries/Concerns/Suggestions/Comments	Responses to Queries
<ul style="list-style-type: none"> <li>Disclosed that rents out apartments from his 2<sup>nd</sup> and 3<sup>rd</sup> floor from his building.</li> <li>Asked if he will be compensated for his loss of income from the renters.</li> <li>Asked if his renters will be allowed the option of resettlement.</li> </ul> <p>(MR. PEDRITO GESTOSO, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>Responded that to being declared as loss of income, the tax declaration must reflect commercial space. Added that the income tax return must also be present.</li> <li>Added that if the documents are complete and that the apartment/renting business is proven and then DOTr will compensate for the loss of income.</li> <li>Responded that renters will have entitlements for the project.</li> </ul> <p>(MR. RALPHAEL GONZALES, <i>Community Development Officer</i>, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>Disclosed that the mother title is still with the former owner. Disclosed that what they have is the deed of sale. Asked if this is enough to be compensated for the project.</li> <li>Asked how will they be compensated if there is one owner of the land but there are two families living in the structure.</li> </ul> <p>(MR. ISAIAS B. VALDEZ, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>Responded that the Deed of Sale is not considered as a proof of ownership.</li> <li>Responded that the capital gains tax must have been paid depending on their negotiation with the previous owner of the land.</li> <li>Advised to process the title. It is the best interest that the names of the new owners of the land be transferred because the compensation of the project will be given to those named in the title.</li> </ul>

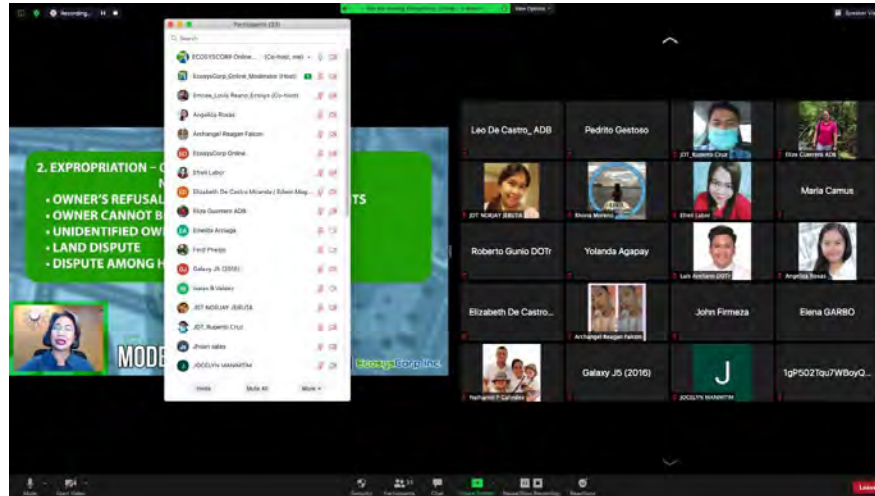
	<ul style="list-style-type: none"> <li>Responded that whomever is in the title shall receive the compensation for the land. It will be upon the agreement of the families residing in the same land if and how they'll share the compensation.</li> <li>Added that the same would go for the compensation for the structure. Whomever is named in the tax declaration shall receive the compensation for the structure. It will be upon the agreement of the families residing in the same structure if and how they'll share the compensation.</li> </ul> <p>(MS. ANNABELLE HERRERA, <i>RAP Team Leader</i>, EcosysCorp)</p>
<ul style="list-style-type: none"> <li>Raised concern that the only documents that they have is the real property tax. Most of the documents are with her brother in the United States.</li> <li>Disclosed that the previous owner is the brother in law.</li> <li>Raised concern that due to the pandemic the deadline for documents might be too soon.</li> <li>Asked what is the basis of compensation for the affected property.</li> </ul> <p>(MS. RHONA MORENO, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>Responded that since the brother is currently abroad it would be best that your brother execute a special power of attorney. This will enable Ms. Rhona to process the necessary documents for the land acquisition.</li> <li>Responded that the documents must be the Certified True Copy.</li> <li>Since the brother is abroad he can authorize Ms. Rhona to process the necessary documents.</li> <li>Responded that for the affected property, current market value will be the price for the land and replacement cost will be used as a basis for compensation for the structure.</li> </ul> <p>(MS. ANNABELLE HERRERA, <i>RAP Team Leader</i>, EcosysCorp)</p>
<ul style="list-style-type: none"> <li>Asked about the easement right of way.</li> <li>Asked if the alignment is final. Suggested that the other side of the PNR ROW be used instead so that less will be sent in terms of compensation.</li> <li>Disclosed that even if the area that will be taken from the houses of their subdivision is less than 2 meters, the structures that will be affected would be at least two storeys high.</li> </ul> <p>(MS. ELIZABETH DE CASTRO MIRANDA, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>Responded that the Right of Way that will be used will not only be for the elevated commuter railway but DOTr and PNR will also revive the railway that will be coming all the way from Sorsogon. That all areas of the PNR ROW will be used.</li> <li>Explained that additional spaces are needed especially to address the curvature of the railway tracks and for the stations.</li> <li>Added that the majority of the railway would be elevated via viaducts similar to</li> </ul>

	<p>the LRT and MRT. The long-haul railway would be coming from Sorsogon to Manila.</p> <p><b>(ENGR. RUPERTO CRUZ, Project Coordinator, JICA Design Team)</b></p>
<ul style="list-style-type: none"> <li>Disclosed that they as residents are currently paying the homeowners association for the land that they are currently residing in.</li> <li>Disclosed that the homeowners association</li> <li>Asked what is the process of compensation when the homeowners association is the one paying for the land.</li> <li>Disclosed that the documents that he has are the down payment receipts for the property</li> <li>Asked if they can be assisted through socialized housing.</li> </ul> <p><b>(MR. ARCHANGEL REAGAN FALCON, Resident, Muntinlupa)</b></p>	<ul style="list-style-type: none"> <li>Responded that based on the disclosed information, the PAP is right now only the owner of the structure but not yet the owner of the land.</li> <li>Advised that DOTr must have a meeting with the LGU of Muntinlupa discuss and clarify the arrangement of the LGU in the homeowner's association in this particular case.</li> <li>Responded that this may be a form of a community mortgage program.</li> <li>Responded that there are several options and kinds of assistance that DOTr is offering. Socialized housing is for non-land owners. Land owners can get assistance through assisted resettlement or self-resettlement. The kind of assistance they will get will depend on how they are qualified.</li> </ul> <p><b>(MS. ANNABELLE HERRERA, RAP Team Leader, EcosysCorp)</b></p>
<ul style="list-style-type: none"> <li>Asked if the compensation for the affected land and structure will include the cost for renovation of the structure.</li> </ul> <p><b>(MS. RHONA MORENO, Resident, Muntinlupa)</b></p>	<ul style="list-style-type: none"> <li>Responded that the compensation for the structure already includes the cost of rebuilding the structure and all associated costs that includes and is not limited to the contractor's fees, materials, labour etc.</li> </ul> <p><b>(MR. RALPHAEL GONZALES, Community Development Officer, Department of Transportation)</b></p>
<ul style="list-style-type: none"> <li>Disclosed that the title is named after their deceased father. Disclosed that all other taxes are updated. Asked if the updated taxes can be considered as proof of ownership.</li> <li>Disclosed that they started the EJSE but discontinued when they learned that they will be affected by the NSCRP.</li> <li>Asked if this is acceptable.</li> </ul> <p><b>(MS. JOCELYN MANIMTIM, Resident, Muntinlupa)</b></p>	<ul style="list-style-type: none"> <li>Responded that it is important that they execute the EJS because the government can only compensate or pay the person who is named in the title.</li> </ul> <p><b>(MR. RALPHAEL GONZALES, Community Development Officer, Department of Transportation)</b></p> <ul style="list-style-type: none"> <li>Clarified that even if there is no Project Right-of-Way, estate tax must be paid to transfer the mother title to the heirs.</li> </ul>

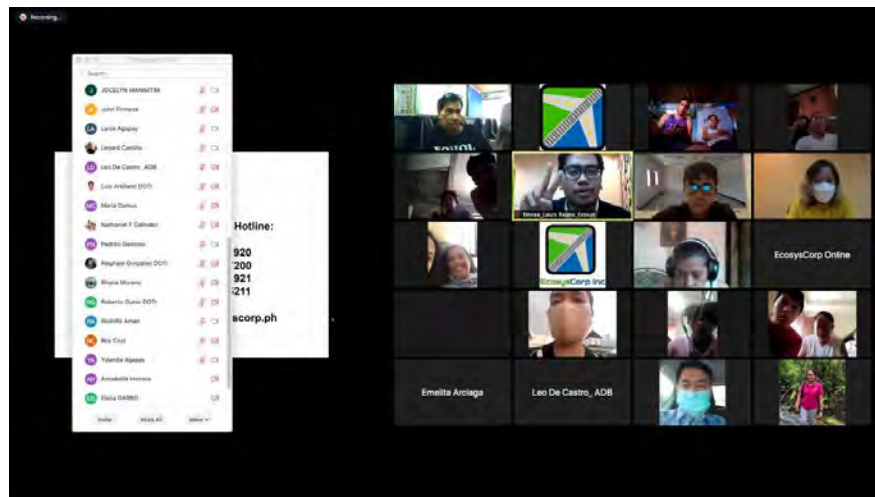
	<ul style="list-style-type: none"> <li>• Advised to avail of the amnesty of the BIR.</li> <li>• Reiterated that the EJSE must be fully executed so that DOTr would know who they will compensate.</li> <li>• Added that the government does not compensate persons who are already deceased.</li> </ul> <p>(MS. ANNABELLE HERRERA, RAP Team Leader, EcosysCorp)</p>
<ul style="list-style-type: none"> <li>• Disclosed that she has already paid for the land but has not yet received her title.</li> <li>• Disclosed that she has a three-floor structure. Added that there are 8 households residing in that structure.</li> </ul> <p>(MS. MARIA CAMUS, Resident, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>•</li> </ul>
<ul style="list-style-type: none"> <li>• Disclosed that the majority of their situation in their village is that the mother title is still named after a deceased parent but already has EJSE underway. Asked if it is not enough that the EJSE is underway and that it must be that the title must have their names on it already.</li> </ul> <p>(MS. ELIZABETH DE CASTRO, Resident, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>• Responded that it is not enough just to execute an EJSE. Responded that the Title must be named after the new owner of the Land. Reiterated that DOTr will compensate whomever is in the title for the land.</li> <li>• Clarified that EJS is just one of the requirements to transfer the name of the Title.</li> </ul> <p>(MR. RALPHAEL GONZALES, Community Development Officer, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>• Asked if a building has no tax declaration would it still be compensated.</li> </ul> <p>(MS. TITA ALCANTARA FIRMEZA, Resident, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>• Responded that the tax declaration is one of the requirements for the structure to be compensated for.</li> <li>• Advised that they should get the tax declaration so that the estate tax can already be paid. So that it can be compensated for if it is affected by the project.</li> </ul> <p>(MR. RALPHAEL GONZALES, Community Development Officer, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>• Asked what would happen if only a portion of their property would be taken. Asked what would happen to the title.</li> </ul>	<ul style="list-style-type: none"> <li>• Responded under negotiated sale that only the real property tax will be paid for by the PAPs and the rest of the tax such as transfer stamp tax etc. will be paid for by DOTr.</li> </ul>

<p>(MR. JOSEPH FERDIE D HIPALO, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"><li>• Responded that there would be a subdivision of the title.</li></ul> <p>(MR. RALPHAEL GONZALES, <i>Community Development Officer</i>, Department of Transportation)</p>
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**Photo No. 1** Online Open Forum for the 2<sup>nd</sup> SCM for the PAPs of Muntinlupa.



**Photo No. 2** Online Open Forum for the 2<sup>nd</sup> SCM for the PAPs of Muntinlupa.



Highlights of the Online Open forum for the Detailed Design (DD) Stage  
2<sup>nd</sup> Stakeholder Consultation (SCM) Meeting  
NORTH-SOUTH COMMUTER RAILWAY PROJECT (NSCRP)  
Detailed Design Stage

**Muntinlupa**

25 September 2020 (8:00 A.M.)

Online Zoom Meeting

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the 2<sup>nd</sup> Stakeholder Consultation Meeting for the Project Affected Persons of Muntinlupa City. Responses to the queries are also included.

**Please see the attached attendance sheets for the list of participants during the meeting.**

Summary of Issues, Concerns, Comments, and Suggestions Raised during the 2 <sup>nd</sup> SCM for the City of Muntinlupa, National Capital Region, DD Stage (1/1)	
Queries/Concerns/Suggestions/Comments	Responses to Queries
<ul style="list-style-type: none"> <li>Raised concern that she heard neighbors were informed differently from the 2<sup>nd</sup> SCM presentation.</li> </ul> <p>(MS. MARIA LIGAYA, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>Responded that meetings such as this are specifically so that news comes directly from DOTr.</li> </ul> <p>(MR. ROBERTO GUNIO, <i>Community Development Officer</i>, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>Asked why there is still a construction of commercial spaces in PNR land</li> </ul> <p>(MS. KRISHIEL UNDA, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>Responded that this matter is noted and will be investigated.</li> </ul> <p>(MR. PETER BAGAYGAY, <i>Representative</i>, Philippine National Railway)</p>
<ul style="list-style-type: none"> <li>Asked if the markings on the houses are final.</li> <li>Asked if they will be compensated for the rent for the commercial spaces.</li> <li>Disclosed that their livelihood is the renting of their commercial spaces.</li> <li>Added that additional concerns will be emailed to the redress hotline.</li> </ul> <p>(MS. CRISTINA A SISON, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>Responded that since the project is already in the Detailed Design Stage, Markings and tags on the structures and properties are already final.</li> <li>Responded that there is compensation for lost livelihood and income loss.</li> </ul> <p>(MR. ROBERTO GUNIO, <i>Community Development Officer</i>, Department of Transportation)</p> <ul style="list-style-type: none"> <li>Responded that income loss will be provided during the transition period of corresponding stoppage of the business. Added that the compensation will not exceed six months.</li> </ul> <p>(MS. CHARLOTTE MANAQUIL, <i>Representative</i>, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>Asked if the timeline of the project is definite especially since there is a pandemic going on. Added that this is due consideration so that</li> </ul>	<ul style="list-style-type: none"> <li>Responded that the target dates that DOTr has disclosed in the SCM are moving target</li> </ul>

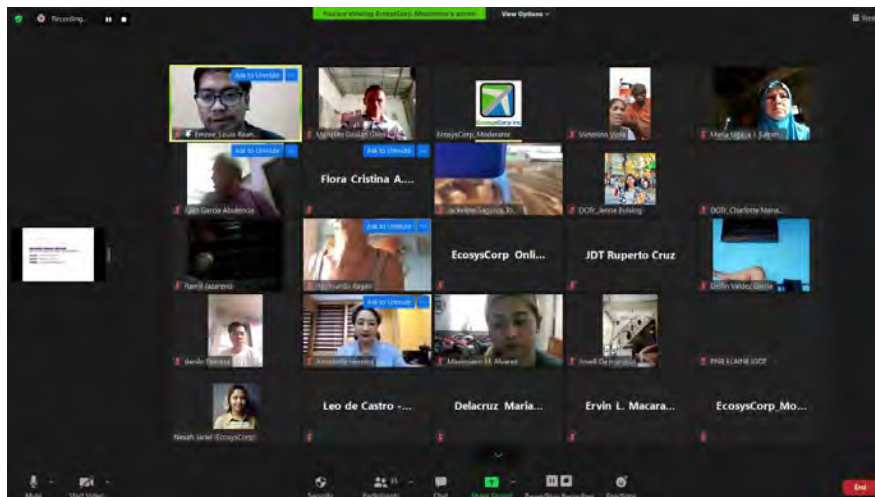
<p>the affected persons will have time to prepare. Explained that they will have to look not only for a house but all the other considerations that include it.</p> <ul style="list-style-type: none"> <li>• Asked if the construction will occur in all areas simultaneously.</li> <li>• Asked if there will be considerations made in terms of the timing of getting the compensation and the demolition. Added that families must have enough time for them to have their houses built.</li> <li>• Added that when they get the compensation, it might not be enough time for them to have a replacement built.</li> <li>• Raised concern that the rental subsidy might not be enough time to have a replacement house built.</li> <li>• Asked if there is a compensation for the sentimental value of the property aside from the compensation of the replacement cost of the structure and the current market value of the land. Explained that it is their ancestral house that will be affected.</li> </ul> <p>(MR. RODERICK BAUTISTA, <i>Resident</i>, Muntinlupa)</p>	<p>dates. Added that July 2021 is the targeted date to start the construction.</p> <ul style="list-style-type: none"> <li>• Explained that although these are target dates, this does not mean that the project will not push through.</li> <li>• Responded that the construction will not occur simultaneously. Technical considerations will be made in accordance to the work plan by the contractor where areas that are most accessible and feasible will begin first as compared to other areas.</li> <li>• Responded that as per the policy of the project, there will be no displacement prior to the compensation.</li> <li>• Responded that that is why there have been multiple stakeholder engagements so that the PAPs will have sufficient time to prepare for the project.</li> <li>• Added that DOTr will provide additional assistance in the form of rental subsidy.</li> <li>• Added that there will also be assistance in finding a house through different housing agencies.</li> <li>• Responded that the sentimental value of the property is understood but unfortunately sentiments and emotional attachments can not be measured or translated into any monetary value.</li> </ul> <p>(MR. ROBERTO GUNIO, <i>Community Development Officer</i>, Department of Transportation)</p> <ul style="list-style-type: none"> <li>• Added that there will be 5 months rental subsidy for alternative dwelling</li> </ul> <p>(MS. CHARLOTTE MANAQUIL, <i>Representative</i>, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>• Disclosed that they have an apartment building that has three floors. Disclosed that based on the red line, 50 cm will be taken from the property. Disclosed that posts from the building will be affected.</li> <li>• Asked if it is possible that the entire structure will be taken.</li> </ul> <p>(MR. PHILLIP AMBROCIO, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>• Responded that whatever area that will be affected by the project will be compensated for.</li> <li>• Responded that if the remaining area is still livable. The PAP may choose to construct their house in the remaining area.</li> <li>• Added that if the apartment is no longer structurally viable, DOTr will compensate for the entire building.</li> </ul> <p>(MS. CHARLOTTE MANAQUIL, <i>Representative</i>, Department of Transportation)</p>

<ul style="list-style-type: none"> <li>• Asked what is the meaning if the tagging sticker is blue.</li> <li>• Asked how many meters should a structure be affected for a structure to be considered severely or marginally affected.</li> <li>• Asked if the standard if a structure is severely or marginally affected is if the affected area of their property is 5 meters and above.</li> </ul> <p>(MS. JACKELINE SAGUROS, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>• Responded that the blue sticker means that the structure is newly affected from the feasibility study phase.</li> <li>• Added that the green sticker means confirmed affected structure from the feasibility study phase and the pink sticker means that the structure is an affected associate structure.</li> <li>• Responded that a structure is severely affected if it can no longer be used after the project. Added that it is marginally affected if the structure can still be used after the project.</li> </ul> <p>(MS. CHARLOTTE MANAQUIL, <i>Representative</i>, Department of Transportation)</p> <ul style="list-style-type: none"> <li>• Added that the severity of the structure is not determined by a specific distance or measurement but if the structure is still viable after the area is taken from the project. A minimal area may be taken from the structure but if it is a sensitive area from the structure like a post or the foundation it may be considered as severely affected.</li> </ul> <p>(MS. NESAH JARIEL, <i>RAP Specialist</i>, EcosysCorp)</p> <ul style="list-style-type: none"> <li>• Added that the persons who determine the severity of the impact to the structure are civil engineers. They are the ones who recommend if the impact of the project is marginal or severe.</li> </ul> <p>(MS. ANNABELLE HERRERA, <i>RAP Team Leader</i>, EcosysCorp)</p>
<ul style="list-style-type: none"> <li>• Asked if it would be possible to obtain a copy of the plans of the project.</li> <li>• Added that the PNR trains cause cracks in their walls. Asked if there are any mitigating measures addressing the vibration of the trains.</li> </ul> <p>(MS. FLORA CRISTINA A. SISON, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>• Responded that it is advisable for them to call or text the DOTr grievance redress hotline to ask for the specific plans for their area.</li> <li>• Responded that there are noise and vibration mitigating measures in place for this project to lessen the adverse effect of the project.</li> </ul> <p>(MS. CHARLOTTE MANAQUIL, <i>Representative</i>, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>• Asked if the basis of compensation is based on the tagging or the measurement of the land that will be taken by the project.</li> <li>• Disclosed that his neighbor's structure is encroaching on his land. Asked if the compensation of the structure is still with the structure owner or is with</li> </ul> <p>(MR. JUAN GARCIA ABOLENCIA, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>• Responded that the area of that will be taken by the project will be reflected on the title and boundary.</li> <li>• Responded that the area that will be affected at his land will be compensated for. Added that if the structure is also affected by the project and then it will also be compensated for.</li> </ul>

	<ul style="list-style-type: none"> <li>Added that the structure property would require a waiver if from the owner of the land if it truly resides in his property.</li> </ul> <p>(MS. JENNA BUISING, <i>Representative</i>, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>Asked if she can be given a list of structure owners around their property so that she can determine who she will sign the waiver of.</li> </ul> <p>(MS. MARIA LIGAYA, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>Responded that the list of names that will be affected by the project will not be shared due to confidentiality.</li> <li>Added that the waiver is attached to the Notice of Taking and Location Map.</li> </ul> <p>(MS. JENNA BUISING, <i>Representative</i>, Department of Transportation)</p>
<ul style="list-style-type: none"> <li>Disclosed that he is a renter and a business owner. Asked what assistance or compensation he will receive.</li> </ul> <p>(MR. MEDELITO GEALAN GILCO, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>Responded that there will be compensation based on income loss when the lot and structure will be taken. Livelihood assistance will also be given.</li> <li>Added that the owner of the structure and the owner of the land will be compensated for.</li> </ul> <p>(MS. JENNA BUISING, <i>Representative</i>, Department of Transportation)</p> <ul style="list-style-type: none"> <li>Reiterated that there will be income loss compensation that will not exceed 6 months of monthly wages/income. Proof of income would be necessary to determine compensation if it is for small/medium/large business.</li> <li>Added that business owners that are renters will be entitled to 3 months rental subsidy for the relocation of the business.</li> <li>Added that he is entitled to livelihood training and other livelihood restoration programs.</li> </ul> <p>(MS. NESAH JARIEL, <i>RAP Specialist</i>, EcosysCorp)</p>
<ul style="list-style-type: none"> <li>Raised concern that he is representing for two other people in this meeting. Disclosed that he is representing his father, Ricardo Bautista, and also Maria Teresa.</li> </ul> <p>(MR. RODERICK BAUTISTA, <i>Resident</i>, Muntinlupa)</p>	<ul style="list-style-type: none"> <li>This is noted sir.</li> </ul> <p>(MR. LOUIS REANO, <i>Project Coordinator</i>, EcosysCorp)</p>



**Photo No. 1** Online Open forum for the 2<sup>nd</sup> Stakeholder Consultation Meeting for the PAPs of Muntinlupa.



**Photo No. 2** Online Open forum for the 2<sup>nd</sup> Stakeholder Consultation Meeting for the PAPs of Muntinlupa.





**Highlights of the Detailed Design Study 2<sup>nd</sup> Stakeholder Consultation Meeting (SCM)**  
**North South Commuter Railway Extension Project (Blumentritt-Calamba Section)**  
**Detailed Design Study Stage**

**Online Detailed Design (DD) 2nd SCM**  
**Date: 26 March 2021 (Friday)**  
**Time: 8:00 A.M.**

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the Detailed Design (DD) Study 2<sup>nd</sup> Stakeholder Consultation Meeting for the Resettlement Action Acquisition Plan (RAP) for the landowners and non-resident business operators, of Brgy. Buli and Brgy. Sucat, Muntinlupa City. Responses to the queries are also included.

<b>Summary of Issues, Concerns, Comments, and Suggestions Raised during the DD 2<sup>nd</sup> SCM of North South Commuter Railway Extension Project (Blumentritt-Calamba Section), DD Stage</b>	
<ul style="list-style-type: none"> <li>Asked if the list of affected structures and properties will be provided.</li> </ul> <p><b>(ENGR. ALLEN CACHUELLA, City Administrator, Muntinlupa City)</b></p>	<ul style="list-style-type: none"> <li>Answered that the list of affected lots based on Parcellary Survey has already been provided to Muntinlupa City Mayor's Office.</li> <li>Added that the list of affected structures may also be provided.</li> </ul> <p><b>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</b></p>
<ul style="list-style-type: none"> <li>Inquired if the copy of affected lots may also be requested in the Muntinlupa City Hall.</li> <li>Mentioned that the list will be used to identify if their property is affected.</li> <li>Asked if whole or only a portion of their property will be acquired.</li> </ul> <p><b>(MR. MARK CASTRO, Resident, Brgy. Sucat)</b></p>	<ul style="list-style-type: none"> <li>Mentioned that the Muntinlupa City LGU cannot disclose the list of affected lots to the public.</li> <li>Pointed that if the structure is tagged and marked, it means their property is affected.</li> <li>Mentioned that the extent of property to be acquired will be determined once the Notice of Taking (NoT) is distributed.</li> </ul> <p><b>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</b></p>
<ul style="list-style-type: none"> <li>Mentioned that their property will be partially affected and there has already been improvements in the structure.</li> </ul>	<ul style="list-style-type: none"> <li>Asked Mr. Abordo whose name was declared in the property title.</li> <li>Asked if Mr. Abordo is owner of the property.</li> </ul>

<ul style="list-style-type: none"> <li>● Disclosed that they only have the Rights for the property and that the property belongs to PNR.</li> <li>● Raised concern the construction might affect here children.</li> <li>● Asked if there will be relocation for them.</li> <li>● Mentioned that they belong to an Association.</li> <li>● Mentioned that it will be beneficial if they are informed of the activity timeline so they can prepare for the demolition and for their children's sake.</li> </ul> <p><b>(MS. ARLENE ABORDO, Resident, Brgy. Sucat)</b></p>	<p><b>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</b></p> <ul style="list-style-type: none"> <li>● Answered that there will still be a validation by the Local Inter-Agency Committee (LIAC) which will determine if they will be part of the Masterlist. Once validated, there is a possibility for them to be relocated.</li> <li>● Pointed that once the Masterlist is finalized, an assembly will be organized to orient the PAPs with their entitlements.</li> </ul> <p><b>(MS. ANGELICA ROXAS, Community Development Officer, DOTr)</b></p>
<ul style="list-style-type: none"> <li>● Disclosed that their Title is in a Deeds of Sale named after his mother.</li> <li>● Asked if such case will cause any issues.</li> <li>● Mentioned that the title has been in Deeds of Sale approximately since 2018 or 2019.</li> </ul> <p><b>(MR. MARK CHRISTIAN LOPEÑA, Resident, Brgy. Sucat)</b></p>	<ul style="list-style-type: none"> <li>● Asked if there is already a schedule to officially transfer the Title.</li> <li>● Pointed that it will much better to transfer the Title to the current property owner.</li> </ul> <p><b>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</b></p> <ul style="list-style-type: none"> <li>● Mentioned that Deeds of Sale will not be accepted since the property must be registered.</li> </ul> <p><b>(MS. ANNABELLE HERRERA, RAP Director, Ecosyscorp)</b></p>
<ul style="list-style-type: none"> <li>● Disclosed that the property was from her mother-in-law.</li> <li>● Also disclosed that this was inherited by her late spouse as indicated in the Last Will and Testament.</li> <li>● Pointed that the only documentation available is the Mother Title.</li> <li>● Answered that the Mother title has not yet been transferred to her spouse or to the brother of her spouse which was also deceased.</li> <li>● Asked if there is a possibility to adjust the affected portions of their property since only about half a meter will be affected.</li> </ul>	<ul style="list-style-type: none"> <li>● Asked if the title is already named after her spouse or if there are any proof of inheritance.</li> <li>● Answered that the case needs to undergo to an Extrajudicial Settlement of Estate (EJSE). The DOTr will provide assistance in drafting the EJSE.</li> <li>● Raised that since only a small portion will be affected, it might incur a higher cost for the DOTr in transferring the property title than the actual acquisition.</li> <li>● Pointed that one option may be through Easement of Right-of-Way (ROW) where the ownership is retained to the owner.</li> </ul>

<ul style="list-style-type: none"> <li>● Disclosed that they only have the Rights for the property and that the property belongs to PNR.</li> <li>● Raised concern the construction might affect here children.</li> <li>● Asked if there will be relocation for them.</li> <li>● Mentioned that they belong to an Association.</li> <li>● Mentioned that it will be beneficial if they are informed of the activity timeline so they can prepare for the demolition and for their children's sake.</li> </ul> <p><b>(MS. ARLENE ABORDO, Resident, Brgy. Sucat)</b></p>	<p><b>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</b></p> <ul style="list-style-type: none"> <li>● Answered that there will still be a validation by the Local Inter-Agency Committee (LIAC) which will determine if they will be part of the Masterlist. Once validated, there is a possibility for them to be relocated.</li> <li>● Pointed that once the Masterlist is finalized, an assembly will be organized to orient the PAPs with their entitlements.</li> </ul> <p><b>(MS. ANGELICA ROXAS, Community Development Officer, DOTr)</b></p>
<ul style="list-style-type: none"> <li>● Disclosed that their Title is in a Deeds of Sale named after his mother.</li> <li>● Asked if such case will cause any issues.</li> <li>● Mentioned that the title has been in Deeds of Sale approximately since 2018 or 2019.</li> </ul> <p><b>(MR. MARK CHRISTIAN LOPEÑA, Resident, Brgy. Sucat)</b></p>	<ul style="list-style-type: none"> <li>● Asked if there is already a schedule to officially transfer the Title.</li> <li>● Pointed that it will much better to transfer the Title to the current property owner.</li> </ul> <p><b>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</b></p> <ul style="list-style-type: none"> <li>● Mentioned that Deeds of Sale will not be accepted since the property must be registered.</li> </ul> <p><b>(MS. ANNABELLE HERRERA, RAP Director, Ecosyscorp)</b></p>
<ul style="list-style-type: none"> <li>● Disclosed that the property was from her mother-in-law.</li> <li>● Also disclosed that this was inherited by her late spouse as indicated in the Last Will and Testament.</li> <li>● Pointed that the only documentation available is the Mother Title.</li> <li>● Answered that the Mother title has not yet been transferred to her spouse or to the brother of her spouse which was also deceased.</li> <li>● Asked if there is a possibility to adjust the affected portions of their property since only about half a meter will be affected.</li> </ul>	<ul style="list-style-type: none"> <li>● Asked if the title is already named after her spouse or if there are any proof of inheritance.</li> <li>● Answered that the case needs to undergo to an Extrajudicial Settlement of Estate (EJSE). The DOTr will provide assistance in drafting the EJSE.</li> <li>● Raised that since only a small portion will be affected, it might incur a higher cost for the DOTr in transferring the property title than the actual acquisition.</li> <li>● Pointed that one option may be through Easement of Right-of-Way (ROW) where the ownership is retained to the owner.</li> </ul>

(MS. VICTORIA NOFUENTE, Resident, Brgy. Sucat)	<p>However, there will be a memorandum where the government will use the property for a specified time. This will be specified once the NoT is disseminated.</p> <p>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</p>
<ul style="list-style-type: none"> <li>• Asked for the timeline of the civil works of the project.</li> </ul> <p>(MR. THOMAS CAJA, Business Owner, Resident, Brgy. Sucat)</p>	<ul style="list-style-type: none"> <li>• Answered that the target date for the construction is on the first quarter of 2022.</li> </ul> <p>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</p>
<ul style="list-style-type: none"> <li>• Pointed that it is still unsure if their property will be affected by the project.</li> <li>• Mentioned that as per the last SCM, there were changes in the project plan.</li> <li>• Raised concern that they need time to prepare so they can vacate their area.</li> </ul> <p>(MR. MARINEL ESPIRITU, Resident, Brgy. Sucat)</p>	<ul style="list-style-type: none"> <li>• Reiterated that they may still be affected by the project since they are part of the meeting.</li> </ul> <p>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</p> <ul style="list-style-type: none"> <li>• Answered that the ground survey has been completed in Sucat, Muntinlupa City.</li> <li>• Pointed that the data are currently being consolidated as well as the final list of PAPs.</li> <li>• Pointed that not all of the attendees in the SCM will be affected by the project.</li> <li>• Mentioned that it will be best to wait for the official letter provided by the DOTr to determine if they are affected.</li> </ul> <p>(MS. NESAH JARIEL, Senior Resettlement Specialist, Ecosyscorp)</p>
<ul style="list-style-type: none"> <li>• Mentioned to the landowners that there will be no demolition unless entitlements or compensations are provided.</li> <li>• Pointed that DOTr will distribute documents such as the NoT, Offer to Buy, and Agreement to Remove and Demolish Infrastructure/Improvements before relocation.</li> </ul> <p>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</p>	

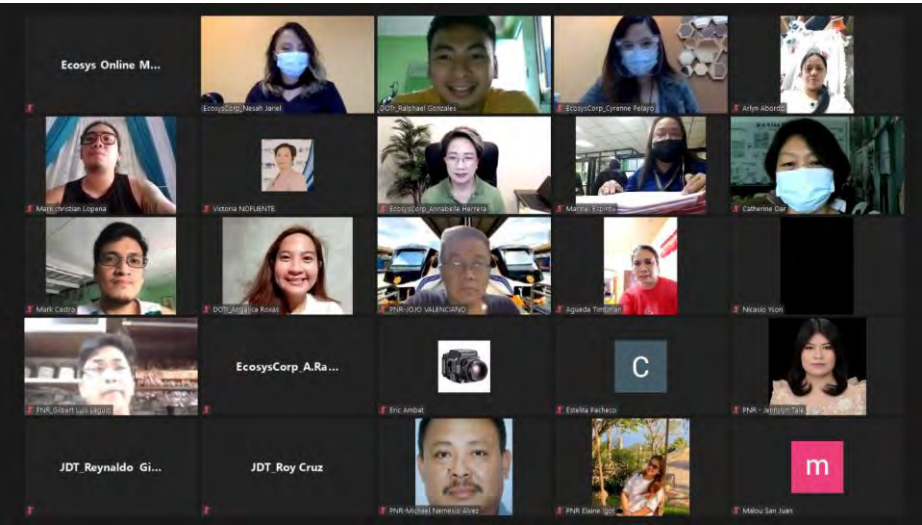
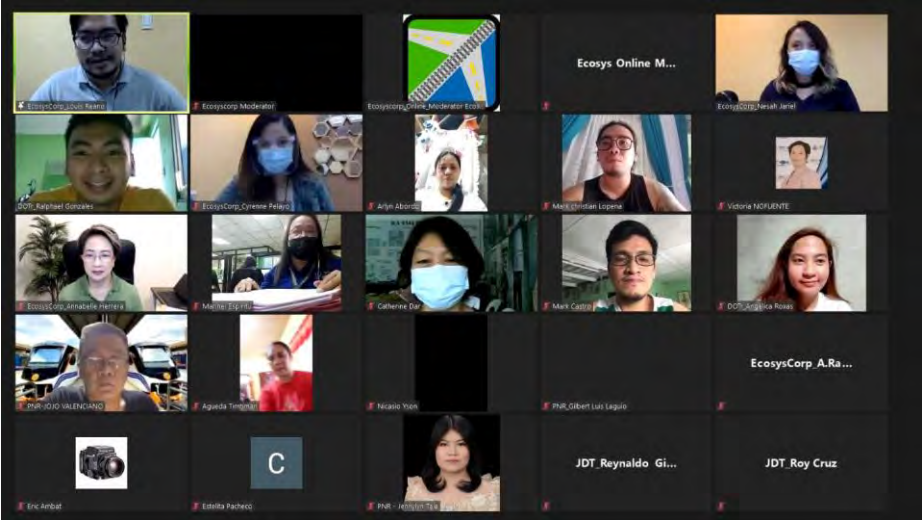
Attendance:

DOTr:
MR. RALPHAEL GONZALES, Community Development Officer, DOTr)
MS. ANGHELICA ROXAS, Community Development Officer, DOTr)
PNR
MS. JENNILYN TALE, Representative, PNR

<b>MR. NEIL PETER BAGAYGAY</b> , <i>Representative</i> , PNR <b>MR. JOJO VELANCIANO</b> , <i>Representative</i> , PNR <b>MR. GUILBERT LUIS LAGYO</b> , <i>Representative</i> , PNR <b>MR. ELAINE IGOT</b> , <i>Representative</i> , PNR
JDT:
<b>MR. ROY CRUZ</b> , <i>Representative</i> , JDT <b>MS. NORJAY JERUTA</b> , <i>Representative</i> , JDT <b>MR. REYNALDO GISON</b> , <i>Representative</i> , JDT
ECOSYSCORP, INC.
<b>MS. ANNABELLE HERRERA</b> , <i>RAP Director</i> , Ecosyscorp <b>MS. NESAH JARIEL</b> , <i>Senior Resettlement Specialist</i> , Ecosyscorp <b>MR. LOUIS REAÑO</b> <i>Project Coordinator</i> , EcosysCorp <b>MS. JAZEL JOPSON</b> , <i>Technical Support Specialist</i> , EcosysCorp <b>MR. RJ SALVADOR</b> , <i>Technical Support Specialist</i> , EcosysCorp <b>MR. ELLY JONES FERNANDEZ</b> , <i>Technical Support Specialist</i> , EcosysCorp

LAST NAME	FIRST NAME	SEX	BARANGAY
Allen	Cachuela	M	City Administrator Office, Muntinlupa City
Timtiman	Agueda	M	Brgy. Sucat
Abordo	Arlyn	F	Brgy. Sucat
Gabutan	Arnel	M	Brgy. Sucat
Ambat	Eric	M	Brgy. Sucat
Pacheco	Estelita	F	Brgy. Sucat
Espiritu	Marinel	F	Brgy. Sucat
Castro	Mark	M	Brgy. Sucat
Lopena	Mark Christian	M	Brgy. Sucat
Alvez	Michael Nemesio	M	Brgy. Sucat
Yson	Nicasio	M	Brgy. Sucat
Caja	Thomas Rogenric	M	Brgy. Sucat
Nofuente	Victoria	F	Brgy. Sucat
Aguada	Tlmtiman	F	Brgy. Sucat
San Juan	Malou	F	Brgy. Sucat

Photos:



**Highlights of the Detailed Design Study 2<sup>nd</sup> Stakeholder Consultation Meeting (SCM)  
North South Commuter Railway Extension Project (Blumentritt-Calamba Section)  
Detailed Design Study Stage**

**Online Detailed Design (DD) 2nd SCM**

**Date: 26 March 2021 (Friday)**

**Time: 1:00 P.M.**

**Open Forum:**

Presented in the matrices are the summary of issues, concerns, comments, and suggestions raised during the Detailed Design (DD) Study 2<sup>nd</sup> Stakeholder Consultation Meeting for the Resettlement Action Acquisition Plan (RAP) for the landowners and non-resident business operators of Brgys. Buli and Sucat, Muntinlupa City. Responses to the queries are also included.

<b>Summary of Issues, Concerns, Comments, and Suggestions Raised during the DD 2<sup>nd</sup> SCM of NSCR, DD Stage</b>	
<ul style="list-style-type: none"> <li>• Asked for the project's timeline.</li> <li>• Also asked if there is a suggested area to relocate.</li> </ul> <p><b>(MR. ALEXANDER BAGSIT, , Resident, Brgy. Buli)</b></p>	<ul style="list-style-type: none"> <li>• Answered that the project construction is intended to begin by the 1<sup>st</sup> Quarter of 2022.</li> <li>• Mentioned that there will be no demolition or relocation unless compensations are provided.</li> <li>• Pointed that before the acquisition, there will also be programs such as the Housing Caravan.</li> <li>• Added that there will be coordination with Key Shelter Agencies (KSA) and Banks where possible properties around Muntinlupa City will be offered to assist the PAPs.</li> </ul> <p><b>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</b></p>
<ul style="list-style-type: none"> <li>• Mentioned that their structure is subdivided into apartments.</li> <li>• Asked what will happen to the rest of the apartment spaces if only two parts will be affected.</li> <li>• Also asked if there will also be assistance to the remaining apartments.</li> </ul> <p><b>(MS. VICTORIA RIVERA, Resident, Brgy. Sucat)</b></p>	<ul style="list-style-type: none"> <li>• Answered that the impact to the structures will be determined after the assessment of Structural Engineers.</li> <li>• Pointed that if the apartments will also be severely affected, it will also be acquired.</li> </ul> <p><b>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</b></p>
<ul style="list-style-type: none"> <li>• Inquired if landowners that will need to vacate their property will also be assisted by the DOTr.</li> </ul>	<ul style="list-style-type: none"> <li>• Concurred that there will be assistance for landowners to identify possible areas to resettle.</li> </ul>

<ul style="list-style-type: none"> <li>● Mentioned that the property's Mother Title is still named after their parents and both are already deceased.</li> <li>● Asked if the list of PAPs both for landowners and non-landowners may be provided to the Brgy.</li> <li>● Disclosed that their barangay opposed the demolition of PNR since there were no communications and the timeframe was too short.</li> <li>● Asked if landowners will have options where they wanted to relocate.</li> </ul> <p>(MR. ROGELIO CAPIRAL, Brgy. Councilor, Brgy. Buli)</p>	<ul style="list-style-type: none"> <li>● Mentioned that landowners will not be provided with socialized housing assistance since this is intended for Informal Settler Families (ISFs).</li> <li>● Pointed that Non-landowners, including renters, may be part of the socialized housing.</li> <li>● Raised that such case needs to undergo an Extrajudicial Settlement of Estate (EJSE) since DOTr can only disburse entitlements based on the names stated in the property title.</li> <li>● Mentioned that DOTr will extend assistance in drafting the EJSE. However, it will be the PAPs responsibility to process the documents to the concerned Government Agencies.</li> <li>● Answered that the List of PAPs is being consolidated and will be distributed to barangays in Muntinlupa City by April.</li> <li>● Reiterated that there will be a Housing Caravan with KSAs and Banks to assist the landowners in identifying areas to relocate.</li> <li>● Also mentioned that there will also be rental assistance in case there is a need to urgently acquire their property.</li> </ul> <p>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</p>
<ul style="list-style-type: none"> <li>● Inquired if PAPs will be provided with relocation within the area where they reside.</li> <li>● Asked if PAPs will have to find on their own a new area to relocate.</li> </ul> <p>(CAP. OF BRGY. BULI, Brgy. Councilor, Brgy. Buli)</p>	<ul style="list-style-type: none"> <li>● Clarified that such relocation is intended for ISFs residing in the PNR Right-of-Way (ROW).</li> <li>● Added that such relocation will be composed of socialized housing and that the ISF will also undergo a pre-qualification by the National Housing Authority (NHA).</li> <li>● Concurred that landowners are on their own to seek areas to relocate. However, DOTr will provide assistance in identifying available properties.</li> </ul> <p>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</p>



<ul style="list-style-type: none"> <li>● Raised that there are minimal ISFs in their barangay.</li> <li>● Asked who will be the benefactors of the socialized housing in their barangay since there are few ISFs in their barangay.</li> <li>● Asked if it will be possible for landowners to be awarded with at least one unit in the socialized housing area.</li> <li>● Mentioned that the agenda for LIAC covers mostly non-landowners concerns.</li> </ul> <p><b>(MR. ROGELIO CAPIRAL, Brgy. Councilor, Brgy. Buli)</b></p>	<ul style="list-style-type: none"> <li>● Mentioned that the socialized housing will be awarded according to income brackets.</li> <li>● Answered that socialized housing is not part of the landowners' entitlements.</li> <li>● Reiterated that there will be a Housing Caravan with KSAs and Banks per Local Government Unit Concerned.</li> <li>● Pointed that such concerns may also be raised in the Local Inter-Agency Committee (LIAC).</li> <li>● Raised that a RMC will be organized. This is similar to LIAC but is intended for landowners concerns.</li> </ul> <p><b>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</b></p>
<ul style="list-style-type: none"> <li>● Raised concern that the affected area of the public school is used a holding area for 3,629 students.</li> <li>● Asked if there will also be a relocation for the school.</li> <li>● Mentioned that the land title is named after the Muntinlupa City LGU.</li> </ul> <p><b>(MS. EDEN BINADAY, Principal, Muntinlupa Business Highschool - Main)</b></p>	<ul style="list-style-type: none"> <li>● Answered that the public school will be relocated and will be coordinated with the Department of Education (DepEd)</li> <li>● Mentioned that there will also be a meeting with the LGU to consolidate all the LGU-owned facilities that will be affected by the project.</li> <li>● Disclosed that the railway project will travers from Clark, Pampanga to Calamba, Laguna. In the future, it will be extended up to Sorsogon.</li> </ul> <p><b>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</b></p>
<ul style="list-style-type: none"> <li>● Asked when they may start submitting the needed documents to process the entitlements.</li> <li>● Also asked when they will be informed of their property's value.</li> <li>● Inquired if the election in 2022 will affect the project.</li> </ul> <p><b>(MR. ROGELIO CAPIRAL, Brgy. Councilor, Brgy. Buli)</b></p>	<ul style="list-style-type: none"> <li>● Answered that the NoT will be distributed by April to initiate the acquisition process.</li> <li>● Mentioned that there will also be an appraisal activity by the Government Financing Institution (GFI).</li> <li>● Added that this will be followed with the issuance of Offer to Buy which will contain the property value per square meter as well as the structure.</li> </ul>

	<ul style="list-style-type: none"> <li>• Mentioned that this will run from April-September with possible extension given the COVID-19 pandemic status.</li> <li>• Answered that the project will proceed even with the election.</li> <li>• Pointed that additional social safeguards were included as per the Japan International Cooperation Agency (JICA) and Asian Development Bank (ADB) guidelines.</li> <li>• Mentioned that salvageable materials during the demolition may be collected by the PAPs.</li> </ul> <p><b>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</b></p>
<ul style="list-style-type: none"> <li>• Asked if the list of requirements may be provided as well as the contact details in case there are further questions.</li> <li>• Inquired if they will be notified if the property will be acquired via Negotiated Sale or through Expropriation.</li> <li>• Disclosed that the property's Title is still named after her deceased grandmother.</li> <li>• Mentioned that here father has been named as one of the heirs.</li> <li>• Asked what will happen if one of the heir refuses to sign the EJSE</li> </ul> <p><b>(MS. ELIZABETH MENDOZA, Resident, Brgy. Buli)</b></p>	<ul style="list-style-type: none"> <li>• Answered that the list of requirements will be part of the letter that will be distributed by the DOTr.</li> <li>• Mentioned that the Grievance Redress Hotline number will be shown after the open forum.</li> <li>• Answered that all PAPs that will receive a letter is intended to be acquired through Negotiated Sale.</li> <li>• Raised that Expropriation will be triggered if the PAPs did not agree with the Offer to Buy. Here, the PAPs have thirty (30) days to respond in the letter.</li> <li>• Also raised that other means to trigger Expropriation are if the landowners cannot be located or if the Title cannot be corrected.</li> <li>• Pointed that such case also needs to undergo EJSE. All heirs must sign in the EJSE.</li> <li>• Answered that such case accords an incurable EJSE and will trigger Expropriation.</li> </ul> <p><b>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</b></p>

<ul style="list-style-type: none"> <li>Disclosed that no Tax Declaration was processed for their house improvement for three years.</li> <li>Asked for the process they must undergo.</li> </ul> <p><b>(MS. ANALY ARJENTE, Resident, Brgy. Buli)</b></p>	<ul style="list-style-type: none"> <li>Answered that they must process the Tax Declaration in the Assessor's Office and pay the Tax afterwards.</li> <li>Mentioned that the Assessor's Office will present the needed requirements to process the Tax Declaration for Improvement.</li> </ul> <p><b>(MR. RALPHAEL GONZALES, Community Development Officer, DOTr)</b></p>
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Attendance:

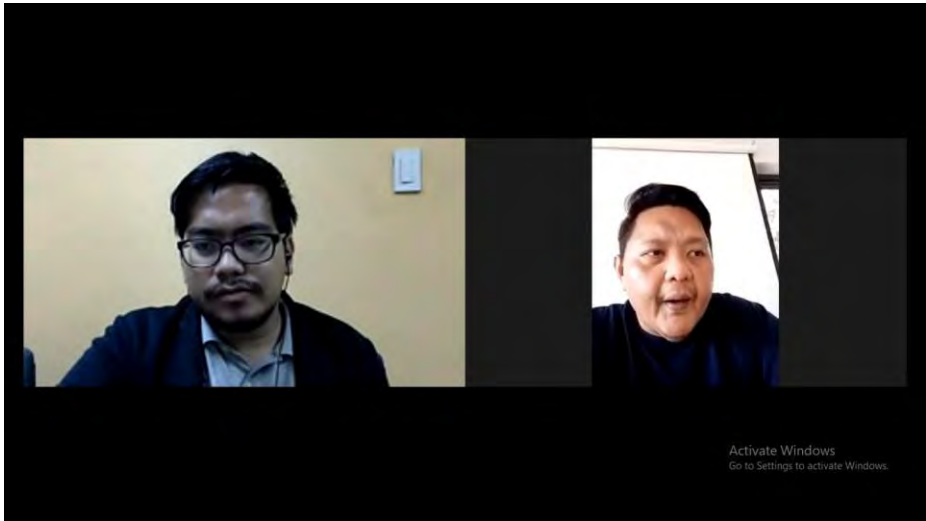
DOTr:
<b>MR. RALPHAEL GONZALES, Community Development Officer, DOTr</b>
<b>MS. JENEMY ABUS, Community Development Officer, DOTr</b>
<b>MS. ANGELICA ROXAS, Community Development Officer, DOTr</b>
PNR
<b>MS. JENNILYN TALE, Representative, PNR</b>
<b>MR. NEIL PETER BAGAYGAY, Representative, PNR</b>
<b>MR. GILBERT LUIS LAGUIO, Representative, PNR</b>
<b>MS. ELAINE IGOT, Representative, PNR</b>
<b>MR. JOJO VALENCIANO, Representative, PNR</b>
<b>MR. MICHAEL NEMESIO SANCHEZ ALVEZ, Representative, PNR</b>
JDT:
<b>ENGR. RUPERTO CRUZ, Representative, JDT</b>
<b>MS. NORJAY JERUTA, Representative, JDT</b>
<b>MR. REYNALDO GISON, Representative, JDT</b>
MUNTINLUPA CITY LGU
<b>MR. ALLAN CACHUELA, City Administrator, Muntinlupa City LGU</b>
ECOSYSCORP, INC.
<b>MS. ANNABELLE HERRERA, RAP Director, Ecosyscorp</b>
<b>MS. NESAH JARIEL, Senior Resettlement Specialist, Ecosyscorp</b>
<b>MR. LOUIS REAÑO Project Coordinator, EcosysCorp</b>
<b>MS. JAZEL JOPSON, Technical Support Specialist, EcosysCorp</b>
<b>MR. RJ SALVADOR, Technical Support Specialist, EcosysCorp</b>
<b>MR. ELLY JONES FERNANDEZ, Technical Support Specialist, EcosysCorp</b>

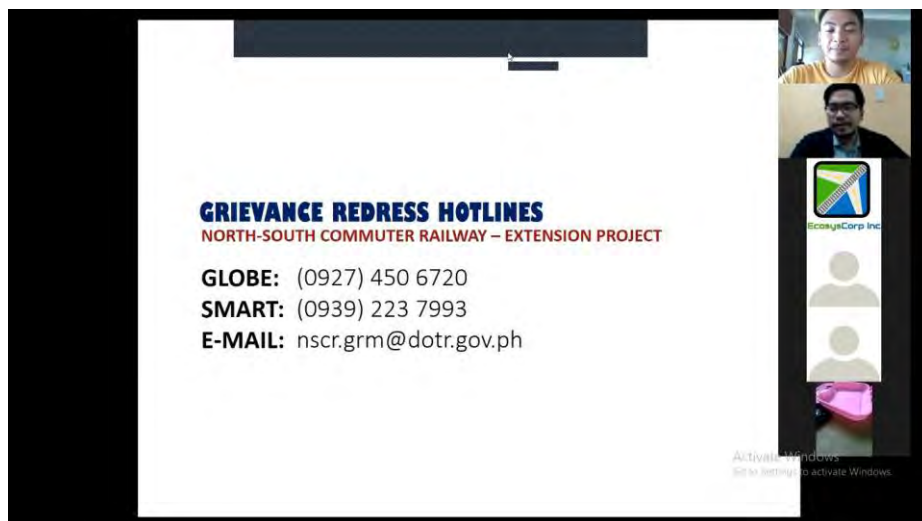
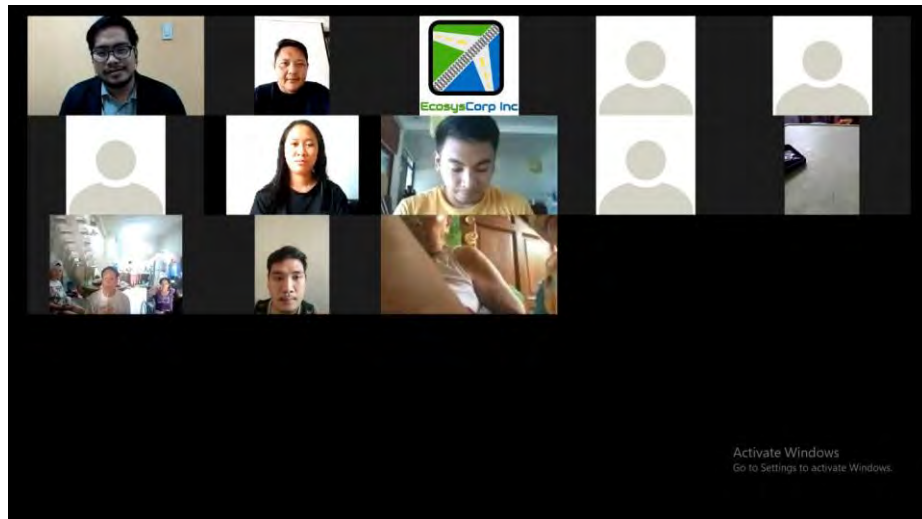
LAST NAME	FIRST NAME	SEX	BARANGAY
Abordo	Arlyn Protaci	F	Buli

Ambat	Eric John	M	Buli
Caja	Thomas Rogenric Jimenez	M	Buli
Castro	Mark Chua	M	Buli
Dar	Catherine	F	Buli
Espiritu	Marinel	F	Buli
Gabutan	Arnel	M	Buli
Lopena	Mark Christian	M	Buli
Nofuente	Victoria	F	Buli
Pacheco	Estelita	F	Buli
San Juan	Ma. Dolores	F	Buli
Timtiman	Agueda Almazan	F	Buli
Yson	Nicasio	M	Buli

Photos:







c. Second SCM Non-Landowners

**MINUTES OF THE SECOND STAKEHOLDER CONSULTATION MEETING (SCM)  
NORTH-SOUTH COMMUTER RAILWAY EXTENSION PROJECT (NSCR-EX)**

<b>PREPARED BY:</b>	Rachel Mandane
<b>VETTED BY:</b>	Lusy Niatri
<b>APPROVED BY:</b>	Maria Cristina Quinalayo
<b>ATTACHMENT</b>	Pictures Attendance Sheet

**1. Summary Record of the Second DD RAP SCM**

<b>Name of Meeting</b>	2 <sup>ND</sup> Stakeholder Consultation Meeting for the Non-Landowners (NLO) of Barangay Pio Del Pilar and Barangay San Antonio in Makati City				
<b>LGU</b>	City of Makati				
<b>Date &amp; Time</b>	February 21, 2022 (8 am to 12 nn)				
<b>Venue</b>	Google Meet Online				
<b>Participants</b>	<ul style="list-style-type: none"> <li>• Project Affected Persons (PAPs)</li> <li>• Department of Transportation (DOTr)</li> <li>• Social Housing Finance Corporation (SHFC)</li> <li>• Greater Capital Railways (GCR)</li> <li>• Department of Human Settlements and Urban Development (DHSUD)</li> <li>• City of Makati Inter-Agency Committee (CMIAC)</li> <li>• Presidential Commission for the Urban Poor (PCUP)</li> <li>• Philippine National Railway (PNR)</li> <li>• Department of the Interior and Local Government (DILG)</li> <li>• Asia Development Bank (ADB)</li> </ul>				
<b>No. of Total Participants</b>	<b>297 (230 PAPs and 67 NGAs/LGU)</b>				
<b>No. of Total AP Participants</b>	<b>Male</b>	113	<b>Female</b>	117	<b>Total</b> 230

**2. Summary of Presentation**

No	Topic	Status/Issue/Comment
1	Introduction	 <p>The banner for the 2<sup>nd</sup> Stakeholder Consultation Meeting (SCM) for the Non-Landowners (NLOs) features the logos of the Department of Transportation (DOTr), JICA, ADB, DILG, SHFC, and the Philippine National Railway (PNR). The text on the banner reads: "2<sup>nd</sup> Stakeholder Consultation Meeting (SCM) for the Non-Landowners (NLOs)", "Makati LGU (Brgy. San Antonio and Brgy. Pio Del Pilar)", "NORTH-SOUTH COMMUTER RAILWAY EXTENSION PROJECT (NSCR-EX)", and "A PROJECT OF THE DEPARTMENT OF TRANSPORTATION (DOTR) AND THE PHILIPPINE NATIONAL RAILWAYS (PNR)". The background of the banner shows a modern train station with a large, curved roof structure.</p>

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		<p>The 2<sup>nd</sup> SCM started at 8:15 AM. GCR acknowledged the presence of the following attendees: PAPs, National Government Agencies, and the Key Shelter Agencies.</p> <p><b>The flow of discussion:</b></p> <ol style="list-style-type: none"> <li>1. Project Status and Updates</li> <li>2. Process for compensation of the affected households</li> <li>3. Relocation options, Compensation, and Entitlements</li> <li>4. Livelihood Restoration and Improvement Program (LRIP)</li> <li>5. Project Information Brochures (PIB)</li> <li>6. Grievance redress hotline information</li> <li>7. Possible relocation sites</li> <li>8. Open Forum</li> </ol>
2	<b>Project Status and Updates</b>	<p>The Department of Transportation (DOTr) presented a brief introduction of the NSCR-Ex project through a video presentation. This includes the project benefits, indicative project timeline, design, and status.</p>
3	<b>Process for Compensation of the Affected Households</b>	<p>The payment for Structures and Improvements will be based on the appraised replacement cost of the Government Finance Institution (GFI).</p> <p>The payment for trees and other crops will be based on the valuation of the DENR, Department of Agriculture, or the local appraisal committee.</p> <p><b>The process to follow:</b></p> <ul style="list-style-type: none"> <li>• The PAPs will receive a letter from the DOTr/PNR regarding the schedule of relocation and advice to communicate with them (NoC, 30-day notice).</li> <li>• Submission of required documents and evaluation</li> <li>• Signing of agreement for the demolition of structures</li> <li>• Provision of compensation and other entitlements</li> </ul>
4	<b>Relocation Options, Compensation and Entitlements</b>	<p>DOTr discussed the four (4) categories of Non-Landowners (NLOs):</p> <ul style="list-style-type: none"> <li>• Structure Owners</li> <li>• Renters, Sharers and Low Income</li> <li>• Social Housing Beneficiaries</li> <li>• Business/Structure Owner</li> </ul> <p><b>Two (2) relocation options:</b></p> <ul style="list-style-type: none"> <li>• <b>Self-relocation</b> – PAPs have the right to choose where they want to be relocated. However, the NGAs and LGU will ensure that the chosen relocation site has access to basic services.</li> <li>• <b>Assisted relocation</b> – NGAs and LGUs will provide socialized housing for the PAPs in this option. This option will be given to those qualified PAPs who underwent the validation process. However, those who are not qualified can seek assistance for the Public Rental Facility.</li> </ul> <p><b>Compensation and Entitlements:</b></p> <ul style="list-style-type: none"> <li>• Cash Compensation for Structure</li> <li>• Reconnection of Utilities</li> <li>• Transportation to Relocation</li> <li>• Food Allowance during Relocation</li> </ul>

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- Socialized Housing of Public Rental Facility
- Participation in the Livelihood Restoration and Improvement Program (LRIP)
- Rental Subsidy for Temporary Shelter
- Cash Compensation for Crops and Trees
- Allowance for Costs Associated with Moving Aquaculture Stock
- Inconvenience Allowance

### Mga Benepisyo at Karapatan na Maaring Makuha ng mga Apektado ng Proyekto

PAPS CATEGORY (Kategorya ng Apektado)	1	May-ari ng bahay o kaya istrukturang nakatirik sa lupang di kanya at siya ay may maliit na kita (Structure Owner and Low Income)
Entitlements		
Relocation Option	Cash Compensation for Structures	Rental Subsidy for Temporary Shelter
Assisted Relocation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Self Relocation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

PAALALA: Ito ay nakadepende sa maging balidasyon at pagsiyasyon ng actual occupancy at mga dokumentong kinakailangan (para).

### Mga Pagpipilian sa Paglipat ng Paninirahan

PAPS CATEGORY (Kategorya ng Apektado)	2	Umuupa, Nakikitira at siya ay may Maliit na Kita (Renter, Sharer and Low Income)
Entitlements		
Relocation Option	Cash Compensation for Structures	Rental Subsidy for Temporary Shelter
Assisted Relocation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Self Relocation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

PAPS CATEGORY (Kategorya ng Apektado)	3	May ari ng bahay na nabigyan na dati pa ng housing ng NHA or iba pang Key Shelter Agency (Structure Owner at Returnee)
Entitlements		
Relocation Option	Cash Compensation for Structures	Rental Subsidy for Temporary Shelter
Assisted Relocation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Self Relocation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

GCR Consortium Office:  
(Main Office)

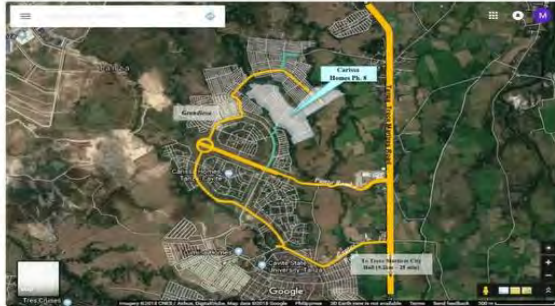
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		<table border="1"> <tr> <th>PAPS CATEGORY (Kategorya ng Apektado)</th><th>4</th><th>May-ari ng apektadong Istruktura/Negosyo (Structure Owner and Business Owner)</th></tr> <tr> <td>Entitlements</td><td></td><td></td></tr> <tr> <td>Relocation Option</td><td>Cash Compensation for Structures</td><td>Rental Subsidy for Temporary Shelter</td></tr> <tr> <td>Assisted Relocation</td><td></td><td></td></tr> <tr> <td>Self Relocation</td><td></td><td></td></tr> </table> <p>DOTr clarifies that the submitted documents of PAPs will still undergo validation and review for the compensation and entitlements while the interim rental subsidy will depend on the status of relocation sites and the beneficiaries will depend on BSAAC deliberation and guidelines.</p> <p>In relation to the agreement of the No Worse Off policy of JICA, ADB, and Phil National Government, livelihood programs will be provided to give families the opportunity to improve and enhance their living state and to lessen the impact of the project on their families.</p> <div> <p><b>Kategorya ng mga PAPs</b></p> </div> <p><b>Phases of LRIP provisions:</b></p> <ul style="list-style-type: none"> <li>• Immediate Livelihood Assistance</li> <li>• Short to Mid-term</li> <li>• Long term</li> </ul> <div> <p><b>Yugto ng Tulong sa Kabuhayan (Livelihood Restoration and Improvement Program or LRIP)</b></p> </div> <p>DOTr continues to coordinate with Makati LGU and Livelihood Mandating</p>	PAPS CATEGORY (Kategorya ng Apektado)	4	May-ari ng apektadong Istruktura/Negosyo (Structure Owner and Business Owner)	Entitlements			Relocation Option	Cash Compensation for Structures	Rental Subsidy for Temporary Shelter	Assisted Relocation			Self Relocation		
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Entitlements																	
Relocation Option	Cash Compensation for Structures	Rental Subsidy for Temporary Shelter															
Assisted Relocation																	
Self Relocation																	
5	Livelihood Restoration and Improvement Program (LRIP)																

		National Agencies for the LRIP Implementation. In addition, training needs assessment/skills inventory will be conducted with PAPs.																									
		DOTr explained the different types of PIBs and its purpose:																									
6	Project Information Brochures (PIBs)	<p>PIB 1: Project Information - shows the project detailed information and target timeline.</p> <p>PIB 2: Grievance Redress Mechanism – designates a hotline and GRM team that handles the inquiries and concerns about the project.</p> <p>PIB 3: Updating of Basic Information and Relocation Option – to gather the data and updated information of the PAPs and to get the opinion for the possible relocation sites.</p>																									
5	Orientation of SHFC Housing Program	<p>SHFC presented a brief orientation and discussed their main program which is CMP or Community Mortgage Program – a people-led housing finance and community program. The main objective is to assist the residents of blighted and depressed areas to own the lots they occupy, or where they choose to relocate to and eventually create sustainable and resilient communities in coordination with the LGU.</p> <p>SHFC showed a sample of housing projects and housing types: Socialized Subdivision/Horizontal Housing and Socialized Condominium/Vertical Housing. Also, presented the sample monthly amortization for NSCR-Ex Resettlement Project.</p> <div> <div> <p><b>Sample Monthly Amortization for NSCR-Ex Resettlement Project Only</b></p> <p>*Straight Monthly Amortization with 2% Interest Rates for 35 years</p> <table> <tr> <th>Maximum Loan Amount</th> <th>Principle with Interest</th> <th>Approximate Mortgage Redemption Insurance (MRI)</th> <th>Approximate Fire and Allied Perils Insurance (FAPI)*</th> <th>Monthly Amortization</th> </tr> <tr> <td>Php 600,000.00</td> <td>Php 1,987.58</td> <td>Php 210.00</td> <td>Php 43.35</td> <td>Php 2,240.93</td> </tr> <tr> <td>Php 650,000.00</td> <td>Php 2,153.21</td> <td>Php 227.50</td> <td>Php 46.96</td> <td>Php 2,427.67</td> </tr> <tr> <td>Php 700,000.00</td> <td>Php 2,318.84</td> <td>Php 245.00</td> <td>Php 50.58</td> <td>Php 2,614.41</td> </tr> <tr> <td>Php 750,000.00</td> <td>Php 2,484.47</td> <td>Php 262.50</td> <td>Php 54.19</td> <td>Php 2,801.16</td> </tr> </table> <p>*Computed with the assumption that the building construction cost is 85% of the total loan amount</p> </div> <div> </div> </div>	Maximum Loan Amount	Principle with Interest	Approximate Mortgage Redemption Insurance (MRI)	Approximate Fire and Allied Perils Insurance (FAPI)*	Monthly Amortization	Php 600,000.00	Php 1,987.58	Php 210.00	Php 43.35	Php 2,240.93	Php 650,000.00	Php 2,153.21	Php 227.50	Php 46.96	Php 2,427.67	Php 700,000.00	Php 2,318.84	Php 245.00	Php 50.58	Php 2,614.41	Php 750,000.00	Php 2,484.47	Php 262.50	Php 54.19	Php 2,801.16
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Php 750,000.00	Php 2,484.47	Php 262.50	Php 54.19	Php 2,801.16																							
8	Possible Relocation Sites	<p>SHFC presented the possible off-city relocation sites and the nearest basic services and public facilities for the affected families of Makati:</p> <ul style="list-style-type: none"> <li>● Carissa Homes - Ph.8 Brgy. Punta &amp; Brgy. Bagtas, Tanza Cavite</li> <li>● Baliano Property, San Jose Del Monte, Bulacan</li> </ul>																									

**Carissa Homes Phase 8, Tanza, Cavite**



**PUBLIC FACILITIES: CARISSA HOMES Phase 8**



Big.	Pampublikong Pasilidad	Distansya	Travel Time Gamit ang Sasakyan	Remarks
1	Paaralan	2.1 km 2.2 km	6 minutes 6 minutes	<ul style="list-style-type: none"> <li>Bagtas Elementary School</li> <li>Cavite State University – Tanza Campus</li> </ul>
2	Ospital	9.5 km 9.2 km	23 minutes 27 minutes	<ul style="list-style-type: none"> <li>Tanza Family General Hospital and Pharmacy</li> <li>Tanza Doctors Hospital</li> </ul>
3	Simbahan	1.5 km 1.2 km	5 minutes 4 minutes	<ul style="list-style-type: none"> <li>Sto. Niño Chapel</li> <li>Holy Cross Parish</li> </ul>
4	Palengke	1.3 km 9.4 km	4 minutes 24 minutes	<ul style="list-style-type: none"> <li>Carissa Homes Wet / Dry Market Ph 7</li> <li>Tanza Public Market</li> </ul>
5	Terminal	3.3 km	10 minutes	<ul style="list-style-type: none"> <li>Vista Mall Tanza Transport Terminal</li> </ul>
6	Industriya/Pabrika	12 km	26 minutes	<ul style="list-style-type: none"> <li>D and S Industries PH Corp.</li> </ul>
7	LGU	1.8 km	6 minutes	<ul style="list-style-type: none"> <li>Barangay Hall of Bagtas, Tanza</li> </ul>
8	Police Station	2.1 km	8 minutes	<ul style="list-style-type: none"> <li>Bagtas Police Community Precinct</li> </ul>
9	Fire Station	2.3 km	8 minutes	<ul style="list-style-type: none"> <li>Bagtas Fire Brigade</li> </ul>

**Baliano Property (Brgy. Muzon, San Jose Del Monte, Bulacan)\***  
\*subject to evaluation



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<p>3. <b>Andro Icaro, Brgy Pio Del Pilar:</b> I was not interviewed the last time, but the Barangay said it is okay since I am on the master list.</p>	<p><b>Ms. Pearl Barasan, DOTr:</b> You may raise your concern to our GRM hotline and leave your full name and email address in our meeting chatbox.</p>
<p>4. <b>Patricio Icaro, Brgy. Pio Del Pilar:</b> Is the relocation site already constructed?</p> <p>How much is the compensation for the tenants?</p>	<p><b>Mr. Miguel Angelo Venegas, SHFC:</b> There's no construction yet done for the relocation sites. We are currently looking and evaluating the possible relocation sites.</p> <p><b>Ms. Pearl Barasan, DOTr:</b> We cannot disclose yet the exact amount of compensation. We advised you to submit the necessary requirements and wait for the letter from us.</p>
<p>5. <b>Emmanuel Mamaril, Brgy. Pio Del Pilar:</b> We are the structure owner, but the land title was under the name of my uncle who is already deceased. What are the documentary requirements that we need to prepare?</p> <p>What is the process of waiving and what is the assistance we can get from DOTr?</p> <p>Since the relocation sites are not yet ready, what will happen to us if you start the construction of the project according to the timeline? Can you give us details of the interim rental subsidy?</p>	<p><b>Ms. Jane Largo, DOTr:</b> We have a provision for the NLO Structure Owners, and this will undergo a process. We are currently finalizing our master list and after that, DOTr will start to distribute a letter indicating the requirements to prepare. We will make an announcement prior to the activities.</p> <p><b>Ms. Jane Largo, DOTr:</b> According to the law, the one who's name appears in the title will be compensated for all structures, crops, and trees within a private land. In the given scenario, there are 2 levels that needs to be resolved:</p> <ul style="list-style-type: none"> <li>A. Updating of the title name to the heir</li> <li>B. Internal arrangement: Settle who will be compensated for the structure</li> </ul> <p>The private landowner can provide a legal document or consent indicating that he is waiving any payment for the structure that belongs to you.</p> <p>For the process, you may consult a legal professional, but we advise updating the title first and transferring the name in the title to the heir.</p> <p>DOTr can provide advice and services such as coordinating with the department on the national level for you to be prioritized.</p> <p>Our project is implementing the social safeguard policy, you cannot be demolished unless you are all fully compensated, and the resettlement sites are ready. In the event that the relocation site is not yet ready, the project will be providing an interim rental subsidy to qualified PAPs to make sure that you will have shelter until the relocation sites are constructed.</p> <p>We are currently asking the LGU for a possible rental facility/ies, but you may also suggest to us if you know of rental facilities within Makati. The</p>

What is the target date of the project construction?	rental subsidy has a limit amount of P10,000/month. If the rent shall exceed this amount, the remainder will be shouldered by the PAPs.  Our target is the 2 <sup>nd</sup> quarter of 2022, but this may still be adjusted depending on the overall implementation timeline. SHFC will organize the affected communities to make sure that we will be transparent in all the processes and activities up until the time that you will move to permanent relocation sites.
We couldn't connect to the GRM Hotline despite many attempts calling.	Our apologies if you cannot connect to our hotline. It caters to almost 14,000 project-affected persons (PAPs) within the SC. You may email us instead at our email address so we can directly call you.
Are there available utilities such as water and electricity at the relocation site?	<b>Mr. Miguel Angelo Venegas, SHFC:</b> There are no structures yet in the allotted area in our relocation sites, but the basic utilities are available.
Who will choose the types of housing in the relocation?	For the proposed Carissa Homes (Tanza, Cavite) relocation site, we are considering a horizontal subdivision design while for the SJDM site, we are looking at a condominium/vertical housing design. But this will be decided by the project-affected families later on.
6. <b>Joan Montañez, Brgy Pio Del Pilar:</b> Based on the presentation, the master list is already final?	<b>Ms. Sherlynn Lucas, DOTr:</b> As of now, it is only an initial master list. Before finalizing the ML, we must conduct several meetings and distribute forms on the ground.
The landowner's caretaker already submitted the documents to DOTr. However, the structure is not being surveyed or there is no update yet to the LO.	We have a separate team that handles the landowners (LOs) because the process for them is different from the process for non-landowners (NLOs). It is possible there is no coordination yet unless the property is a priority for clearing.
The structure owner is different from the landowner who is on the master list.	To avoid confusion, the landowner has a separate process that will not be discussed in this meeting. But in general, the LO must waive his/her rights to the structure to the structure owner (SO) for the latter to be compensated for the affected structure. The renters may avail of the socialized housing entitlement if they are already residing in the area prior to the cut-off date and if found to be qualified.
Your team on the ground always skips our compound for surveys. We are advised to submit the names of tenants to the Barangay but until now we are still not on the master list.	You may follow up the complaint through our GRM hotline through email.

<p>There are new tenants in our compound from other affected structures. They are already surveyed; is it possible that they will be included in the relocation?</p> <p>Where can we coordinate regarding the updated master list? Is there any assurance that we will be surveyed? What is the timeline and platform for us to know?</p> <p>We've already raised our concerns to the barangay, but they told us they cannot do anything about it since they are just assisting the team on the ground.</p>	<p>If they are surveyed and in the master list, it is possible that they can be processed for application for socialized housing.</p> <p>To those who have concerns regarding the master list, you may contact our GRM hotline. As of now, we are backtracking the list of concerns in the GRM for the conduct of due diligence in verifying the affected structures. You may also raise the complaint to your Barangay so they can coordinate it with the City of Makati Inter-agency Committee (CMIAC). We are targeting the 1<sup>st</sup> or 2<sup>nd</sup> quarter this year.</p> <p>Yes, the Barangay and DOTr have no power to instantly update the master list. We will still conduct the rightful process to ensure that no one is left behind, especially those who are really affected.</p>
<p>7. <b>Rosalina Decena, Brgy. Pio Del Pilar:</b> Is it possible to change the household name in the master list? It should be my name and not my ex-partner. He is willing to replace his name with mine.</p> <p>If we opt to avail of the socialized housing, what will happen to our benefits from Makati City?</p> <p>Are we the ones who will apply for water and electricity connection?</p> <p>Aside from the government IDs, what are the other requirements we need to present as a renter?</p> <p>Is it possible to acquire the housing/relocation provision under the project through a housing loan from Pag-ibig or through other government agencies?</p> <p>Is there an option that the number of payment years can be lessened?</p>	<p><b>Ms. Caissa Manamtam, SHFC:</b> Yes, it is possible, but this will still undergo a deliberation process. You may ask for a notarized waiver from your ex-partner.</p> <p><b>Ms. Sherlynn Lucas, DOTr:</b> As of now, it is still under discussion, and we cannot finalize the answer yet on that concern.</p> <p><b>Engr. Adrian Lauan, SHFC:</b> The water, electricity, and other utilities are included in our site development plan. This will be discussed by the community together with the contractor. We'll make sure that our relocation sites are livable and safe for the PAPs.</p> <p><b>Ms. Eloisa Geronimo, DOTr:</b> The requirements are valid IDs and the contract as a renter if available.</p> <p><b>Engr. Adrian Lauan, SHFC:</b> Our socialized housing is under SHFC. The property will be bought by SHFC and the monthly amortization will depend on the final amortization scheme. Once fully paid, the ownership will be transferred under your name.</p> <p>Yes. If you can pay for the unit in full, you may do so. If not, the amount will depend on the monthly</p>



<p>Will we be given ample time to prepare before the issuance of notice to leave the structure and the start of the construction?</p> <p>Aside from relocation, will renters get any financial assistance?</p>	<p>amortization specified in the contract.</p> <p><b>Ms. Sherlynn Lucas, DOTr:</b> We can't ensure the timeline due to the delays, but we are targeting the 2<sup>nd</sup> quarter of 2022. We can only ensure that you will not be removed or demolished if the requirements and resettlement sites are not yet done.</p> <p><b>Ms. Eloisa Geronimo, DOTr:</b> Yes, there will be cash assistance and it depends on the requirements you have submitted. As of now, we currently don't have an exact amount to provide.</p> <p><b>Ms. Jane Largo, DOTr:</b> We have different provisions for the project depending on the classification of the PAPs. If you opt to avail of self-relocation, you are waiving the provision for housing and you will receive a lump sum rental subsidy for 5 months. But if you choose assisted relocation, you will be given compensation for the structure if you are the owner and livelihood disturbance assistance that will be converted to cash.</p>
<p>8. <b>Edmar Tijana, Brgy Pio Del Pilar:</b> I did not receive a pre-qualification form from SHFC, and my brother is not on the master list.</p> <p>We are renters and at the same time, we have a business. Is there a separate evaluation for the unit and business?</p>	<p><b>Ms. Caissa Manamtam, SHFC:</b> To clarify, not all 479 PAPs can receive the PQ form. This is only for those PAPs who don't have the data for NHA to process pre-qualification. It is possible that we already have your details and were endorsed to NHA.</p> <p>Upon checking, Mr. Edmar Tijana is on the list. We will coordinate with the Barangay regarding the missing PQ form of Rolando Cacapit.</p> <p><b>Ms. Sarah Mendoza, DOTr:</b> For the business side, it is possible that you may be compensated if the business is really affected by the project while on the renter side, you will undergo a validation process for the rightful entitlements and compensation.</p>
<p>9. <b>Vilma Bernardez, Brgy. Pio Del Pilar:</b> My brother is an OFW, he was interviewed last 2018 but afterward he is no longer on the master list.</p> <p>The 10k rental subsidy is not enough for us especially if we will rent within Makati City; and the 2<sup>nd</sup> quarter timeline is so close, it will be hard for us to look for a rental facility.</p>	<p><b>Ms. Eloisa Geronimo, DOTr:</b> You may raise the concern to our GRM hotline or send us an email for us to document the case. You may also follow up afterwards.</p> <p><b>Ms. Jane Largo, DOTr:</b> We are trying our best to prepare the relocation site before the clearing to make sure that you will be relocated. Otherwise, we will provide the interim rental subsidy. The 2<sup>nd</sup> quarter schedule is only the indicative target date</p>

<p>If the relocation site would be vertical or condo type, does it mean that we don't have our own lots?</p> <p>Going back to the main concern, my brother is not on the master list despite being among the first batch to get interviewed.</p> <p>I am a caretaker of this structure, and my income will be affected, do I also get to have cash compensation?</p>	<p>to clear the area but that doesn't mean that it is the final date for clearing. The interim rental subsidy is just one of the provisions we have. There are still other allowances for vulnerability, livelihood, and possible training as part of the compensation package that you might receive. We are continuously cooperating with other livelihood-mandating agencies to get support for employment and business opportunities.</p> <p><b>Engr. Adrian Lauan, SHFC:</b> If vertical/socialized condominium, the land title will be named under the community, and you will have a certificate of ownership for the unit.</p> <p><b>Ms. Jane Largo, DOTr:</b> We will double-check in our database because there are requirements to consider multiple households in one structure. This should have been identified during the surveys. DOTr will conduct a due diligence activity regarding the concern, and we will directly coordinate with you.</p> <p>Yes, we have income loss provision under the livelihood component of the Project. But you must submit the necessary requirements to prove that you are a legal employee of a company.</p>
<p>10. <b>Girlie Carino, Brgy. Pio Del Pilar:</b> Is there an age requirement to avail of the housing for relocation?</p> <p>Can the housing be named under the child of a PAP who is of legal age?</p> <p>Will the rental subsidy be provided monthly? If so, until when?</p> <p>Do we need to wait for a notice before moving into a rental facility and receiving the subsidy? What are the requirements that we need to prepare, especially the landowners?</p>	<p><b>Ms. Caissa Manamtam, SHFC:</b> We will follow the age requirement of 18 y/o and above based on UDHA.</p> <p>Yes, this is possible under the substitution process, but, the one who is on the master list will be the one to undergo the BSAAC process and must qualify for the housing entitlement first before we can start the substitution process.</p> <p><b>Arvin James Gambito, DOTr:</b> Yes, the rental subsidy will be provided monthly until the permanent relocation site is ready.</p> <p>Yes, the notice and other necessary processes will be carried out first for us to prepare your rental subsidy.</p> <p><b>Ms. Sherlynn Lucas, DOTr:</b> We have another team coordinating with the landowners, and the notice of taking already served contains the list for requirements they need to prepare so please don't</p>

	<p>worry. The release of the rental subsidy is still under discussion with Makati LIAC. We have forms to be distributed for the list of rental facilities. The rental subsidy is just a backup if the relocation site is not yet available.</p>
<p>11. <b>Maria Elena Carlos, Brgy. Pio Del Pilar:</b> We are not included on the master list despite attending the meetings, the landowner is not declaring us as part of the affected. We have emailed our concern to GRM and continuously followed up with the Barangay, but we don't have any assurance or reference that our concern is being acknowledged.</p> <p>When we are approaching the team on the ground, they will always tell us they are not the team to validate the master list.</p>	<p><b>Ms. Jane Largo, DOTr:</b> We will further check our GRM email, kindly drop your contact details in our chatbox so our team will directly coordinate with you. We will also include your case in our due diligence on the ground.</p> <p>DOTr and PNR are coordinating both landowners and non-landowners, renters, sharers, and ISFs. We have a separate process for the landowners and affected households.</p> <p>Yes, the validation team will only interview those who are on the master list, but we are advising them to list the names claiming that they are affected but not on the ML and submit them to Barangay to relay to us in our regular CMIAC meeting for us to schedule a due diligence activity.</p>
<p>12. <b>Alan Layda, Brgy. Pio Del Pilar:</b> What makes us unqualified for socialized housing?</p> <p>Why do we need to provide a waiver from household head 1 on the master list when he/she is no longer showing up and we had no communication for 2 years?</p> <p>What is the percentage that the 2<sup>nd</sup> quarter timeline will push through?</p>	<p><b>Bernie Crisostomo, SHFC:</b> You will be disqualified if, you are already awarded with any NHA socialized housing; not residing in the affected area; or are categorized as unknown and moved out; and if there are discrepancies and/or falsification in the submitted requirements.</p> <p>When the spouse is legally married and included on the ML, he/she has the right to claim socialized housing and undergo the prescribed processes. If the spouse is willing to waive his/her rights under the project and will not claim the socialized housing, we need to provide a notarized waiver or letter as this is part of the requirement.</p> <p>If you have no communication with the person on the master list, you may submit a notarized letter indicating the abandonment of the HH1 for us to document.</p> <p><b>Ms. Jane Largo, DOTr:</b> We are adjusting the timeline depending on the community condition with regards to COVID cases and overall project implementing guidelines. The 2<sup>nd</sup> quarter is just a target date to start the compensation, to assist the PAPs with the requirements, and move into a rental facility or provide rental subsidy.</p>

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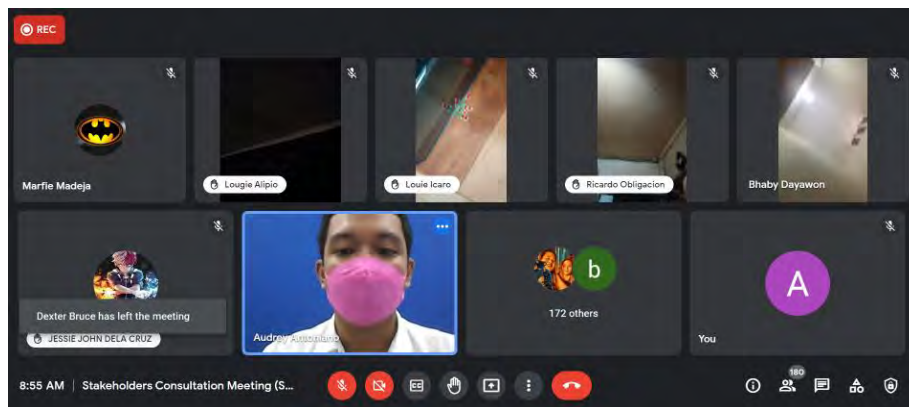
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<p>13. <b>Roseann Dekit, Brgy Pio Del Pilar:</b> I am not included in the master list even if we are already here in the area since 2017. What assistance can I get from the project?</p> <p>My neighbor did not receive a notice or the "patalastas", is it okay?</p>	<p><b>Ms. Jane Largo, DOTr:</b> The project can only clear those who are in PROW but if you're not in the affected area, we will not remove you. We can coordinate with the local government unit (LGU) for the possible assistance they can give to you.</p> <p>Please provide the details (i.e. name, structure tag number, contact number) so we can double-check the status.</p>
<p>14. <b>Rusty Toledo, Brgy Pio Del Pilar:</b> Where are we already in the project implementation timeline? Are we missing any activities or processes?</p> <p>Can you give us the step-by-step process?</p>	<p><b>Ms. Caissa Manamtam, SHFC:</b> Upon checking in our master list, you were tagged as moved out in two consecutive validations on the ground.</p> <p>DOTr will endorse to us the master list for the census and tagging of PAPs. SHFC will then conduct a validation activity to verify and update the information of those PAPs. After that, we will send the reviewed data to NHA for the pre-qualification (PQ) process. After the NHA PQ, we will make another master list for "good census" and "census cases". Census cases PAPs are those we did not get to interview or with hit which means they were already awarded socialized housing from NHA.</p> <p>We will advise the Barangay for the schedule of community assembly (CA); during the CA we will show you the step-by-step processes and timetable of the project.</p> <p><b>Ms. Sherlynn Lucas, DOTr:</b> Aside from SHFC PQ forms, there are no other activities on the ground but in the next few days, we will be there for the LBP CIS (Landbank Customer Information Sheet) activity. Kindly prepare 2 valid IDs, especially TIN ID. All possible entitlements converted to cash will be coursed through to the Landbank cash card.</p>
<p>15. <b>Trisha Kaye Tan, Brgy. Pio Del Pilar:</b> I am the legal guardian of Trisha Tan. I was interviewed twice, and they took a picture of me together with my valid IDs and notarized document as a legal guardian. Upon checking with the Barangay, it is still Irish Tan in the master list. She is already deceased. What can I do about it?</p>	<p><b>Ms. Sherlynn Lucas, DOTr:</b> If you are receiving the invitation letters and coordination, we advise you to attend on behalf of Ms. Irish Tan.</p>
<p>16. <b>Ana Charmaine Lopez, Brgy. Pio Del Pilar:</b> I am a landowner, and we are advised that the implementation is in the 1<sup>st</sup> quarter of the year, yet we don't receive any updates. Is</p>	<p><b>Ms. Sherlynn Lucas, DOTr:</b> (Upon checking) Our last meeting for the LO is the one you attended last year.</p>

there still an upcoming session for the landowner?	<p>If you have received the Notice of Taking, you may submit the required documents already for us to review.</p> <p>There is no relocation for the landowners, we will only compensate the lot and structure based on the current market value.</p>
17. <b>Jennylyn Reyes, Brgy. Pio Del Pilar:</b> My sibling has an affected structure. However, he was not interviewed due to work-related reasons. What can we do about it?	<b>Ms. Sherlynn Lucas, DOTr:</b> For those who have concerns in the master list, you may send your full name, contact number, barangay and sticker tag number and color in our chat box. Our team will coordinate with you directly.
18. <b>Judy Ann Montanez, Brgy. Pio Del Pilar:</b> We are not included in the master list.	

### Photo captured during online 2<sup>ND</sup> SCM for NLO





**Attendance Sheet:**  
PDF file is attached



**MINUTES OF THE SECOND STAKEHOLDER CONSULTATION MEETING (SCM)  
NORTH-SOUTH COMMUTER RAILWAY EXTENSION PROJECT (NSCR-EX)**

<b>PREPARED BY:</b>	Mylon B. Dolfo
<b>VETTED BY:</b>	Lusy Niatrì
<b>APPROVED BY:</b>	Maria Cristina Quinalayo
<b>ATTACHMENT</b>	Picture Attendance Sheet

**1. Summary Record of the Second DD RAP SCM**

<b>Name of Meeting</b>	2 <sup>ND</sup> Stakeholder Consultation Meeting for the Non-Landowners (NLO) of Barangay Pio Del Pilar					
<b>LGU</b>	City of Makati					
<b>Date &amp; Time</b>	February 21, 2022 (1pm to 5pm)					
<b>Venue</b>	Google Meet Online					
<b>Participants</b>	<ul style="list-style-type: none"> <li>• Project Affected Persons (PAPs)</li> <li>• Department of Transportation (DOTr)</li> <li>• Greater Capital Railways (GCR)</li> <li>• Social Housing Finance Corporation (SHFC)</li> <li>• Department of Human Settlements and Urban Development (DHSUD)</li> <li>• Manila Local Government Unit (LGU)</li> <li>• Presidential Commission for the Urban Poor (PCUP)</li> <li>• Philippine National Railway (PNR)</li> <li>• Department of the Interior and Local Government (DILG)</li> <li>• Asia Development Bank (ADB)</li> </ul>					
<b>No. of Total Participants</b>	56					
<b>No. of Total AP Participants</b>	<b>Male</b>	25	<b>Female</b>	31	<b>Total</b>	56

## 2. Summary of Presentation













No.	Topic	Status/Issue/Comment
1	Introduction	<p>The 2<sup>nd</sup> SCM started at 1:30p.m. GCR acknowledged the presence of the attendees: PAPs, National Government Agencies and Key Shelter Agencies.</p> <p><b>Flow of discussion:</b></p> <ul style="list-style-type: none"> <li>• Update and status of the project</li> <li>• Process for compensation of the affected households</li> <li>• Relocation options</li> <li>• Livelihood Restoration and Improvement Program (LRIP)</li> <li>• Project Information Brochures (PIB)</li> <li>• SHFC housing program orientation</li> <li>• Possible relocation sites</li> <li>• Grievance redress hotline information</li> <li>• Open Forum</li> </ul>
2	Project Status and Updates	<p>DOTr presented a brief introduction on the NSCR-Ex project through a video presentation. This includes the project benefits, timeline, project design and status.</p>
3	Process for Compensation of the Affected Households	<p>The payment for Structures and Improvements will be based on the appraised replacement cost of the Government Finance Institution (GFI).</p> <p>The payment for trees and other crops will be based on the valuation of the DENR, Department of Agriculture, or the local appraisal committee.</p> <p><b>Process to follow:</b></p> <ul style="list-style-type: none"> <li>• The PAPs will receive a letter from the DOTr/PNR regarding the schedule of relocation and advice to communicate with them (NoC, 30-day notice).</li> <li>• Submission of required documents and evaluation</li> <li>• Signing of agreement for the demolition of structures</li> <li>• Provision of compensation and other entitlements</li> </ul>
4	Relocation Options, Compensation and Entitlements	<p>DOTr discussed the four (4) categories of Non-Landowners (NLOs):</p> <ul style="list-style-type: none"> <li>• Structure Owners</li> <li>• Renters, Sharers and Low Income</li> <li>• Social Housing Beneficiaries</li> <li>• Business/Structure Owner</li> </ul> <p><b>Two (2) relocation options:</b></p> <ul style="list-style-type: none"> <li>• <b>Self-relocation</b> – PAPs have the right to choose where they want to be relocated. However, the NGAs and LGU will ensure that the chosen relocation site has access to basic services.</li> <li>• <b>Assisted relocation</b> – NGAs and LGUs will provide socialized housing for the PAPs in this option. This option will be given to those qualified PAPs who underwent the validation process. However, those who are not qualified can seek assistance for the Public Rental Facility.</li> </ul>



**Compensation and Entitlements:**













- Cash Compensation for Structure
- Reconnection of Utilities
- Transportation to Relocation
- Food Allowance during Relocation
- Socialized Housing of Public Rental Facility
- Participation in the Livelihood Restoration and Improvement Program (LRIP)
- Rental Subsidy for Temporary Shelter
- Cash Compensation for Crops and Trees
- Allowance for Costs Associated with Moving Aquaculture Stock
- Inconvenience Allowance

**Mga Benepisyo at Karapatan na Maaring Makuha ng mga Apektado ng Proyekto**

PAPS CATEGORY (Kategorya ng Apektado)		1	May-ari ng bahay o kaya istrukturang nakatirik sa lupang di kanya at siya ay may maliit na kita (Structure Owner and Low Income)									
Entitlements												
Relocation Option	Cash Compensation for Structure	Rental Subsidy for Temporary Shelter	Subsidized Housing or Public Rental Facility	Transportation to Relocation	Reconnection of Utilities	Food Allowance during Relocation	Inconvenience Allowance	Participation in the LRIP	Cash Compensation for Crops and Trees	Compensation for Costs Associated with Moving Aquaculture Stock	Inconvenience Allowance	
Assisted Relocation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Self Relocation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

PAALALA: Ito ay nakadepende sa masusubing balido ng datos at pag-uusap ng actual occupancy at mga dokumentong kinakailangan ipasa.

**Mga Pagpipilian sa Paglipat ng Paninirahan**

PAPS CATEGORY (Kategorya ng Apektado)		2	Umuupa, Nakikitira at siya ay may Maliit na Kita (Renter, Sharer and Low Income)									
Entitlements												
Relocation Option	Cash Compensation for Structure	Rental Subsidy for Temporary Shelter	Subsidized Housing or Public Rental Facility	Transportation to Relocation	Reconnection of Utilities	Food Allowance during Relocation	Inconvenience Allowance	Participation in the LRIP	Cash Compensation for Crops and Trees	Compensation for Costs Associated with Moving Aquaculture Stock	Inconvenience Allowance	
Assisted Relocation		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Self Relocation		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓


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Tel: +63-2-856-9747~9750 | Fax: +63-2-856-9751

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5	<b>Livelihood Restoration and improvement Program (LRIP) / Status and Plan</b>	<p>In relation to the agreement of the No Worse Off policy of JICA, ADB and Phil National Government, livelihood programs will be provided to PAPs in order to lessen the impact of the project to their families.</p> <div data-bbox="646 1192 1159 1476"> <p><b>Kategorya ng mga PAPs</b></p> </div> <p><b>Phases of LRIP provisions:</b></p> <ul style="list-style-type: none"> <li>• Immediate Livelihood Assistance</li> <li>• Short to Mid-term</li> <li>• Long term</li> </ul>																														

		<p><b>Yugto ng Tulong sa Kabuhayan (Livelihood Restoration and Improvement Program or LRIP)</b></p> <p><b>Immediate Livelihood Assistance</b> Prior to displacement of PAPs and civil works Provision of cash compensation for income loss Provision of cash compensation for transactional cost for reestablishing business Assistance in seeking replacement land or rental space to reestablish business</p> <p><b>Short to Mid-Term</b> After displacement and prior to PAP relocation to resettlement sites Provision of vocational training (construction related) Priority employment opportunities (skilled and unskilled) for the Project Financial management training Additional support for women and vulnerable</p> <p><b>Long-Term</b> Post-resettlement, upon transfer to permanent relocation site Mainstream employment alternatives and referral Provision of vocational training programs and establish livelihood at relocation site Financial management training Entrepreneurial training Provision of soft loan to establish business Additional support for women and vulnerable</p> <p><b>Quality Restored/Improved Livelihood</b></p> <p><b>Programang Pangkabuhayan</b></p>
6	<b>Project Information Brochures (PIB)</b>	<p>The development of LRIP is still in progress through the coordination with LGUs and Livelihood Mandating Agencies. Training Needs Assessment/Skills Inventory will be conducted.</p> <p>DOTr explained the different types of PIBs and its purpose:</p> <p>PIB 1: Project Information - shows the project detailed information and target timeline.</p> <p>PIB 2: Grievance Redress Mechanism – designates a hotline and GRM team who handles the inquiries and concerns about the project.</p> <p>PIB 3: Updating of Basic Information and Relocation Option – to gather the updated information of the PAPs for coordination and to survey the possible relocation site option.</p>
5	<b>Orientation of SHFC Housing Program</b>	<p>SHFC oriented the PAPs about housing programs and discussed their main program which is CMP or Community Mortgage Program – a people-led housing finance and community program. The main objective is to assist the residents of blighted and depressed areas to own the lots they occupy, or where they choose to relocate to, and eventually create sustainable and resilient communities in coordination with the LGU.</p> <p>SHFC also showed samples of housing projects and housing types: Horizontal and Vertical. Discussed about SHFC's regular monthly amortization (sample computation)</p>

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## Sample Monthly Amortization for NSCR-Ex Resettlement Project Only

Straight Monthly Amortization with 2% Interest Rates for 35 years

Maximum Loan Amount	Principle with Interest	Approximate Mortgage Redemption Insurance (MRI)	Approximate Fire and Allied Perils Insurance (FAP)*	Monthly Amortization
Php 600,000.00	Php 1,987.58	Php 210.00	Php 43.35	Php 2,240.93
Php 650,000.00	Php 2,153.21	Php 227.50	Php 46.96	Php 2,427.67
Php 700,000.00	Php 2,318.84	Php 245.00	Php 50.58	Php 2,614.41
Php 750,000.00	Php 2,484.47	Php 262.50	Php 54.19	Php 2,801.16

\*Computed with the assumption that the building construction cost is 85% of the total loan amount

SHFC presented the **Proposed Relocation Sites** for the affected persons in Makati City:

### Off-City:

1. Carissa Homes - Ph.8 Brgy. Punta & Brgy. Bagtas, Tanza Cavite

#### PUBLIC FACILITIES: CARISSA HOMES Phase 8

Blg.	Pampublikong Pasilidad	Distansya	Travel Time Gamit ang Sasakyan	Remarks
1	Paaralan	2.1 km 2.2 km	6 minutes 6 minutes	<ul style="list-style-type: none"> <li>Bagtas Elementary School</li> <li>Cavite State University – Tanza Campus</li> </ul>
2	Ospital	9.5 km 9.2 km	23 minutes 27 minutes	<ul style="list-style-type: none"> <li>Tanza Family General Hospital and Pharmacy</li> <li>Tanza Doctors Hospital</li> </ul>
3	Simbahan	1.5 km 1.2 km	5 minutes 4 minutes	<ul style="list-style-type: none"> <li>Sto. Niño Chapel</li> <li>Holy Cross Parish</li> </ul>
4	Palengke	1.3 km 9.4 km	4 minutes 24 minutes	<ul style="list-style-type: none"> <li>Carissa Homes Wet / Dry Market Ph 7</li> <li>Tanza Public Market</li> </ul>
5	Terminal	3.3 km	10 minutes	Vista Mall Tanza Transport Terminal
6	Industriya/Pabrika	12 km	26 minutes	D and S Industries PH Corp.
7	LGU	1.8 km	6 minutes	Barangay Hall of Bagtas, Tanza
8	Police Station	2.1 km	8 minutes	Bagtas Police Community Precinct
9	Fire Station	2.3 km	8 minutes	Bagtas Fire Brigade

2. Baliano Property (Brgy. Muzon, San Jose Del Monte, Bulacan)

#### PUBLIC FACILITIES: BALIANO PROPERTY, SJDM

Blg.	Pampublikong Pasilidad	Distansya	Travel Time Gamit ang Sasakyan	Remarks
1	Paaralan	0.68 km 0.75 km	5 minutes	<ul style="list-style-type: none"> <li>Muzon Harmony Hills High School</li> <li>Kalayaan Elementary School</li> </ul>
2	Ospital	1.51 km	8 minutes	Brgy. Muzon Health Center
3	Simbahan	4.40 km	20 minutes	St. Joseph the Worker Parish Church
4	Palengke	1.58 km	8 minutes	Muzon Public Market
5	Terminal	2.35 km	10 minutes	Muzon Central Terminal
6	Industriya/Pabrika	2.10 km	10 minutes	RC Tolosa Builders and International Supply
7	LGU	13.5 km 13.3 km	37 minutes	<ul style="list-style-type: none"> <li>Muzon Barangay Hall</li> <li>San Jose Del Monte Bulacan City Hall</li> </ul>
8	Police Station	13.5 km	35 minutes	Police Station San Jose Del Monte Bulacan
9	Fire Station	13.3 km	37 minutes	Bureau of Fire Protection San Jose Del Monte Bulacan

8

Possible  
Relocation  
Sites

**GCR Consortium Office:  
(Main Office)**

**Oriental Consultants Global  
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9	Grievance Redress Hotline Information	<p>For questions and clarifications about the NSCR-Ex Project, PAPs are encouraged to call or e-mail the <b>Grievance Redress Hotline</b>.</p> <div data-bbox="565 491 1195 835"> <p><b>Grievance Redress Mechanism</b></p> <p><b>GRIEVANCE REDRESS HOTLINES</b> NORTH-SOUTH COMMUTER RAILWAY – EXTENSION PROJECT</p> <p><b>GLOBE:</b> (0927) 450 6720 <b>SMART:</b> (0939) 223 7993 <b>E-MAIL:</b> nscr.grm@dotr.gov.ph</p> </div>
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### 3. Summary of Discussions During Open Forum

Query/Concern/Suggestion/Comment	Response
<b>RELOCATION, COMPENSATION and ENTITLEMENTS,</b>	
<p>These questions/concerns were raised by the following PAPS of Barangay Pio Del Pilar:</p> <p><b>Bong Amarillo</b></p> <ul style="list-style-type: none"> <li>Is there a guideline specifically for renters? Guidelines that state that you should have lived in this particular place or certain years for you to be qualified?</li> <li>Clarifications on cut-off dates</li> <li>Will you release a guideline regarding the cut-off dates? Because you are not specific on the cut-off dates, they are asking how long they need to be renting and the year for them to be qualified.</li> </ul> <p><b>Arnel Ordas</b></p> <ul style="list-style-type: none"> <li>I understand that the presentation today is for socialized housing, but I recall when we were interviewed before it was mentioned that there is also the option of not securing the housing but instead maybe getting financial support for relocation. So, my question is if that option is still on the table, and will there be guidelines for that to be discussed later?</li> <li>Do we have a timetable for when we need to start planning to move out? We all know that it's not easy to find a relocation place especially for a lot of us who have been living in this area for quite a long time already.</li> </ul>	<p><b>DOTr and SHFC:</b></p> <p><b>Bernie Crisostomo</b></p> <ul style="list-style-type: none"> <li>As long as they are included in the cut-off dates and their names are in the masterlist, they are entitled for socialized housing for renters.</li> <li>The cut-off dates refer to the time when the DOTr conducted the census and tagging to identify who are affected by the project.</li> <li>The census and tagging activities were conducted in 2018, so all the renters, sharers and structure owners included in the census and detailed design masterlist will be the ones who need to undergo the process for socialized housing.</li> </ul> <p><b>Pearl Barasan</b></p> <ul style="list-style-type: none"> <li>For the first question, it was discussed earlier in the presentation that self-relocation is one of the options, but it is still in the process of discussion at the level of CMIAC. If you want, you can opt for this option for relocation.</li> <li>Our target timeline is on the 2<sup>nd</sup> quarter of 2022. However, due to the pandemic, we are having delays. But we are trying to push to implement the project within the year.</li> </ul> <p><b>Additional from Ms. She</b></p> <ul style="list-style-type: none"> <li>For clarification about our timeline, Ms. Pearl is correct, we are targeting it to be implemented or clear the area starting 2<sup>nd</sup> quarter of 2022. But since we are in a pandemic now, there is a possibility to move or adjust the timeline. It is natural that we are getting nervous because of the timeline. But for now, we will not take action until we have further notice. This is not our last meeting, of course. We will send notices for preparation for relocation and to clarify some guidelines.</li> </ul>

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**David Dacuya**

- When is it possible to start the project in Brgy. Pio del Pilar along P. Medina St., for us to prepare? How many months or years?
- If you release a notice, how many months will you give us for preparation before the clearing?

**Emma Turno**

- You really don't have a timeline? Because for us renters, it's very difficult to find a place, especially your target is 2<sup>nd</sup> quarter?
- How about viewing the place? Do you have a schedule already? Of course, we need to see it before we decide on our options.

**Wife of Dexter Curada**

We will still present this on the next community assembly (CA) with our partners.

**Pearl Barasan**

- As Ms. Sherlyn said earlier, our target is the 2nd quarter of 2022, but because of the Pandemic there's a possibility to move the timeline. Don't worry we will update you for the next processes of the project.
- For now, we can't give you an exact number of months or how long before the clearing. But we will assure you that once you receive a notice, we will update you on the next processes.

**Sherlynn Lucas and Adrine Lauan**

- I'm sorry Ma'am but we really cannot disclose the timeline, because we have a process that needs to be followed through. We need to wait for the release of the notice before we can give you the rental subsidy because we also have guidelines from COA. We cannot give the rental subsidy without releasing the notice first. If you have a place or relocation that you are eyeing, there's no problem. But we cannot release the rental subsidy unless you are qualified and have completed the requirements for the relocation. If you opt not to choose the relocation under the project, DOTr will also be providing a rental subsidy. We have an initial guideline but not yet approved, that we are giving a 3-month advance payment as rental subsidy and monthly payment thereafter. That is also the reason why we partner with LBP for opening the LBP account where we will course through all the financial assistance that you will receive.
- Since the proposed relocation site is not yet final at the CMIAC level, we can't schedule it for site inspection yet. We will have a separate site inspection after we have coordinated with the LGU of Tanza, Cavite for relocation in Carissa Homes and the other property in San Jose del Monte, Bulacan. We will conduct a site inspection together with the LGU for the proposed and final relocation site once approved in CMIAC level.



- Referring to the opening of LBP account, what if we have an existing LPB account? Do we need to open for another one?

**Joel Catmon**

- About the rental subsidy, do you have a guideline on how much is the subsidy that you will give for every affected family?
- Is there other assistance aside from the rental subsidy?
- Can we ask for a copy of the presentation, for us to read as reference since we were not able to fully understand it because the phasing is fast?

**Arnel Ordas**

- Follow-up question regarding the rental assistance. You mentioned the 3 months payment (1 month advance, 2 months deposit or whatever composition that is) which will be received by the affected person that we will relocate to the relocation site. However, the said relocation is not yet ready, and they would have to rent while waiting. For those renters who will choose to relocate to the relocation site, will they just get a Php 10,000 financial assistance?

**Eloisa Geronimo**

- It is required to open a new account, but we will advise you if it's not needed.

**Sherlynn Lucas**

- For clarification, the provision of the rental subsidy will only apply if ever the project site or the location where you live is needed and the relocation is not yet ready. If you opt to choose assisted relocation, it is not automatic that you will be granted with the said subsidy. It is only if the relocation site is not yet ready but the construction of the project needs to start. Now, the rental subsidy per the agreement with or per the certificate that we got from the LGU is only Php 10,000. If the rent space that you get is more than that amount, you will be the one who will shoulder for the remainder. But if the rent amount is less than Php 10,000, you will still get the full amount through your cash card that you will apply for with LBP.
- For the other entitlements aside from rental subsidy, the one presented earlier regarding housing like if you chose the assisted relocation, the government will assist you on that. Definitely you will be processed for deliberation or you will be in process for qualification for housing. We also have livelihood and vulnerability assistance, if you have a family member who is a person with disability (PWD). What we presented earlier is the list of possible assistance that you will get as long as you submit the requirements needed. We will inform you about the requirements through notices, together with SHFC. If ever you will be processed for housing, additional requirements will be required by SHFC.

**Eloisa Geronimo**

- Yes, just email your request to GRM email

**Sherlynn Lucas**

**Ershad Abdulgani**

- For clarification, not all of us can have housing/relocation. What is the basis for us to be qualified?

**Dexter Curada**

- We are in Sisval condo, but since all of our concerns are already raised. We will just wait

- For clarification on your question, the rental subsidy is just a subsidy. It is not part of the whole entitlement matrix, because the entitlements as I've said earlier, for relocation/housing, we have options for assisted relocation or self-relocation and then we also have assistance for livelihood, for vulnerability assistance and transportation if you opt for relocation, but not all can get the rental subsidy. The rental subsidy will only be provided if the relocation site is not yet ready.

**Sherlynn Lucas**

- May I ask if you received a form or got validated? Meaning you are in our masterlist or initial masterlist. But this is not yet final. For the finalization of the ML, PAPs will undergo checking of requirements which will have to be submitted to SHFC, for them to check if you are possible to qualify for socialized housing.
- We will refer your question to SHFC, in particular, to the BSAAC team.

**Bernie Crisostomo**

- For you to be qualified for socialized housing, first, you need to be in the ML. The ML is our basis when we conduct the validation. If you can remember, our team went to your area and conducted validation interviews to validate and check your information. Second, if you are validated, meaning you are still residing in the area. The gathered data (complete name, date of birth etc.) were forwarded to NHA for pre-qualification. They will cross-check it with their database to see if the project affected persons (PAPs) are not yet awardees of any housing project of the government. If there's no findings from NHA, then you will receive an application form and you need to submit it with the corresponding requirements for evaluation and processing and finalization of the ML of qualified PAPs for socialized housing.

**Sherlynn Lucas**

- This is part of our coordination last week when we conducted the PIB distribution. The reason we are asking for this condo is because we

<p>for the next update.</p> <ul style="list-style-type: none"> <li>We are not informed every time you go to the area. Kindly inform our building administrator, so we are informed if we really need to move out.</li> </ul> <p><b>Alfonso Salac</b></p> <ul style="list-style-type: none"> <li>I am the collector and administrator of Sisval but that is the old name of the place. The new business name is Highpoint Real Estate Leasing. I already told this to the person who last visited our place. I just want to clarify what Ms. Curada said earlier, because the time she saw the staff from your team, they had just arrived. I also wanted to request to conduct the interview door-to-door because even though we asked them to cooperate, some of them are not interested. But we really forced them because we are concerned that when the time comes for the release of compensation, they will point finger and blame us. That's why we want to conduct it door-to-door. Also, my question is for my status. I am living here for free. What compensation will I get since I will lose my housing and my work?</li> </ul> <p><b>Bong Amarillo</b></p> <ul style="list-style-type: none"> <li>I'm just curious, you said earlier, if I opted for the relocation site, are the (housing) structures already built? You said the rental subsidy is only for 3 months, what if the construction exceeded that timeline, who will shoulder the payment for rent for the succeeding months?</li> </ul>	<p>cannot coordinate with the PAPs residing there directly. You are listed as non-landowners (NLOs) because only those who have titles are considered as landowners (LOs) under the project. However, renter NLOs are not considered as ISFs which is what we have been hearing from the area. Since we were not able to reach the PAPs residing in these condominiums, we are planning to conduct a separate consultation meeting with them. We will be reaching out to the owners/administrators of these 3 condominiums and asking for assistance in coordinating with the PAPs. If they do not cooperate, we will not know the status of residency and what assistance the project may be able to provide.</p> <p><b>Arvin James Gambito</b></p> <ul style="list-style-type: none"> <li>Since you are the admin of one of the 3 condominiums, may we ask for your assistance for the conduct of coordination with the PAPs residing there. We (DOTr) will tap you after this meeting. Referring to your question, upon checking, your name is in the masterlist for NLO, so you are entitled to the assistance for the NLOs after submitting the requirements needed. As for your work which will be affected by the project, we also have livelihood assistance for those whose employment/livelihood will be affected by the project.</li> </ul> <p><b>Adrine Lauan and Arvin James Gambito</b></p> <ul style="list-style-type: none"> <li>For the 1<sup>st</sup> question, the relocation site is currently in process at the CMIAC level with regards to the approval. In the timeline, those in the PNR right of way will go first. If ever the area needs to be cleared and the relocation site is not yet ready, we will give rental assistance while the construction of the relocation site is on-going. For now, there is an on-going discussion for the LGUs with</li> </ul>
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<ul style="list-style-type: none"> <li>Are you the one who will find our place to rent, or are we going to choose on our own?</li> </ul>	<p>regards to relocation so there are still no housing units built on the proposed site/s. But rest assured that we will not force you to evacuate unless we have a relocation site.</p> <ul style="list-style-type: none"> <li>For the 2<sup>nd</sup> question, the rental subsidy will only be applicable if your area is already needed for the project but your relocation site is not yet ready. The government will give a subsidy for rent. The rental subsidy will be provided until the relocation is ready. The 3-month payment mentioned earlier is just the advance payment, because as we all know, when we rent, we need to give advance payment, that is the reason why we will give the 3 months advance payment. But it doesn't mean that that is the only assistance you will receive.</li> <li>The discussion regarding the place for rent and rental subsidy will be discussed in detail during community assembly but we will give you an overview of the process. You are the ones who will look for a rental facility. The DOTr has a set of requirements and standards for acceptable rental facilities. We need to ensure your comfortability in choosing a temporary rental facility. Once you have a place, we will check the location together with the LGU, and if the place is okay with us, we will give the approval and the rental subsidy. During the conduct of community assembly, that's the time you will know the full details with regards to the rental facilities and how you will get the rental subsidy.</li> </ul> <p><b>Sherlynn Lucas</b></p> <ul style="list-style-type: none"> <li><b>Regarding the</b> self-relocation option, earlier we have clarified the process of rental subsidy for those who will choose the assisted relocation but there is no relocation site yet, so that is Php 10,000/month and then in the case of self-relocation, we have the 5 months lump sum option.</li> </ul>
<p><b>Emma Turno</b></p> <ul style="list-style-type: none"> <li>What are the mechanics for the payment of the amortization for the housing unit?</li> </ul>	<p><b>Adrine Lauan</b></p> <ul style="list-style-type: none"> <li>For our socialized housing, the standard payment scheme for our CMP project or existing SHFC project, have different interest</li> </ul>

	<p>rates, but for this project, the 2% interest rate will be adopted. But it is not yet final as it still needs to be discussed in the next meetings when we already have a community association formed after the validation for the qualification process for housing. The payment scheme may be up to 25-35 years depending on what the agreement will be. But right now, we don't have a final payment scheme that we can present to you. The one we presented is just a sample and the standard payment scheme.</p> <ul style="list-style-type: none"> <li>• Our standard requirement for a CMP project is that the beneficiary will pay the 3-month advance payment before transferring to the socialized housing of SHFC, after that, the beneficiary will pay after 3 months.</li> </ul>
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**Photos captured during online 2<sup>ND</sup> SCM for NLO**





**Attendance Sheet:**  
PDF file is attached



MINUTES OF MEETING			
<b>Minutes Reference No:</b>			
<b>Title of Meeting:</b>	2 <sup>nd</sup> Stakeholders' Consultation Meeting (SCM) for Non-Land Owners (NLOs) in Barangay Buli, Muntinlupa City		
<b>Meeting Number:</b>			
<b>Meeting Venue:</b>	Online Meeting via Google Meet		
<b>Date:</b>	31 August 2021	<b>Time:</b>	08:00 A.M. – 12:00 P.M.
<b>No. of Pages:</b>	18		

Meeting Attendees:			
Name	Company	Name	Company
Rogelio Capiral	Barangay Buli	Lea Agustina R. Sumalde	GCR
Alita Atillo Ramirez	Muntinlupa City LGU	Bon Jerald Encepto	GCR
Jayson Recto	DOTr	Glenmart T. Constantino	PCUP
Marian Aderiz Arroyo	DOTr	Kristine Nicole Beato	SHFC
Angelica Roxas	DOTr	Jay Mosquera	SHFC
Czarina D. Reyes	DOTr	Bernie Crisostomo	SHFC
Andres Sibal Jr.	DOTr	Jaice Ann Morada	SHFC
Noel Gannaban	DOTr	Barbara Kaye V. Villaflor	SHFC
Maria Eloisa C. Catulay	GCR	Caissa Mae Manamtam	SHFC
Matilde J. Fernando	GCR	Jacob A Manuel	SHFC
Mylen B. Dolfo	GCR	Ruel C. Cabile	SHFC
Erlinda Baguios	GCR	Anne Jolleen Ramos	SHFC
Nicollo Veo Alejandro M. Aragon	GCR	Project-Affected Persons (PAPs) from Barangay Buli, Muntinlupa City (please see the attached attendance sheets for the full list of attendees)	
Absent with Apologies:			
Meeting Attachment/s:			
Photograph/Screenshot			
Attendance Sheets			
Presentation of the Department of Transportation (DOTr)			

Item	Description	Action By	Deadline
1	<b>Presentation of the Department of Transportation (DOTr)</b> <i>(Please refer to the attached presentation)</i>	N/A	N/A
1.1	<ul style="list-style-type: none"> <li>The DOTr presented a video presentation discussing the following: <ul style="list-style-type: none"> <li>Introduction and the purpose of the SCM;</li> </ul> </li> </ul>	N/A	N/A

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	<ul style="list-style-type: none"> <li>○ Overview and updates on the NSCR-Ex Project;</li> <li>○ Rules and processes to be followed for compensation and entitlements;</li> <li>○ Relocation options for NLOs, and compensation and entitlements/rights and benefits that may be received by NLOs affected by the Project;</li> <li>○ Livelihood program;</li> <li>○ Project Information Brochures.</li> </ul>		
<b>2</b>	<b>Presentation of the Social Housing Finance Corporation (SHFC)</b>	N/A	N/A
	<ul style="list-style-type: none"> <li>• The SHFC also presented a video presentation discussing the following: <ul style="list-style-type: none"> <li>○ SHFC Housing Program Orientation; <ul style="list-style-type: none"> <li>▪ The roles of the Department of Human Settlements and Urban Development (DHSUD), SHFC, the National Housing Authority (NHA) and the HSAC;</li> <li>▪ The 8 Balai Thrusts;</li> <li>▪ The mandate and mission of SHFC;</li> <li>▪ The Community Mortgage Program and its modalities</li> <li>▪ Sample Housing Projects;</li> <li>▪ SHFC's regular monthly amortization;</li> </ul> </li> <li>○ Proposed relocation sites in Muntinlupa City and the nearest public and social service facilities.</li> </ul> </li> </ul>	N/A	N/A
<b>3</b>	<b>Open Forum</b>	N/A	N/A
3.1	<p>(Ms. Caridad Soriano)</p> <ul style="list-style-type: none"> <li>• Explained that she is a renter, and that the structure she has been living in for twenty (20) years has no structure tag.</li> </ul> <p>(DOTr-Mr. Andres Sibal, Jr.)</p> <ul style="list-style-type: none"> <li>• Explained that it is possible that structures without structure tags are not affected by the Project.</li> </ul> <p>(GCR-Ms. Lea Agustina Sumalde)</p> <ul style="list-style-type: none"> <li>• Confirmed that based on the masterlist, Ms. Caridad Soriano is affected by the Project.</li> </ul>	N/A	N/A
3.2	<p>(Mr. Freddie Lonzane)</p> <ul style="list-style-type: none"> <li>• Asked how many meters (on both sides) from the center of the old/existing PNR railway will be affected by the Project.</li> </ul> <p>(DOTr-Mr. Sibal)</p> <ul style="list-style-type: none"> <li>• Explained that on average, the total</li> </ul>	N/A	N/A

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	<p>measurement of the Project Right-of-Way (PROW) is 30 meters. (DOTr-Mr. Roberto Gunio, Jr.)</p> <ul style="list-style-type: none"> <li>• Explained that during the Feasibility Study (FS) of the Project, the basis of the Project Right-of-Way was the center of the old/existing PNR railway (15 meters from the centerline).</li> <li>• Explained further that under the Detailed Design (DD) Stage of the Project, when the Project alignment was more final, and when the technical requirements of the Project were already finalized, the old/existing PNR railway was no longer the basis of the measurements.</li> <li>• Explained that the basis of the PROW is now the technical requirements of the Project.</li> <li>• On average, the Project needs 30 meters for its main alignment. This is an average figure because measurements would still depend on the technical requirements of the project.</li> <li>• Explained that the exact measurements from the center of the old/existing PNR railway cannot be identified because measurements vary.</li> <li>• Mentioned that on-ground markings and structure tags were placed for people to determine the extent of the PROW and if they are affected by the Project.</li> <li>• Explained that there may be affected structures without structure tags or affected structures with reserved stickers/structure tags.</li> <li>• Explained that there may also be structures without structure tags because these structures were built after the cut-off date.</li> <li>• Explained that generally, from Muntinlupa to Laguna, a bigger area is needed for the Project in the East side.</li> </ul> <p>(GCR-Mr. Nicollo Veo Alejandro Aragon)</p> <ul style="list-style-type: none"> <li>• Reiterated that the extent of the PROW will vary depending on the area.</li> <li>• Explained that based on the Project alignment in Barangay Buli, the extent of the PROW from the center of the old/existing PNR railway is almost the same on both sides. However, there are areas in the</li> </ul>		
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	barangay where the extent of the PROW is slightly further on the left (West) side of the old/existing PNR railway going North or to Manila.		
3.3	(Ms. Tessa Galvelo) • Requested assistance on filling-up the Attendance Sheet of the meeting. (GCR-Ms. Sumalde) • Explained how to access the Attendance Sheet.	N/A	N/A
3.4	(Ms. Agnes Cabalse) • 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. (DOTr-Mr. Sibal) • Explained that the appraisal team will go to affected structures and assess their values based on their current market values. (DOTr-Mr. Frankie Duatin, Jr.) • 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.	N/A	N/A
3.5	(Ms. Agnes Cabalse) • Asked about the possibility of flooding in the relocation site. (SHFC-Mr. Adrine Lauan) • Explained that hazards in potential relocation sites such as flooding are being considered. • 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. • 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.	N/A	N/A
3.6	(Mr. Eric Macariola) • 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	N/A	N/A

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	<p>Owner is included in the masterlist.</p> <ul style="list-style-type: none"> <li>Mentioned that his structure tag is colored green.</li> </ul> <p>(SHFC-Mr. Bernie Crisostomo)</p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p>(DOTr-Mr. Sibal)</p> <ul style="list-style-type: none"> <li>Explained the meaning of the colors of structure tags: <ul style="list-style-type: none"> <li>White – The structure was affected during the FS stage. If during the DD stage, only a white sticker is on the structure, it is possible that that structure is no longer affected by the Project.</li> <li>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 Design Stage. Structures with this tag is surely affected by the Project.</li> <li>Blue – The structure was identified as surely affected only during the Detailed Design Stage.</li> <li>Pink – The structure is an affected associated structure such as comfort rooms, garages, and fences.</li> </ul> </li> </ul> <p>(DOTr-Mr. Duatin)</p> <ul style="list-style-type: none"> <li>Added that whoever was present during the census and tagging activities are the only ones who may possibly avail of socialized housing.</li> <li>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.</li> </ul>		
3.7	<p>(Mr. RJ Magno)</p> <ul style="list-style-type: none"> <li>Explained that there are two (2) families in their affected structure.</li> <li>Asked if the two families will be able to avail</li> </ul>	N/A	N/A

	<p>of government housing. (SHFC-Mr. Crisostomo)</p> <ul style="list-style-type: none"> <li>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.</li> <li>Explained that each household will have to comply with the requirements of SHFC and go through the process of qualification.</li> </ul> <p>(Mr. Magno)</p> <ul style="list-style-type: none"> <li>Explained that the families are in separate houses.</li> </ul> <p>(SHFC-Mr. Crisostomo)</p> <ul style="list-style-type: none"> <li>Explained that as long as the households are in the masterlist, they have the right to avail of socialized housing.</li> </ul> <p>(DOTr-Mr. Gunio)</p> <ul style="list-style-type: none"> <li>Clarified that Mr. Magno is asking if the two families will be eligible for separate housing units.</li> </ul> <p>(SHFC-Mr. Crisostomo)</p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p>(DOTr-Mr. Gunio)</p> <ul style="list-style-type: none"> <li>Reiterated that each qualified family/household may have one (1) housing unit each, but all families/households will have to go through the qualification process first.</li> </ul> <p>(DOTr-Mr. Duatin)</p> <ul style="list-style-type: none"> <li>Explained that it will also depend if all families/households were included in the census and tagging activities. New families/households that were not included in the census and tagging activities will not be qualified.</li> </ul>		
3.8	<p>(Ms. Maricel Protacio)</p> <ul style="list-style-type: none"> <li>Asked if a re-assessment of affected structures will be made.</li> <li>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 assessment of the structure in 2019. Mentioned that portions of the</li> </ul>	N/A	N/A

	<p>structures that were made of wood back then are now made of stone.</p> <p>(DOTr-Mr. Sibal)</p> <ul style="list-style-type: none"> <li>Explained that the appraisal team of the Landbank of the Philippines will conduct an appraisal of affected properties.</li> <li>Mentioned that the appraisal activities were moved to a later date due to the Enhanced and Modified Enhanced Community Quarantine.</li> <li>Explained that they will be informed of the conduct of appraisal activities in their area.</li> </ul> <p>(DOTr-Ms. Angelica Roxas)</p> <ul style="list-style-type: none"> <li>Explained that the appraisal will be based on the assessment made during the census and tagging activities.</li> <li>Explained further that according to the Project's Resettlement Action Plan (RAP), data on and before the cut-off dates will be followed.</li> <li>Explained that the appraisal activities will not be a re-assessment of affected structures.</li> </ul> <p>(Ms. Protacio)</p> <ul style="list-style-type: none"> <li>Mentioned that they own the land which the affected structure is built on.</li> </ul> <p>(DOTr-Ms. Roxas)</p> <ul style="list-style-type: none"> <li>Explained that the meeting is for NLOs, and that there is a separate venue for Land Owners (LOs).</li> <li>Explained that LOs have different entitlements compared to NLOs.</li> <li>Explained that LOs will first receive a Notice of Taking. This will be their cut-off date.</li> </ul>		
3.9	<p>(Ms. Marilyn, Live-In Partner of Mr. Ruben Villanueva)</p> <ul style="list-style-type: none"> <li>Explained that they are renters, and that she and the structure owner were interviewed.</li> <li>Asked if they could both avail of housing.</li> </ul> <p>(SHFC-Mr. Crisostomo)</p> <ul style="list-style-type: none"> <li>Explained that the two families in the structure that were included in the census may be qualified for socialized housing.</li> <li>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</li> </ul>	N/A	N/A

	be qualified to avail of socialized housing.		
3.10	<p>(Kagawad Ogie Capiral)</p> <ul style="list-style-type: none"> <li>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.</li> </ul>	N/A	N/A
3.11	<p>(Kagawad Ogie Capiral)</p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p>(SHFC-Mr. Crisostomo)</p> <ul style="list-style-type: none"> <li>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.</li> <li>The SHFC team will also need to know the reasons why the renter left the affected area.</li> </ul>	N/A	N/A
3.12	<p>(Ms. Nelia Lora)</p> <ul style="list-style-type: none"> <li>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.</li> <li>Asked if she will still be able to avail of housing.</li> </ul> <p>(SHFC-Mr. Crisostomo)</p> <ul style="list-style-type: none"> <li>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 the qualification process to determine if they are qualified to avail of socialized housing.</li> <li>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.</li> <li>Explained that SHFC needs to know first the reason(s) why the previous structure owner sold his/her structure.</li> </ul>	N/A	N/A

	<ul style="list-style-type: none"> <li>Suggested that she raises her concern at the Grievance Redress Mechanism (GRM) Hotline.</li> <li>Suggested that similar concerns (PAPs 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.</li> </ul> <p>(DOTr-Mr. Duatin)</p> <ul style="list-style-type: none"> <li>Reiterated that those not included in the masterlist will not be able to avail of socialized housing.</li> <li>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).</li> </ul>		
3.13	<p>(Ms. Marivic Ajeno on behalf of neighbour Mr. Aurelio Dagoy)</p> <ul style="list-style-type: none"> <li>Explained that Mr. Dagoy was part of an association and was awarded a relocation/housing unit by the National Housing Authority (NHA), but immediately backed-out back then. Asked if Mr. Dagoy will still be able to avail of relocation, as he is included in the masterlist.</li> </ul> <p>(DOTr-Mr. Sibal)</p> <ul style="list-style-type: none"> <li>Explained that Mr. Dagoy will go through the validation process to determine if he will still be qualified to avail of socialized housing.</li> <li>Explained that there cannot be double-availees of government housing.</li> <li>Explained that Mr. Dagoy will also go through the BSAAC, where the reason(s) why he did not avail the previous award will be discussed.</li> </ul>	N/A	N/A
3.14	<p>(Mr. Tony Soriano Belda)</p> <ul style="list-style-type: none"> <li>Explained that he was invited to this SCM for NLOs, despite his having a land title and paying of real property taxes.</li> <li>Explained that the land title is still a mother title.</li> <li>Asked if LOs have different entitlements compared to NLOs.</li> <li>His structure tag number is NSRP-05-02-ML072.</li> </ul>	N/A	N/A



<p>(GCR-Ms. Sumalde)</p> <ul style="list-style-type: none"> <li>Explained that there will be separate meetings for LOs.</li> </ul> <p>(Mr. Tony Soriano Belda)</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>Asked about their entitlements as the structure owner, and the proofs of ownership that need to be provided.</li> </ul> <p>(DOTr-Mr. Sibal)</p> <ul style="list-style-type: none"> <li>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 the validation that will be conducted, and the documents that they will provide.</li> <li>Owners of affected structures will be compensated for their structures based on their current market values.</li> </ul> <p>(Mr. Belda)</p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p>(DOTr-Mr. Sibal)</p> <ul style="list-style-type: none"> <li>Explained that the target of government housing are NLOs such as the renters of your structures.</li> <li>Reiterated that structure owners will be compensated for their structures.</li> <li>Reiterated that there will be a separate meeting for LOs.</li> </ul> <p>(Mr. Belda)</p>		
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	<ul style="list-style-type: none"> <li>• Asked if their status can be updated from NLO to LO, as they have always been invited to meetings for NLOs. (DOTr-Mr. Sibal)</li> <li>• Noted the concern and assured that Mr. Belda will be invited to meetings for LOs. (GCR-Ms. Sumalde)</li> <li>• Explained that there is a separate set of documentary requirements for LOs. (DOTr-Ms. Roxas)</li> <li>• Explained that the reason why Mr. Belda is part of the NLO list is because the land title is still a mother title.</li> <li>• 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.</li> <li>• Mentioned that queries regarding documentary requirements and entitlements can also be raised at the GRM hotlines.</li> <li>• Explained that LOs will receive Notices of Taking which will state which documents will need to be submitted.</li> </ul>		
3.15	<p>(Ms. Helen Acedillo on behalf of sharer, Mr. Eddie D. Escalera)</p> <ul style="list-style-type: none"> <li>• Asked about the meaning of red markings on structures that say "1.93m." (DOTr-Mr. Duatin)</li> <li>• Explained that during the Detailed Design (DD) stage of the Project, the DOTr's consultants painted red markings to show the boundaries of the PROW.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>	N/A	N/A
3.16	<p>(Ms. Helen Acedillo on behalf of sharer, Ms. Genie A. Paez)</p>	N/A	N/A

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	<ul style="list-style-type: none"> <li>• Asked about the case of Ms. Paez, a renter who was included in the tagging and census and is part of the masterlist but have already left the affected structure. (DOTr-Mr. Sibal)</li> <li>• Those in the masterlist are the potential beneficiaries of the Project. (DOTr-Mr. Duatin)</li> <li>• Added that the reasons why PAPs left affected structures need to be documented.</li> <li>• Explained that those in the masterlist who already left the affected area will still be contacted.</li> <li>• Reiterated that those who were not included in the census and tagging activities will not be able to avail of socialized housing.</li> </ul>		
3.17	<p>(Ms. Rubyleen Ajeno)</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• She owns the structure with tag number NSRP-05-02-ML081, which is under the name of Mr. Charlie Pontillas. (DOTr-Mr. Duatin)</li> <li>• 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.</li> </ul> <p>(GCR-Ms. Sumalde)</p> <ul style="list-style-type: none"> <li>• Reiterated that one structure tag is placed on each affected structure, regardless of the number of households residing in it.</li> <li>• Reiterated that it is possible for one structure (with one structure tag) to have multiple households.</li> <li>• Explained that in the masterlist, Ms. Rubyleen Ajeno is the structure owner of NSRP-05-02-ML081.</li> </ul> <p>(Ms. Ajeno)</p> <ul style="list-style-type: none"> <li>• Explained that a certain Ms. Edith Espinosa is in the masterlist under NSRP-05-02-ML081, but they do not know who she is.</li> <li>• Mentioned that she was previously interviewed.</li> </ul>	N/A	N/A

3.18	<p>(Mr. Ramon Cabalse)</p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p>(DOTr-Mr. Andres)</p> <ul style="list-style-type: none"> <li>Explained that qualified household members may be able to avail of socialized housing.</li> </ul> <p>(GCR-Ms. Sumalde)</p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p>(SHFC-Mr. Crisostomo)</p> <ul style="list-style-type: none"> <li>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.</li> <li>Mentioned that there will be a separate activity where documentary requirements will be explained in detail.</li> </ul>	N/A	N/A
3.19	<p>(Mr. Ramon Cabalse)</p> <ul style="list-style-type: none"> <li>Asked about the documents required to prove ownership over the affected structure.</li> </ul> <p>(DOTr-Mr. Sibal)</p> <ul style="list-style-type: none"> <li>Explained that an Offer to Compensate (OtC) will be issued, which will state which documents will need to be submitted by structure owners.</li> </ul> <p>(DOTr-Mr. Duatin)</p> <ul style="list-style-type: none"> <li>Added that the DOTr will also issue Notices of Taking which will also indicate which documents are required.</li> <li>Added that the usual documents required include valid government-issued identification cards.</li> </ul>	N/A	N/A
3.20	<p>(Mr. Ramon Cabalse)</p> <ul style="list-style-type: none"> <li>Asked if the relocation site is free.</li> <li>Mentioned that he is a senior citizen.</li> </ul>	N/A	N/A

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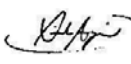
	<p>(SHFC-Mr. Crisostomo)</p> <ul style="list-style-type: none"> <li>Explained that it is possible that he may be qualified to avail of socialized housing, but he will still need to go through the qualification process.</li> </ul> <p>(SHFC-Mr. Lauan)</p> <ul style="list-style-type: none"> <li>Reiterated 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, 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.</li> <li>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.</li> </ul>		
3.21	<p>(Ms. Jessa Rapal)</p> <ul style="list-style-type: none"> <li>Asked when is the final date of the demolition of structures in Barangay Buli.</li> </ul> <p>(DOTr-Mr. Noel Gannaban)</p> <ul style="list-style-type: none"> <li>The timeline for the Project is on the fourth quarter of 2021.</li> <li>Explained that there is still no initial date for demolition activities.</li> </ul> <p>(DOTr-Mr. Sibal)</p> <ul style="list-style-type: none"> <li>Explained that PAPs will be notified of demolition activities beforehand.</li> </ul>	N/A	N/A
3.22	<p>(Ms. Jessa Rapal)</p> <ul style="list-style-type: none"> <li>Asked if there will still be meetings regarding the Project.</li> </ul> <p>(DOTr-Mr. Sibal)</p> <ul style="list-style-type: none"> <li>Stated that there will still be meetings for PAPs regarding the Projects.</li> <li>Ensured that PAPs will be informed of the conduct of future meetings.</li> </ul>	N/A	N/A
3.23	<p>(DOTr-Mr. Sibal)</p> <ul style="list-style-type: none"> <li>Reiterated the importance of being able to fill-up and submit attendance forms.</li> <li>Reiterated that those in the masterlist are the target and will be the priority of the Project.</li> </ul>	N/A	N/A

	<ul style="list-style-type: none"> <li>Reiterated that those who were not included in the census are not in the masterlist.</li> </ul>		
3.24	<p>(Ms. Helen Acedillo)</p> <ul style="list-style-type: none"> <li>Asked if it is okay for someone who was invited to the afternoon session of the SCM to attend the morning session instead.</li> </ul> <p>(GCR-Ms. Sumalde)</p> <ul style="list-style-type: none"> <li>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.</li> </ul>	N/A	N/A
3.25	<p>(Muntinlupa City Urban Poor Affairs Office-Ms. Alita Ramirez)</p> <ul style="list-style-type: none"> <li>Stated that she was not being allowed to speak despite her having wanted to speak early on in the SCM.</li> <li>Asked if the LIAC is included in the SCM, because the LIAC is not being addressed during the meeting.</li> <li>Asked if the LIAC is only an observer in the SCM.</li> <li>Explained that the UPAO also has answers to the questions being raised by PAPs.</li> <li>Asked if the UPAO will still attend the next SCMs.</li> <li>Requested that the UPAO and the PCUP also be called to answer questions of PAPs in the next SCMs.</li> </ul> <p>(GCR-Ms. Sumalde)</p> <ul style="list-style-type: none"> <li>Apologized and mentioned that Ms. Ramirez of the UPAO and Mr. Olaco of the PCUP were acknowledged during the meeting.</li> </ul>	N/A	N/A
3.26	<p>(Muntinlupa City UPAO-Ms. Ramirez)</p> <ul style="list-style-type: none"> <li>Reiterated that those who were not included in the census are not in the masterlist.</li> <li>Explained that a person having his/her affected structure rented out will not qualify for relocation, as he/she is living in another house which is not affected by the Project.</li> <li>Mentioned that the UPAO has experienced cases where renters are being asked by structure owners to vacate the structures.</li> </ul>	N/A	N/A
3.25	<p>(Presidential Commission on the Urban Poor-Mr. Willy Olaco)</p> <ul style="list-style-type: none"> <li>Reiterated the importance of validation activities, given the issues raised by PAPs during the SCM.</li> </ul>	N/A	N/A

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	<ul style="list-style-type: none"> <li>Expected SHFC to explain that there is a Code of Policy being followed, and that answers to certain concerns can be found there.</li> <li>Appreciated the explanation that the masterlist is not final yet. Validation needs to be done to come up with the final list of affected families.</li> <li>Expressed hope that validation activities will push through, so that the list of affected families can already be finalized.</li> <li>Reiterated that the conduct of validation activities will clarify the concerns of PAPs, and that the conduct of validation activities is mentioned in the Implementing Rules and Regulations of Section 28 of Republic Act No. 7279.</li> </ul>		
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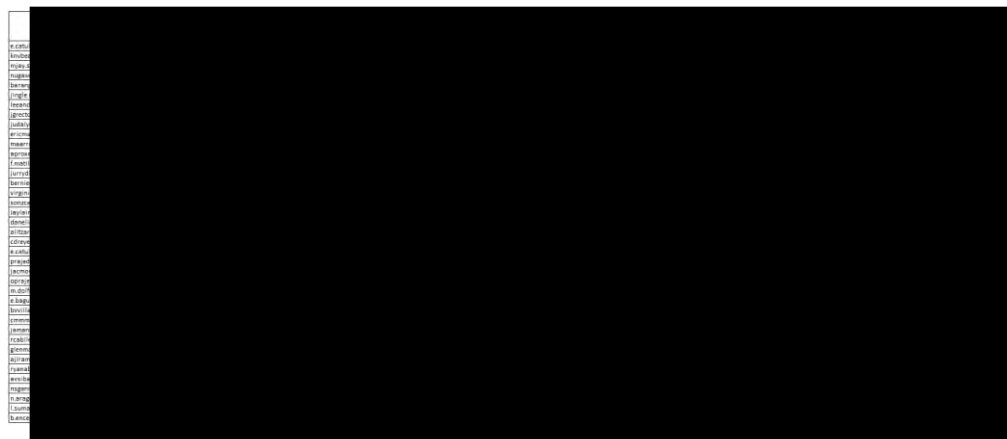
Approval				
	Name	Position Code	Date	Signature
<b>Prepared By:</b>	Nicollo Veo Alejandro ARAGON	B331	07 September 2021	
<b>Reviewed By:</b>	Erlinda BAGUIOS	A104		
<b>Approved By:</b>	Juliet VILLEGAS	A023		

**Attachments:** *Please see next pages.*

**Photograph/Screenshot of the Meeting:**



**Attendance Sheets:**





MINUTES OF MEETING			
<b>Minutes Reference No:</b>			
<b>Title of Meeting:</b>	2 <sup>nd</sup> Stakeholders' Consultation Meeting (SCM) for Non-Land Owners (NLOs) in Barangay Buli, Muntinlupa City		
<b>Meeting Number:</b>			
<b>Meeting Venue:</b>	Online Meeting via Google Meet		
<b>Date:</b>	31 August 2021	<b>Time:</b>	01:00 P.M. – 05:00 P.M.
<b>No. of Pages:</b>	12		

Meeting Attendees:			
Name	Company	Name	Company
Jayson Recto	DOTr	Paulo Tiangco	GCR
Marian Arroyo	DOTr	Lea Agustina R. Sumalde	GCR
Czarina D. Reyes	DOTr	Glenmart Constantino	PCUP
Angelica Roxas	DOTr	Wilfredo E. Olaco	PCUP
Gemma A. Destor	DOTr	Dana Jacobo	SHFC
Geraldine T. Mabaet	DOTr	Mary Rose Abes	SHFC
Eloisa C. Geronimo	DOTr	Bernie Crisostomo	SHFC
Hazel Joy P Castro	DOTr	Adrine Emmanuel L. Lauan	SHFC
Andres Sibal Jr.	DOTr	Patrick Nichole Villanueva	SHFC
Nicollo Veo Alejandro M. Aragon	GCR	Ruel C. Cabile	SHFC
Mysten B. Dolfo	GCR	Jaice Ann Morada	SHFC
Mia Ampatua	GCR	Caissa Mae Manamtam	SHFC
Matilde J. Fernando	GCR	Barbara Kaye V. Villaflo	SHFC
Bon Jerald Encepto	GCR	Rogen Navia Delos Reyes	Barangay Buli
Maria Eloisa C. Catulay	GCR	Project-Affected Persons (PAPs) from Barangay Buli, Muntinlupa City (please see the attached attendance sheets for the full list of attendees)	
Absent with Apologies:			
Meeting Attachment/s:			
Photograph/Screenshot			
Attendance Sheets			
Presentation of the Department of Transportation (DOTr)			

Item	Description	Action By	Deadline
1	<b>Presentation of the Department of Transportation (DOTr)</b> <i>(Please refer to the attached presentaion)</i>	N/A	N/A
1.1	<ul style="list-style-type: none"> <li>The DOTr presented a video presentation discussing the following: <ul style="list-style-type: none"> <li>Introduction and the purpose of the SCM;</li> </ul> </li> </ul>	N/A	N/A

	<ul style="list-style-type: none"> <li>Overview and updates on the NSCR-Ex Project;</li> <li>Rules and processes to be followed for compensation and entitlements;</li> <li>Relocation options for NLOs, and compensation and entitlements/rights and benefits that may be received by NLOs affected by the Project;</li> <li>Livelihood program;</li> <li>Project Information Brochures.</li> </ul>		
<b>2</b>	<b>Presentation of the Social Housing Finance Corporation (SHFC)</b>	N/A	N/A
2.1	<ul style="list-style-type: none"> <li>The SHFC also presented a video presentation discussing the following: <ul style="list-style-type: none"> <li>SHFC Housing Program Orientation; <ul style="list-style-type: none"> <li>The roles of the Department of Human Settlements and Urban Development (DHSUD), SHFC, the National Housing Authority (NHA) and the HSAC;</li> <li>The 8 Balai Thrusts;</li> <li>The mandate and mission of SHFC;</li> <li>The Community Mortgage Program and its modalities</li> <li>Sample Housing Projects;</li> <li>SHFC's regular monthly amortization;</li> </ul> </li> <li>Proposed relocation sites in Muntinlupa City and the nearest public and social service facilities.</li> </ul> </li> </ul>	N/A	N/A
<b>3</b>	<b>Open Forum</b>	N/A	N/A
3.1	<p>(Ms. Victoria Mendoza)</p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p>(GCR-MS. Lea Agustina Sumalde)</p> <ul style="list-style-type: none"> <li>Explained that there is a separate meeting for LOs.</li> </ul>	N/A	N/A
3.2	<p>(Ms. Tricxy Gellido)</p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p>(SHFC-Mr. Bernie Crisostomo)</p> <ul style="list-style-type: none"> <li>Explained that names in the masterlist cannot just be transferred easily.</li> <li>Explained that those in the masterlist are</li> </ul>	N/A	N/A

	<p>the ones who will undergo the qualification process for socialized housing. (GCR-Ms. Sumalde)</p> <ul style="list-style-type: none"> <li>Explained that Relocation Project Information Brochures (PIBs) are only to be filled-up by those who are in the masterlist.</li> </ul> <p>(Presidential Commission on the Urban Poor-Mr. Willie Olaco)</p> <ul style="list-style-type: none"> <li>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.</li> <li>Explained that the two (2) households should have been included in the census.</li> <li>Asked the DOTr if the husband of Ms. Gellido was skipped during the census.</li> </ul> <p>(DOTr-Mr. Andres Sibal, Jr.)</p> <ul style="list-style-type: none"> <li>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).</li> <li>Explained that if during the census, household members were living in another place, it is possible that they were not included in the census.</li> </ul>		
3.3	<p>(Mr. Larry Se)</p> <ul style="list-style-type: none"> <li>Asked if there is a possibility for the project to be discontinued, considering that there will soon be a change in administration.</li> </ul> <p>(DOTr-Mr. Sibal)</p> <ul style="list-style-type: none"> <li>Explained that the Project will continue despite changes in administration.</li> <li>Assured that all Project-Affected Persons (PAPs) will receive their entitlements and will be provided assistance.</li> </ul>	N/A	N/A
3.4	<p>(Ms. Amie Rebleza)</p> <ul style="list-style-type: none"> <li>Asked about her case, as she was not included in the census since she was at work when the census was conducted.</li> <li>Mentioned that 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.</li> <li>Mentioned that the affected structure has white, pink, and green structure tags. The structure tag number on the green tag is NSRP-05-02-ML009.</li> </ul> <p>(GCR-Ms. Sumalde)</p>	N/A	N/A

	<ul style="list-style-type: none"> <li>Confirmed that Ms. Amie Rebleza is in the masterlist as the owner of structure NSRP-05-02-ML009.</li> </ul>		
3.5	<p>(Ms. Imelda Cervantes on behalf of neighbor Ms. Jovy Escanian)</p> <ul style="list-style-type: none"> <li>Explained that Ms. Escanian is not in the masterlist despite his new neighbors being included in the same.</li> <li>Explained that Ms. Escanian was at work during the census.</li> <li>Mentioned that Ms. Escanian's structure tag number is NSRP-05-02-ML045.</li> </ul> <p>(SHFC-Mr. Crisostomo)</p> <ul style="list-style-type: none"> <li>Suggested that Ms. Escanian raises his concern at the Grievance Redress Mechanism (GRM) Hotline of the DOTr.</li> <li>Explained that if it is proven that Ms. Escanian was living in the affected area on or before the cut-off date, and if the DOTr determines that Ms. Escanian should be part of the masterlist and endorses the masterlist to the Local Inter-Agency Committee (LIAC), it is possible that Ms. Escanian will be able to avail of socialized housing.</li> </ul> <p>(PCUP-Mr. Olaco)</p> <ul style="list-style-type: none"> <li>Explained that the concern may be resolved by the Beneficiary Selection, Awards, and Arbitration Committee (BSAAC) of the LIAC. Documents proving that Ms. Escanian has been living in the affected structure prior to the cut-off date will need to be submitted.</li> <li>Added that validation activities can also identify PAPs who were skipped during the census.</li> </ul> <p>(SHFC-Mr. Crisostomo)</p> <ul style="list-style-type: none"> <li>Explained that whoever is in the masterlist are the ones who will be validated on-ground.</li> <li>Reiterated that claimants such as Ms. Escanian should appeal at the DOTr GRM Hotline, as the DOTr is the one who identifies project beneficiaries and endorses the same to the LIAC.</li> </ul> <p>(DOTr-Mr. Frankie Duatin, Jr.)</p> <ul style="list-style-type: none"> <li>Reiterated that Ms. Escanian will need to show documents that prove that she has been living in the affected structure prior to</li> </ul>	N/A	N/A

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	<p>the cut-off date to the BSAAC.</p> <ul style="list-style-type: none"> <li>Added that the BSAAC will decide if Ms. Escanian was indeed living in the affected structure prior to the cut-off date.</li> </ul>		
3.6	<p>(Ms. Imelda Bahot)</p> <ul style="list-style-type: none"> <li>Asked if her structure, NSRP-05-02-ML099 (blue tag), is affected by the Project.</li> </ul> <p>(DOTr-Mr. Noel Gannaban)</p> <ul style="list-style-type: none"> <li>Explained the meaning of the colors of structure tags: <ul style="list-style-type: none"> <li>White – The structure was affected during the Feasibility Study (FS) stage.</li> <li>Green – During the Detailed Design (DD) stage, it was determined that the structure is surely affected by the Project.</li> <li>Blue – The structure is a newly-identified affected structure (identified only during the DD Stage). It was not identified as an affected structure during the FS stage.</li> <li>Pink – The structure is an affected associated structure such as comfort rooms, fences, and garages.</li> </ul> </li> </ul> <p>(GCR-Mr. Nicollo Veo Alejandro Aragon)</p> <ul style="list-style-type: none"> <li>Reiterated that structures with green, blue, and pink structure tags are affected by the Project.</li> </ul>	N/A	N/A
3.7	<p>(Mr. Concicion Belda)</p> <ul style="list-style-type: none"> <li>Asked if he, an owner and occupant of an affected structure, is entitled to housing.</li> </ul> <p>(DOTr-Mr. Sibal)</p> <ul style="list-style-type: none"> <li>Explained that NLOs may be beneficiaries of government housing if found to be qualified based on validation activities.</li> <li>Added that NLO Structure Owners (SOs) will be compensated for their affected structures based on the structures' current market values.</li> <li>Explained that for LOs, their affected land and structures will be compensated based on current market values.</li> </ul>	N/A	N/A
3.8	<p>(Mr. Concicion Belda)</p> <ul style="list-style-type: none"> <li>Asked if the different types of relocation units (single detached, vertical housing) will be available in the relocation sites.</li> </ul> <p>(DOTr-Mr. Sibal)</p> <ul style="list-style-type: none"> <li>Explained that relocation sites and units will be presented to PAPs.</li> </ul>	N/A	N/A

	<ul style="list-style-type: none"> <li>Stated that whatever will be built on the relocation sites will be the ones available for qualified PAPs.</li> </ul>		
3.9	<p>(Mr. Concicion Belda)</p> <ul style="list-style-type: none"> <li>Asked if there is a legal way for awardees of relocation units to sell the units awarded to them.</li> </ul> <p>(SHFC-Mr. Crisostomo)</p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p>(SHFC-Mr. Adrine Lauan)</p> <ul style="list-style-type: none"> <li>Clarified that relocation sites are for qualified NLO Project-Affected Families (PAFs).</li> <li>Added that the final relocation sites will be presented to the qualified NLO PAFs.</li> <li>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.</li> </ul>	N/A	N/A
3.10	<p>(Mr. Concicion Belda)</p> <ul style="list-style-type: none"> <li>Asked if awardees of housing can pay the amount of the awarded housing unit in full.</li> </ul> <p>(SHFC-Mr. Lauan)</p> <ul style="list-style-type: none"> <li>Explained that payment schemes and the monthly amortization will be discussed in the next meetings and during community planning.</li> </ul>	N/A	N/A
3.11	<p>(Ms. Rina Desaliza)</p> <ul style="list-style-type: none"> <li>Explained that she is a renter whose unit is above Mr. Emilio Rebleza's unit. They are in one structure.</li> <li>Expressed concern on not having a structure tag unlike Mr. Rebleza (NSRP-05-02-ML009), who is also a renter.</li> <li>Explained that she must have been away from her unit during the census.</li> <li>Mentioned that she has been a renter of the structure since August 2015.</li> </ul> <p>(GCR-Ms. Sumalde)</p> <ul style="list-style-type: none"> <li>Explained that based on the masterlists, she is not among those who were</li> </ul>	N/A	N/A


	<p>interviewed under structure tag NSRP-05-02-ML009.</p> <ul style="list-style-type: none"> <li>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.</li> <li>Reiterated that documents proving that these claimants have been living in affected structures prior to the cut-off date will be needed.</li> <li>Reiterated that PAPs with cases like this can raise their concerns at the DOTr GRM hotline.</li> </ul> <p>(GCR-Mr. Aragon)</p> <ul style="list-style-type: none"> <li>Clarified that only one structure tag is placed on each affected structure, regardless of the number of households residing in it.</li> </ul>		
3.12	<p>(Ms. Jurica A. Alejandro)</p> <ul style="list-style-type: none"> <li>Explained that she has a structure with a blue structure tag with structure tag number NSRP-05-02-ML008.</li> <li>Mentioned that the previous occupant of the structure who was included in the census has already left the area.</li> <li>Asked if she can avail of housing.</li> </ul> <p>(DOTr-Mr. Sibal)</p> <ul style="list-style-type: none"> <li>Explained that those in the masterlist are the beneficiaries of DOTr.</li> <li>Explained that structures will be compensated based on their current market values.</li> <li>Explained that validation activities and BSAAC deliberations will be conducted to study her case and to determine what can be done.</li> </ul> <p>(GCR-Ms. Sumalde)</p> <ul style="list-style-type: none"> <li>Explained that in the masterlist, the person associated to her structure tag is Mr. Rillan De Guzman.</li> </ul>	N/A	N/A
3.13	<p>(Mr. Alandino Locre, husband of Ms. Cynthia Locre)</p> <ul style="list-style-type: none"> <li>Explained that he is an NLO Structure Owner (SO). His structure tag number is NSRP-05-02-ML129.</li> <li>Asked if his six (6) children will be qualified to avail of housing.</li> <li>Explained that his children have their own</li> </ul>	N/A	N/A

	<p>families, but are living inside the affected structure in separate rooms together with him.</p> <ul style="list-style-type: none"> <li>Explained that during the census and tagging activities, his children already had families.</li> </ul> <p>(GCR-Ms. Sumalde)</p> <ul style="list-style-type: none"> <li>Mentioned that in the masterlist, his name is under a different structure tag (NSRP-05-02-ML127).</li> </ul> <p>(SHFC-Mr. Crisostomo)</p> <ul style="list-style-type: none"> <li>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.</li> <li>Explained that qualified households are entitled to one unit each.</li> </ul>		
3.14	<p>(Mr. Alandino Locre)</p> <ul style="list-style-type: none"> <li>Asked how will they know if they are qualified to avail of socialized housing.</li> </ul> <p>(SHFC-Mr. Crisostomo)</p> <ul style="list-style-type: none"> <li>Explained that first, you need to be in the masterlist. Validation activities will be 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.</li> <li>Explained that for now, you must stay in your affected area, and wait for the conduct of validation activities by the Muntinlupa City LIAC.</li> </ul> <p>(GCR-Ms. Sumade)</p> <ul style="list-style-type: none"> <li>Added that he can also raise his concerns at the DOTr GRM hotline.</li> </ul>	N/A	N/A
3.15	<p>(Ms. Jovy Escanian)</p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p>(DOTr-Mr. Andres)</p> <ul style="list-style-type: none"> <li>Explained that the requirements include valid government identification cards with addresses (it must be proven that the</li> </ul>	N/A	N/A



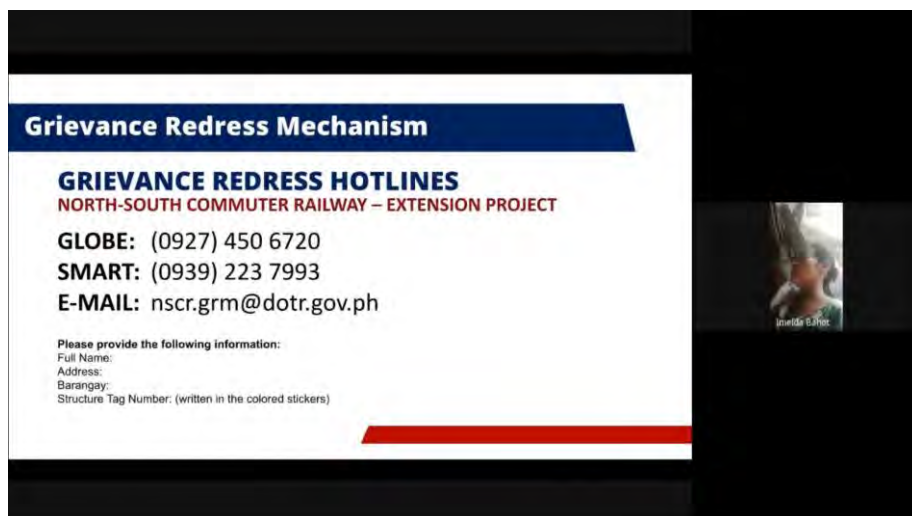
	<p>addresses existed even prior to the cut-off date), a barangay certification stating that you have been living in the affected area prior to the cut-off date, and other documents from the barangay.</p> <p>(Ms. Imelda Cervantes on behalf of Ms. Jovy Escanian)</p> <ul style="list-style-type: none"> <li>• Asked if the documents can be e-mailed to the DOTr GRM e-mail.</li> </ul> <p>(DOTr-Mr. Andres)</p> <ul style="list-style-type: none"> <li>• Explained that PAPs will be notified about the submission of the required documents.</li> <li>• Suggested that she already prepares the documents mentioned.</li> </ul>		
3.16	<p>(Ms. Imelda Cervantes on behalf of Ms. Jovy Escanian)</p> <ul style="list-style-type: none"> <li>• Asked about the case of a renter who was included in the masterlist, but does not live in the affected area anymore.</li> </ul> <p>(DOTr-Mr. Andres)</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul> <p>(SHFC-Mr. Crisostomo)</p> <ul style="list-style-type: none"> <li>• Explained that all NLOs in the masterlist (all NLOs 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.</li> <li>• Added that their team will study and document the cases of PAPs, and determine if they will be qualified or disqualified to avail of socialized housing.</li> </ul>	N/A	N/A
3.17	<p>(Ms. Analiza Ramos)</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul> <p>(DOTr-Mr. Andres)</p> <ul style="list-style-type: none"> <li>• Assured Ms. Ramos that those in the masterlist are those who may possibly receive entitlements.</li> <li>• Explained that she will need to provide proof that she previously lived in the affected structure.</li> <li>• Added that she may request the barangay for a certification stating that she was living in the affected structure during the census,</li> </ul>	N/A	N/A

	but was asked by the structure owner to leave.		
3.18	<p>(Mr. Anastacio Torres Rivera)</p> <ul style="list-style-type: none"> <li>• Asked why he was invited to the SCM for NLOs even though he owns affected titled land.</li> </ul> <p>(DOTr-Mr. Sibal)</p> <ul style="list-style-type: none"> <li>• Explained that this SCM is for NLOs, and that there are separate meetings for LOs.</li> <li>• Assured Mr. Rivera that he will be invited to meetings for LOs.</li> </ul> <p>(GCR-Ms. Sumalde)</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul> <p>(Mr. Anastacio Torres Rivera)</p> <ul style="list-style-type: none"> <li>• Confirmed that the affected lot is registered under the name of his father, Mr. Mariano Rivera.</li> <li>• Added that Mr. Mariano Rivera is already deceased.</li> </ul>	N/A	N/A
3.19	<p>(Ms. Amie Rebleza)</p> <ul style="list-style-type: none"> <li>• Asked why wasn't she called by the Barangay (reiterated her question on whether or not she is in the masterlist).</li> </ul> <p>(GCR-Ms. Sumalde)</p> <ul style="list-style-type: none"> <li>• 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. Explained further that it is possible that Ms. Rebleza was not previously interviewed and thus was not included in the SES masterlist.</li> <li>• Confirmed that Ms. Rebleza is included in the masterlist.</li> </ul>	N/A	N/A

Approval				
	Name	Position Code	Date	Signature
Prepared By:	Nicollo Veo Alejandro ARAGON	B331	07 September 2021	
Reviewed By:	Erlinda BAGUIOS	A104		
Approved By:	Juliet VILLEGAS	A023		

Attachments:

Photograph/Screenshot of the Meeting:



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MINUTES OF MEETING			
<b>Minutes Reference No:</b>			
<b>Title of Meeting:</b>	2 <sup>nd</sup> Stakeholders' Consultation Meeting (SCM) for Non-Land Owners (NLOs) in Barangay Sucat, Muntinlupa City		
<b>Meeting Number:</b>			
<b>Meeting Venue:</b>	Online Meeting via Google Meet		
<b>Date:</b>	02 September 2021	<b>Time:</b>	08:00 A.M. – 12:00 P.M.
<b>No. of Pages:</b>	9		

Meeting Attendees:			
Name	Company	Name	Company
Marian Aderiz Arroyo	DOTr	Nicollo Veo Alejandro M. Aragon	GCR
Ma. Alphina Carandang-Calapine	DOTr	Mylen B. Dolfo	GCR
Jayson Recto	DOTr	Catherine Dar	Barangay Sucat
Monica Reyes	DOTr	Clark Arzell Dela Pierre	PCUP
Angelica Roxas	DOTr	Glenmart Constantino	PCUP
Czarina D. Reyes	DOTr	Caissa Mae M. Manamtam	SHFC
Geraldine T Mabaet	DOTr	Ruel C. Cabile	SHFC
Erlinda Baguios	GCR	Kristine Nicole Beato	SHFC
Maria Eloisa C. Catulay	GCR	Anne Jolleen Ramos	SHFC
Matilde J. Fernando	GCR	Bernie Crisostomo	SHFC
Paulo Tiangco	GCR	Patrick Nichole Villanueva	SHFC
Rasmia Ampatua	GCR	Jaice Ann Morada	SHFC
Bon Jerald C. Encepto	GCR	Project-Affected Persons (PAPs) from Barangay Sucat, Muntinlupa City (please see the attached attendance sheets for the full list of attendees)	
Lea Agustina R. Sumalde	GCR		
Absent with Apologies:			
Meeting Attachment/s:			
Photograph/Screenshot			
Attendance Sheets			
Presentation of the Department of Transportation (DOTr)			

Item	Description	Action By	Deadline
<b>1</b>	<b>Presentation of the Department of Transportation (DOTr)</b> <i>(Please refer to the attached presentation)</i>	N/A	N/A
1.1	<ul style="list-style-type: none"> <li>The DOTr presented a video presentation discussing the following:               <ul style="list-style-type: none"> <li>Introduction and the purpose of the</li> </ul> </li> </ul>	N/A	N/A

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	<p>SCM;</p> <ul style="list-style-type: none"> <li>○ Overview and updates on the NSCR-Ex Project;</li> <li>○ Rules and processes to be followed for compensation and entitlements;</li> <li>○ Relocation options for NLOs, and compensation and entitlements/rights and benefits that may be received by NLOs affected by the Project;</li> <li>○ Livelihood program;</li> <li>○ Project Information Brochures.</li> </ul>		
<b>2</b>	<b>Presentation of the Social Housing Finance Corporation (SHFC)</b>	N/A	N/A
2.1	<ul style="list-style-type: none"> <li>• The SHFC also presented a video presentation discussing the following: <ul style="list-style-type: none"> <li>○ SHFC Housing Program Orientation; <ul style="list-style-type: none"> <li>▪ The roles of the Department of Human Settlements and Urban Development (DHSUD), SHFC, the National Housing Authority (NHA) and the HSAC;</li> <li>▪ The 8 Balai Thrusts;</li> <li>▪ The mandate and mission of SHFC;</li> <li>▪ The Community Mortgage Program and its modalities</li> <li>▪ Sample Housing Projects;</li> <li>▪ SHFC's regular monthly amortization;</li> </ul> </li> <li>○ Proposed relocation sites in Muntinlupa City and the nearest public and social service facilities.</li> </ul> </li> </ul>	N/A	N/A
<b>3</b>	<b>Open Forum</b>	N/A	N/A
3.1	<p>(Mr. Reynaldo Patagan)</p> <ul style="list-style-type: none"> <li>• Asked if the capacity of PAPs to pay or the income of PAPs is included in the qualifications for housing, considering the required monthly amortization.</li> </ul> <p>(SHFC-Mr. Bernie Crisostomo)</p> <ul style="list-style-type: none"> <li>• Explained that they check if PAPs are in the masterlist. If a PAP is in the masterlist, then it is possible that he/she will be qualified to avail of socialized housing.</li> <li>• Explained that they also look at families with low household income so that the government can determine how it can assist the families in their payments of monthly amortization.</li> <li>• Mentioned that there are livelihood</li> </ul>	N/A	N/A

	programs that will help households pay for their monthly amortization.		
3.2	<p>(Mr. Reynaldo Patagan)</p> <ul style="list-style-type: none"> <li>Asked if is okay if relatives will help him pay the monthly amortization for socialized housing.</li> </ul> <p>(SHFC-Mr. Bernie Crisostomo)</p> <ul style="list-style-type: none"> <li>Explained that there is no problem if he will receive financial support from relatives. What is important is that beneficiaries are able to pay for their monthly amortization.</li> </ul>	N/A	N/A
3.3	<p>(Mr. Ricardo Ascunson)</p> <ul style="list-style-type: none"> <li>Asked if structures with blue structure tags are surely affected by the Project.</li> <li>Mentioned that his structure tag number is NSRP-05-01-ML258, and that the structure is owned by Ms. Camora.</li> <li>Mentioned that according to the DOTr Engineering Department, the main structure is not affected. Only the fence and stairs will be affected by the Project.</li> </ul> <p>(DOTr-Ms. Marian Arroyo)</p> <ul style="list-style-type: none"> <li>Explained that structures with blue structure tags are those that were not affected during the Feasibility Study (FS), but were identified as surely affected during the Detailed Design (DD) Stage.</li> <li>Explained that structures with green structure tags are surely affected by the Project.</li> <li>Explained that structures with white structure tags were affected during the FS stage, and may possibly be affected in the DD stage. If the structure has a white structure tag only, the structure is no longer affected by the Project.</li> <li>Explained that structures with pink structure tags are affected associated structures such as comfort rooms, garages, and fences.</li> </ul> <p>(GCR-Mr. Nicollo Veo Alejandro Aragon)</p> <ul style="list-style-type: none"> <li>Reiterated that structures with blue, green or pink structure tags are affected by the Project. However, there are some tagged structures in Barangay Sucat that are included in the "Spur Line." Tagged structures in the "Spur Line" are no longer affected by the NSCR-Ex Project.</li> <li>Explained that structure NSRP-05-01-</li> </ul>	N/A	N/A

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	ML258 is still affected by the Project.		
3.4	<p>(Mr. Ricardo Ascuncion)</p> <ul style="list-style-type: none"> <li>Asked where does the 30-meter Project Right-of-Way (PROW) start.</li> </ul> <p>(DOTr-Ms. Arroyo)</p> <ul style="list-style-type: none"> <li>Explained that the 30-meter PROW means 15 meters was measured on both sides from the center of the old/existing PNR railway.</li> <li>Clarified that the measurements will vary in different areas depending on the design of the Project.</li> </ul> <p>(DOTr-Mr. Frankie Duatin, Jr.)</p> <ul style="list-style-type: none"> <li>Clarified that during the FS, the basis of the 30-meter PROW was 15 meters on both sides from the center of the old/existing PNR railway. However, during the DD stage, the PROW for the main alignment remains at 30 meters on average, but measurements from the center of the old/existing PNR railway varies due to different factors such as curves.</li> <li>Reiterated that the 30-meter PROW does not translate to 15 meters on both sides from the center of the old/existing PNR railway.</li> </ul>	N/A	N/A
3.5	<p>(Mr. Ricardo Ascuncion)</p> <ul style="list-style-type: none"> <li>Asked if the measurements made by the DOTr Engineering Department last February 2021 which say that his main structure is not affected are already final.</li> <li>Mentioned that there are red markings in the area.</li> </ul> <p>(DOTr-Mr. Duatin)</p> <ul style="list-style-type: none"> <li>Explained that the red markings show the final boundaries/extent of the PROW.</li> <li>Reiterated that the affected portion of his structure will be compensated.</li> </ul>	N/A	N/A
3.6	<p>(Mr. Ricardo Ascuncion)</p> <ul style="list-style-type: none"> <li>Asked when the meeting for Land Owners (LOs) is.</li> </ul> <p>(DOTr-Ms. Arroyo)</p> <ul style="list-style-type: none"> <li>Explained that LOs will be informed of future meetings for LOs.</li> </ul>	N/A	N/A
3.7	<p>(Mr. Armando Rojo)</p> <ul style="list-style-type: none"> <li>Asked if an additional 15 meters (from the red markings) will be acquired for the Project.</li> </ul>	N/A	N/A

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	<ul style="list-style-type: none"> <li>Mentioned that his house is not within the red markings.</li> </ul> <p>(DOTr-Ms. Arroyo)</p> <ul style="list-style-type: none"> <li>Answered that the Project will not acquire an additional 15 meters from the red markings.</li> <li>Explained that the alignment is final, and that the red markings show final boundaries/extent of the PROW.</li> </ul>		
3.8	<p>(Mr. Armando Rojo)</p> <ul style="list-style-type: none"> <li>Asked if those interviewed in his structure will be able to avail of relocation, even if it seems that the structure is not affected by the Project.</li> <li>Mentioned that he has one son, Mr. Adrian Rojo. Mr. Adrian Rojo has a family.</li> <li>Mentioned that his structure tag is colored green.</li> <li>Clarified that the whole area he is living in is affected by the Project, but the area where his son lives is unaffected.</li> <li>Asked if his son will still be able to avail of relocation, even though his son's area is not affected.</li> <li>Mentioned that his son was interviewed.</li> </ul> <p>(DOTr-Mr. Duatin)</p> <ul style="list-style-type: none"> <li>Explained that his structure is affected, since it has a green tag.</li> <li>Explained that a canopy or a part of the foundation of his structure may be affected by the Project.</li> <li>Explained that on-ground validation activities will be conducted to determine whether his structure is affected or not.</li> <li>Explained that the red markings show the final alignment of the Project, which was determined in the DD stage. If the red markings show an arrow upward and a specific measurement, this means that the boundary/extent of the PROW is behind the red markings. If the red markings show an arrow downward and a specific measurement, this means that the boundary/extent of the PROW is in front of the red markings. The specific measurement is the distance of the boundary/extent of the PROW from the red marking. Severely affected structures have red circle markings.</li> </ul>	N/A	N/A



	<ul style="list-style-type: none"> <li>Explained that the whole structure will be acquired if it is severely-affected.</li> <li>Explained that for marginally-affected structures, only a portion is affected and will be acquired.</li> </ul>		
3.9	<p>(Mr. Edgar Palomares)</p> <ul style="list-style-type: none"> <li>Asked if structure NSRP-05-01-ML264 is still affected by the Project.</li> </ul> <p>(GCR-Ms. Sumalde)</p> <ul style="list-style-type: none"> <li>Stated that structure NSRP-05-01-ML264 is still affected by the Project.</li> </ul>	N/A	N/A
3.10	<p>(Ms. Anthonette Barrantes)</p> <ul style="list-style-type: none"> <li>Mentioned that she has already transferred to Purok 1. She was a former renter of a tagged structure in Purok 2.</li> <li>Asked if she needs to retrieve the actual structure tag that was on the structure she used to live in.</li> <li>Explained that she was interviewed when she was still living in the affected structure.</li> <li>Explained that she was asked by the owner of the affected structure to vacate the structure when the lockdown was implemented.</li> </ul> <p>(DOTr-Ms. Alphine Calapine)</p> <ul style="list-style-type: none"> <li>Explained that if she was included in the census, it is possible that she may be able to avail of socialized housing.</li> <li>Explained that validation activities will be conducted.</li> </ul> <p>(SHFC-Mr. Crisostomo)</p> <ul style="list-style-type: none"> <li>Explained that since she is in the masterlist, there is a chance that she might qualify to avail of socialized housing.</li> <li>Explained that SHFC will need to know the reason(s) why she left the affected area.</li> <li>Explained that will have the right to go through the process to determine if she is qualified to avail of socialized housing.</li> <li>Explained that she does not need to bring the actual structure tag with her.</li> <li>Explained that she will need to attend the next meetings and activities for her to know the processes that need to be followed, and the requirement that she needs to prepare.</li> </ul> <p>(GCR-Ms. Sumalde)</p> <ul style="list-style-type: none"> <li>Mentioned that she can also raise her concern at the Grievance Redress</li> </ul>	N/A	N/A

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	Mechanism (GRM) Hotlines of the DOTr.		
3.10	<p>(Mr. Ricardo Ascuncion)</p> <ul style="list-style-type: none"> <li>• Asked if the PROW will be fenced right after clearing activities.</li> <li>• Expressed concern on their safety after the clearing activities, since their house will then be open/exposed.</li> <li>• Asked about the height of the fence to be constructed for the Project.</li> </ul> <p>(DOTr-Ms. Alphie Calapine)</p> <ul style="list-style-type: none"> <li>• Answered that a fence will be constructed.</li> </ul> <p>(DOTr-Mr. Duatin)</p> <ul style="list-style-type: none"> <li>• Reiterated that the PROW will be fenced so that the PROW will not be occupied by informal settlers.</li> <li>• Explained that technical teams are studying how to provide access to landlocked areas, with the help of the Local Government Unit (LGU).</li> <li>• Explained that the height will still depend on certain factors. Estimated that the fence will be around two (2) to three (3) meters.</li> <li>• Explained that details will be presented to PAPs once the Project nears implementation.</li> </ul> <p>(DOTr-Mr. Andres)</p> <ul style="list-style-type: none"> <li>• Added that all structures that will be built after the cut-off date will not be compensated.</li> </ul>	N/A	N/A
3.11	<p>(GRM-Ms. Sumalde)</p> <ul style="list-style-type: none"> <li>• Reiterated that there are some tagged structures that are included in the "Spur Line." Tagged structures in the "Spur Line" are no longer affected by the Project.</li> <li>• Reiterated that texts were sent out to PAPs who are part of the "Spur Line" and are no longer affected by the Project.</li> <li>• Mentioned that PAPs may contact the DOTr GRM Hotline to confirm if they are still affected by the Project.</li> </ul>	N/A	N/A

8

MINUTES OF MEETING			
<b>Minutes Reference No:</b>			
<b>Title of Meeting:</b>	2 <sup>nd</sup> Stakeholders' Consultation Meeting (SCM) for Non-Land Owners (NLOs) in Barangay Sucat, Muntinlupa City		
<b>Meeting Number:</b>			
<b>Meeting Venue:</b>	Online Meeting via Google Meet		
<b>Date:</b>	01 September 2021	<b>Time:</b>	01:00 P.M. – 05:00 P.M.
<b>No. of Pages:</b>	12		

Meeting Attendees:			
Name	Company	Name	Company
Marian Aderiz Arroyo	DOTr	Nicollo Veo Alejandro M. Aragon	GCR
Jayson Recto	DOTr	Catherine Dar	Barangay Sucat
Geraldine T Mabaet	DOTr	Wilfredo E.Olaco	PCUP
Ma. Alphina Carandang-Calapine	DOTr	Clark Arzell Dela Pierre	PCUP
Noel S. Gannaban	DOTr	Glenmart Constantino	PCUP
Luis Arellano	DOTr	Anne Jolleen Ramos	SHFC
Paulo Tiangco	GCR	Patrick Villanueva	SHFC
Erlinda Baguios	GCR	Kristine Nicole Beato	SHFC
Matilde J. Fernando	GCR	Dana Jacobo	SHFC
Bon Jerald Encepto	GCR	Jaice Ann Morada	SHFC
Catulay, Maria Eloisa C.	GCR	Caissa Mae M. Manamtam	SHFC
Mylen B. Dolfo	GCR	Bernie Crisostomo	SHFC
Lea Agustina R. Sumalde	GCR	Project-Affected Persons (PAPs) from Barangay Sucat, Muntinlupa City (please see the attached attendance sheets for the full list of attendees)	
Mylen B. Dolfo	GCR		
Absent with Apologies:			
Meeting Attachment/s:			
Photograph/Screenshot			
Attendance Sheets			
Presentation of the Department of Transportation (DOTr)			

Item	Description	Action By	Deadline
<b>1</b>	<b>Presentation of the Department of Transportation (DOTr)</b> <i>(Please refer to the attached presentation)</i>	N/A	N/A
1.1	<ul style="list-style-type: none"> <li>The DOTr presented a video presentation discussing the following:</li> </ul>	N/A	N/A

	<ul style="list-style-type: none"> <li>Introduction and the purpose of the SCM;</li> <li>Overview and updates on the NSCR-Ex Project;</li> <li>Rules and processes to be followed for compensation and entitlements;</li> <li>Relocation options for NLOs, and compensation and entitlements/rights and benefits that may be received by NLOs affected by the Project;</li> <li>Livelihood program;</li> <li>Project Information Brochures.</li> </ul>		
<b>2</b>	<b>Presentation of the Social Housing Finance Corporation (SHFC)</b>	N/A	N/A
2.1	<ul style="list-style-type: none"> <li>The SHFC also presented a video presentation discussing the following: <ul style="list-style-type: none"> <li>SHFC Housing Program Orientation; <ul style="list-style-type: none"> <li>The roles of the Department of Human Settlements and Urban Development (DHSUD), SHFC, the National Housing Authority (NHA) and the HSAC;</li> <li>The 8 Balai Thrusts;</li> <li>The mandate and mission of SHFC;</li> <li>The Community Mortgage Program and its modalities</li> <li>Sample Housing Projects;</li> <li>SHFC's regular monthly amortization;</li> </ul> </li> <li>Proposed relocation sites in Muntinlupa City and the nearest public and social service facilities.</li> </ul> </li> </ul>	N/A	N/A
<b>3</b>	<b>Open Forum</b>	N/A	N/A
3.1	<p>(Mr. Dindo Curate)</p> <ul style="list-style-type: none"> <li>Mentioned that he is from Purok 6 in Barangay Sucat.</li> <li>Asked for the measurement of the Project Right-of-Way (PROW) from the center of the old/existing PNR railway.</li> <li>Explained that there are already red markings in the area.</li> </ul> <p>(DOTr-Mr. Jayson Recto)</p> <ul style="list-style-type: none"> <li>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.</li> </ul>	N/A	N/A

3.2	<p>(Mr. Dindo Curate)</p> <ul style="list-style-type: none"> <li>Asked if there will be other meetings within the month of September 2021.</li> </ul> <p>(DOTr-Mr. Recto)</p> <ul style="list-style-type: none"> <li>Explained that there are planned future activities, but it will depend on the restrictions due to the pandemic.</li> <li>Assured Mr. Curate that PAPs will be notified of future meetings/activities.</li> </ul>	N/A	N/A
3.3	<p>(Mr. Ricky Novenario)</p> <ul style="list-style-type: none"> <li>Asked about the remaining portion of his partially-affected structure.</li> </ul> <p>(DOTr-Mr. Recto)</p> <ul style="list-style-type: none"> <li>Explained that if half of a structure is affected by the Project, the whole structure will be acquired instead.</li> <li>Explained that validation activities and studies will be conducted.</li> <li>Added that the structure might no longer be safe if only half of it is left.</li> </ul> <p>(DOTr-Mr. Frankie Duatin Jr.)</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	N/A	N/A
3.4	<p>(Mr. Ricky Novenario)</p> <ul style="list-style-type: none"> <li>Asked when will demolition be conducted.</li> </ul> <p>(DOTr-Mr. Recto)</p> <ul style="list-style-type: none"> <li>Explained that validation activities and meetings will still be conducted.</li> <li>Assured Mr. Novenario that he will not immediately be asked to leave the affected area.</li> <li>Explained that relocation activities will start during the first to second quarter of 2022.</li> <li>Added that certain processes such as the submission of required documents have already been ongoing this year.</li> </ul> <p>(DOTr-Mr. Duatin)</p>	N/A	N/A

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	<ul style="list-style-type: none"> <li>Explained that there are two timelines that are being followed. First is the timeline of the PNR Track Shifting. The PNR Track Shifting is the transfer of the existing PNR tracks to the East side. This will be in the first quarter of 2022. The second timeline is the construction of the NSCR-Ex Project which will start within the first to second quarter of 2022.</li> <li>Explained that Notices of Taking will be given to PAPs before the Project commences.</li> </ul>		
3.5	<p>(Ms. Elizabeth Tiston)</p> <ul style="list-style-type: none"> <li>Mentioned that she is a resident of Purok 3 in Barangay Sucat, and that her structure is on the East side (side of the <i>Iglesia Ni Cristo</i> structure) between the existing PNR tracks and the National Road at Baybayin.</li> <li>Explained that her structure has two structure tags, one of which is colored blue with structure tag number NSRP-05-01-ML024.</li> <li>Asked if she is affected by the Project.</li> </ul> <p>(GCR-Ms. Sumalde)</p> <ul style="list-style-type: none"> <li>Explained that based on the masterlist, NSRP-05-01-ML024 is part of the "Spur Line," and is thus no longer affected by the Project.</li> </ul> <p>(GCR-Mr. Nicollo Veo Alejandro Aragon)</p> <ul style="list-style-type: none"> <li>Explained that there were changes in the affected areas in Barangays Sucat and Buli – structures affected by the "Spur Line" are no longer affected by the NSCR-Ex Project.</li> <li>Mentioned that PAPs who are part of the "Spur Line" were texted and were told that they are no longer affected by the Project.</li> </ul>	N/A	N/A
3.6	<p>(Mr. Sugar Rey Osinsao)</p> <ul style="list-style-type: none"> <li>Asked if there will still be changes in the list of those affected by the Project.</li> </ul> <p>(DOTr-Mr. Recto)</p> <ul style="list-style-type: none"> <li>Explained that as of now, there will no longer be changes in the list of those affected by the Project, as a census and validation activities were already conducted in 2019. Also mentioned the cut-off date.</li> </ul> <p>(GCR-Ms. Sumalde)</p> <ul style="list-style-type: none"> <li>Explained that upon checking the masterlist, Mr. Osinsao was found to be included in the "Spur Line," and is thus no</li> </ul>	N/A	N/A



	longer affected by the Project.		
3.7	<p>(Ms. Marilou Danieles)</p> <ul style="list-style-type: none"> <li>• Asked if her name can take the place of Ms. Maryjean Suan's.</li> <li>• Explained that Ms. Danieles and Ms. Suan are former partners and are the owners of an affected structure.</li> <li>• Mentioned that Ms. Suan is now abroad.</li> </ul> <p>(GCR-Ms. Sumalde)</p> <ul style="list-style-type: none"> <li>• Explained that upon checking the masterlist, Ms. Maryjean Suan is listed as HH1 and Ms. Marilou Danieles is listed as HH2 in one household.</li> </ul> <p>(SHFC-Ms. Anne Jolleen Ramos)</p> <ul style="list-style-type: none"> <li>• Explained that the Ms. Suan's name can be replaced, but this cannot be done right away. Ms. Danieles can become the HH1, but she will have to attend future meetings and other activities so that this can be processed.</li> <li>• Explained that Ms. Danieles still has the right to process documents and attend meetings.</li> <li>• Added that after the submission of required documents, there will be processes to ensure that Ms. Suan will no longer claim the right to or claim ownership over the affected structure. An agreement must be made between Ms. Danieles and Ms. Suan to ensure that there will be no complications.</li> </ul> <p>(DOTr-Mr. Duatin)</p> <ul style="list-style-type: none"> <li>• Added that Ms. Danieles will not have to worry, as she is listed as HH2 in the masterlist and will still have the right to avail of housing.</li> <li>• Explained that there will be deliberations by the Beneficiary Selection, Awards, and Arbitration Committee (BSAAC), which is under the Local Inter-Agency Committee of the Muntinlupa City LGU.</li> </ul> <p>(GCR-Mr. Aragon)</p> <ul style="list-style-type: none"> <li>• Clarified that data from the first Socio-Economic Survey (SES) show that Ms. Maryjean Suan is listed as HH1 and Ms. Marilou Danieles is listed as HH2 in one household.</li> <li>• Explained that in the Relocation Project</li> </ul>	N/A	N/A



	<p>Information Brochure (PIB), there is no HH2. Ms. Maryjean Suan is listed as HH1. (DOTr-Mr. Duatin)</p> <ul style="list-style-type: none"> <li>Reiterated that those who are not in the masterlist will not be able to avail of socialized housing. Only PAPs who were included in the census and tagging activities can possibly avail of housing.</li> </ul> <p>(SHFC-Ms. Ramos)</p> <ul style="list-style-type: none"> <li>Suggested that Ms. Danieles waits for BSAAC activities so that she would know which documents are required, and what processes she will need to undergo for the transfer of rights.</li> </ul> <p>(Ms. Danieles)</p> <ul style="list-style-type: none"> <li>Asked if this means Ms. Maryjean Suan is the only owner of the affected structure, based on the masterlist.</li> </ul> <p>(GCR-Ms. Sumalde)</p> <ul style="list-style-type: none"> <li>Explained that during the BSAAC deliberations, documents to prove ownership of the affected structure will have to be submitted.</li> </ul> <p>(Ms. Danieles)</p> <ul style="list-style-type: none"> <li>Asked where can documents proving that both Ms. Suan and Ms. Danieles own the affected structure.</li> </ul> <p>(GCR-Ms. Sumalde)</p> <ul style="list-style-type: none"> <li>Reiterated that Ms. Danieles should attend future meetings, as explained by SHFC.</li> </ul>		
3.8	<p>(Ms. Maria Decipulo)</p> <ul style="list-style-type: none"> <li>Asked if the two-year rental subsidy will be given in full.</li> </ul> <p>(DOTr-Mr. Andres)</p> <ul style="list-style-type: none"> <li>Clarified that rental subsidy will not be given in full.</li> <li>Explained that only qualified beneficiaries will be given rental subsidies, and that rental subsidies will be given monthly through cash cards of the Land Bank of the Philippines (LBP) which will be issued to the beneficiaries.</li> <li>Explained that the first payment of rental subsidies will be equivalent to three months (two months advance, one month deposit).</li> <li>Mentioned that documents such as monthly receipts of rent payments will be required from the beneficiaries.</li> <li>Explained that the rental subsidy will be</li> </ul>	N/A	N/A

	<p>given to qualified beneficiaries if they already need to vacate the affected area, but have no resettlement site to transfer to yet.</p> <ul style="list-style-type: none"> <li>Mentioned that the rental subsidy is based on the average prevailing rental rates in the area.</li> </ul> <p>(Ms. Maria Decipulo)</p> <ul style="list-style-type: none"> <li>Asked about sharers and renters.</li> </ul> <p>(DOTr-Mr. Andres)</p> <ul style="list-style-type: none"> <li>Explained that the target beneficiaries of the Project are NLOs, which include sharers and renters.</li> </ul>		
3.9	<p>(Ms. Maria Decipulo)</p> <ul style="list-style-type: none"> <li>Asked if renters and sharers would still be able to avail of relocation even if they are not included in the masterlist.</li> </ul> <p>(DOTr-Mr. Andres)</p> <ul style="list-style-type: none"> <li>Explained that those who became residents of affected structures after the cut-off date can no longer be qualified to avail of relocation.</li> </ul> <p>(Ms. Maria Decipulo)</p> <ul style="list-style-type: none"> <li>Asked if renters and sharers who were not part of the census can still appeal.</li> </ul> <p>(DOTr-Mr. Andres)</p> <ul style="list-style-type: none"> <li>Explained that they can still appeal, but there is a huge possibility that they will not be able to avail of housing.</li> </ul> <p>(Ms. Maria Decipulo)</p> <ul style="list-style-type: none"> <li>Asked if those who are not in the masterlist will still have entitlements.</li> </ul> <p>(DOTr-Mr. Andres)</p> <ul style="list-style-type: none"> <li>Explained that PAPs disqualified to avail of socialized housing may be able to avail of the Public Rental Facility (PRF) of the LGU.</li> </ul> <p>(DOTr-Ms. Angelica Roxas)</p> <ul style="list-style-type: none"> <li>Added that validation activities and other activities will be conducted to verify if they will be affected by the Project.</li> </ul>	N/A	N/A
3.10	<p>(Mr. Reynaldo Patagan)</p> <ul style="list-style-type: none"> <li>Asked for the exact date of the conduct of demolition activities/the date when PAPs will be asked to vacate the affected area.</li> </ul> <p>(DOTr-Ms. Calapine)</p> <ul style="list-style-type: none"> <li>Reiterated that there are two timelines that are being followed – first is the timeline of the PNR Track Shifting (first quarter of 2022), and second is the timeline of the</li> </ul>	N/A	N/A

	<p>NSCR-Ex Project.</p> <ul style="list-style-type: none"> <li>Explained that notices will be given to PAPs before being asked to vacate the affected area.</li> </ul>		
3.11	<p>(Mr. Reynaldo Patagan)</p> <ul style="list-style-type: none"> <li>Asked if it is sure that those in the masterlist will have a place to relocate to.</li> </ul> <p>(SHFC-Mr. Adrine Lauan)</p> <ul style="list-style-type: none"> <li>Explained that relocation sites are not ready yet, as the proposed sites are still being studied by the Local Government.</li> <li>Explained that there will be community planning activities and other meetings and activities for qualified beneficiaries.</li> </ul> <p>(DOTr-Mr. Sibal)</p> <ul style="list-style-type: none"> <li>Stated that as long as you are in the masterlist, there is a big possibility for you to qualify for socialized housing.</li> <li>Explained that validation activities will still be conducted to determine who are qualified to avail of socialized housing.</li> </ul>	N/A	N/A
3.12	<p>(Mr. Reynaldo Patagan)</p> <ul style="list-style-type: none"> <li>Asked about the criteria and requirements to qualify for socialized housing.</li> </ul> <p>(SHFC-Ms. Ramos)</p> <ul style="list-style-type: none"> <li>Explained that aside from the need to be part of the masterlist, validation activities will be conducted to determine if the PAPs still live in the affected area. The masterlist will also undergo NHA pre-qualification to identify PAPs who have previously been awarded NHA housing.</li> <li>Reiterated that PAPs should attend meetings and prepare and provide documents required by the LIAC.</li> <li>Mentioned that PAPs will be notified of the conduct of future activities beforehand.</li> </ul>	N/A	N/A
3.13	<p>(Mr. Rommel Badong Jr.)</p> <ul style="list-style-type: none"> <li>Asked if qualified PAPs can be awarded with land only, so that PAPs can build their own structures instead.</li> </ul> <p>(SHFC-Mr. Lauan)</p> <ul style="list-style-type: none"> <li>Explained that both land and housing units will be included under the Community Mortgage Program (CMP).</li> <li>Explained that the matter could be discussed when he qualifies for socialized housing.</li> </ul>	N/A	N/A

3.14	<p>(Mr. Dindo Curate)</p> <ul style="list-style-type: none"> <li>Expressed concern on the wrong spelling of his name in the masterlist. </li></ul> <p>(GCR-Ms. Sumalde)</p> <ul style="list-style-type: none"> <li>Explained that since he has already filled-up and submitted his Relocation PIB, his name will already be corrected in the masterlist (from Dindo N. Corate to Dindo Noverante Curate).</li> </ul>	N/A	N/A
3.15	<p>(Ms. Maria Decipolo on behalf of Ms. Rosalie Etang and Mr. Gerry Etang)</p> <ul style="list-style-type: none"> <li>Asked about the process for multiple families/households living in one affected structure (NSRP-05-01-ML224; owned by Ms. Josephine Marjas).</li> <li>Specifically asked about the process to be followed by Mr. Gerry Etang.</li> <li>Asked who are the names (who are the two households) in the masterlist associated with the said structure.</li> </ul> <p>(GCR-Ms. Sumalde)</p> <ul style="list-style-type: none"> <li>Explained that based on the SES masterlist, there are two households associated to structure NSRP-05-01-ML224.</li> </ul> <p>(DOTr-Mr. Sibal)</p> <ul style="list-style-type: none"> <li>Explained that after validation activities, it will be determined if each household will be qualified to avail of socialized housing.</li> </ul>	N/A	N/A
3.16	<p>(Mr. Jowan Nicholas Donato on behalf of Ms. Jean Donato Abejar)</p> <ul style="list-style-type: none"> <li>Asked how to change the name in the masterlist from the name of their tenant (Mr. Jovito Orpilla) to the name of the structure owner (Ms. Jean Donato Abejar).</li> <li>Explained that Ms. Abejar is having her affected structure (NSRP-05-01-ML101) rented out. Ms. Abejar lives in Taguig City.</li> </ul> <p>(GCR-Ms. Sumalde)</p> <ul style="list-style-type: none"> <li>Explained that NSRP-05-01-ML101 is part of the "Spur Line," and is thus no longer affected by the Project.</li> </ul> <p>(GCR-Mr. Aragon)</p> <ul style="list-style-type: none"> <li>Reiterated that there were changes in the affected areas in Barangays Sucat and Buli – structures affected by the "Spur Line" are no longer affected by the NSCR-Ex Project. These includes some structures with structure tags.</li> <li>Reiterated that PAPs who are part of the</li> </ul>	N/A	N/A

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(Main Office) Tel: +63-2-5322-3700

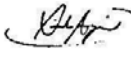
**Oriental Consultants Global Philippine Branch Office** Unit 38C, 38th Floor, Rufino Pacific Tower Bldg., 6784 Ayala Avenue, Makati City 1223, Philippines  
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	"Spur Line" were texted and were told that they are no longer affected by the Project.		
3.17	<p>(Ms. Hyzeljoy Buenafe)</p> <ul style="list-style-type: none"> <li>Explained that she owns an affected structure, but is having that structure rented out. She does not live in the affected structure.</li> <li>Asked if she will be able to avail of socialized housing.</li> </ul> <p>(DOTr-Mr. Andres)</p> <ul style="list-style-type: none"> <li>Explained that whoever was living in the affected structure during the census will be the one who may qualify for socialized housing.</li> <li>Explained that structure owners will be compensated for their affected structures based on current market values.</li> </ul>	N/A	N/A
3.18	<p>(Ms. Hyzeljoy Buenafe)</p> <ul style="list-style-type: none"> <li>Asked about the case of previous renters who were part of the census but are no longer living in the affected structure.</li> </ul> <p>(DOTr-Mr. Andres)</p> <ul style="list-style-type: none"> <li>Explained the concept of the cut-off date.</li> <li>Added that PAPs who are not in the masterlist may appeal.</li> </ul>	N/A	N/A
3.19	<p>(Mr. Jowan Nicholas Donato)</p> <ul style="list-style-type: none"> <li>Asked if structure NSRP-05-01-ML102 owned by Mr. Roel Donato is still affected by the Project.</li> </ul> <p>(GCR-Ms. Sumalde)</p> <ul style="list-style-type: none"> <li>Explained that structure NSRP-05-01-ML102 is part of the "Spur Line," and is thus no longer affected by the Project.</li> </ul>	N/A	N/A
3.20	<p>(Ms. Imelda Albit)</p> <ul style="list-style-type: none"> <li>Asked if structure NSRP-05-01-ML237 is still affected by the Project. The structure owner in the masterlist is Dionito Descallar Ayop.</li> </ul> <p>(GCR-Ms. Sumalde)</p> <ul style="list-style-type: none"> <li>Explained that structure NSRP-05-01-ML237 is still affected by the Project.</li> </ul>	N/A	N/A
3.21	<p>(Ms. Imelda Albit)</p> <ul style="list-style-type: none"> <li>Asked if she will be able to avail of relocation even if their structure is only marginally affected.</li> </ul> <p>(DOTr-Mr. Sibal)</p> <ul style="list-style-type: none"> <li>Explained that if the structure can still stand on its own after acquisition of the affected</li> </ul>	N/A	N/A

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(Main Office) Tel: +63-2-5322-3700

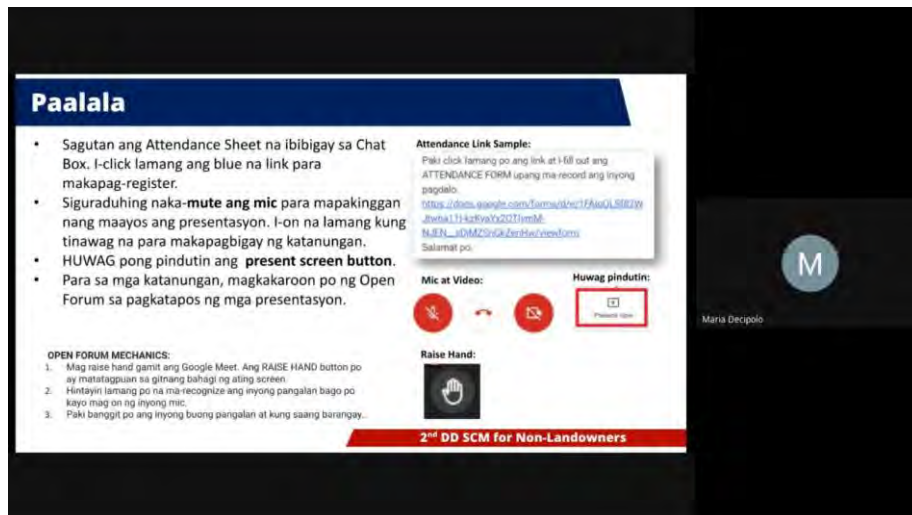
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	portion, then compensation will be given for the affected portion. Otherwise, the whole structure will be acquired and compensated instead.		
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Approval				
	Name	Position Code	Date	Signature
<b>Prepared By:</b>	Nicollo Veo Alejandro ARAGON	B331	07 September 2021	
<b>Reviewed By:</b>	Erlinda BAGUIOS	A104		
<b>Approved By:</b>	Juliet VILLEGAS	A023		

**Attachments:**

**Photographs/Screenshots of the Meeting:**



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## Appendix 10. GRM Brochure

**May karapatan ba sa tulong o ayuda ang isang non-property owner o hindi nagmamay-ari ng lupa o bahay?**

Replace with "no worse off policy"

Oo. Isinasaad sa ADB Social Policy Safeguards (2009) at JICA Guidelines for Environmental and Social Considerations (2010) ang **no worse off policy** para sa lahat ng apektado, at sila ay binibigyang karapatan na humingi ng tulong o suporta kung mapatunayang kwalipikado.

**Ano ang mangyayari sa mga mapapaalis na pamilya?**

Sa pakikipagtulungan kasama ang iba't-ibang Key Shelter Agencies ng bansa kabilang ang Department of Human Settlements and Urban Development o DHSUD (dating Housing and Urban Development Coordinating Council), Social Housing Finance Corporation (SHFC), National Housing Authority (NHA), Home Development Mutual Fund (o mas kilala bilang PAG-IBIG Fund) at ng mga lokal na pamahalaan, may nakahandang Relocation at Resettlement Assistance ang programa (depende kung kwalipikado) kabilang ang mga sumusunod:

- Socialized Housing
- Public Rental
- Assisted Housing
- Self-relocation Assistance

Kaugnay ng isinasaad ng konstitusyon kung saan "ang pribadong pag-aari ay hindi dapat makuha para magamit ng publiko nang walang makatarungang kabayaran," ang PAP ay babayaran alinsunod sa mga probisyon ng RA 10752 at iba pang batas na tumutukoy sa nasabing usapin.

**Ano ang gagawin sa mga kabuhayang maapektuhan ng proyekto?**

Mayroong Livelihood Restoration and Improvement Program (LRIP) ang proyekto sa pakikipagtulungan ng iba't ibang KSA (i.e. SHFC, NHA) na sasaklaw sa mga sumusunod:

- Cash compensation (income loss, transactional cost)
- Priority Employment on construction works
- Allowances
- Skills training
- Reestablishment assistance (ISF as priority)



**PAANO NAKASISIGURO NA ANG LAHAT NG MGA ISYUNG MAY KINALAMAN SA PANGKAPALIGIRAN, KALUSUGAN, AT KALIGTASAN AT KARAHASAN BATAY SA KASARIAN AY MAISASAALANG-ALANG AT MATUTUGUNAN?**

**Pagtugon sa mga Isyung Pang-kapaligiran, Kalusugan at Kaligtasan**

Ang lahat ng impormasyon ukol sa proyekto na may kinalaman sa pang-kapaligiran, kalusugan, at kaligtasan ay nakasaad sa Estadoswag na Environmental Impact Statement (EIS) bilang pagsunod sa Philippine Environmental Impact Statement System (PEISS), JICA Guidelines for Environmental and Social Considerations, at ADB Safeguard Policy Statement. Kalakip din dito ang iba't ibang hakbang na kailangan gawin ng proyekto bilang pagtugon sa iba't ibang isyu o suliranin na maaaring lumitaw habang binubuo ang proyekto.

Alinsunod sa mga nakasaad sa Environmental Compliance Certificate na ipinagkaloob ng DENR para sa proyektong ito, kailangan na masiguno ng DOTr na ang mga natukoy na suliranin ukol sa kapaligiran, kalusugan at kaligtasan ay mayroong karampatang proseso ng pagtugon.

**Pagtugon sa mga Isyung Ukol sa Karahasan Batay sa Kasarian**

Magkakaroon ang proyekto ng tinatawag na 'GBV Guidelines' kung saan nakasaad ang iba't ibang uri ng mekanismo na tumutukoy sa mga karahasang batay sa kasarian para sa iba't ibang uri ng stakeholder (mga tao sa komunidad, mga empleyado, at iba pa) at kung paano tutugunan ang mga nasabing karahasan. Ito ay mayroong paggabay at partisipasyon ng mga katulong na institusyong proyektong kabilang na ang DOTr, lokal na pamahalaan, at kontraktor.



**NSCR-Ex Hotline**

Bukas mula 8:00 ng umaga hanggang 5:00 ng hapon,  
Lunes hanggang Biyernes

 Global: 0927-450-6720  
 Smart: 0939-223-7993  
 nscr.grm@dotr.gov.ph

**Local Help Desk**

**TULUY-TULOY NA LAKBAY SA MAGINHAWANG BUHAY**

**NORTH-SOUTH COMMUTER RAILWAY-EXTENSION PROJECT (NSCR-Ex)**





## LOKAL NA PROSESO NG PAGDINIG O RESOLUSYON SA REKLAMO



*Mga dapat asahan mula sa Local Grievance Officer:*

- 1 Tulungan ang PAF na punan ang Grievance Action Form o "GAF"
- 2 Ilagay sa Registry System ang detalye ng PAF at ng reklamo o suliranin
- 3 Bigyang resolusyon ang suliranin o reklamo

**3A** King and Mary  
lay "Mayday" a  
"Baptism"

- Isotaki is famous for giving their alkyne and reactivity
- Hapagawa ng regular na monitoring ang reactivity ng ang alkyne
- Isotaki ang "Cave" di nggagamit ng "acknowledgment" ang P4P nggagamit ng reactivity/monitoring

**38** Kung ang P&P ay  
di-pagag-o di  
sang-ayon -  
o ang reklame ay  
nagkaratungan ng  
obolusyon mula sa  
ibang tanggapan o  
kurat

- [illegible]

**Local Help Desk - Unang Lebel ng Pagtugon at Paglutas sa mga Problema at Reklamo ng PAP**



Kilala rin bilang **"Local Grievance Redress Office"** ang local help desk ay isang "satellite office" na binubuo ng kawani ng DOTr at ng LGU para direktang matugunan ang inyong mga ketahungan. ayu, suiraning may kinalamán sa proyekto.

Ang **Help Desk** ay isang pamamaraan ng DOTR para siguraduhing ang inyong mga hinaing o reklamo ay masosyohan sa tamang madaling paraan.

Ano ang mga isyu, katanungan, o reklamo na maaring idulog sa Help Desk?

Maaaring idulog ang anumang may karamdaman sa:

- Epekto ng proyekto sa pag-aari ng lupa, tirahan at iba pang ari-arian, at kabuhabang tataman ng proyekto at mga karampatang kompensasyon at tulong
- Epekto ng proyekto sa kalusugan at seguridad
- Epekto ng proyekto sa kapaligiran
- Epekto ng proyekto sa mga karanasan na may kinalaman sa kasarian

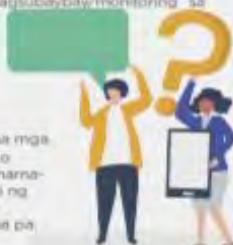
Anu-ano ang mga aksyong maaari kong asahan mula sa aming Local Grievance Officer?

Narito ang mga hakbang na kailangan isagawa ng inyong Local Grievance Officer sa pagtugon sa inyong katanungan o e-mail:

- Tulungang punan ang "Grievance Action Form" (papel na naglalaman ng personal na impormasyon sa PAR, ang reklamo/tanong na kinundol, tanggapan ng magpoproceso ng reklamo, mga susunod na hakbang na kailangang gawin, mga dokumentong kailalangang isumite)
- Idulog sa kinasukulang tanggapan o opisina (DOT, LGU, kinasukulang sangay ng pamahalaan) kung hindi maaaring agarang matugunan ang inyong katanungan o reklamo
- Agarang ipaalam ang resolusiyon mula sa DOT/komite ng LGU
- Magpagawa ng regular na pagsusubaybayan/monitoring sa progreso ng akoson sa suliranin

Maaari ba akong maging bahagi ng pagbubuo ng solusyon ukol sa aking idinudulog na isyu?

Opo: Karaniwan itong nagaganap sa mga isyung pangkapaligiran, kalusugan o kalinisan, liang halimbawa ng pamamaraanang ito ay diyologo, pagbabahagi ng mga pampublikong dokumento ng proyekto, "joint investigation," at iba pa.



**MGA IBA PANG ANTAS NG APELA AT  
PAGDINIG SA REKLAMO O SULIRANING  
DI AGARANG MALUTAS SA LEVEL 1**

(HELP DESK/LOCAL GRIEVANCE OFFICER):

## LEVEL 2

PANG-KARLICHIAN, KALPUSAN, O KALISTASAH

**HSEO**  
Health, Safety,  
and Environment  
Officer  
(4027)

**TPA**  
Third  
Party  
Auditor

**DENR  
EMS REGIONAL  
OFFICE**  
Environment Management  
System Regional Office  
(09) 636 2001



BELOKASYON O PAGBENTA NG LURA  
(RIGHT-OF-WAY ACQUISITION)

LIAC/LHB  
Local  
Interagency  
Committee/  
Local Housing  
Board  
(LHB)

**RIMC**  
RAP  
Implementation  
and Management  
Committee  
(JGCE)

**DOTr  
LEGAL**  
(DOTr)

**PIAC**  
Project Interagency  
Coordination  
Professional Contribution  
and Joint Agency  
and 1997-9

RESEARCH AND ANALYSIS

**GBV**  
Fossil Springs  
W. 1000

**GBV**  
Committee  
(DOF) is

1. The first step is to identify the problem. This involves understanding the current situation and what needs to be changed.



## Appendix 11. Draft MOA for the Creation of PIAC

### DRAFT MEMORANDUM OF AGREEMENT (MOA) FOR THE CREATION OF A PROJECT INTER-AGENCY COMMITTEE (PIAC)



#### JOINT MEMORANDUM CIRCULAR NO. \_\_ SERIES OF 2019

TO: DOTr, PNR, DHSUD, NHA, SHFC, DILG, DSWD, DTI, DOLE, DEPED, DOH and DBM REGIONAL, PROVINCIAL, EXTENSION OFFICE, ATTACHED AGENCIES, AND OTHER NATIONAL AND LOCAL GOVERNMENT AGENCIES CONCERNED

SUBJECT: CREATION OF A PROJECT INTER AGENCY COMMITTEE (PIAC) AND TECHNICAL WORKING GROUPS (TWGs) FOR THE IMPLEMENTATION OF RELOCATION AND RESETTLEMENT ACTIVITIES FOR THE DOTR RAILWAY PROJECTS AND DEFINING THE ROLES AND RESPONSIBILITIES OF MEMBER AGENCIES

#### I. BACKGROUND

WHEREAS, the goals stated under *Ambisyon 2040*, the **country's** long term vision, the **2030 Agenda for Sustainable Development**, and the **President's 0+10 Point Socioeconomic Agenda** have been translated into coherent policies and strategies in the Philippine Development Plan (PDP) 2017-2022;

WHEREAS, Executive Order No. 27 s. 2017 directs all government agencies and instrumentalities, including local governments to implement the Philippine Development Plan (PDP) and Public Investment Program (PIP) for the period 2017-2022 and to align their budgetary and departmental/corporate programs with the strategies and activities identified in the PDP 2017-2022;

WHEREAS, the PDP identified infrastructure development as among the top priorities of the government to sustain inclusive economic growth, generate new jobs and improve the quality of life in both urban and rural communities;

WHEREAS, included the priority infrastructure projects approved by the NEDA Board, that are envisioned to enhance connectivity and promotion of growth centers outside the urban-industrial region and contribute to the Build, Build, Build Agenda are the following railway projects of the Department of Transportation (DOTr):

- a. Philippine National Railways (PNR) South Commuter Line Extension (NSCR-EX)- *Manila to Calamba Laguna, Calamba, Laguna to Batangas*;
- b. PNR South Long Haul (PNR SLH)- *Calamba, Laguna to Matnog, Sorsogon*;

- c. PNR North 1 (PNR N1)- *Tutuban, Manila to Malolos, Bulacan*;
- d. PNR North 2 (PNR N2) -*Malolos-Clark Airport-Clark Green City Rail*;
- e. Metro Manila Subway Project (MMSP)

WHEREAS, some segments of the Right of Way (ROW) for PNR NSCR-EX, PNR SLH, PNR N1 and PNR N2 are currently occupied by an estimated 105,000 informal settler families that will require relocation and resettlement;

WHEREAS, to implement the relocation and resettlement of the ISFs, the DOTr has engaged the support of the Social Housing Finance Corporation (SHFC) and the National Housing Authority (NHA) under the supervision of the Department of Human Settlements and Urban Development (DHSUD);

WHEREAS, the conduct of relocation and resettlement will require the development of resettlement sites, provision of access to basic services, adequate facilities and employment and livelihood opportunities for the project beneficiaries in accordance with the provisions of the *Urban Development and Housing Act (UDHA)*, *National Resettlement Policy Framework*, as well as the Environment and Social Safeguard policy, standards and requirements of the Japan International Cooperation Agency (JICA) and the Asian Development Bank (ADB) for their co-financed projects;

WHEREAS, to ensure the efficient delivery of social services and programs to the target beneficiaries by concerned agencies, it is deemed necessary to form coordinating committees and work groups with the concerned national and local government agencies such as the Project Inter-Agency Committee (PIAC), Technical Working Groups (TWGs) and Local Inter-Agency Committees (LIACs).

## **II. PURPOSE**

This Joint Memorandum Circular (JMC) is formulated to define the purpose of the Project Inter-Agency Committee (PIAC) and Technical Working Groups (TWGs), define the roles and responsibilities of the member agencies in support of the implementation of the relocation and resettlement activities to ensure close coordination among concerned agencies, facilitate convergence of policies, plans and programs to ensure development of sustainable new communities.

## **III. REATION OF THE PROJECT INTER-AGENCY COMMITTEE (PIAC)**

The Project Inter-Agency Committee (PIAC) is hereby created with the following objectives:

- a. Establish high level coordination among concerned agencies to support the DOTr, NHA, SHFC and the LIACs and in the implementation of policies, programs and projects as contained in the Resettlement Action Plans (RAPs);
- b. Craft and approve project-specific policies that are not in contrary to, and may have not been covered by the provisions of the approved Resettlement Action Plan (RAP);
- c. Consolidate and mobilize resources to hasten synchronized and efficient budgeting and implementation of programs and projects identified under the RAPs;
- d. Review, deliberate and provide resolution/action on issues and grievance complaints elevated at their level.

## **ROLES AND RESPONSIBILITIES OF THE PIAC MEMBER AGENCIES**

### **1. Department of Transportation (DOTR)**

As the project proponent, shall:

- o Chair the PIAC and facilitate regular coordination meetings;
- o Supervise and coordinate the preparation and implementation of the RAPs for the project affected persons (PAPs);
- o Coordinate with the Department of Budget and Management (DBM) and concerned agencies to ensure appropriation of budget for the provision of basic services and facilities and livelihood programs and projects for affected families;
- o Lead the conduct of voluntary and involuntary relocation in coordination with SHFC and/or NHA and concerned government agencies;
- o Periodically monitor and review the accomplishment by NHA and SHFC of financial and physical milestones based on the Implementation Plan;
- o Function as lead external communication channel for the projects to promote transparency and accountability; and
- o Extend full cooperation and assistance to the Department of Human Settlements and Urban Development (DHSUD) as the Resettlement Implementation Coordinator (RIC).

## 2. Philippine National Railways (PNR)

As owner of certain ROW segments for the projects, and the eventual owner of to be acquired and to be completed assets of the projects, shall:

- o Designate technical personnel to identify the demarcation and final alignment of the project area, including identification of private properties within the right-of-way (ROW) area and assist the LIACs during the relocation and resettlement activities;
- o Issue necessary notices for voluntary and involuntary relocation and certification of the list of affected families;
- o Secure cleared areas upon clearing and turnover of SHFC and NHA; and
- o Prepare and apply for Certificate of Compliance (COC) with concerned LGU/Local Housing Boards prior to relocation.

## 3. Department of Human Settlement and Development (DHSUD)

As the Resettlement Implementation Coordinator (RIC) to oversee and supervise the relocation and resettlement of the covered ISFs, shall:

- o Serve as Co-chair and Secretariat to the PIAC;
- o Perform and provide policy direction, coordination, supervision, facilitation, and monitoring and evaluation (M&E) of the resettlement-related activities of NHA, SHFC, and other relevant local and national housing and social welfare agencies, pursuant to their respective agreements with the DOTr and PNR and/or mandates;
- o Assist the concerned LGUs in the creation of the Local Inter-Agency Committee (LIAC) to support the preparation and implementation of the RAPs;
- o Oversee the implementation of the livelihood and income restoration programs by concerned government agencies and LGUs;
- o **Consolidate and maintain a beneficiaries' database (such as socio-eco profile and livelihood/training needs assessment)** and provide access to concerned government agencies as basis for their preparation of applicable programs and projects; and
- o Approve the resettlement plan, project implementing rules and regulations and terms of reference for the aforementioned projects.

## 4. NATIONAL HOUSING AUTHORITY (NHA)

As the implementing agency for the relocation and resettlement of project-affected ISFs from PNR N1, PNR N2 and PNR-SLH segments shall:

- o Implement relocation and resettlement of project-affected ISFs through the Community Based Initiated Approach (CBIA) in coordination DOTr, DHSUD and other concerned agencies;
- o Implement resettlement planning considerations and implementation processes consistent with Republic Act No. 7279, or the Urban Development and Housing Act of 1992 and its Implementing Rules and Regulations; the National Resettlement Policy Framework (NRPF); and other applicable policies, guidelines, rules, and regulations for the implementation of NHA housing programs and arrangements with other implementation partners and stakeholders, such as affected LGUs and Official Development Assistance (ODA) partners;
- o Assist the concerned LGUs in the creation of the Local Inter-Agency Committee (LIAC) to support the preparation and implementation of the RAPs;
- o Provide concerned agencies with pertinent beneficiary data (such as socio-eco profile and livelihood/training needs assessment) to be used as basis for their preparation of applicable programs and projects; and
- o Support the implementation of the livelihood and income restoration programs by concerned government agencies and LGUs.

## 5. SOCIAL HOUSING FINANCE CORPORATION (SHFC)

As the implementing agency for the relocation and resettlement of project-affected ISFs from NSCR-EX segments shall:

- o Implement community-driven relocation and resettlement of project-affected ISFs in coordination DOTr, DHSUD and other concerned agencies;
- o Implement resettlement planning considerations and implementation processes consistent with Republic Act No. 7279, or the Urban Development and Housing Act of 1992 and its Implementing Rules and Regulations; the National Resettlement Policy Framework (NRPF); and other applicable policies, guidelines, rules, and regulations for the implementation of NHA housing programs and arrangements with other implementation partners and stakeholders, such as affected LGUs and Official Development Assistance (ODA) partners;
- o Assist the concerned LGUs in the creation of the Local Inter-Agency Committee (LIAC) to support the preparation and implementation of the RAPs;
- o Provide concerned agencies with pertinent beneficiary data (such as socio-eco profile and livelihood/training needs assessment) to be used as basis for their preparation of applicable programs and projects; and
- o Support the implementation of the livelihood and income restoration programs by concerned government agencies and LGUs.

## 6. DEPARTMENT OF INTERIOR AND LOCAL GOVERNMENT (DILG)

As the supervisory agency for LGUs, shall:

- o Assist the NHA and SHFC in coordinating with the sending and receiving LGUs regarding the relocation and resettlement of affected ISFs;
- o Provide support to DOTr and concerned agencies in securing and facilitating the necessary clearances and permits from LGUs;
- o Issue necessary policies/orders to LGUs to facilitate implementation of relocation and resettlement programs and projects; and
- o Ensure the support of the Philippine National Police (PNP) during the relocation and resettlement activities.

## 7. DEPARTMENT OF TRADE AND INDUSTRY (DTI)

As the lead coordinating agency for livelihood development, shall:

- o Coordinate with the DHSUD, NHA and SHFC in the identification of training, employment and livelihood requirements of target beneficiaries;
- o Coordinate with the Department of Social Welfare and Development (DSWD), Technical Education and Skills Development Authority (TESDA), Department of Labor and Employment (DOLE) and other institutions in the provision of trainings and capacity building programs for relocatees prior to the relocation and resettlement of ISFs and ensure that trainings provided are tailored to the skills requirement of businesses/industries and employment opportunities in the resettlement areas;
- o In coordination with the LGUs/LIACs, develop market-driven livelihood programs tailored to the need of the affected families and taking into consideration the available resources, industries and existing programs in the receiving LGUs (i.e One Town One Product Program);
- o In coordination with the LGUs, facilitate partnerships between the communities and existing industries in the area for business/livelihood development projects; and
- o Facilitate access to credit/financing to micro-entrepreneurs from among the relocated families;

#### 8. DEPARTMENT OF LABOR AND EMPLOYMENT (DOLE)

As the lead agency in facilitating the employment of affected families, shall:

- o Prepare an inventory of job opportunities or skills requirements in the receiving LGU and facilitate job-matching in coordination with the concerned Public Employment Services Office (PESO);
- o Coordinate with the DTI and local industries to determine the prospective employment opportunities and skills demand in the concerned LGUs; and
- o Facilitate issuance of necessary clearances/certifications to and monitoring of compliance of project contractors pursuant to Republic Act No. 6685.

#### 9. DEPARTMENT OF SOCIAL WELFARE AND DEVELOPMENT (DSWD)

As the lead agency in the provision of social services for marginalized and other vulnerable groups, shall:

- o Provide financial assistance to marginalized project beneficiaries in securing requirements for employment purposes such as medical certificate, police/NBI clearance, etc. in coordination with the concerned LGUs;
- o Provide assistance to vulnerable groups such as Persons with Disabilities (PWDs), senior citizens and children, in coordination with LGU;
- o Ensure that programs for vulnerable groups are incorporated in plans and programs of the concerned agencies; and
- o Ensure the participation of the Presidential Commission for the Urban Poor (PCUP) and National Anti-Poverty Commission (NAPC) in the LIACs.

#### 10. DEPARTMENT OF EDUCATION (DEPED)

- o **Coordinate with the SHFC and NHA to ensure that the department's land requirement and design standards for school facilities are incorporated in the resettlement design;**
- o Coordinate with the LGUs to ensure the provision of corresponding school facilities, teaching personnel and supplies in the new school buildings or classrooms to be constructed; and
- o Facilitate the efficient transfer of affected school children to the new schools in the receiving LGU.

#### 11. DEPARTMENT OF HEALTH (DOH)

- o Coordinate with the SHFC and NHA with regards to implementation of standards for health facilities;
- o Support the provision of health facilities including health personnel and supplies in the resettlement site in coordination with the concerned LGUs; and
- o Ensure the implementation of health and nutrition programs for project beneficiaries as identified in the Resettlement Action Plan (RAP) to be prepared in coordination with concerned agencies and LGUs;

#### 12. DEPARTMENT OF BUDGET AND MANAGEMENT (DBM)

- o Facilitate approval and timely release of budget to concerned agencies to ensure continuity and synchronicity of plans and programs.

The above cited agencies shall designate a permanent and an alternate representative (at least Assistant Secretary level for the permanent representative, or Director level for the alternate representative) to attend the regular meetings of PIAC and to serve as agency focal persons for the project to facilitate coordination.

All member agencies shall ensure the appropriation of program funds in the annual budget as necessary and the designation of corresponding personnel to perform the above cited roles and responsibilities.

Other agencies, may be invited by the PIAC as additional members of the PIAC or resource persons as deemed necessary.

#### IV. CREATION OF TECHNICAL WORKING GROUPS (TWGs)

*A Technical Working Group for Relocation and Resettlement and Technical Working Group for Livelihood and Income Restoration* from the member agencies and/or attached agencies of the PIAC is hereby created for the following objectives:

Assist the PIAC in the drafting and formulation of pertinent policies and guidelines and mechanisms in support of the relocation and resettlement activities;  
Coordinate with concerned agencies in the planning and implementation of programs, projects and activities related to relocation and resettlement including provision of social services and livelihood and income restoration to facilitate complementation and synchronization of program implementation; and  
Implement program convergence budgeting.

#### COMPOSITION OF THE TWGs

1. The *TWG for Relocation and Resettlement* shall be comprised of the following agencies: DHSUD as Chairperson, DOTr, SHFC/NHA, PNR, DILG and PCUP as members.
2. The *TWG for Livelihood and Income Restoration* shall be comprised of the following agencies: DTI as Chairperson, DOTr, DHSUD, NHA/SHFC, DOLE, NAPC, TESDA and DSWD as members.
3. Member agencies shall designate a permanent and an alternate representative to the TWGs.
4. Other agencies, may be invited by the TWG as additional member or resource persons as deemed necessary.

## V. SEPARABILITY CLAUSE

5. If any part or provision of this joint circular is declared void or unconstitutional by operation of law, rules and regulations the same shall apply only to that specific provision and the remaining clauses/provisions shall remain valid and enforceable

## VI. EFFECTIVITY

6. This Joint Memorandum Circular shall take effect upon the signing of the parties.

ARTURO TUGADE  
Secretary, Department of Transportation

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OIC-Secretary, Department of Human  
Settlements and Urban Development

EDUARDO M. ANO  
Secretary, Department of Interior and  
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ROLANDO D. BAUTISTA  
Secretary, Department of Social Welfare  
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RAMON M. LOPEZ  
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Secretary, Department of Labor and  
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LEONOR M. BRIONES  
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Authority

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President, Social Housing Finance  
Corporation



## Appendix 12. Internal Monitoring Report Template

### Internal Monitoring Report Month 20XX

#### Introduction

Explanatory text

#### Progress of Activities

#### Disbursement of Compensation and Assistance

#### Progress

Table 0-1 Status of Pre-Disbursement Activities

STATUS		LOCAL GOVERNMENT UNIT								TOTAL
		MALOLOS	CALUMPIT	APALIT	MINALIN	STO. TOMAS	SAN FERNANDO	ANGELES	MABALACAT	
NOTICE OF TAKING	TOTAL PAPS									
	ISSUED									
	NOT YET ISSUED									
	PROGRESS (%)									
OFFER TO BUY	ISSUED									
	NOT YET ISSUED									
	PROGRESS (%)									
LEGAL PAP'S WHO AGREED TO NEGOTIATED SALE	PAPS WITH INCOMPLETE DOCUMENTS (6 MO. EXT)									
	FOR EJS (6 MO. EXTENSION)									
	PAPS WITH COMPLETE DOCUMENTS									
	PAPS WITH VALIDATED DOCUMENTS									
	WITH SIGNED DOAS									
	WITH SIGNED ADRI									
	PROGRESS (%)									
PAPS FOR EXPROPRIATION	REFUSED NEGOTIATED SALE									
	CANNOT BE FOUND									
	FAIL TO COMPLETE DOCUMENTS (W/IN 6 MO.)									
ISF PAPS <sup>2</sup>	TOTAL AFFECTED CLAIMANTS									
	WITH DISPUTED CLAIMS									
	WITH INCOMPLETE DOCS									

<sup>2</sup> Compensation for structures, other improvements, crops and trees

	WITH COMPLETE DOCS									
	VALIDATED/VETTED ELIGIBLE PAPS									
	WITH SIGNED DOAS									
	WITH SIGNED ADRI									
	PROGRESS (%)									

Table 0-2 Status of Actual Disbursement of Compensation

TYPE OF IMPACT	STATUS OF COMPENSATION	LOCAL GOVERNMENT UNIT								TOTAL
		MALOLOS	CALUMPIT	APALIT	MINALIN	STO. TOMAS	SAN FERNANDO	ANGELES	MABALACAT	
<b>LAND</b>	TOTAL ELIGIBLE PAPS									
	FULLY PAID									
	PARTIALLY PAID									
	PROGRESS (%)									
<b>STRUCTURE</b>	TOTAL ELIGIBLE PAPS <sup>3</sup>									
	FULLY PAID									
	PARTIALLY PAID									
	PROGRESS (%)									
<b>CROPS AND TREES</b>	TOTAL ELIGIBLE PAPS <sup>4</sup>									
	FULLY PAID									
	PARTIALLY PAID									
	PROGRESS (%)									
<b>LOSS OF INCOME (MICRO-BUSINESS)</b>	TOTAL ELIGIBLE PAPS									
	FULLY PAID									
	PARTIALLY PAID									
	PROGRESS (%)									
<b>LOSS OF INCOME (S, M, L, BUSINESS)</b>	TOTAL ELIGIBLE									
	FULLY PAID									
	PARTIALLY PAID									
	PROGRESS (%)									
<b>LOSS OF INCOME (DISPLACED EMPLOYEES)</b>	TOTAL ELIGIBLE									
	FULLY PAID									
	PARTIALLY PAID									
	PROGRESS (%)									
<b>LOSS OF INCOME FOR AGRI/AQUA (TENANT/ CROPSHARER)</b>	TOTAL ELIGIBLE									
	FULLY PAID									
	PARTIALLY PAID									
	PROGRESS (%)									
<b>LOSS OF INCOME FOR AGRI/AQUA (LANDOWNER/ LESSEE)</b>	TOTAL ELIGIBLE									
	FULLY PAID									
	PARTIALLY PAID									
	PROGRESS (%)									

## Gaps, Issues and Risks identified

## Mitigating Actions and Resolutions

<sup>3</sup> Including those who do not have legal rights to land

<sup>4</sup> ibid

## Relocation and Resettlement

### Progress

Table 0-3 Establishment of Agreed Institutional Requirements Prior to Relocation Activities

LGU	MOA SIGNING WITH NHA	MOA SIGNING WITH LGU	RIMC Creation	LIAC Creation	Formulation of RRAP
Malolos					
Calumpit					
Minalin					
Apalit					
Sto. Tomas					
San Fernando					
Angeles					
Mabalacat					
STATUS: Not yet started, Complete, On-Going, INC (incomplete), Not Applicable (i.e. LIAC will not be created, RRAP will not be formulated)					

Table 0-4 Status of Social Preparation Activities and Finalization of Master List

LGU	VALIDATION OF DD MASTER LIST	PRE-QUALIFICATION	BSAAC VALIDATION	PRODUCTION OF FINAL MASTER LIST
Malolos				
Calumpit				
Minalin				
Apalit				
Sto. Tomas				
San Fernando				
Angeles				
Mabalacat				
STATUS: Not yet started, Complete, On-Going, Not Applicable (i.e. LIAC will not be created, RRAP will not be formulated)				

Table 0-5 Status of Site Selection and Socialized Housing Construction

STATUS	LOCAL GOVERNMENT UNIT							
	MALOLOS	CALUMPIT	APALIT	MINALIN	STO. TOMAS	SAN FERNANDO	ANGELES	MABALACAT
Community Organizing								
Publication								
Presentation of Identified Sites to PAPs								
Site Selection (by PAPs)								
Construction works								
Site inspection (PAPs)								
Acceptance of PAPs and Turn-over of units								

Table 0-6 Progress of Actual Relocation/Displacement of PAHs

LGU	TOTAL # PAHs			NUMBER OF PAHs DISPLACED																			
				SELF-RELOCATION				TEMPORARY ACCOMMODATION (RENTAL SUBSIDY)				PERMANENT HOUSING (SOCIALIZED)				PERMANENT HOUSING (ECONOMIC)				PUBLIC RENTAL FACILITY			
	TOTAL	MALE HEADED	FEMALE HEADED	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)
MALOLOS																							
CALUMPIT																							
APALIT																							
MINALIN																							
STO. TOMAS																							
SAN FERNANDO																							
ANGELES																							
MABALACAT																							

**Gaps, Issues and Risks identified**

**Mitigating Actions and Resolutions**

## Implementation of Livelihood and Income Restoration Measures

### Progress

#### Pre-Implementation

Table 0-7 Status of Required Formal Agreements Prior to Implementation

ENTITY	Type of Agreement Required	Purpose	Signed? (Y/N)
TESDA			
DTI			
DOLE			
DSWD			

### Implementation

#### LRIP Workshops Conducted

Table 0-8 LRIP Workshops Conducted

LGU	# PLANNED SESSION	# SESSIONS CONDUCTED	# ELIGIBLE PAH	# ELIGIBLE PAH ATTENDED	# ELIGIBLE PAPS			# ELIGIBLE PAPS ATTENDED		
					M	F	T	M	F	T
MALOLOS										
CALUMPIT										
APALIT										
MINALIN										
STO. TOMAS										
SAN FERNANDO										
ANGELES										
MABALACAT										

### Financial Management Training

Table 0-9 Financial Management Training

LGU	# PLANNED SESSION	# SESSIONS CONDUCTED	# ELIGIBLE PAH	# ELIGIBLE PAH ATTENDED	# ELIGIBLE PAPS			# ELIGIBLE PAPS ATTENDED		
					M	F	T	M	F	T
MALOLOS										
CALUMPIT										
APALIT										
MINALIN										
STO. TOMAS										
SAN FERNANDO										
ANGELES										
MABALACAT										

## Assistance to find Alternative Site to Continue Business/Farming

Table 0-10 Assistance to Find Alternative Site to Continue Business/Farming

LGU	ALTERNATE/REPLACEMENT RENTAL SPACE			ALTERNATE/REPLACEMENT LAND/SITE/STRUCTURE		
	# PAPS WHO REQUESTED ASSISTANCE	# PAPS ASSISTED	RATE OF ASSISTANCE %	# PAPS WHO REQUESTED ASSISTANCE	# PAPS ASSISTED	RATE OF ASSISTANCE %
MALOLOS						
CALUMPIT						
APALIT						
MINALIN						
STO. TOMAS						
SAN FERNANDO						
ANGELES						
MABALACAT						

## Assistance to Secure Government Soft Loan

Table 0-11 Assistance to Secure Government Soft Loan

LGU	ASSISTANCE TO SECURE LOAN					
	# OF PAPS ELIGIBLE FOR ASSISTANCE	# PAPS WHO REQUESTED ASSISTANCE	NO ACTION/ ASSISTANCE	ON-GOING	REJECTED	APPROVED
MALOLOS						
CALUMPIT						
APALIT						
MINALIN						
STO. TOMAS						
SAN FERNANDO						
ANGELES						
MABALACAT						

## Vocational/Enterprise Training

Table 0-12 Vocational/Enterprise Training

LGU	# ELIGIBLE PAPS			# PAPS REGISTERING			# PAPS SUCCESSFULLY COMPLETED			# OF PAPS THAT RECEIVED STARTED KITS					
	M	F	T	M	F	T	M	F	T	TESDA	DTI	DOLE	DSWD	LGU	OTHERS
MALOLOS															
CALUMPIT															
APALIT															
MINALIN															

LGU	# ELIGIBLE PAPS			# PAPS REGISTERING			# PAPS SUCCESSFULLY COMPLETED			# OF PAPS THAT RECEIVED STARTED KITS					
	M	F	T	M	F	T	M	F	T	TESDA	DTI	DOLE	DSWD	LGU	OTHERS
STO. TOMAS															
SAN FERNANDO															
ANGELES															
MABALACAT															

## Job Matching and Project Related Employment Opportunities

Table 0-13 Status of Job Matching and Employment Assistance

LGU	# OF ELIGIBLE PAPS	REGISTERING/ SEEKING PROJECT RELATED JOB			PAPS ACTUALLY EMPLOYED IN PROJECT RELATED JOBS			REGISTERING/ SEEKING NON-PROJECT RELATED JOB			PAPS ACTUALLY EMPLOYED IN NON-PROJECT RELATED JOBS		
		M	F	T	M	F	T	M	F	T	M	F	T
MALOLOS													
CALUMPIT													
APALIT													
MINALIN													
STO. TOMAS													
SAN FERNANDO													
ANGELES													
MABALACAT													

## Gaps, Issues and Risks identified

## Mitigating Actions and Resolutions

## Provision of Special Assistance to Vulnerable Groups

## Progress

LGU	# OF ELIGIBLE VULNERABLE HH	# OF VULNERABLE HH THAT RECEIVED INCONVENIENCE ALLOWANCE (PHP10,000)	# OF HH PROVIDED WITH MANPOWER ASSISTANCE TEAM (MAT) DURING RELOCATION	REGISTERING/SEEKING SKILLS TRAINING (PHP 15,000)			PAPS FROM VULNERABLE HH COMPLETED SKILLS TRAINING		
				M	F	T	M	F	T
MALOLOS									
CALUMPIT									
APALIT									
MINALIN									
STO. TOMAS									
SAN FERNANDO									
ANGELES									
MABALACAT									

## Gaps, Issues and Risks identified

## Mitigating Actions and Resolutions

## Public Information, Consultation and Disclosure

## Progress

Table 0-14 Status of Information Disclosure and Consultation

LGU	Translated URP Disseminated to Barangays	# PIB disseminate d to AH	# PIP posted in public places	# of Participants in Public Meetings											
				IEC		SCM		XXX		XXX		XXX		XXX	
				M	F	M	F	M	F	M	F	M	F	M	F
MALOLOS															
CALUMPIT															
APALIT															
MINALIN															
STO. TOMAS															
SAN FERNANDO															
ANGELES															
MABALACAT															
MALOLOS															
TOTAL															

## Gaps, Issues and Risks identified

## Mitigating Actions and Resolutions



## Grievance Redress Mechanism (GRM)

### Progress

Table 0-15 Grievance Reception and Resolution

LGU	PREVIOUS MONTH	CURRENT MONTH					OVER-ALL							
	No. of pending grievance cases from the previous month	No. of grievance cases received on the current month	No. of grievance cases resolved in Level 1	No. of grievance cases resolved in Level 2	No. of grievance cases resolved in Level 3	Total number of cases resolved on the current month	Total no. of grievance cases received from Help Desk	Total no. of grievance cases received through phone calls and SMS	Total No. of grievance cases received through letters	Total number of grievance cases received	Total number of pending cases of grievance	Total number of grievance cases resolved	Total No. of RAP related grievance cases received	Total No. of environment-related grievance cases received
MALOLOS														
CALUMPIT														
APALIT														
MINALIN														
STO. TOMAS														
SAN FERNANDO														
ANGELES														
MABALACAT														
MALOLOS														
TOTAL														

Table 0-16 Types of RAP Related Grievances Received

LGU	RAP PREPARATION AND SURVEY PROCESS	COMPENSATIO N & ENTITLEMENTS	REQUIRED DOCUMENTS/ ASSISTANCE	VALIDATION/ MASTER LIST	PROPERTY DISPUTE (ISF)	EJS	RELOCATION/ RENTAL SUBSIDY
Malolos							
Calumpit							
Minalin							
Apalit							
Sto. Tomas							
San Fernando							
Angeles							
Mabalacat							

## Gaps, Issues and Risks identified

## Mitigating Actions and Resolutions

Restoration of Public Facilities and Infrastructure

Progress

Table 0-17 Public Facilities and Infrastructures Affected and Restored

LGU	HOSPITAL/CLINIC			SCHOOL BUILDING/FACILITY			MARKET			ELECTRIC POLES			GOVERNMENT OFFICE			BASKETBALL COURT			OTHERS		
	AFFECTED	REMOVE D	RESTORE D	AFFECTED	REMOVE D	RESTOR ED	AFFECTE D	REMOVE D	RESTORED	AFFECTE D	REMOVE D	RESTORE D	AFFECT ED	REMOVE D	RESTOR ED	AFFECTE D	REMOVE D	RESTORE D	AFFECTE D	REMOVE D	RESTORE D
MALOLOS																					
CALUMPIT																					
APALIT																					
MINALIN																					
STO. TOMAS																					
SAN FERNANDO																					
ANGELES																					
MABALACA T																					

Gaps, Issues and Risks identified

Mitigating Actions and Resolutions

## Handing Over of Land for Civil Works

### Progress

Table 0-18 Status of Handing Over of Land to Contractor

LGU	PROJECT ROW (SQ. M.)				UNENCUMBERED LAND (SQ M.)	REMAINING ENCUMBRANCE (SQ M.)	LAND HAND OVER FOR CIVIL WORKS		
	TOTAL	PNR ROW	OTHER GOV LAND	PRIVATE			% HANDED OVER	TO BE HANDED OVER	
								%	EXPECTED DATE
MALOLOS									
CALUMPIT									
APALIT									
MINALIN									
STO. TOMAS									
SAN FERNANDO									
ANGELES									
MABALACAT									

### Gaps, Issues and Risks identified

### Mitigating Actions and Resolutions

### Planned Activities for the Next Reporting Period

### Summary and Recommendations

## Appendix

### Record of Meetings

MOM, Attendance sheets to be attached

### Record of Site Visits/Inspections

Field Reports, Attendance sheets to be attached

## **Appendix 13. Terms of Reference of External Monitoring Agent**

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### **TERMS OF REFERENCE CONSULTANCY SERVICE TO UNDERTAKE THE EXTERNAL MONITORING OF THE RESETTLEMENT ACTION PLAN IMPLEMENTATION AND ENVIRONMENTAL MONITORING UNDER THE NORTH-SOUTH COMMUTER RAILWAY EXTENSION (NSCR- EX) PROJECT**

#### **A. Background**

1. The Government of the Philippines (“GoP”) has requested Japan International Cooperation Agency (“JICA”) and Asian Development Bank (“ADB”) for assistance in the development and implementation of the 109-kilometer North-South Commuter Railway Extension (“NSCR-EX,” hereinafter the “Project”), which extends north and south of the North-South Commuter Railway (“NSCR,” Tutuban, Manila-Malolos, Bulacan). The completion of the Project is expected to contribute to the sustainable development of the National Capital Region and of the fast-growing urban areas in Region 3 and 4-A while also improving its connectivity to international airports.
2. The Project consists of two components. The north extension, the Clark Extension, is a 51-kilometer railway from Malolos, Bulacan to Clark International Airport, Pampanga, featuring 49 kilometers to run on a viaduct and 2 kilometers underground with six (6) stations and one (1) depot. The south extension, the Calamba Extension, on the other hand, is a 56-kilometer railway from Solis, Manila to Calamba, Laguna, featuring 52.2 kilometers to run on a viaduct, 2 kilometers underground, and 1.2 kilometers at-grade with twenty (20) stations and one (1) depot.
3. The Department of Transportation (“DOTr”) is the implementing agency (IA). During the implementation of the Project, the DOTr, through the NSCR-EX Project Management Office (“PMO”) and its General Consultant (“GC”), needs to put in place a monitoring system that will:
  - a) Monitor Resettlement Action Plan (“RAP”) implementation, verify internal monitoring information and provide a review and assessment of:
    - (i) achievement of resettlement objectives;
    - (i) changes in living standards and livelihoods;
    - (ii) restoration and/or improvement of the economic and social base of the affected people;
    - (iii) effectiveness and sustainability of entitlements; and
    - (iv) the need for further mitigation measures;
  - b) Monitor compliance with the environment safeguard requirements of the project, as defined in the environmental impact statements (“EIS”), the environmental management plans (“EMP”) and environmental monitoring plans (“EMoP”) approved

- by the Department of Environment and Natural Resources (“DENR”) and cleared by ADB<sup>1</sup> and JICA.

4. DOTr shall conduct internal monitoring to track the progress of the delivery of physical and financial targets, resettlement assistance and other entitlements, and environmental management, whereas the External Monitoring Agency (“EMA”) shall carry out independent external monitoring (i) to assess the effects and impacts of the RAP implementation and the extent to which RAP objectives are being achieved and (ii) to assess the implementation of the EMP, EMoP, environmental contractual obligations, effects and impacts of the EMP and the EMoP implementation, and the extents to which environmental management objectives are being achieved.
5. Monitoring and evaluation measures are designed (i) to ensure the resettlement plan complies with the ADB Safeguard Policy Statement (“SPS”) concerning involuntary resettlement and (ii) to ensure the implementation of the EMP and the EMoP complies with the ADB SPS concerning environment and health and safety. DOTr requires a qualified and experienced EMA to:
  - a) **RAP Implementation**
    - (i) Provide external monitoring of the RAP implementation,
    - (ii) Assess how effectively project and resettlement objectives are being met
    - (iii) Recommend necessary corrective measures when shortcomings are observed
  - b) **Environmental Management and Monitoring Implementation including Health and Safety**
    - (i) Provide external monitoring of the EMP and EMoP implementation,
    - (ii) Assess the effectiveness in meeting project environment and health and safety objectives
    - (iii) Recommend necessary corrective measures when non-compliances or shortcomings are observed

## **B. Objectives of the External Monitoring**

1. The main objectives of the External Monitoring (“EM”) are:
  - a) To provide independent periodic reviews on RAP and EMP and EMoP implementation through the External Monitoring Reports (“EMR”)
  - b) To assess the RAP implementation, including provision of compensation and assistance and implementation of resettlement and Livelihood Restoration and Improvement Program (“LRIP”). Specifically, the objectives include:

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<sup>1</sup> References to this requirement: (i) Paragraph 1849, Section 10.1.9 Third Party Monitor – External Environmental Monitor, Updated Environmental Impact Statement for North-South Commuter Railway (NSCR) Clark Extension Project), December 2019;

(ii) Paragraph 68, Facility Administration Manual (Project No. 52093-001) MCRP, April 2019; and (iii) Paragraph 14(c), Schedule 4 of Loan Agreement (Ordinary Operations) between the Republic of the Philippines and the Asian Development Bank, Loan Number 3796-PHI dated 11 July 2019.

- (iv) Assess the extent to which the standards of living of Project-Affected Persons (“PAPs”) are restored or improved
  - (v) Monitor whether the overall project and resettlement objectives are being met in accordance with the RAP, and if not to suggest corrective measures
  - (vi) Assess if rehabilitation measures and compensation are sufficient and comply with the policies and entitlements set out in the RAP
  - (vii) Identify problems or potential problems
  - (viii) Identify methods of responding timely to mitigate and resolve problems.
- c) to verify all information provided by DOTr in the Semi-annual Environmental Monitoring Report (“SEMR”)
  - d) to assess if various EMP and EMoP provisions in the works contractors’ contracts as well as the work contractors’ site-specific construction EMPs (“CEMPs”) are being implemented as required
2. In order to achieve these objectives, the EMA will:
- a) Carry out an impact assessment of the RAP implementation as a means to determine the extent to which it has achieved its goals in addition to evaluating the livelihood and living standards of the physically displaced households both pre and post- relocation
  - b) Document the perspectives of affected persons' view on resettlement, compensation, and grievance redress procedures
  - c) In case of economic displacement, appraise the post-resettlement economic status of the displaced households, especially the vulnerable groups
  - d) Carry out an independent assessment of the EMP and EMoP and CEMP implementation as a means to determine the extent to which it has achieved its goals
3. The EMA will identify best practices that will facilitate the successful implementation of the RAP and EMP and EMoP through the preparation of the EMR.
4. The EMR will also highlight challenges encountered that will be valuable in the formulation of corrective measures to enable effective implementation of the RAP and the EMP and EMoP. Lessons learned will guide the development of effective strategies useful in future formulation of RAP and EMP and EMoP.

### **C. Scope of Works**

1. The key activities to be conducted during the EM shall consist of the following activities:
- a) RAP Implementation
    - (i) Verify results of internal monitoring undertaken by the IA and assess adequacy of the process including replacement cost study and suggest any improvement measures as required;
    - (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 PAPs to contribute to decision-making which affects them such as resettlement and livelihood restoration;

- (iii) Verify that compensation and assistance has been provided in accordance with the requirements of the RAP through sample checking and consultation with stakeholders including PAPs;
- (iv) Verify whether DOTr explained restrictions pertaining to easement agreements including the right of refusal and that the PAPs are able to exercise allowable usage of the land subject to the easement agreement;
- (v) Assess whether resettlement objectives are achieved, specifically, whether livelihood and living standards have been restored or enhanced;
- (vi) Assess adequacy of resettlement implementation, especially resettlement housing;
- (vii) Assess appropriateness and effectiveness of the LRIP, accessibility of eligible PAPs to LRIP program activities, and the program's effectiveness in restoring incomes and livelihoods at the household level;
- (viii) Ascertain whether the social safeguards document or plan entitlements were appropriate to meet the objectives, and whether the objectives were suited to PAP conditions;
- (ix) Suggest modification in the implementation procedures of the social safeguards' document or plan, if necessary, to achieve the principles and objectives of the RAPs and resettlement frameworks;
- (x) Review the method of calculation of compensation rates and assess whether it adequately meets the replacement cost and follows the policies and entitlements set out in the RAP;
- (xi) Review the effectiveness of the Grievance Redress Mechanism ("GRM"), its accessibility and its responsiveness to resolving complaints;
- (xii) Review of the implementation arrangements of the RAP and LRIP as part of the RAP;
- (xiii) Recommend actions that will enable achievement of the RAP objectives and resolve problems through the Corrective Action Plan ("CAP")
- (xiv) Prepare and submit to DOTr, JICA, and ADB the periodic External Monitoring Report ("EMR") for review and disclosure in the JICA and ADB project website
- (xv) Temporary impacts due construction will be monitored and reported as part of monitoring of the Environment Management Plan and reflected in the required EMA monitoring reports.

b) EMP and EMoP Implementation

- (i) Verify results of the internal monitoring and supervision undertaken by the IA and assess adequacy of the process and suggest any improvement measures as required;
- (ii) Verify compliance of the IA with the conditions stipulated in the Environmental Compliance Certificate ("ECC") granted to the Project;
- (iii) Conduct site visits and assess works contractors' compliance with the EMP and

EMoP and their CEMP. Such assessment shall include environmental management as well as health and safety performance and compliance with the EMP and the EMoP and the Philippines legal and regulatory framework;

- (iv) Assess the adequacy of the EMP and the EMoP implementation and identify necessary corrective actions, as needed;
- (v) Review and assess adequacy of the institutional arrangements and capacities of the IA, the GC, and the works contractors in the implementation of the EMP and the EMoP;
- (vi) Assess the extent to which consultation and information disclosure activities are inclusive, accessible, and effective in conveying key information from the EIS, EMP, and the EMoP as well as provide conditions for stakeholders to contribute to decision making which affects them such as pre-construction, construction, and operational impacts;
- (vii) Assess the works contractor's construction safety performance, including safety provisions for workers and communities, construction safety procedures, protocols and record, and emergency preparedness and response procedures;
- (viii) Assess the effectiveness of the GRM and its accessibility and responsiveness to resolving complaints;
- (ix) Conduct key stakeholder interviews, as required, to substantiate observations and identify meaningful corrective actions;
- (x) Review contractor's system and performance with regard to core labor standards, the Philippines Labor Code, and other relevant laws and regulations;
- (xi) Recommend actions to resolve on-site environmental problems through the CAP
- (xii) Prepare and submit to DOTr, JICA, and ADB the periodic EMR for review and disclosure in the JICA and ADB project website

#### **D. Methodology**

1. The methods for external RAP monitoring activities include, but not limited to, the following:
  - a) Review of the RAP prepared during the Detailed Design ("DD") phase;
  - b) Review of the detailed measurement survey ("DMS") documents to establish a baseline for monitoring and evaluating project benefits. The EMA will check on a random basis the DMS process with PAPs from identification to agreement on DMS results. All survey data shall be disaggregated by gender;
  - c) Review of the socio-economic survey ("SES") baseline prepared during RAP preparation and updating (following DD).<sup>2</sup> Sampling will include 20% of severely affected PAPs for the Project and 10% of all other PAPs. As much as possible, the same PAPs interviewed during RAP updating will be interviewed for each subsequent monitoring exercise.
  - d) Conduct of Participatory Rapid Appraisals ("PRA"). The PRA will involve obtaining information, identifying existing or potential problems, and finding specific time-bound

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<sup>2</sup> SES was carried out by JICA Design Team in parallel with DMS during RAP updating.

- solutions through participatory means including (i) consultations with PAPs and various stakeholders such as a resettlement committee, the PMO, and community leaders, (ii) key informant interviews, (iii) focus group discussions, and (iv) community public meetings;

e) Conduct direct field observations to document the status of resettlement implementation from the perspectives of the PAPs and other key stakeholders involved in the RAP implementation;

f) Conduct case studies of displaced persons or communities of various socio-economic groups to assess impact of resettlement and effectiveness and RAP mitigation measures;

g) Document lessons learned in using international best practices for replacement cost valuation as stipulated in the project principles and implementation experiences of DOTr;

h) Verify the Replacement Cost Study ("RCS"). The EMA will review the adequacy of methodologies and standards for determining compensation rates prior to RAP implementation as well as subsequently review the ability of PAPs to replace affected assets with the compensation received. The EMA will review Independent Property Appraiser's ("IPA") reports, Government Financing Institution ("GFI") reports, and internal monitoring reports to confirm if replacement cost values have been applied. The review of PAPs ability to replace affected assets will include (i) the ability of PAPs for purchasing comparable land or assets by the compensation received, (b) the location of replacement land and distance from affected land, and (c) any assistance and inputs which PAPs need to find suitable replacement land;

i) Review the effectiveness of the GRM and the status of grievance resolution. This will include interviews with PMO and organizations responsible for GRM implementation, review GRM documentation, and gathering information from interviews with PAPs on accessibility and effectiveness of the GRM<sup>3</sup>;

j) Review the effectiveness of the consultation processes conducted during project preparation and implementation. The EMA will review the meaningful consultations conducted with the PAPs and review the completeness and timeliness of information provided and whether the process was inclusive or not. The EMA will also review the consultation process for determining housing and livelihood options including whether PAPs had adequate opportunity to present their ideas and suggestions;

k) Conduct resettlement audit during monitoring. The EMA will carry out random checks of payment disbursed to PAPs during monitoring. The EMA will submit the Resettlement Audit Report upon completion of compensation payment to PAPs.

2. The methodology for external environmental monitoring shall include, but not necessarily be limited to the following:

a) Review of the EIS, EMP, and EMoP prepared during the detailed design phase of the Project;

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<sup>3</sup> The EMA is not expected to purposely target for interview cases undergoing the GRM process from information obtained through review of GRM documentation unless specifically requested by DOTr.

- b) Familiarize with the project requirements and the scope of work of the Project's GC and contractors;
- c) Conduct site visits and interviews with Project stakeholders including but not necessarily limited to local officials, relevant NGOs, residents along identified sensitive receptors, and other stakeholders identified in the EIS;
- d) Verify the information included in the SEMR submitted by the DOTr to ADB and JICA;
- e) Determine if the EMP and the EMoP provisions in the contractors' contracts are being implemented properly and prepare an action plan to address identified issues;
- f) Recommend corrective actions to address the gaps in the EMP implementation;
- g) Prepare and submit the EMR to the DOTr, ADB, and JICA on a semi-annual basis (i.e. upon availability of each internal semi-annual monitoring report) throughout the construction phase and during the first year of project operation.

## **E. Deliverable, Time Schedule and Reporting Requirements**

1. The EMA will be mobilized for the Project on a semi-annual basis throughout the construction phase until the first year of Project operation. The EMA shall submit the following reports simultaneously to DOTr, ADB, and JICA:

a) *Inception report.* The report shall provide details of its work plan, schedule and staffing, site visits, monitoring methodology, presentation of monitoring indicators, and proposed reporting template for quarterly reports following validation of the indicators presented in Annexes IV-A and IV-B of this terms of reference. This report will be reviewed by DOTr, ADB, and JICA prior to finalization and the commencement of the first semi-annual external monitoring.

b) *Semi-annual External RAP Monitoring Report.* The monitoring report will present the monitoring results, recommendations, and records of consultations. The presented information shall relate to the agreed monitoring indicators and be disaggregated as appropriate.

The report shall detail (i) the assessment on the extent to which the RAP implementation is compliant with the requirements set out in the RAP, (ii) the progress in achieving RAP objectives, and (ii) the recommended CAP as appropriate.

The EMA is required to describe any outstanding actions which are required to bring resettlement activities in line with the RAP and further mitigation measures to meet the needs of any PAPs recognized and/or self-perceived to be worse off in the aftermath of Project implementation. When the living standards of the PAPs are not improved or become worse, or their present means of livelihood become unviable, the DOTr, in coordination with other appropriate institutions, will provide the necessary assistance.

The report will verify information provided in the NSCR-EX PMO's internal monitoring reports and RAP completion reports (including upon completion of disbursement and compensation and assistance of any given section to be handed over for civil works, following completion of resettlement sites and following completion of relocation).

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<sup>4</sup> Separate external monitoring reports for RAP and Environment; and separate external monitoring reports for MCRP and SCRP.

The evaluations in the report will assess progress on the extent to which living standards and livelihoods of PAPs are viable and meet at least national minimum standards in accordance with the agreed monitoring indicators and reporting formats. The assessments will indicate the appropriateness of the assistance provided and whether DOTr needs to modify the assistance to enable achievement of these objectives.

The report will also feature case studies, and the results will be presented in meetings or workshops.

c) *Resettlement Audit or Evaluation Report/Project Completion Report.* The post-completion report will be produced in 6 to 12 months following Project completion or loan closing. The report will present an evaluation on the extent of the RAP implementation's compliance with the RAP requirements and ADB and JICA policy requirements and the extent to which the objectives of the RAP have been achieved. It will feature the evaluation of the RAP and LRIP implementation for the Project. The report shall also describe any lessons learned that might be useful for future activities.

d) *Semi-annual External Environmental Monitoring Report.* The monitoring report will present the monitoring results, recommendations, and records of consultations. The presented information shall relate to the agreed monitoring indicators and be disaggregated as appropriate.

- (i) Status of project implementation;
- (ii) Methodologies used to undertake external environmental monitoring (e.g., site observations, review of monitoring reports and other related documents, consultations and interviews with affected people, executing agency, contractors, supervision consultant, and other stakeholders);
- (iii) Review and verification of the accuracy, breadth, depth, and relevance of information provided by the IA to ADB and JICA with regard to the EMP and EMoP implementation as contained in the internal semi-annual environmental monitoring reports;
- (iv) Verification if the overall environmental safeguards objectives (covering environment and health and safety) are being met in accordance with the EMP and EMoP;
- (v) Assessment if EMP/EMoP provisions (mitigation, monitoring, reporting, etc.) are being complied with and if these are being conducted in a thorough and timely manner and in accordance with the budget identified within the EMP;
- (vi) Assessment of the performance of the following with regard to implementation of various provisions of the EMP (such as those which pertain to mitigation, monitoring, reporting, etc.):
  - a. Executing agency/implementing agency/project management unit
  - b. Construction supervision consultant
  - c. Contractors
- (vii) In connection with the assessment results in Item (6) above, recommend corrective actions required (i.e. capacity-building, staffing, etc.);
- (viii) Identification of current and potential environmental and health and safety issues

or problems;

- (ix) Time-bound action plan to address identified issues and to ensure compliance with the EMP and the EMoP;
- (x) Other relevant information to support the findings (minutes of meetings, photo-documentation, etc.)

e) *Environment Audit/Evaluation Report/Project Completion Report.* The post-completion report will be produced in 6 to 12 months following project completion or loan closing. The report will present an evaluation on the extent of the implementation's compliance with the Philippine Environmental Impact Statement System ("PEISS"), ADB, and JICA safeguard policy requirements and the extent to which the objectives of the Project EMP and EMoP have been achieved. It will feature the evaluation of the EMP and the EMoP implementation performance of the Project. The report shall also describe any lessons learned that might be useful for future activities.

2. The deliverables and corresponding time schedule for external monitoring are summarized in **Table 1**.

**Table 1. Deliverable, Time Schedule, and Reporting Requirement**

Deliverable	Time Schedule	Reporting Requirement
Inception Report	One (1) month after mobilization	EMA ⇒ DOTr, ADB and JICA
Semi-annual external RAP Monitoring Report	Every six (6) months until loan closing	EMA ⇒ DOTr, ADB and JICA
Semi-annual external environment Monitoring Report	Every six (6) months until loan closing	EMA ⇒ DOTr, ADB and JICA
Resettlement Audit/Evaluation Report/Project Completion Report	6-12 months after project completion or loan closing	EMA ⇒ DOTr, ADB and JICA

Environmental Audit/Evaluation Report/Project Completion Report	6-12 months after project completion or loan closing	EMA ⇒ DOTr, ADB and JICA
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## F. Team Composition and Qualification Requirement

1. The EMA shall be an independent firm or qualified NGO with proven capacity and experience in monitoring and evaluating:
  - a) RAP and LRIP implementation, as well as conducting qualitative and quantitative research
  - b) EMP and EMoP implementation of infrastructure projects.
2. The EMA is required to have working experience in the Philippines and should be familiar with the requirements of the PEISS.
3. Experts to be engaged by the firm or qualified NGOs should not have been and shall not be involved in the RAP, EMP, and EMoP implementation and supervision, regular environmental monitoring activities, preparation of semi-annual monitoring reports, and other activities of the DOTr and GC. Furthermore, that the EMA to be procured is not in any way affiliated with the DOTr and GC.
4. The minimum key positions required shall be one (1) Team Leader, four (4) Monitoring and Evaluation ("M&E") Specialists, two (2) Social Development Specialists, one (1) licensed Real Estate Appraiser, one (1) Sub-team Leader or Key Environment Specialist, and three (3) Environment Specialists as shown in **Table** . The EMA, nevertheless, may propose a change in the composition of the team in order to successfully implement undertakings of external monitoring.

**Table 2. Team Composition**

Position	Number
Team Leader or Senior Land Acquisition and Resettlement Specialist	1
Monitoring and Evaluation Specialist	4
Social Development Specialist	2
Licensed Real Estate Appraiser	1
Deputy Team Leader or Key Environment Specialist	1
Environmental, Health and Safety Specialists (N2 – SC)	3
<b>Total</b>	<b>12</b>

5. The minimum qualifications and experience for the Team Leader are the following:
  - a) At least a Master`s Degree in Anthropology, Sociology, or any other relevant degrees in social science or commensurate professional experience;



- b) At least 10 years of working experience in land acquisition and resettlement activities, community development, or social safeguard compliance;
  - c) Strong knowledge about safeguard policies of ADB and JICA;
  - d) Must have the ability to hold discussions both with the decision-makers and at the grassroots; and
    - e) Good communication and reporting skills including fluency in English, Filipino, and a local language (if required) to the DOTr, ADB and JICA.
6. For the other specialists, the following are required qualifications and experience:
- a) At least a university degree in Anthropology, Sociology, or any other relevant degrees in social science or commensurate professional experience;
    - b) For the real estate appraiser, the individual has to be licensed and have a relevant university degree such as in engineering, accounting, or other related fields. The individual should have at least five (5) years of relevant work experience in the Philippines;
    - c) At least five (5) years of working experience in M&E, participatory community development, and gender and development projects;
    - d) Strong knowledge about qualitative and quantitative action-oriented research methods including consultation procedures, focus group discussion, data collection and structured interview techniques; and
    - e) Good communication and reporting skills including fluency in English, Filipino, and a local language (if required) to the DOTr, ADB, and JICA.
7. The minimum qualifications and experience of the Deputy Team Leader/Key Environment Specialist shall be as follows:
- a) At least a Master's degree in the field of environmental management, environmental science, environmental engineering, or other related courses;
    - b) At least ten (10) years of working experience in environmental management and monitoring and/or supervision of the EMP and the EMoP implementation for major infrastructure projects;
    - c) Strong knowledge on safeguard policies of the ADB, JICA, and PEISS, as well as the Philippines Rule 1030 of the Occupational Safety and Health Standards (OSHS) and the DOLE Department Order No. 13, s. 1998: Guidelines Governing Safety and Health in the Construction Industry; and
    - d) Good communication and reporting skills including fluency in English, Filipino, and a local language (if required) to the DOTr, ADB, and JICA.
8. For the other environmental EM team member specialists, the following qualifications and experience are required:
- a) At least a university degree in the field of environmental management, environmental science, environmental engineering, or other related courses;

- b) At least five (5) years of working experience in environmental management and monitoring and/or supervision of the EMP and the EMoP implementation on major infrastructure projects;
- c) Strong knowledge on safeguard policies of the ADB, JICA, and the PEISS, as well as the Philippines Rule 1030 of the Occupational Safety and Health Standards (OSHS) and the DOLE Department Order No. 13, s. 1998: Guidelines Governing Safety and Health in the Construction Industry; and
- d) Good communication and reporting skills including fluency in English, Filipino, and a local language (if required) to the DOTr, ADB, and JICA.

#### **G. Duration of the Services**

1. The services of the EMA will be procured by the DOTr through its GC. Based on the project implementation schedule, the monitoring schedule for the EMA is expected to commence from April 2020 up to December 2028 on a semi-annual basis. The detailed EMA work schedule can be found in Annex \_.

#### **H. Criteria for EMA Selection**

1. The potential Consultant shall be evaluated for selection based on the following criteria:

**Table 3 Criteria for EMA Selection**

<b>Criteria</b>	<b>Point</b>
<b>I. Technical Aspect</b>	<b>70</b>
- Experience in conducting M&E and external environmental monitoring	20
- Example of M&E modules and environmental monitoring reporting system	20
- Experience with ADB- or JICA- or World Bank-funded project resettlement, environmental management and monitoring plans implementation or monitoring particularly in the railway and transport infrastructure sector	20
- Experience with coaching and capacity building of implementing agencies in the M&E and environmental monitoring	10
<b>II. Financial Aspect</b>	<b>30</b>
<b>Total</b>	<b>100</b>

**[Annex I] Work Schedule for External Monitoring Agency [Annex II]**

**Key Personnel**

**[Annex III] Financial Proposal**

**[Annex IV-A] RAP Monitoring Indicators**

Monitoring Item	Potential Indicator
Delivery of Entitlements	<p>Entitlements provided in light of the scale and category of losses set out in the entitlement matrix</p> <p>Status of disbursement in light of the planned schedule</p> <p>Identification of PAPs losing land temporarily, for example, through soil disposal and the setup of borrow pits and contractors' camps</p> <p>Timely disbursement of the agreed transport costs, relocation costs, and any resettlement allowances as well as timely provision of income substitution support in light of the planned schedule</p> <p>Provision of replacement land plots</p> <p>Quality of new plots and issuance of entitlements such as land titles, resettlement contracts, and other agreements</p> <p>Restoration of social infrastructure and services</p> <p>Progress on income and livelihood restoration activities implemented as set out in the income restoration plan, for example, the status of replacement land utilization, commencement of production, the number of trained PAPs who land jobs, disbursed microcredit loan amounts, and the number of assisted income-generating activities</p>
Consultation and Grievances	<p>Consultations organized as scheduled including meetings, groups, and community activities</p> <p>Knowledge of PAPs on entitlements</p> <p>Utilization of the GRM by PAPs</p> <p>Information on the status of grievance resolution</p> <p>Information on the implementation during the social preparation phase</p> <p>Implementation of special measures for indigenous peoples if any</p>
Communications and Participation	<p>Number of general meetings organized for both men and women</p> <p>Percentage of women out of total participants</p> <p>Number of meetings exclusively with women</p> <p>Number of meetings exclusively with vulnerable groups</p> <p>Number of meetings at relocation sites</p> <p>Number of meetings between host community residents and relocating PAPs</p>

Monitoring Item	Potential Indicator
	Participation rate of women, men, and vulnerable groups for meetings Level of communicated information – adequate or inadequate Disclosed information Translation of disclosed information in local languages
Budget and Time Frame	Number of appointed and mobilized staff in charge of land acquisition and resettlement on schedule for field and office works Number of capacity building and training activities completed on schedule Achievement rate for resettlement activities in light of the agreed implementation plan Resettlement fund allocated to resettlement agencies on time Receipt of scheduled funds by resettlement offices Disbursed funds according to the RAP Social preparation phase as per schedule Status of land acquisition and occupation during implementation
Resettlement and Relocation	Number of informal settler families (ISFs) provided with adequate project or resettlement information, consulted on relocation preferences and guided on procedures to avail of social housings Participation rate of ISFs in selection and design of social housing locations and options Number and percentage of ISFs provided with social housings Timeliness of the provision of social housings to relocating ISFs Quality of social housings provided to ISFs, for example, suitability of locations, utilities, and access to social services Provided transitional assistance such as transportation allowances Rental assistance provided until social housings are available for eligible ISFs Percentage of relocating ISFs who are able to service financial obligations and/or housing amortizations and payment Percentage of relocation ISFs who are satisfied with social housings and stay in the same social housings Adequacy of the management of the selected key shelter agencies such as the National Housing Authority (NHA) and the Social Housing Finance Corporation (SHFC)
Livelihood and Income Restoration	Number of PAPs under rehabilitation programs (data disaggregated by gender and vulnerable group) Number of PAPs who receive skills training (data disaggregated by gender and vulnerable group) Type of training and number of participants for each training Number and percentage of PAPs covered under livelihood programs (data disaggregated by gender and vulnerable group)

Monitoring Item	Potential Indicator
	<p>Number of PAPs who restore their income and livelihood patterns (data disaggregated by gender and vulnerable group)</p> <p>Number of new jobs generated</p> <p>Extent of participation in rehabilitation programs</p> <p>Extent of participation in vocational training programs</p> <p>Degree of satisfaction with support for livelihood programs</p> <p>Percentage of successful enterprises breaking even (data disaggregated by gender and vulnerable group)</p> <p>Percentage of PAPs who improve their income (data disaggregated by gender and vulnerable group)</p> <p>Percentage of PAPs who improve their standard of living (data disaggregated by gender and vulnerable group)</p> <p>Number of PAPs with agricultural replacement land (data disaggregated by gender and vulnerable group)</p> <p>Quantity of land owned or contracted by PAPs (data disaggregated by gender and vulnerable group)</p> <p>Number of households with agricultural equipment</p> <p>Number of households with livestock</p>
Benefit Monitoring	<p>Noticeable changes in patterns of occupations, production, and resource uses of PAPs in comparison with the pre-project situation</p> <p>Noticeable changes in income and expenditure patterns of PAPs in comparison with the pre-project situation</p> <p>Changes in the cost of living in comparison with the pre-project situation</p> <p>Changes in key social and cultural parameters in terms of living standards</p> <p>Changes occurred for vulnerable groups</p> <p>Benefits for PAPs from the Project</p>

## A. [Annex IV-B] Environmental Monitoring Indicators

Monitoring Item	Indicators
General	Project ECC conditions
Air	<p>Standard methods of the DENR as prescribed in its DAO No. 2000- 81, the Implementing Rules and Regulations (IRR) of the Philippine Clean Act of 1999 and the Presidential Decree No. 984 (National Pollution Control Decree of 1976), as amended by NPCC MC No. 1980-002</p> <p><b>24 Hours Average:</b></p> <p>Total Suspended Particulates (TSP), Particulate Matter less than 10 microns (PM10), (PM2.5), Lead (Pb), Sulfur Dioxide (SO2), Nitrogen Dioxide (NO2),</p> <p><b>1 Hour Average:</b></p> <p>Ozone (O3) and Carbon Monoxide (CO).</p>
Noise	<p>Morning (5:00 AM to 9:00 AM), daytime (9:00 AM to 6:00 PM), evening (6:00 to 10:00 PM) and nighttime (10:00 PM to 5:00AM):</p> <p>Decibel (dBa)</p> <p>Provisions of the IFC Environment, Health and Safety Guidelines (2007)</p>
Vibration	<p>Provisions of the British Standard 7385 (1993) since Philippines has no standards or procedures of investigation for the vibration study</p> <p><b>24 Hours</b></p>
Water	
Surface Water	<p>DAO 2016-08 Water Quality Guidelines and General Effluent Standards of 2016</p> <p><b>Primary Parameters</b></p> <p>Temperature, pH, dissolved oxygen (DO), color, biochemical oxygen demand (BOD), total suspended solids (TSS), chloride as Cl, nitrate as nitrogen (NO3-N), phosphate as phosphorus (P), fecal coliforms</p> <p><b>Secondary Parameters Metals:</b></p> <p>arsenic (As), copper (dissolved copper, Cu), cadmium (Cd), chromium (hexavalent, Cr+6), lead (Pb), total mercury (Hg)</p> <p><b>Organics:</b></p> <p>cyanide (CN), oil/grease (Petroleum Ether Extracts) (O&amp;G), organophosphate, phenolic substances as phenols, surfactants (MBAS)</p> <p><b>Others</b></p> <p>conductivity, total coliform</p>
Groundwater	<p><b>Primary Parameters:</b></p> <p>Temperature, pH, Conductivity, Total Dissolved Solids (TDS) Color, Chloride (Cl), Nitrate as Nitrogen (NO3-N), Fecal Coliform</p> <p><b>Secondary Parameters:</b></p>

	<p>Inorganics: Sulfate (SO<sub>4</sub>), Metals: Arsenic (As), Cadmium (Cd), Chromium Hexavalent (Cr+6), Lead (Pb), Total Mercury (Hg), Organics: Cyanide</p> <p><b>Others:</b></p> <p>Total Coliform, Calcium (Ca), Magnesium (Mg), Sodium (Na), Potassium (K), Bicarbonate (HCO<sub>3</sub>)</p> <p>Out of the 21 parameters measured, 16 are covered by PNSDW and DAO 2016-08. These are color, temperature, pH, Fecal Coliform, Total Coliforms, TDS, Na, Cl, SO<sub>4</sub>, NO<sub>3</sub>-N, As, Cd, Cr +6, Pb, Hg, and CN.</p>
Terrestrial Ecosystem	<p>No. of Affected trees</p> <p>Tree cutting permit(s)</p> <p>Agreement reached with DENR PENRO/CENRO on National Greening Program (NGP) compliance</p> <p>No. of replacement trees delivered to DENR PENRO/CENRO</p> <p>No. of indigenous and threatened tree species balled and survived</p> <p>No. and location of tree planting sites made available by DENR PENRO/CENRO</p>
Archaeological, Cultural and Heritage	<p>Number of affected sites affected by construction and action undertaken</p> <p>Number, location and action taken on chance finds</p> <p>Chance Find Procedure</p>
Consultation and Grievances	<p>Consultations organized as scheduled including meetings, groups, and community activities</p> <p>Stakeholder awareness</p> <p>Utilization of the GRM by stakeholders</p> <p>Information on the status of grievance resolution</p> <p>Information on the implementation during the social preparation phase</p> <p>Number and type of grievances</p> <p>Grievance Registry and Reporting</p>
Communication and Participation	<p>Number of general meetings organized for both men and women</p> <p>Percentage of women out of total participants</p> <p>Number of meetings exclusively with women</p> <p>Number of meetings exclusively with vulnerable groups</p> <p>Number of meetings between host community residents</p> <p>Participation rate of women, men, and vulnerable groups for meetings</p> <p>Level of communicated information – adequate or inadequate</p> <p>Disclosed information</p> <p>Translation of disclosed information in local languages</p>

Note: General guidance only. External Monitoring Agent (EMA) shall validate the above monitoring indicators from the EIS during the proposal and inception report preparation.

## Appendix 14. Quarterly Monitoring Report Form

*Quarterly Monitoring Report*

### APPENDIX 11 DRAFT QUARTERLY MONITORING REPORT FORM

#### Table of Content

1. Introduction.....	2
2. Progress of Activities.....	2
2.1. Disbursement of Compensation and Assistance .....	2
2.1.1. Progress .....	2
2.1.2. Gaps, Issues and Risks identified.....	3
2.1.3. Mitigating Actions and Resolutions.....	3
2.2. Relocation and Resettlement.....	4
2.2.1. Progress .....	4
2.2.2. Gaps, Issues and Risks identified.....	5
2.2.3. Mitigating Actions and Resolutions.....	5
2.3. Implementation of Livelihood and Income Restoration Measures .....	6
2.3.1. Progress .....	6
2.3.1.1 Pre-Implementation.....	6
2.3.1.2 Implementation .....	6
2.3.2. Gaps, Issues and Risks identified.....	8
2.3.3. Mitigating Actions and Resolutions.....	8
2.4. Provision of Special Assistance to Vulnerable Groups .....	8
2.4.1. Progress .....	8
2.4.2. Gaps, Issues and Risks identified.....	8
2.4.3. Mitigating Actions and Resolutions.....	8
2.5. Public Information, Consultation and Disclosure .....	9
2.5.1. Progress .....	9
2.5.2. Gaps, Issues and Risks identified.....	9
2.5.3. Mitigating Actions and Resolutions.....	9
2.6. Grievance Redress Mechanism (GRM) .....	10
2.6.1. Progress .....	10
2.6.2. Gaps, Issues and Risks identified.....	11
2.6.3. Mitigating Actions and Resolutions.....	11
2.7. Restoration of Public Facilities and Infrastructure .....	12
2.7.1. Progress .....	12
2.7.2. Gaps, Issues and Risks identified.....	12
2.7.3. Mitigating Actions and Resolutions.....	12
2.8. Handing Over of Land for Civil Works .....	13
2.8.1. Progress .....	13
2.8.2. Gaps, Issues and Risks identified.....	13
2.8.3. Mitigating Actions and Resolutions.....	13
2.9. Planned Activities for the Next Reporting Period .....	13
2.10. Summary and Recommendations .....	13



3. Appendix..... 13

3.1. Record of Meetings..... 13

3.2. Record of Site Visits/Inspections..... 13

## 1. Introduction

Explanatory text

## 2. Progress of Activities

### 2.1. Disbursement of Compensation and Assistance

#### 2.1.1. Progress

Table 2-1 Status of Pre-Disbursement Activities

STATUS		LOCAL GOVERNMENT UNIT								TOTAL
		MALOLOS	CALUMPIT	APALIT	MINALIN	STO. TOMAS	SAN FERNANDO	ANGELES	MABALACAT	
NOTICE OF TAKING	TOTAL PAPS									
	ISSUED									
	NOT YET ISSUED									
	PROGRESS (%)									
OFFER TO BUY	ISSUED									
	NOT YET ISSUED									
	PROGRESS (%)									
LEGAL PAPS WHO AGREED TO NEGOTIATED SALE	PAPS WITH INCOMPLETE DOCUMENTS (6 MO. EXT)									
	FOR EJS (6 MO. EXTENSION)									
	PAPS WITH COMPLETE DOCUMENTS									
	PAPS WITH VALIDATED DOCUMENTS									
	WITH SIGNED DOAS									
	WITH SIGNED ADRI									
	PROGRESS (%)									
PAPS FOR EXPROPRIATION	REFUSED NEGOTIATED SALE									
	CANNOT BE FOUND									
	FAIL TO COMPLETE DOCUMENTS (W/IN 6 MO.)									
ISF PAPS <sup>1</sup>	TOTAL AFFECTED CLAIMANTS									
	WITH DISPUTED CLAIMS									
	WITH INCOMPLETE DOCS									
	WITH COMPLETE DOCS									
	VALIDATED/VETTED ELIGIBLE PAPS									
	WITH SIGNED DOAS									
	WITH SIGNED ADRI									
	PROGRESS (%)									

<sup>1</sup> Compensation for structures, other improvements, crops and trees

Table 2-2 Status of Actual Disbursement of Compensation

TYPE OF IMPACT	STATUS OF COMPENSATION	LOCAL GOVERNMENT UNIT								TOTAL
		MALOLOS	CALUMPT	APALIT	MINALIN	STO. TOMAS	SAN FERNANDO	ANGELES	MABALACAT	
<b>LAND</b>	TOTAL ELIGIBLE PAPS									
	FULLY PAID									
	PARTIALLY PAID									
	PROGRESS (%)									
<b>STRUCTURE</b>	TOTAL ELIGIBLE PAPS <sup>2</sup>									
	FULLY PAID									
	PARTIALLY PAID									
	PROGRESS (%)									
<b>CROPS AND TREES</b>	TOTAL ELIGIBLE PAPS <sup>3</sup>									
	FULLY PAID									
	PARTIALLY PAID									
	PROGRESS (%)									
<b>LOSS OF INCOME (MICRO-BUSINESS)</b>	TOTAL ELIGIBLE PAPS									
	FULLY PAID									
	PARTIALLY PAID									
	PROGRESS (%)									
<b>LOSS OF INCOME (S, M, L, BUSINESS)</b>	TOTAL ELIGIBLE									
	FULLY PAID									
	PARTIALLY PAID									
	PROGRESS (%)									
<b>LOSS OF INCOME (DISPLACED EMPLOYEES)</b>	TOTAL ELIGIBLE									
	FULLY PAID									
	PARTIALLY PAID									
	PROGRESS (%)									
<b>LOSS OF INCOME FOR AGRI/AQUA (TENANT/ CROPSHARER)</b>	TOTAL ELIGIBLE									
	FULLY PAID									
	PARTIALLY PAID									
	PROGRESS (%)									
<b>LOSS OF INCOME FOR AGRI/AQUA (LANDOWNER/ LESSEE)</b>	TOTAL ELIGIBLE									
	FULLY PAID									
	PARTIALLY PAID									
	PROGRESS (%)									

## 2.1.2. Gaps, Issues and Risks identified

## 2.1.3. Mitigating Actions and Resolutions

<sup>2</sup> Including those who do not have legal rights to land

<sup>3</sup> ibid

## 2.2. Relocation and Resettlement

### 2.2.1. Progress

Table 2-3 Establishment of Agreed Institutional Requirements Prior to Relocation Activities

LGU	MOA SIGNING WITH NHA	MOA SIGNING WITH LGU	RIMC Creation	LIAC Creation	Formulation of RRAP
Malolos					
Calumpit					
Minalin					
Apalit					
Sto. Tomas					
San Fernando					
Angeles					
Mabalacat					
STATUS: Not yet started, Complete, On-Going, INC (incomplete), Not Applicable (i.e. LIAC will not be created, RRAP will not be formulated)					

Table 2-4 Status of Social Preparation Activities and Finalization of Master List

LGU	VALIDATION OF DD MASTER LIST	PRE-QUALIFICATION	BSAAC VALIDATION	PRODUCTION OF FINAL MASTER LIST
Malolos				
Calumpit				
Minalin				
Apalit				
Sto. Tomas				
San Fernando				
Angeles				
Mabalacat				
STATUS: Not yet started, Complete, On-Going, Not Applicable (i.e. LIAC will not be created, RRAP will not be formulated)				

Table 2-5 Status of Site Selection and Socialized Housing Construction

STATUS	LOCAL GOVERNMENT UNIT							
	MALOLOS	CALUMPIT	APALIT	MINALIN	STO. TOMAS	SAN FERNANDO	ANGELES	MABALACAT
Community Organizing								
Publication								
Presentation of Identified Sites to								
Site Selection (by PAPs)								
Construction works								
Site inspection (PAPs)								
Acceptance of PAPs and Turn-over of units								

Table 2-6 Progress of Actual Relocation/Displacement of PAHs

LGU	TOTAL # PAHs			NUMBER OF PAHs DISPLACED																			
				SELF-RELOCATION				TEMPORARY ACCOMMODATION (RENTAL SUBSIDY)				PERMANENT HOUSING (SOCIALIZED)				PERMANENT HOUSING (ECONOMIC)				PUBLIC RENTAL FACILITY			
	TOTAL	MALE HEADED	FEMALE HEADED	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)
MALOLOS																							
CALUMPIT																							
APALIT																							
MINALIN																							
STO. TOMAS																							
SAN FERNANDO																							
ANGELES																							
MABALACAT																							

## 2.2.2. Gaps, Issues and Risks identified

## 2.2.3. Mitigating Actions and Resolutions

## 2.3. Implementation of Livelihood and Income Restoration Measures

### 2.3.1. Progress

#### 2.3.1.1. Pre-Implementation

Table 2-7 Status of Required Formal Agreements Prior to Implementation

ENTITY	Type of Agreement Required	Purpose	Signed? (Y/N)
TESDA			
DTI			
DOLE			
DSWD			

#### 2.3.1.2. Implementation

##### 1) LRIP Workshops Conducted

Table 2-8 LRIP Workshops Conducted

LGU	# PLANNED SESSION	# SESSIONS CONDUCTED	# ELIGIBLE PAH	# ELIGIBLE PAH ATTENDED	# ELIGIBLE PAPS			# ELIGIBLE PAPS ATTENDED		
					M	F	T	M	F	T
MALOLOS										
CALUMPIT										
APALIT										
MINALIN										
STO. TOMAS										
SAN FERNANDO										
ANGELES										
MABALACAT										

##### 2) Financial Management Training

Table 2-9 Financial Management Training

LGU	# PLANNED SESSION	# SESSIONS CONDUCTED	# ELIGIBLE PAH	# ELIGIBLE PAH ATTENDED	# ELIGIBLE PAPS			# ELIGIBLE PAPS ATTENDED		
					M	F	T	M	F	T
MALOLOS										
CALUMPIT										
APALIT										
MINALIN										
STO. TOMAS										
SAN FERNANDO										
ANGELES										
MABALACAT										

### 3) Assistance to find Alternative Site to Continue Business/Farming

Table 2-10 Assistance to Find Alternative Site to Continue Business/Farming

LGU	ALTERNATE/REPLACEMENT RENTAL SPACE			ALTERNATE/REPLACEMENT LAND/SITE/STRUCTURE		
	# PAPS WHO REQUESTED ASSISTANCE	# PAPS ASSISTED	RATE OF ASSISTANCE %	# PAPS WHO REQUESTED ASSISTANCE	# PAPS ASSISTED	RATE OF ASSISTANCE %
MALOLOS						
CALUMPIT						
APALIT						
MINALIN						
STO. TOMAS						
SAN FERNANDO						
ANGELES						
MABALACAT						

### 4) Assistance to Secure Government Soft Loan

Table 2-11 Assistance to Secure Government Soft Loan

LGU	ASSISTANCE TO SECURE LOAN					
	# OF PAPS ELIGIBLE FOR ASSISTANCE	# PAPS WHO REQUESTED ASSISTANCE	NO ACTION/ ASSISTANCE	ON-GOING	REJECTED	APPROVED
MALOLOS						
CALUMPIT						
APALIT						
MINALIN						
STO. TOMAS						
SAN FERNANDO						
ANGELES						
MABALACAT						

### 5) Vocational/Enterprise Training

Table 2-12 Vocational/Enterprise Training

LGU	# ELIGIBLE PAPS			# PAPS REGISTERING			# PAPS SUCCESSFULLY COMPLETED			# OF PAPS THAT RECEIVED STARTED KITS					
	M	F	T	M	F	T	M	F	T	TESDA	DTI	DOLE	DSWD	LGU	OTHERS
MALOLOS															
CALUMPIT															
APALIT															
MINALIN															
STO. TOMAS															
SAN FERNANDO															
ANGELES															
MABALACAT															

## 6) Job Matching and Project Related Employment Opportunities

Table 2-13 Status of Job Matching and Employment Assistance

LGU	# OF ELIGIBLE PAPS	REGISTERING/ SEEKING PROJECT RELATED JOB			PAPS ACTUALLY EMPLOYED IN PROJECT RELATED JOBS			REGISTERING/ SEEKING NON-PROJECT RELATED JOB			PAPS ACTUALLY EMPLOYED IN NON-PROJECT RELATED JOBS		
		M	F	T	M	F	T	M	F	T	M	F	T
MALOLOS													
CALUMPIT													
APALIT													
MINALIN													
STO. TOMAS													
SAN FERNANDO													
ANGELES													
MABALACAT													

### 2.3.2. Gaps, Issues and Risks identified

### 2.3.3. Mitigating Actions and Resolutions

## 2.4. Provision of Special Assistance to Vulnerable Groups

### 2.4.1. Progress

LGU	# OF ELIGIBLE VULNERABLE HH	# OF VULNERABLE HH THAT RECEIVED INCONVENIENCE ALLOWANCE (PHP10,000)	# OF HH PROVIDED WITH MANPOWER ASSISTANCE TEAM (MAT) DURING RELOCATION	REGISTERING/SEEKING SKILLS TRAINING (PHP 15,000)			PAPS FROM VULNERABLE HH COMPLETED SKILLS TRAINING		
				M	F	T	M	F	T
MALOLOS									
CALUMPIT									
APALIT									
MINALIN									
STO. TOMAS									
SAN FERNANDO									
ANGELES									
MABALACAT									

### 2.4.2. Gaps, Issues and Risks identified

### 2.4.3. Mitigating Actions and Resolutions



## 2.5. Public Information, Consultation and Disclosure

### 2.5.1. Progress

Table 2-14 Status of Information Disclosure and Consultation

LGU	Translated URP Disseminated to Barangays	# PIB disseminate d to AH	# PIP posted in public places	# of Participants in Public Meetings											
				IEC		SCM		XXX		XXX		XXX		XXX	
				M	F	M	F	M	F	M	F	M	F	M	F
MALOLOS															
CALUMPIT															
APALIT															
MINALIN															
STO. TOMAS															
SAN FERNANDO															
ANGELES															
MABALACAT															
MALOLOS															
TOTAL															

### 2.5.2. Gaps, Issues and Risks identified

### 2.5.3. Mitigating Actions and Resolutions

## 2.6. Grievance Redress Mechanism (GRM)

### 2.6.1. Progress

Table 2-15 Grievance Reception and Resolution

LGU	PREVIOUS MONTH	CURRENT MONTH					OVER-ALL							
	No. of pending grievance cases from the previous month	No. of grievance cases received on the current month	No. of grievance cases resolved in Level 1	No. of grievance cases resolved in Level 2	No. of grievance cases resolved in Level 3	Total number of cases resolved on the current month	Total no. of grievance cases received from Help Desk	Total no. of grievance cases received through phone calls and SMS	Total No. of grievance cases received through letters	Total number of grievance cases received	Total number of pending cases of grievance	Total number of grievance cases resolved	Total No. of RAP related grievance cases received	Total No. of environment-related grievance cases received
MALOLOS														
CALUMPIT														
APALIT														
MINALIN														
STO. TOMAS														
SAN FERNANDO														
ANGELES														
MABALACAT														
MALOLOS														
TOTAL														

Table 2-16 Types of RAP Related Grievances Received

LGU	RAP PREPARATION AND SURVEY PROCESS	COMPENSATIO N & ENTITLEMENTS	REQUIRED DOCUMENTS/ ASSISTANCE	VALIDATION/ MASTER LIST	PROPERTY DISPUTE (ISF)	EJS	RELOCATION/ RENTAL SUBSIDY
Malolos							
Calumpit							
Minalin							
Apalit							
Sto. Tomas							
San Fernando							
Angeles							
Mabalacat							

### 2.6.2. Gaps, Issues and Risks identified

### 2.6.3. Mitigating Actions and Resolutions

2.7. Restoration of Public Facilities and Infrastructure

2.7.1. Progress

Table 2-17 Public Facilities and Infrastructures Affected and Restored

LGU	HOSPITAL/CLINIC			SCHOOL BUILDING/FACILITY			MARKET			ELECTRIC POLES			GOVERNMENT OFFICE			BASKETBALL COURT			OTHERS		
	AFFECTED	REMOVE D	RESTORE D	AFFECTED	REMOVE D	RESTOR ED	AFFECTE D	REMOVE D	RESTORED	AFFECTE D	REMOVE D	RESTORE D	AFFECT ED	REMOVE D	RESTOR ED	AFFECTE D	REMOVE D	RESTORE D	AFFECTE D	REMOVE D	RESTORE D
MALOLOS																					
CALUMPIT																					
APALIT																					
MINALIN																					
STO. TOMAS																					
SAN FERNANDO																					
ANGELES																					
MABALACA T																					

2.7.2. Gaps, Issues and Risks identified

2.7.3. Mitigating Actions and Resolutions

## **2.8. Handing Over of Land for Civil Works**

### **2.8.1. Progress**

Table 2-18 Status of Handing Over of Land to Contractor

LGU	PROJECT ROW (SQ. M.)				UNENCUMBERED LAND (SQ M.)	REMAINING ENCUMBRANCE (SQ M.)	LAND HAND OVER FOR CIVIL WORKS		
	TOTAL	PNR ROW	OTHER GOV LAND	PRIVATE			% HANDED OVER	TO BE HANDED OVER	
								%	EXPECTED DATE
MALOLOS									
CALUMPIT									
APALIT									
MINALIN									
STO. TOMAS									
SAN FERNANDO									
ANGELES									
MABALACAT									

### **2.8.2. Gaps, Issues and Risks identified**

### **2.8.3. Mitigating Actions and Resolutions**

## **2.9. Planned Activities for the Next Reporting Period**

## **2.10. Summary and Recommendations**

# **3. Appendix**

## **3.1. Record of Meetings**

MOM, Attendance sheets to be attached

### **3.2. Record of Site Visits/Inspections**

Field Reports, Attendance sheets to be attached

## Appendix 15. Preferred Resettlement Arrangement of Respondents based on PIBs

Taguig City							
Survey HHs with PIBs						Not Available to give info	Total No. of AHs
Assisted Relocation				Self-Relocation	Undecided		
Relocation Site: Carissa Homes							
Agreed to Relocate		*Undecided for Carissa Homes					
1479						483	1962
92.44%						7.56%	100%
1339				112	28	483	1962
68.25%				5.71%	1.43%	24.62%	100%
1146		193		112	28	483	1962
58.41%		9.84%		5.71%	1.43%	24.62%	100%
*Assisted Relocation: HHs prefer for Assisted relocation, but undecided with the offering relocation site options							
Paranaque City							
Survey HHs with PIBs						Not Available to give info	Total No. of AHs
Assisted Relocation				Self-Relocation	Undecided		
Relocation Site: Osorio Compound, Brgy. San Martin De Porres, Parañaque							
62						155	217
74.70%						25.30%	100%
62				0	0	155	217
74.70%				0.00%	0.00%	25.30%	100.00%
Muntinlupa City							
Survey HHs with PIBs						Not Available to give info	Total No. of AHs
Assisted Relocation				Self-Relocation	Undecided		
Relocation Sites:							
Buli	Putatan**	Sucat	Undecided				
445						152	597
74.54%						25.46%	100.00%
428				4	13	152	597
71.69%				0.67%	2.18%	25.46%	100.00%
58	337	31	2	4	13	152	597
9.77%	56.51%	5.25%	0.30%	0.60%	1.03%	26.54%	100.00%
**Note: Chosen relocation site is Putatan Ipilan/Patdu Compound, South Green Heights, Lakeview in Brgy. Putatan, Muntinlupa City							



Makati City***					
Survey HHs with PIBs				Not Available to Give Info	Total No. of AHs
Assisted Relocation		Self-Relocation	Undecided		
Relocation Sites:					
Brgy. Muzon, San Jose Del Monte City, Bulacan	Carissa Homes, Ph. 9, Brgy. Punta and Brgy. Bagtas, Tanza, Cavite				
235				436	671
35.02%				64.98%	100.00%
211		20	4	436	671
31.45%		2.98%	0.60%	64.98%	100.00%
91	114	25	5	436	671
14%	17%	4%	1%	65%	100%

\*\*\*Note: There is 1 HH that prefer for assisted relocation option, but they have not decided with relocation option. Even though undecided for relocation site option but the HH is willing to join the site relocation inspection

## Appendix 16. UTILITY RELOCATION LIST FOR MAKATI-BULI SECTION

Table 19. Affected Meralco Facilities During CP S-03 Construction

NO.	AREA	AREA / LOCATION (STREET TO STREET)	STATION / STATION BETWEEN	STATION CENTER LINE	UTILITY COMPANY	FACILITY	CONFLICT CAUSE	DESCRIPTIONS	DESCRIPTIONS (Proposed)
	(STATION to STATION)								
1	PACO to BUENDIA	San Andres St. to Pablo Ocampo St., Makati, Metro Manila	Paco Station	10+369	MERALCO	Overhead	Crossing at the ROW	High Voltage wires crossing PNR ROW	High Voltage wires crossing PNR ROW
2	PACO to BUENDIA	San Andres St. to Pablo Ocampo St., Makati, Metro Manila	Paco Station	10+375 to 10+575	MERALCO	Overhead	Parallel and outside the ROW	Low-High Voltage wires & poles parallel at East side outside but at w/in 2.0 m. from edge of PNR ROW.	Low-High Voltage wires & poles parallel at East side outside but at w/in 2.0 m. from edge of PNR ROW.
3	PACO to BUENDIA	San Andres St. to Pablo Ocampo St., Makati, Metro Manila	Paco Station	10+400	MERALCO	Overhead	Crossing at the ROW	Medium Voltage wires & poles crossing the PNR ROW at east side.	Medium Voltage wires & poles crossing the PNR ROW at east side.
4	PACO to BUENDIA	Pablo Ocampo St., Makati, Metro Manila	Paco Station	10+573	MERALCO	Overhead	Crossing at the ROW	Medium-High Voltage wires crossing PNR ROW	Medium-High Voltage wires crossing PNR ROW
5	PACO to BUENDIA	Pablo Ocampo St. to Zobel Roxas St., Makati, Metro Manila	Paco Station	10+575 to 10 +587	MERALCO	Overhead	Parallel and inside the ROW	Low-High Voltage wires & poles parallel at East side w/in and/or at edge of PNR ROW.	Low-High Voltage wires & poles parallel at East side w/in and/or at edge of PNR ROW.
6	PACO to BUENDIA	Pablo Ocampo St. to Zobel Roxas St., Makati, Metro Manila	Paco Station	10+575 to 10+612	MERALCO	Overhead	Parallel and inside the ROW	High Voltage wires & poles parallel at East side w/in and/or at edge of PNR ROW.	High Voltage wires & poles parallel at East side w/in and/or at edge of PNR ROW.
7	PACO to BUENDIA	Pablo Ocampo St., Makati, Metro Manila	Paco Station	10+587	MERALCO	Overhead	Crossing at the ROW	Low Voltage wires and pole guy/support wires crossing PNR ROW	Low Voltage wires and pole guy/support wires crossing PNR ROW
8	PACO to BUENDIA	Zobel Roxas St., to Malugay St., Makati, Metro Manila	Paco Station	11+383 to 11+468	MERALCO	Overhead	Parallel and outside the ROW	Low-Medium Voltage wires & poles parallel at East side outside but at edge of PNR ROW.	Low-Medium Voltage wires & poles parallel at East side outside but at edge of PNR ROW.
9	PACO to BUENDIA	Zobel Roxas St., to Malugay St., Makati, Metro Manila	Paco Station	11+468	MERALCO	Overhead	Crossing at the ROW	Pole Guy/Support wire crossing PNR ROW	Pole Guy/Support wire crossing PNR ROW

10	PACO to BUENDIA	Zobel Roxas St., to Malugay St., Makati, Metro Manila	Paco Station	11+475	MERALCO	Overhead	Crossing at the ROW	Pole Guy/Support wire crossing PNR ROW	Pole Guy/Support wire crossing PNR ROW
11	PACO to BUENDIA	Zobel Roxas St., to Malugay St., Makati, Metro Manila	Paco Station	11+498	MERALCO	Overhead	Crossing at the ROW	High Voltage wires crossing PNR ROW	High Voltage wires crossing PNR ROW
12	PACO to BUENDIA	Zobel Roxas St., to Malugay St., Makati, Metro Manila	Paco Station	11+507	MERALCO	Overhead	Crossing at the ROW	High Voltage wires crossing PNR ROW	High Voltage wires crossing PNR ROW
13	PACO to BUENDIA	Zobel Roxas St., to Malugay St., Makati, Metro Manila	Paco Station	11+562	MERALCO	Overhead	Crossing at the ROW	Pole Guy/Support wire crossing PNR ROW	Pole Guy/Support wire crossing PNR ROW
14	PACO to BUENDIA	Zobel Roxas St., to Malugay St., Makati, Metro Manila	Paco Station	11+571	MERALCO	Overhead	Crossing at the ROW	Pole Guy/Support wire crossing PNR ROW	Pole Guy/Support wire crossing PNR ROW
15	PACO to BUENDIA	Zobel Roxas St., to Malugay St., Makati, Metro Manila	Paco Station	11+572 to 11+587	MERALCO	Overhead	Parallel and inside the ROW	Medium Voltage wires & poles parallel at West side w/in PNR ROW.	Medium Voltage wires & poles parallel at West side w/in PNR ROW.
16	PACO to BUENDIA	Zobel Roxas St., to Malugay St., Makati, Metro Manila	Paco Station	11+574	MERALCO	Overhead	Crossing at the ROW	Medium Voltage wires crossing PNR ROW	Medium Voltage wires crossing PNR ROW
17	PACO to BUENDIA	Buendia Ave. to Dela Rosa St., Makati, Metro Manila	Paco Station	11+737 to 11+748	MERALCO	Overhead	Parallel and inside the ROW	Low-Medium Voltage wires & poles parallel at East side w/in PNR ROW.	Low-Medium Voltage wires & poles parallel at East side w/in PNR ROW.
18	BUENDIA to PASAY	Buendia Ave. to Dela Rosa St., Makati, Metro Manila	Paco Station	11+748 to 12+468	MERALCO	Overhead	Parallel and inside the ROW	Low-Medium Voltage wires & poles parallel at East side w/in PNR ROW.	Low-Medium Voltage wires & poles parallel at East side w/in PNR ROW.
19	BUENDIA to PASAY	A. Arnaiz Ave., Makati, Metro Manila	Buendia Station	12+475	MERALCO	Overhead	Crossing at the ROW	Medium-High Voltage wires crossing PNR ROW	Medium-High Voltage wires crossing PNR ROW
20	BUENDIA to PASAY	A. Arnaiz Ave., Makati, Metro Manila	Buendia Station	12+526 to 12+925	MERALCO	Overhead	Parallel at edge of PNR ROW	Medium-High Voltage wires parallel at the edge of PNR ROW	Medium-High Voltage wires parallel at the edge of PNR ROW
21	PASAY to EDSA	Don Bosco St., Makati, Metro Manila	Buendia Station	12+958	MERALCO	Overhead	Crossing at the ROW	Medium-High Voltage wires crossing PNR ROW	Medium-High Voltage wires crossing PNR ROW
22	EDSA to NICHOLS	EDSA flyover, Makati, to Lawton Ave, Taguig, Metro Manila	EDSA Station	14+355 to 14+384	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel at West side w/in PNR ROW.	Medium-High Voltage wires & poles parallel at West side w/in PNR ROW.
23	EDSA to NICHOLS	EDSA flyover, Makati, to Lawton Ave, Taguig, Metro Manila	EDSA Station	14+372	MERALCO	Overhead	Crossing at the ROW	Medium-High Voltage wires crossing PNR ROW	Medium-High Voltage wires crossing PNR ROW
24	EDSA to NICHOLS	Lawton Ave., Taguig, Metro Manila	Nichols Station	15+839	MERALCO	Overhead	Crossing at the ROW	High Voltage wires crossing PNR ROW	High Voltage wires crossing PNR ROW

25	EDSA to NICHOLS	Lawton Ave., Taguig, Metro Manila	Nichols Station	15+863	MERALCO	Overhead	Crossing at the ROW	High Voltage wires crossing PNR ROW	High Voltage wires crossing PNR ROW
26	NICHOLS to FTI	Lawton Ave. to C-5 Interchange, Taguig, Metro Manila	Nichols Station	16+562	MERALCO	Overhead	Inside the ROW	Guy/support pole at East side w/in PNR at edge	Guy/support pole at East side w/in PNR at edge
27	NICHOLS to FTI	Lawton Ave. to C-5 Interchange, Taguig, Metro Manila	Nichols Station	16+602	MERALCO	Overhead	Crossing at the ROW	Medium-High Voltage wires and pole crossing PNR ROW	Medium-High Voltage wires and pole crossing PNR ROW
28	NICHOLS to FTI	Lawton Ave. to C-5 Interchange, Taguig, Metro Manila	Nichols Station	16+652	MERALCO	Overhead	Crossing at the ROW	Medium-High Voltage wires and pole crossing PNR ROW	Medium-High Voltage wires and pole crossing PNR ROW
29	NICHOLS to FTI	C-5 Interchange to Skyway Flyover, Taguig, Metro Manila	Nichols Station	17+428 to 17+776	MERALCO	Overhead	Parallel and outside the ROW	Low-Medium Voltage wires & poles parallel at East side outside PNR ROW but w/in 1-5 m. from edge.	Low-Medium Voltage wires & poles parallel at East side outside PNR ROW but w/in 1-5 m. from edge.
30	NICHOLS to FTI	C-5 Interchange to Skyway Flyover, Taguig, Metro Manila	Nichols Station	17+450	MERALCO	Overhead	Crossing at ROW	Medium Voltage wires & poles crossing the PNR ROW.	Medium Voltage wires & poles crossing the PNR ROW.
31	NICHOLS to FTI	C-5 Interchange to Skyway Flyover, Taguig, Metro Manila	Nichols Station	17+446 to 17+600	MERALCO	Overhead	Parallel inside the ROW	Medium Voltage wires & poles parallel inside the PNR ROW.	Medium Voltage wires & poles parallel inside the PNR ROW.
32	NICHOLS to FTI	C-5 Interchange to Skyway Flyover, Taguig, Metro Manila	Nichols Station	17+600	MERALCO	Overhead	Crossing at ROW	Medium Voltage wires & poles crossing the PNR ROW.	Medium Voltage wires & poles crossing the PNR ROW.
33	NICHOLS to FTI	C-5 Interchange to Skyway Flyover, Taguig, Metro Manila	Nichols Station	17+660 to 17+780	MERALCO	Overhead	Parallel inside the ROW	Medium Voltage wires & poles parallel outside the PNR ROW at East side.	Medium Voltage wires & poles parallel outside the PNR ROW at East side.
34	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+040 to 18+300	MERALCO	Overhead	Parallel at the edge of the ROW	Medium-High Voltage wires & poles parallel at East side w/in PNR ROW at edge.	Medium-High Voltage wires & poles parallel at East side w/in PNR ROW at edge.

35	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+300 to 18+400	MERALCO	Overhead	Parallel at the edge of the ROW	Medium-High Voltage wires & poles parallel at East side parallel outside PNR ROW but at edge of ROW.	Medium-High Voltage wires & poles parallel at East side parallel outside PNR ROW but at edge of ROW.
36	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+400 to 18+540	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel at East side parallel outside	Medium-High Voltage wires & poles parallel at East side parallel outside PNR ROW

								PNR ROW but at edge of ROW.	but at edge of ROW.
37	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+400 to 18+540	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel at East side w/in PNR ROW.	Medium-High Voltage wires & poles parallel at East side w/in PNR ROW.
38	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+540	MERALCO	Overhead	Crossing at the ROW	Medium-High Voltage wires & poles crossing at PNR ROW.	Medium-High Voltage wires & poles crossing at PNR ROW.
39	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+540 to 18+638	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.
40	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+638 to 18+684	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.
41	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+684 to 18+700	MERALCO	Overhead	Parallel and inside the ROW	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.
42	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+700 to 18+810	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.
43	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+708	MERALCO	Idle pole	inside the ROW	Idle pole inside the PNR ROW.	Idle pole inside the PNR ROW.
44	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+810	MERALCO	Overhead	Crossing at the ROW	Medium-High Voltage wires & poles crossing at PNR ROW.	Medium-High Voltage wires & poles crossing at PNR ROW.
44	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+810 to 18+980	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.
45	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+980 to 19+200	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.
46	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+025	MERALCO	Overhead	Crossing at the ROW	Low Voltage wires & poles crossing at PNR ROW.	Low Voltage wires & poles crossing at PNR ROW.
46	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+080	MERALCO	Overhead	Crossing at the ROW	Low Voltage wires & poles crossing at PNR ROW.	Low Voltage wires & poles crossing at PNR ROW.
47	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+140 to 19+190	MERALCO	Overhead	Parallel and inside the ROW	Low Voltage wires & poles parallel inside the PNR ROW.	Low Voltage wires & poles parallel inside the PNR ROW.

48	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+200 to 19+245	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.
49	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+245	MERALCO	Overhead	Crossing at the ROW	Low Voltage wires & poles crossing at PNR ROW.	Low Voltage wires & poles crossing at PNR ROW.
50	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+245 to 19+364	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.
51	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+364	MERALCO	Overhead	Crossing at the center of ROW	Wires (Guy/Support) crossing inside PNR ROW.	Wires (Guy/Support) crossing inside PNR ROW.
52	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+380	MERALCO	Overhead	Crossing at the center of ROW	Medium-High Voltage wires & poles crossing at the center of PNR ROW.	Medium-High Voltage wires & poles crossing at the center of PNR ROW.
53	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+364 to 19+390	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.
54	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+390 to 19+510	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.
55	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+510 to 19+605	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.
56	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+510	MERALCO	Overhead	Crossing the ROW	Medium-High Voltage wires & poles crossing the PNR ROW.	Medium-High Voltage wires & poles crossing the PNR ROW.
57	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+565 to 19+605	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.
58	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+590	MERALCO	Overhead	Crossing the ROW	Medium-High Voltage wires & poles crossing at the center of PNR ROW.	Medium-High Voltage wires & poles crossing at the center of PNR ROW.
59	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+590 to 19+620	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.
60	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+605 to 19+610	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.
61	FTI to BICUTAN	Skyway flyover to General Santos Ave.,	FTI Station	19+610 to 19+640	MERALCO	Overhead	Parallel and	Medium-High Voltage wires & poles parallel	Medium-High Voltage wires & poles parallel

		Taguig, Metro Manila					inside the ROW	inside the PNR ROW.	inside the PNR ROW.
62	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+610	MERALCO	Overhead	Crossing the ROW	Medium-High Voltage wires & poles crossing the PNR ROW.	Medium-High Voltage wires & poles crossing the PNR ROW.
63	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+640	MERALCO	Overhead	Crossing the ROW	Medium-High Voltage wires & poles crossing the PNR ROW.	Medium-High Voltage wires & poles crossing the PNR ROW.
64	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+640 to 20+220	MERALCO	Overhead	Parallel and inside the ROW	Medium High Voltage wires & poles parallel inside the PNR ROW.	Medium High Voltage wires & poles parallel inside the PNR ROW.
65	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+664	MERALCO	Overhead	Crossing the ROW	Medium-High Voltage wires & poles crossing the PNR ROW.	Medium-High Voltage wires & poles crossing the PNR ROW.
66	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+720 to 19+730	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.
69	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+730	MERALCO	Overhead	Crossing the ROW	Medium-High Voltage wires & poles crossing the PNR ROW.	Medium-High Voltage wires & poles crossing the PNR ROW.
70	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+730 to 20+030	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.
71	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+810	MERALCO	Overhead	Crossing inside the ROW	Wires (Guy/Support) crossing inside PNR ROW.	Wires (Guy/Support) crossing inside PNR ROW.
72	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+830	MERALCO	Overhead	Crossing inside the ROW	Wires (Guy/Support) crossing inside PNR ROW.	Wires (Guy/Support) crossing inside PNR ROW.
73	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+840	MERALCO	Overhead	Crossing inside the ROW	Wires (Guy/Support) crossing inside PNR ROW.	Wires (Guy/Support) crossing inside PNR ROW.
74	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+845 to 19+855	MERALCO	Overhead	Parallel and inside the ROW	Wires (Guy/Support) parallel inside PNR ROW.	Wires (Guy/Support) parallel inside PNR ROW.
75	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+880 to 19+905	MERALCO	Overhead	Parallel and inside the ROW	Low Voltage wires & poles parallel inside the PNR ROW.	Low Voltage wires & poles parallel inside the PNR ROW.
76	FTI to BICUTAN	Skyway flyover to General Santos Ave.,	FTI Station	19+905 to 20+075	MERALCO	Overhead	Parallel and	Low Voltage wires & poles	Low Voltage wires & poles parallel

		Taguig, Metro Manila					inside the ROW	parallel inside the PNR ROW.	inside the PNR ROW.
77	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+915	MERALCO	Overhead	Crossing the ROW	Low-Medium Voltage wires & poles crossing the PNR ROW.	Low-Medium Voltage wires & poles crossing the PNR ROW.
78	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+990	MERALCO	Overhead	Crossing the ROW	Low-Medium Voltage wires & poles crossing the PNR ROW.	Low-Medium Voltage wires & poles crossing the PNR ROW.
79	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	20+060	MERALCO	Overhead	Crossing the ROW	Low-Medium Voltage wires & poles crossing the PNR ROW.	Low-Medium Voltage wires & poles crossing the PNR ROW.
80	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	20+075 to 20+220	MERALCO	Overhead	Parallel and inside the ROW	Low Voltage wires & poles parallel inside the PNR ROW.	Low Voltage wires & poles parallel inside the PNR ROW.
81	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	20+220	MERALCO	Overhead	Crossing the ROW	Wires crossing the PNR ROW.	Wires crossing the PNR ROW.
82	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	20+240	MERALCO	Overhead	Crossing the ROW	Wires crossing the PNR ROW.	Wires crossing the PNR ROW.
83	BICUTAN to SUCAT	Skyway flyover to General Santos Ave., Taguig, Metro Manila	Bicutan Station	20+440 to 20+464	MERALCO	Overhead	Parallel and inside the ROW	Low Voltage wires & poles parallel inside the PNR ROW.	Low Voltage wires & poles parallel inside the PNR ROW.
84	BICUTAN to SUCAT	General Santos Ave., Taguig, Metro Manila	Bicutan Station	20+490	MERALCO	Overhead	Crossing the ROW	Wires crossing the PNR ROW at west side.	Wires crossing the PNR ROW at west side.
85	BICUTAN to SUCAT	General Santos Ave., Taguig, Metro Manila	Bicutan Station	20+490	MERALCO	Overhead	Crossing the ROW	Wires (Guy/Support) crossing the PNR ROW at west side.	Wires (Guy/Support) crossing the PNR ROW at west side.
86	BICUTAN to SUCAT	Skyway flyover to General Santos Ave., Taguig, Metro Manila	Bicutan Station	20+505	MERALCO	Overhead	Crossing the ROW	Low-Medium Voltage wires & poles crossing the PNR ROW.	Low-Medium Voltage wires & poles crossing the PNR ROW.
87	BICUTAN to SUCAT	Skyway flyover to General Santos Ave., Taguig, Metro Manila	Bicutan Station	20+505	MERALCO	Overhead	Crossing the ROW	Low-Medium Voltage wires & poles crossing the PNR ROW.	Low-Medium Voltage wires & poles crossing the PNR ROW.
88	BICUTAN to SUCAT	Skyway flyover to General Santos Ave., Taguig, Metro Manila	Bicutan Station	20+610	MERALCO	Overhead	Crossing the ROW	Wires Crossing PNR ROW	Wires Crossing PNR ROW
89	BICUTAN to SUCAT	Mañalac, Taguig to Ilang Ilang St., Muntinlupa	Bicutan Station	21+116	MERALCO	Overhead	Crossing the ROW	Medium-low Voltage wires & poles crossing the PNR ROW.	Medium-low Voltage wires & poles crossing the PNR ROW.



90	BICUTAN to SUCAT	Skyway flyover to General Santos Ave., Taguig, Metro Manila	Bicutan Station	21+810 to 21+868	MERALCO	Overhead	Crossing the ROW	Low-Medium Voltage wires & poles crossing the PNR ROW.	Low-Medium Voltage wires & poles crossing the PNR ROW.
91	BICUTAN to SUCAT	Skyway flyover to General Santos Ave., Taguig, Metro Manila	Bicutan Station	21+868 to 21+938	MERALCO	Overhead	Parallel and inside the ROW	Low-Medium Voltage wires & poles parallel inside the PNR ROW.	Low-Medium Voltage wires & poles parallel inside the PNR ROW.
92	BICUTAN to SUCAT	Skyway flyover to General Santos Ave., Taguig, Metro Manila	Bicutan Station	21+938	MERALCO	Overhead	Crossing the ROW	Wires crossing the PNR ROW at west side.	Wires crossing the PNR ROW at west side.
93	BICUTAN to SUCAT	Skyway flyover to General Santos Ave., Taguig, Metro Manila	Bicutan Station	21+838 to 22+000	MERALCO	Overhead	Parallel and inside the ROW	Low Voltage wires & poles parallel inside the PNR ROW.	Low Voltage wires & poles parallel inside the PNR ROW.
94	BICUTAN to SUCAT	Skyway flyover to General Santos Ave., Taguig, Metro Manila	Bicutan Station	21+990	MERALCO	Overhead	Crossing the ROW	Low voltage Wires crossing the PNR ROW at west side.	Low voltage Wires crossing the PNR ROW at west side.
95	BICUTAN to SUCAT	Alamo Dr. to Meralco Road, Muntinlupa	Bicutan Station	23+510	MERALCO	Overhead	Crossing the ROW	Low-Medium Voltage wires & poles crossing PNR ROW,	Low-Medium Voltage wires & poles crossing PNR ROW,

## WATER

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.

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.

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. Table 2 below shows the summary of affected Maynilad and Manila Water Lines in Manila Phase 2 Project.

**Table 20. Affected Manila Water and Maynilad Facilities During Manila Phase 2 Construction**

NO.	AREA (STATION to STATION)	AREA / LOCATION (STREET TO STREET)	STATION / STATION BETWEEN	STATION CENTER LINE	UTILITY COMPANY	FACILITY	CONFLICT CAUSE	DESCRIPTIONS	DESCRIPTIONS (Proposed)
1	PACO to BUENDIA	San Andres St. to Pablo Ocampo St.,	Paco Station	10+403 to 10+461	MANILA WATER	Underground	Parallel and outside the ROW	100 mm dia PVC, 63 mm dia HDPE pipes parallel at East side outside	100 mm dia PVC, 63 mm dia HDPE pipes parallel at East side outside PNR ROW,

		Makati, Metro Manila						PNR ROW, but w/in 30 m. from PNR ROW center.	but w/in NSRP Project ROW.
2	PACO to BUENDIA	San Andres St. to Pablo Ocampo St., Makati, Metro Manila	Paco Station	10+469 to 10+518	MANILA WATER	Underground	Parallel and outside the ROW	150 mm dia PVC, 63 mm dia HDPE pipes parallel at East side outside PNR ROW but w/in 30 m. from PNRT Row center.	150 mm dia PVC, 63 mm dia HDPE pipes parallel at East side outside PNR ROW but w/in NSRP Project ROW
3	PACO to BUENDIA	San Andres St. to Pablo Ocampo St., Makati, Metro Manila	Paco Station	10+524 to 10+571	MANILA WATER	Underground	Parallel and outside the ROW	150 mm dia PVC, 63 mm dia HDPE pipes parallel at East side outside PNR ROW but w/in 30 m. from PNRT Row center.	151 mm dia PVC, 63 mm dia HDPE pipes parallel at East side outside PNR ROW but w/in NSRP Project ROW
4	PACO to BUENDIA	Pablo Ocampo St., Makati, Metro Manila	Paco Station	10+583	MANILA WATER	Underground	Parallel and outside the ROW	300 mm dia PVC pipe at East side traverse outside PNR ROW but w/in 30 m. from PNR ROW center.	300 mm dia PVC pipe at East side traverse outside PNR ROW but w/in NSRP Project ROW.
5	PACO to BUENDIA	Zobel Roxas St., to Malugay St., Makati, Metro Manila	Paco Station	11+313 to 11+336	MANILA WATER	Underground	Parallel and outside the ROW	150, 300 mm dia PVC pipes at East side parallel outside PNR ROW but w/in 30 m. from PNR ROW center.	150, 300 mm dia PVC pipes at East side parallel outside PNR ROW but w/in NSRP Project ROW.
6	PACO to BUENDIA	Zobel Roxas St., to Malugay St., Makati, Metro Manila	Paco Station	11+367 to 11+575	MANILA WATER	Underground	Parallel and inside the ROW	100, 150, 200, 300 mm dia PVC pipes parallel at East side w/in PNR ROW.	100, 150, 200, 300 mm dia PVC pipes parallel at East side w/in PNR ROW.
7	PACO to BUENDIA	Malugay St., Makati, Metro Manila	Paco Station	11+591	MANILA WATER	Underground	Parallel and outside the ROW	250 mm dia PVC pipe at East side traverse outside PNR ROW but w/in 30 m. from PNR ROW center.	250 mm dia PVC pipe at East side traverse outside PNR ROW but w/in NSRP Project ROW.
8	PACO to BUENDIA	Buendia Ave., Makati, Metro Manila	Paco Station	11+667	MANILA WATER	Underground	Crossing at the ROW	150, 300 mm dia pipes crossing PNR ROW.	150, 300 mm dia pipes crossing PNR ROW.
9	PACO to BUENDIA	Buendia Ave. to Dela Rosa St., Makati, Metro Manila	Paco Station	11+668 to 11+678	MANILA WATER	Underground	Parallel and outside the ROW	100, 150 mm dia PVC pipes parallel at East side outside PNR ROW but at edge & w/in 30 m. from PNR ROW center.	100, 150 mm dia PVC pipes parallel at East side outside PNR ROW but at edge & w/in NSRP Project ROW.
10	PACO to BUENDIA	Buendia Ave., Makati, Metro Manila	Paco Station	11+675	MANILA WATER	Underground	Parallel and inside the ROW	Water pipe traverses w/in PNR ROW, East part.	Water pipe traverses w/in PNR ROW, East part.
11	BUENDIA to PASAY	Dela Rosa St., Makati, Metro Manila	Paco Station	11+784	MANILA WATER	Underground	Parallel and inside the ROW	200 mm dia pipes at East side w/in PNR ROW	200 mm dia pipes at East side w/in PNR ROW traverses towards East.

								traverses towards East.	
12	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz Ave., Makati, Metro Manila	Paco Station	11+784 to 12+486	MANILA WATER	Underground	Parallel and inside the ROW	63 mm dia HDPE pipes parallel at East side w/in PNR ROW.	63 mm dia HDPE pipes parallel at East side w/in PNR ROW.
13	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz Ave., Makati, Metro Manila	Paco Station	11+933	MANILA WATER	Underground	Parallel and inside the ROW	63 mm dia pipe traversing w/in PNR ROW, East part.	63 mm dia pipe traversing w/in PNR ROW, East part.
14	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz Ave., Makati, Metro Manila	Paco Station	11+937	MANILA WATER	Underground	Parallel and outside the ROW	63 mm dia pipe traversing outside PNR ROW but w/in 30 m. from PNR ROW center.	63 mm dia pipe traversing outside PNR ROW but w/in NSRP Project ROW.
15	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz Ave., Makati, Metro Manila	Paco Station	12+048	MANILA WATER	Underground	Parallel and outside the ROW	150 mm dia pipe traversing outside PNR ROW but w/in 30 m. from PNR ROW center.	150 mm dia pipe traversing outside PNR ROW but w/in NSRP Project ROW.
16	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz Ave., Makati, Metro Manila	Paco Station	12+052	MANILA WATER	Underground	Parallel and outside the ROW	63 mm dia pipe traversing outside PNR ROW but w/in 30 m. from PNR ROW center.	63 mm dia pipe traversing outside PNR ROW but w/in NSRP Project ROW.
17	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz Ave., Makati, Metro Manila	Paco Station	12+051	MANILA WATER	Underground	Parallel and inside the ROW	63 mm dia pipe traversing w/in PNR ROW, East part.	63 mm dia pipe traversing w/in PNR ROW, East part.
18	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz Ave., Makati, Metro Manila	Buendia Station	12+159	MANILA WATER	Underground	Parallel and outside the ROW	150 mm dia pipe traversing outside PNR ROW but w/in 30 m. from PNR ROW center.	150 mm dia pipe traversing outside PNR ROW but w/in NSRP Project ROW.
19	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz Ave., Makati, Metro Manila	Buendia Station	12+263	MANILA WATER	Underground	Parallel and inside the ROW	63 mm dia pipe traversing w/in PNR ROW, East part.	63 mm dia pipe traversing w/in PNR ROW, East part.
20	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz Ave., Makati, Metro Manila	Buendia Station	12+326	MANILA WATER	Underground	Parallel and inside the ROW	63 mm dia pipe traversing w/in PNR ROW, East part.	63 mm dia pipe traversing w/in PNR ROW, East part.
21	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz Ave., Makati, Metro Manila	Buendia Station	12+374	MANILA WATER	Underground	Parallel and inside the ROW	63 mm dia pipe traversing w/in PNR ROW, East part.	63 mm dia pipe traversing w/in PNR ROW, East part.
22	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz Ave., Makati, Metro Manila	Buendia Station	12+424	MANILA WATER	Underground	Parallel and inside the ROW	63 mm dia pipe traversing w/in PNR ROW, East part.	63 mm dia pipe traversing w/in PNR ROW, East part.
23	BUENDIA to PASAY	A. Arnaiz Ave. to Don Bosco St., Makati, Metro Manila	Buendia Station	12+483 to 12+503	MANILA WATER	Underground	Parallel and outside the ROW	150, 200, 400 mm dia pipes at East side traverses outside PNR ROW w/in 30 m. from PNR ROW center.	150, 200, 400 mm dia pipes at East side traverses outside PNR ROW w/in NSRP Project ROW.
24	EDSA to NICHOLS	Don Bosco St. to EDSA flyover,	Buendia Station	13+788 to 13+814	MANILA WATER	Ground	Parallel and	Pumping Station outside PNR ROW at East	Pumping Station outside PNR ROW at East Side, but w/in

		Makati, Metro Manila					outside the ROW	Side, but w/in 30 m. from PNR ROW center, about 6-7 m from edge.	NSRP Project ROW. , about 6-7 m from edge.
25	EDSA to NICHOLS	EDSA flyover, Makati, to Lawton Ave, Taguig, Metro Manila	Buendia Station	13+820 to 13+880	MANILA WATER	Underground	Parallel and inside the ROW	100 mm dia pipe at East side parallel w/in PNR ROW.	100 mm dia pipe at East side parallel w/in PNR ROW.
26	EDSA to NICHOLS	EDSA flyover, Makati, to Lawton Ave, Taguig, Metro Manila	Nichols Station	15+208 to 15+216	MANILA WATER	Underground	Parallel and outside the ROW	Water pipes at East side parallel outside PNR ROW but w/in 30 m. from PNR ROW center.	Water pipes at East side parallel outside PNR ROW but w/in NSRP Project ROW.
27	EDSA to NICHOLS	EDSA flyover, Makati, to Lawton Ave, Taguig, Metro Manila	Nichols Station	15+680 to 15+707	MANILA WATER	Underground	Parallel and outside the ROW	100 mm dia pipe at East side parallel outside PNR ROW but w/in 31-33 m. from PNR ROW center.	100 mm dia pipe at East side parallel outside PNR ROW and 31-33 m. from PNR ROW center.
28	PACO to BUENDIA	San Andres St. to Pablo Ocampo St., Makati, Metro Manila	Paco Station	10+400	MAYNILAD	Underground	Crossing at the ROW	900 mm dia CIP crossing PNR ROW	900 mm dia CIP crossing PNR ROW
29	NICHOLS to FTI	Lawton Ave. to C-5 Interchange, Taguig, Metro Manila	Nichols Station	16+228 to 17+448	MAYNILAD	Underground	Parallel and outside the ROW	450 mm dia SP at East side parallel outside PNR ROW but w/in 30 m from PNR ROW center.	450 mm dia SP at East side parallel outside PNR ROW but w/in NSRP Project ROW.
30	NICHOLS to FTI	C-5 Interchange to Skyway Flyover, Taguig, Metro Manila	Nichols Station	17+448 to 17+968	MAYNILAD	Underground	Parallel and outside the ROW	450 mm dia SP at East side parallel outside PNR ROW but w/in 30 m from PNR ROW center.	450 mm dia SP at East side parallel outside PNR ROW but w/in NSRP Project ROW.
31	NICHOLS to FTI	Skyway flyover to General Santos Ave., Taguig, Metro Manila	Nichols Station	17+968 to 18+300	MAYNILAD	Underground	Parallel and outside the ROW	450 mm dia SP at East side parallel outside PNR ROW but w/in 30 m from PNR ROW center.	450 mm dia SP at East side parallel outside PNR ROW but w/in NSRP Project ROW.
32	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+179 to 18+300	MAYNILAD	Underground	Parallel and inside the ROW	400 mm dia SP parallel w/in PNR ROW near East side ROW edge.	400 mm dia SP parallel w/in PNR ROW near East side ROW edge.
33	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+186 to 18+300	MAYNILAD	Underground	Parallel and outside the ROW	75, 100, 150, 200 mm dia PVC Pipe at East side parallel outside PNR ROW but w/in 30 m from PNR ROW center.	75, 100, 150, 200 mm dia PVC Pipe at East side parallel outside PNR ROW but w/in NSRP Project ROW.

34	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+300 to 18+400	MERALCO	Overhead	Parallel at the edge of the ROW	Medium-High Voltage wires & poles parallel at East side parallel outside PNR ROW but at edge of ROW.	Medium-High Voltage wires & poles parallel at East side parallel outside PNR ROW but at edge of ROW.
35	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+400 to 18+540	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel at East side parallel outside PNR ROW but at edge of ROW.	Medium-High Voltage wires & poles parallel at East side parallel outside PNR ROW but at edge of ROW.
36	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+400 to 18+540	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel at East side w/in PNR ROW.	Medium-High Voltage wires & poles parallel at East side w/in PNR ROW.
37	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+540	MERALCO	Overhead	Crossing at the ROW	Medium-High Voltage wires & poles crossing at PNR ROW.	Medium-High Voltage wires & poles crossing at PNR ROW.
38	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+540 to 18+638	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.
39	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+638 to 18+684	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.
40	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+684 to 18+700	MERALCO	Overhead	Parallel and inside the ROW	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.
41	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+700 to 18+810	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.
42	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+708	MERALCO	Idle pole	inside the ROW	Idle pole inside the PNR ROW.	Idle pole inside the PNR ROW.
43	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+810	MERALCO	Overhead	Crossing at the ROW	Medium-High Voltage wires & poles crossing at PNR ROW.	Medium-High Voltage wires & poles crossing at PNR ROW.
44	FTI to BICUTAN	Skyway flyover to General	FTI Station	18+810 to 18+980	MERALCO	Overhead	Parallel and	Medium-High Voltage wires & poles parallel	Medium-High Voltage wires &

		Santos Ave., Taguig, Metro Manila					inside the ROW	inside the PNR ROW.	poles parallel inside the PNR ROW.
45	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+980 to 19+200	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.
46	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+025	MERALCO	Overhead	Crossing at the ROW	Low Voltage wires & poles crossing at PNR ROW.	Low Voltage wires & poles crossing at PNR ROW.
47	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+080	MERALCO	Overhead	Crossing at the ROW	Low Voltage wires & poles crossing at PNR ROW.	Low Voltage wires & poles crossing at PNR ROW.
48	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+140 to 19+190	MERALCO	Overhead	Parallel and inside the ROW	Low Voltage wires & poles parallel inside the PNR ROW.	Low Voltage wires & poles parallel inside the PNR ROW.
49	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+200 to 19+245	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.
50	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+245	MERALCO	Overhead	Crossing at the ROW	Low Voltage wires & poles crossing at PNR ROW.	Low Voltage wires & poles crossing at PNR ROW.
51	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+245 to 19+364	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.
52	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+364	MERALCO	Overhead	Crossing at the center of ROW	Wires (Guy/Support) crossing inside PNR ROW.	Wires (Guy/Support) crossing inside PNR ROW.
53	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+380	MERALCO	Overhead	Crossing at the center of ROW	Medium-High Voltage wires & poles crossing at the center of PNR ROW.	Medium-High Voltage wires & poles crossing at the center of PNR ROW.
54	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+364 to 19+390	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.

55	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+390 to 19+510	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.
56	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+510 to 19+605	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.
57	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+510	MERALCO	Overhead	Crossing the ROW	Medium-High Voltage wires & poles crossing the PNR ROW.	Medium-High Voltage wires & poles crossing the PNR ROW.
58	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+565 to 19+605	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.
59	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+590	MERALCO	Overhead	Crossing the ROW	Medium-High Voltage wires & poles crossing at the center of PNR ROW.	Medium-High Voltage wires & poles crossing at the center of PNR ROW.
60	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+590 to 19+620	MERALCO	Overhead	Parallel and inside the ROW	Medium-High Voltage wires & poles parallel inside the PNR ROW.	Medium-High Voltage wires & poles parallel inside the PNR ROW.
61	FTI to BICUTAN	East Service Road before DBP Avenue	FTI to BICUTAN	18+200 to 18+240	Meralco	Abandoned Post	Inside the PROW	Abandoned post inside the PROW	Abandoned post inside the PROW
62	FTI to BICUTAN	East Service Road before DBP Avenue	FTI to BICUTAN	18+340 to 18+360	Meralco	New Post	Parallel and near the PROW	Wires parallel and near PROW, East side	Wires parallel and near PROW, East side
63	FTI to BICUTAN	Between Arca Blvd.to Malugay St.	FTI to BICUTAN	18+460 to 18+480	Meralco	Abandoned Post	Inside the PROW	Abandoned post inside the PROW	Abandoned post inside the PROW
64	FTI to BICUTAN	Between Chico St. to Sampaloc St..	FTI to BICUTAN	18+840 to 18+880	Meralco	Abandoned Post	Inside the PROW	Abandoned post inside the PROW	Abandoned post inside the PROW
65	FTI to BICUTAN	Between Mangga St. to Molave St..	FTI to BICUTAN	19+260 to 19+300	Meralco	Overhead	Crossing at the PROW	Wires crossing PROW	Wires crossing PROW
66	BICUTAN to SUCAT	General Santos Ave., Taguig, Metro Manila	Bicutan Station	20+482 to 20+490	MANILA WATER	Underground	Parallel and inside the ROW	100 mm dia pipes parallel at West side outside PNR ROW but w/in 30 m. from PNR ROW center.	100 mm dia pipes parallel at West side outside PNR ROW but w/in NSRP Project ROW.
66	BICUTAN to SUCAT	General Santos Ave., Taguig, Metro Manila	Bicutan Station	20+485	MANILA WATER	Underground	Crossing at the ROW	600 mm dia SP crossing PNR ROW.	600 mm dia SP crossing PNR ROW.

67	BICUTAN to SUCAT	General Santos Ave. to Mañalac Ave., Taguig, Metro Manila	Bicutan Station	20+490 to 20+499	MANILA WATER	Underground	Parallel and inside the ROW	100 mm dia pipes parallel at West side outside PNR ROW but w/in 30 m. from PNR ROW center.	100 mm dia pipes parallel at West side outside PNR ROW but w/in NSRP Project ROW.
68	BICUTAN to SUCAT	General Santos Ave. to Mañalac Ave., Taguig, Metro Manila	Bicutan Station	20+604 to 20+657	MANILA WATER	Underground	Parallel and inside the ROW	63, 100 mm dia PVC at East side parallel outside PNR ROW but w/in 30 m. from PNR ROW center.	63, 100 mm dia PVC at East side parallel outside PNR ROW but w/in NSRP Project ROW.
69	BICUTAN to SUCAT	General Santos Ave. to Mañalac Ave., Taguig, Metro Manila	Bicutan Station	20+622 to 20+676	MANILA WATER	Underground	Parallel and inside the ROW	63, 100 mm dia PVC at West side parallel outside PNR ROW but w/in 30 m. from PNR ROW center.	63, 100 mm dia PVC at West side parallel outside PNR ROW but w/in NSRP Project ROW.
70	BICUTAN to SUCAT	General Santos Ave. to Mañalac Ave., Taguig, Metro Manila	Bicutan Station	20+657 to 20+828	MANILA WATER	Underground	Parallel and inside the ROW	63, 100 mm dia PVC at East side parallel inside PNR ROW.	63, 100 mm dia PVC at East side parallel inside PNR ROW.
71	BICUTAN to SUCAT	General Santos Ave. to Mañalac Ave., Taguig, Metro Manila	Bicutan Station	20+868	MANILA WATER	Underground	Parallel and inside the ROW	63, 100 mm dia PVC at West side traverses outside PNR ROW but w/in 30 m. from PNR ROW center.	63, 100 mm dia PVC at West side traverses outside PNR ROW but w/in NSRP Project ROW.
72	BICUTAN to SUCAT	General Santos Ave. to Mañalac Ave., Taguig, Metro Manila	Bicutan Station	20+907	MANILA WATER	Underground	Parallel and inside the ROW	63mm dia PVC at West side traverses outside PNR ROW but w/in 30 m. from PNR ROW center.	63mm dia PVC at West side traverses outside PNR ROW but w/in NSRP Project ROW.
73	BICUTAN to SUCAT	Mañalac, Taguig to Ilang Ilang St., Muntinlupa	Bicutan Station	21+100 to 21+304	MANILA WATER	Underground	Parallel and outside the ROW	63, 100 mm dia PVC at West side parallel outside PNR ROW but w/in 30 m. from PNR Row center.	63, 100 mm dia PVC at West side parallel outside PNR ROW but w/in NSRP Project ROW.
74	BICUTAN to SUCAT	Mañalac Ave., Taguig, Metro Manila	Bicutan Station	20+110	MANILA WATER	Underground	crossing the ROW	600 mm dia SP crossing PNR ROW.	600 mm dia SP crossing PNR ROW.
75	BICUTAN to SUCAT	Mañalac Ave., Taguig, Metro Manila	Bicutan Station	20+114	MANILA WATER	Underground	crossing the ROW	400mm dia SP crossing PNR ROW.	400mm dia SP crossing PNR ROW.
76	BICUTAN to SUCAT	Mañalac, Taguig to Ilang Ilang St., Muntinlupa	Bicutan Station	21+373	MANILA WATER	Underground	Parallel w/in the ROW	63 mm dia traversing towards West w/in PNR ROW, West part.	63 mm dia traversing towards West w/in PNR ROW, West part.
77	BICUTAN to SUCAT	Mañalac, Taguig to Ilang Ilang St., Muntinlupa	Bicutan Station	21+810 to 21+848	MANILA WATER	Underground	Parallel and inside the ROW	100 mm dia HDPE at West side parallel outside PNR ROW but w/in 30 m. from PNR Row center.	100 mm dia HDPE at West side parallel outside PNR ROW but w/in NSRP Project ROW.



78	BICUTAN to SUCAT	Mañalac, Taguig to Ilang Ilang St., Muntinlupa	Bicutan Station	21+848 to 22+206	MANILA WATER	Underground	Parallel and inside the ROW	63, 100 mm dia HDPE at West side parallel w/in 30 m. PNR Row, near edge.	63, 100 mm dia HDPE at West side parallel w/in 30 m. PNR Row, near edge.
79	BICUTAN to SUCAT	Mañalac, Taguig to Ilang Ilang St., Muntinlupa	Bicutan Station	22+311 to 22+364	MANILA WATER	Underground	Parallel and inside the ROW	100 mm dia PVC parallel at West side parallel outside PNR ROW but w/in 30 m. from PNR ROW center.	100 mm dia PVC parallel at West side parallel outside PNR ROW but w/in NSRP Project ROW.
80	BICUTAN to SUCAT	Mañalac, Taguig to Ilang Ilang St., Muntinlupa	Bicutan Station	22+406	MANILA WATER	Underground	Parallel and inside the ROW	100 mm dia pipe traverses outside PNR ROW, West part, but w/in 30 m. from PNR ROW center.	100 mm dia pipe traverses outside PNR ROW, West part, but w/in NSRP Project ROW.
81	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+961 to 20+103	MAYNILAD	Underground	Parallel and inside the ROW	400 mm dia SP at East parallel outside PNR ROW at PNR ROW edge.	400 mm dia SP at East parallel outside PNR ROW at PNR ROW edge.
82	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	20+103 to 20+198	MAYNILAD	Underground	Parallel and inside the ROW	400 mm dia SP parallel w/in PNR ROW near East side ROW edge.	400 mm dia SP parallel w/in PNR ROW near East side ROW edge.
83	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	20+134	MAYNILAD	Underground	Crossing at the ROW	750 mm dia SP crossing PNR ROW.	750 mm dia SP crossing PNR ROW.
84	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	20+198 to 20+220	MAYNILAD	Underground	Parallel and inside the ROW	400 mm dia SP at East side parallel outside PNR ROW but w/in 30 m. from PNR ROW center.	400 mm dia SP at East side parallel outside PNR ROW but w/in NSRP Project ROW.
85	BICUTAN to SUCAT	General Santos Ave. to Mañalac Ave., Taguig, Metro Manila	Bicutan Station	20+490 to 20+498	MAYNILAD	Underground	Parallel and inside the ROW	225 mm dia HDPE pipes traverses w/in PNR ROW at East side.	225 mm dia HDPE pipes traverses w/in PNR ROW at East side.
86	BICUTAN to SUCAT	General Santos Ave. to Mañalac Ave., Taguig, Metro Manila	Bicutan Station	20+496 to 20+498	MAYNILAD	Underground	Parallel and inside the ROW	150 mm dia PVC, 225 mm dia HDPE pipes at East side traverses w/in PNR ROW.	150 mm dia PVC, 225 mm dia HDPE pipes at East side traverses w/in PNR ROW.
87	BICUTAN to SUCAT	General Santos Ave. to Mañalac Ave., Taguig, Metro Manila	Bicutan Station	20+498 to 20+638	MAYNILAD	Underground	Parallel and inside the ROW	100, 150 mm dia PVC traverses w/in PNR ROW East to West side.	100, 150 mm dia PVC traverses w/in PNR ROW East to West side.
88	BICUTAN to SUCAT	General Santos Ave. to Mañalac Ave., Taguig, Metro Manila	Bicutan Station	20+638 to 20+685	MAYNILAD	Underground	Parallel and inside the ROW	150 mm dia PVC at West side parallel outside PNR ROW but w/in 30 m. from	150 mm dia PVC at West side parallel outside PNR ROW but w/in NSRP Project ROW.

								PNR ROW center.	
89	BICUTAN to SUCAT	Mañalac, Taguig to Ilang Ilang St., Muntinlupa	Bicutan Station	23+081 to 23+101	MAYNILAD	Underground	Parallel and inside the ROW	250 mm dia SP pipes parallel at West side w/in PNR ROW	250 mm dia SP pipes parallel at West side w/in PNR ROW
90	BICUTAN to SUCAT	Ilang Ilang St. to Alamo Dr., Muntinlupa	Bicutan Station	23+101 to 23+487	MAYNILAD	Underground	Parallel and inside the ROW	250 mm dia SP pipes parallel at West side w/in PNR ROW	250 mm dia SP pipes parallel at West side w/in PNR ROW
91	BICUTAN to SUCAT	Alamo Dr. to Meralco Road, Muntinlupa	Bicutan Station	23+492 to 23+499	MAYNILAD	Underground	Parallel and inside the ROW	800 mm dia PVC traversing w/in PNR ROW at West part.	800 mm dia PVC traversing w/in PNR ROW at West part.
92	BICUTAN to SUCAT	Alamo Dr. to Meralco Road, Muntinlupa	Bicutan Station	23+499 to 24+533	MAYNILAD	Underground	Parallel and inside the ROW	700 mm dia DIP at East side parallel w/in PNR ROW.	700 mm dia DIP at East side parallel w/in PNR ROW.
93	BICUTAN to SUCAT	Alamo Dr. to Meralco Road, Muntinlupa	Bicutan Station	23+553 to 23+833	MAYNILAD	Underground	Parallel and inside the ROW	100 mm dia CIP, 150 mm dia PVC, 160 mm dia HDPE at East side parallel outside PNR ROW and w/in 34 m. from PNR ROW center.	100 mm dia CIP, 150 mm dia PVC, 160 mm dia HDPE at East side parallel outside PNR ROW and w/in NSRP Project ROW.
94	BICUTAN to SUCAT	Alamo Dr. to Meralco Road, Muntinlupa	Bicutan Station	23+740 to 23+860	MAYNILAD	Underground	Parallel outside the ROW	50, 75 mm dia PVC at West side parallel outside PNR ROW but w/in 30 m. from PNR ROW center.	50, 75 mm dia PVC at West side parallel outside PNR ROW but w/in NSRP Project ROW.

## TELCOS

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

Table 21. Affected TELCOs Facilities During Manila Phase 2 Construction

NO	AREA	AREA / LOCATION (STREET TO STREET)	STATION / STATION BETWEEN	STATION CENTER LINE	UTILITY COMPANY	FACILITY	CONFLICT CAUSE	DESCRIPTIONS	DESCRIPTIONS (Proposed)
	(STATION to STATION)								
1	PACO to BUENDIA	San Andres St. to Pablo Ocampo St., Makati, Metro Manila	Paco Station	10+238 to 10+588	GLOBE TELECOM	Overhead	Parallel and inside the ROW	Wires at East side parallel w/in PNR ROW.	Wires at East side parallel w/in PNR ROW.
2	PACO to BUENDIA	San Andres St. to Pablo Ocampo St.,	Paco Station	10+545 to 10+572	GLOBE TELECOM	Overhead	Parallel and	Wires parallel outside PNR ROW at East	Wires parallel outside PNR ROW at East side but

		Makati, Metro Manila					outside the ROW	side but within (NSCR-EX) PROW.	within (NSCR-EX) PROW.
3	PACO to BUENDIA	Pablo Ocampo St., Makati, Metro Manila	Paco Station	10+583	GLOBE TELECOM	Underground	Crossing at the ROW	Wires crossing PNR ROW	Wires crossing PNR ROW
4	PACO to BUENDIA	Pablo Ocampo St., Makati, Metro Manila	Paco Station	10+588	GLOBE TELECOM	Overhead	Crossing at the ROW	Wires crossing PNR ROW	Wires crossing PNR ROW
5	PACO to BUENDIA	Zobel Roxas St., to Malugay St., Makati, Metro Manila	Paco Station	11+380	GLOBE TELECOM	Overhead	Parallel and inside the ROW	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.
6	PACO to BUENDIA	Zobel Roxas St., to Malugay St., Makati, Metro Manila	Paco Station	11+380 to 11+600	GLOBE TELECOM	Overhead	Parallel and inside the ROW	Wires at East side parallel w/in PNR ROW at edge.	Wires at East side parallel w/in PNR ROW at edge.
7	PACO to BUENDIA	Zobel Roxas St., to Malugay St., Makati, Metro Manila	Paco Station	11+584	BAYANTEL (GLOBE)	Overhead	Crossing at the ROW	Wires crossing PNR ROW	Wires crossing PNR ROW
8	PACO to BUENDIA	Malugay St. to Buendia Ave., Makati, Metro Manila	Paco Station	11+600 to 11+663	GLOBE TELECOM	Overhead	Parallel and outside the ROW	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.
9	PACO to BUENDIA	Malugay St. to Buendia Ave., Makati, Metro Manila	Paco Station	11+663 to 11+705	GLOBE TELECOM	Overhead	Parallel and outside the ROW	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.
10	PACO to BUENDIA	Buendia Ave. to Dela Rosa St., Makati, Metro Manila	Paco Station	11+663 to 11+748	GLOBE TELECOM	Overhead	Parallel and outside the ROW	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.
11	PACO to BUENDIA	Buendia Ave. to Dela Rosa St., Makati, Metro Manila	Paco Station	11+692 to 11+748	GLOBE TELECOM	Overhead	Parallel and inside the ROW	Wires at East side parallel w/in PNR ROW.	Wires at East side parallel w/in PNR ROW.
12	PACO to BUENDIA	Buendia Ave. to Dela Rosa St., Makati, Metro Manila	Paco Station	11+680 to 11+748	GLOBE TELECOM	Underground	Parallel and outside the ROW	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.
13	BUENDIA to PASAY	Buendia Ave. to Dela Rosa St., Makati, Metro Manila	Paco Station	11+748 to 11+764	GLOBE TELECOM	Overhead	Parallel and inside the ROW	Wires at East side parallel w/in PNR ROW.	Wires at East side parallel w/in PNR ROW.
14	BUENDIA to PASAY	Buendia Ave. to Dela Rosa St., Makati, Metro Manila	Paco Station	11+748 to 11+775	GLOBE TELECOM	Overhead	Parallel and outside the ROW	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.

15	BUENDIA to PASAY	Buendia Ave. to Dela Rosa St., Makati, Metro Manila	Paco Station	11+748 to 11+783	GLOBE TELECOM	Underground	Parallel and outside the ROW	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.
16	BUENDIA to PASAY	Buendia Ave. to Dela Rosa St., Makati, Metro Manila	Paco Station	11+775 to 11+783	GLOBE TELECOM	Overhead	Parallel and outside the ROW	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.
17	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz Ave., Makati, Metro Manila	Paco Station	11+783 to 11+792	GLOBE TELECOM	Overhead	Parallel and outside the ROW	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.
18	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz Ave., Makati, Metro Manila	Paco Station	11+783 to 12+160	GLOBE TELECOM	Underground	Parallel and outside the ROW	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.
19	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz Ave., Makati, Metro Manila	Buendia Station	12+152	GLOBE TELECOM	Underground	Crossing at the ROW	Crossing PNR ROW	Crossing PNR ROW
20	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz Ave., Makati, Metro Manila	Buendia Station	12+160	GLOBE TELECOM	Underground	Crossing at the ROW	Crossing PNR ROW	Crossing PNR ROW
21	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz Ave., Makati, Metro Manila	Buendia Station	12+271 to 12+356	GLOBE TELECOM	Overhead	Parallel and outside the ROW	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.
22	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz Ave., Makati, Metro Manila	Buendia Station	12+380	GLOBE TELECOM	Overhead	Parallel and inside the ROW	Pole and Wires traverses w/in PNR ROW at East side.	Pole and Wires traverses w/in PNR ROW at East side.
23	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz Ave., Makati, Metro Manila	Buendia Station	12+430	GLOBE TELECOM	Overhead	Parallel and inside the ROW	Pole and Wires traverses w/in PNR ROW at East side.	Pole and Wires traverses w/in PNR ROW at East side.
24	BUENDIA to PASAY	A. Arnaiz Ave. to Don Bosco St., Makati, Metro Manila	Buendia Station	12+521 to 12+708	GLOBE TELECOM	Overhead	Parallel and outside the ROW	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.
25	BUENDIA to PASAY	A. Arnaiz Ave. to Don Bosco St., Makati, Metro Manila	Buendia Station	12+708 to 12+751	GLOBE TELECOM	Overhead	Parallel and outside the ROW	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.
26	BUENDIA to PASAY	A. Arnaiz Ave. to Don Bosco St., Makati, Metro Manila	Buendia Station	12+751 to 12+757	GLOBE TELECOM	Overhead	Parallel and outside the ROW	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.

27	PASAY to EDSA	A. Arnaiz Ave. to Don Bosco St., Makati, Metro Manila	Buendia Station	12+910 to 12+955	GLOBE TELECOM	Overhead	Parallel and outside the ROW	Wires parallel outside PNR ROW at East side and w/in 30 m. from PNR ROW center	Wires parallel outside PNR ROW at East side and w/in NSRP Project ROW.
28	PASAY to EDSA	Don Bosco St., Makati, Metro Manila	Buendia Station	12+937	GLOBE TELECOM	Overhead	Parallel and inside the ROW	Pole and wires traverses w/in PNR ROW at East side.	Pole and wires traverses w/in PNR ROW at East side.
29	PASAY to EDSA	Don Bosco St., Makati, Metro Manila	Buendia Station	12+949	GLOBE TELECOM	Underground	Crossing at the ROW	Wires crossing PNR ROW	Wires crossing PNR ROW
30	PASAY to EDSA	Don Bosco St., Makati, Metro Manila	Buendia Station	12+951	GLOBE TELECOM	Overhead	Crossing at the ROW	Wires crossing PNR ROW	Wires crossing PNR ROW
31	PASAY to EDSA	Don Bosco St., Makati, Metro Manila	Buendia Station	12+957	GLOBE TELECOM	Overhead	Crossing at the ROW	Wires crossing PNR ROW	Wires crossing PNR ROW
32	EDSA to NICHOLS	Lawton Ave., Taguig, Metro Manila	Nichols Station	15+839	GLOBE TELECOM	Underground	Crossing at the ROW	Crossing PNR ROW (HDD)	Crossing PNR ROW (HDD)
33	EDSA to NICHOLS	Lawton Ave. to C-5 Interchange, Taguig, Metro Manila	Nichols Station	16+101	GLOBE TELECOM	Underground	Crossing at the ROW	Crossing PNR ROW (HDD)	Crossing PNR ROW (HDD)
34	NICHOLS to FTI	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+005 to 18+300	GLOBE TELECOM	Overhead	Parallel and outside the ROW	Wires parallel outside PNR ROW at East side, at edge of PNR ROW.	Wires parallel outside PNR ROW at East side, at edge of PNR ROW.
35	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+102 to 18+140	GLOBE TELECOM	Overhead	Parallel and inside the ROW	Wires parallel w/in PNR ROW at East side (near edge).	Wires parallel w/in PNR ROW at East side (near edge).
36	PACO to BUENDIA	Pablo Ocampo St., Makati, Metro Manila	Paco Station	10+580	CONVERGE ICT Solutions Inc.	Overhead	Crossing at the ROW	Crossing PNR ROW at Pablo Ocampo St.	Crossing PNR ROW at Pablo Ocampo St.
37	PACO to BUENDIA	Pablo Ocampo St., Makati, Metro Manila	Paco Station	10+580	CONVERGE ICT Solutions Inc.	Underground	Crossing at the ROW	Crossing PNR ROW at Pablo Ocampo St.	Crossing PNR ROW at Pablo Ocampo St.
38	PACO to BUENDIA	Zobel Roxas St., to Malugay St., Makati, Metro Manila	Paco Station	11+579	CONVERGE ICT Solutions Inc.	Overhead	Crossing at the ROW	Crossing PNR ROW	Crossing PNR ROW
39	PACO to BUENDIA	Buendia Ave., Makati, Metro Manila	Paco Station	11+652	CONVERGE ICT Solutions Inc.	Overhead	Crossing at the ROW	Crossing PNR ROW	Crossing PNR ROW
40	BUENDIA to PASAY	Dela Rosa St., Makati, Metro Manila	Paco Station	11+782	CONVERGE ICT Solutions Inc.	Overhead	Crossing at the ROW	Crossing PNR ROW	Crossing PNR ROW
41	BUENDIA to PASAY	A. Arnaiz Ave., Makati, Metro Manila	Buendia Station	12+481	CONVERGE ICT Solutions Inc.	Overhead	Crossing at the ROW	Crossing PNR ROW	Crossing PNR ROW

42	PACO to BUENDIA	San Andres St. to Pablo Ocampo St. , Makati, Metro Manila	Paco Station	10+429	ETPI	Underground	Parallel and inside the ROW	FOC (Open Trench) lines crossing PNR ROW, East part	FOC (Open Trench) lines crossing PNR ROW, East part
43	PACO to BUENDIA	San Andres St. to Pablo Ocampo St. , Makati, Metro Manila	Paco Station	10+441	ETPI	Underground	Crossing at the ROW	FOC (Open Trench) lines crossing PNR ROW, East part	FOC (Open Trench) lines crossing PNR ROW, East part
44	PACO to BUENDIA	San Andres St. to Pablo Ocampo St. , Makati, Metro Manila	Paco Station	10+441 to 10+580	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in West side of PNR ROW.	FOC (HDD) lines parallel & w/in West side of PNR ROW.
45	PACO to BUENDIA	Pablo Ocampo St. to Zobel Roxas St., Makati, Metro Manila	Paco Station	10+580 to 10+626	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in West side of PNR ROW.	FOC (HDD) lines parallel & w/in West side of PNR ROW.
46	PACO to BUENDIA	Zobel Roxas St., to Malugay St. , Makati, Metro Manila	Paco Station	10+626 to 10+643	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in West side of PNR ROW.	FOC (HDD) lines parallel & w/in West side of PNR ROW.
47	PACO to BUENDIA	Zobel Roxas St., to Malugay St. , Makati, Metro Manila	Paco Station	10+643 to 11+549	ETPI	Underground	Parallel and inside the ROW	FOC (Open Trench) lines parallel & w/in West side of PNR ROW.	FOC (Open Trench) lines parallel & w/in West side of PNR ROW.
48	PACO to BUENDIA	Zobel Roxas St., to Malugay St. , Makati, Metro Manila	Paco Station	11+549 to 11+589	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in West side of PNR ROW.	FOC (HDD) lines parallel & w/in West side of PNR ROW.
49	PACO to BUENDIA	Zobel Roxas St., to Malugay St. , Makati, Metro Manila	Paco Station	11+589 to 11+663	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in West side of PNR ROW.	FOC (HDD) lines parallel & w/in West side of PNR ROW.
50	PACO to BUENDIA	Malugay St. to Buendia Ave., Makati, Metro Manila	Paco Station	11+622	ETPI	Underground	Crossing at the ROW	FOC (Open Trench) lines crossing PNR ROW, East part	FOC (Open Trench) lines crossing PNR ROW, East part
51	PACO to BUENDIA	Buendia Ave. to Dela Rosa St., Makati, Metro Manila	Paco Station	11+663 to 11+748	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in West side of PNR ROW.	FOC (HDD) lines parallel & w/in West side of PNR ROW.
52	BUENDIA to PASAY	Buendia Ave. to Dela Rosa St., Makati, Metro Manila	Paco Station	11+748 to 11+783	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in West side of PNR ROW.	FOC (HDD) lines parallel & w/in West side of PNR ROW.
53	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz Ave., Makati, Metro Manila	Paco Station	11+783 to 11+894	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in West side of PNR ROW.	FOC (HDD) lines parallel & w/in West side of PNR ROW.
54	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz Ave., Makati, Metro Manila	Paco Station	11+894 to 12+455	ETPI	Underground	Parallel and inside the ROW	FOC (Open Trench) lines parallel & w/in West side of PNR ROW.	FOC (Open Trench) lines parallel & w/in West side of PNR ROW.
55	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz	Buendia Station	12+152	ETPI	Underground	Crossing at the ROW	FOC (HDD) lines crossing PNR ROW, East part	FOC (HDD) lines crossing PNR ROW, East part

		Ave., Makati, Metro Manila							
56	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz Ave., Makati, Metro Manila	Buendia Station	12+455 to 12+484	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in West side of PNR ROW.	FOC (HDD) lines parallel & w/in West side of PNR ROW.
57	BUENDIA to PASAY	A. Arnaiz Ave., Makati, Metro Manila	Buendia Station	12+477	ETPI	Underground	Crossing at the ROW	FOC (Open Trench) lines crossing PNR ROW, East part	FOC (Open Trench) lines crossing PNR ROW, East part
58	BUENDIA to PASAY	A. Arnaiz Ave. to Don Bosco St., Makati, Metro Manila	Buendia Station	12+484 to 12+767	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in West side of PNR ROW.	FOC (HDD) lines parallel & w/in West side of PNR ROW.
59	PASAY to EDSA	A. Arnaiz Ave. to Don Bosco St., Makati, Metro Manila	Buendia Station	12+767 to 12+776	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in West side of PNR ROW.	FOC (HDD) lines parallel & w/in West side of PNR ROW.
60	PASAY to EDSA	A. Arnaiz Ave. to Don Bosco St., Makati, Metro Manila	Buendia Station	12+776 to 12+927	ETPI	Underground	Parallel and inside the ROW	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.
61	PASAY to EDSA	A. Arnaiz Ave. to Don Bosco St., Makati, Metro Manila	Buendia Station	12+927 to 12+946	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in PNR ROW at West side.	FOC (HDD) lines parallel & w/in PNR ROW at West side.
62	PASAY to EDSA	Don Bosco St. to EDSA flyover, Makati, Metro Manila	Buendia Station	12+946 to 13+001	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in PNR ROW at West side.	FOC (HDD) lines parallel & w/in PNR ROW at West side.
63	PASAY to EDSA	Don Bosco St. to EDSA flyover, Makati, Metro Manila	Buendia Station	13+001 to 13+269	ETPI	Underground	Parallel and inside the ROW	FOC (Open Trench) lines parallel & w/in central portion of PNR ROW.	FOC (Open Trench) lines parallel & w/in central portion of PNR ROW.
64	PASAY to EDSA	Don Bosco St. to EDSA flyover, Makati, Metro Manila	Buendia Station	13+269 to 13+289	ETPI	Underground	Parallel and inside the ROW	FOC (Bridge Attached) lines parallel & w/in central portion of PNR ROW.	FOC (Bridge Attached) lines parallel & w/in central portion of PNR ROW.
65	PASAY to EDSA	Don Bosco St. to EDSA flyover, Makati, Metro Manila	Buendia Station	13+269 to 13+611	ETPI	Underground	Parallel and inside the ROW	FOC (Open Trench) lines parallel & w/in central portion of PNR ROW.	FOC (Open Trench) lines parallel & w/in central portion of PNR ROW.
66	EDSA to NICHOLS	Don Bosco St. to EDSA flyover, Makati, Metro Manila	Buendia Station	13+611 to 13+658	ETPI	Underground	Parallel and inside the ROW	FOC (Open Trench) lines parallel & w/in central portion of PNR ROW.	FOC (Open Trench) lines parallel & w/in central portion of PNR ROW.
66	EDSA to NICHOLS	Don Bosco St. to EDSA flyover, Makati, Metro Manila	Buendia Station	13+658 to 13+831	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in central portion of PNR ROW.	FOC (HDD) lines parallel & w/in central portion of PNR ROW.
67	EDSA to NICHOLS	EDSA flyover, Makati, to Lawton Ave, Taguig, Metro Manila	Buendia Station	13+831 to 13+911	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in central portion of PNR ROW.	FOC (HDD) lines parallel & w/in central portion of PNR ROW.

68	EDSA to NICHOLS	EDSA flyover, Makati, to Lawton Ave, Taguig, Metro Manila	Buendia Station	13+911 to 15+055	ETPI	Underground	Parallel and inside the ROW	FOC (Open Trench) lines parallel & w/in central portion of PNR ROW.	FOC (Open Trench) lines parallel & w/in central portion of PNR ROW.
69	EDSA to NICHOLS	EDSA flyover, Makati, to Lawton Ave, Taguig, Metro Manila	EDSA Station	15+055 to 15+063	ETPI	Underground	Parallel and inside the ROW	FOC (Bridge Attached) lines parallel & w/in central portion of PNR ROW.	FOC (Bridge Attached) lines parallel & w/in central portion of PNR ROW.
70	EDSA to NICHOLS	EDSA flyover, Makati, to Lawton Ave, Taguig, Metro Manila	EDSA Station	15+063 to 15+376	ETPI	Underground	Parallel and inside the ROW	FOC (Open Trench) lines parallel & w/in central portion of PNR ROW.	FOC (Open Trench) lines parallel & w/in central portion of PNR ROW.
71	EDSA to NICHOLS	EDSA flyover, Makati, to Lawton Ave, Taguig, Metro Manila	EDSA Station	15+063 to 15+406	ETPI	Underground	Parallel and inside the ROW	FOC (Bridge Attached) lines parallel & w/in central portion of PNR ROW.	FOC (Bridge Attached) lines parallel & w/in central portion of PNR ROW.
72	EDSA to NICHOLS	EDSA flyover, Makati, to Lawton Ave, Taguig, Metro Manila	Nichols Station	15+406 to 15+866	ETPI	Underground	Parallel and inside the ROW	FOC (Open Trench) lines parallel & w/in central portion of PNR ROW.	FOC (Open Trench) lines parallel & w/in central portion of PNR ROW.
73	EDSA to NICHOLS	Lawton Ave. to C-5 Interchange, Taguig, Metro Manila	Nichols Station	15+866 to 15+882	ETPI	Underground	Parallel and inside the ROW	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.
74	EDSA to NICHOLS	Lawton Ave. to C-5 Interchange, Taguig, Metro Manila	Nichols Station	15+866 to 16+066	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in PNR ROW at West side.	FOC (HDD) lines parallel & w/in PNR ROW at West side.
75	EDSA to NICHOLS	Lawton Ave., Taguig, Metro Manila	Nichols Station	15+882	ETPI	Underground	Crossing at the ROW	FOC (Open Trench) lines crossing PNR ROW.	FOC (Open Trench) lines crossing PNR ROW.
76	EDSA to NICHOLS	Lawton Ave. to C-5 Interchange, Taguig, Metro Manila	Nichols Station	16+066 to 16+155	ETPI	Underground	Parallel and inside the ROW	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.
77	NICHOLS to FTI	Lawton Ave. to C-5 Interchange, Taguig, Metro Manila	Nichols Station	16+155 to 17+448	ETPI	Underground	Parallel and inside the ROW	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.
78	NICHOLS to FTI	C-5 Interchange to Skyway Flyover, Taguig, Metro Manila	Nichols Station	17+448 to 17+968	ETPI	Underground	Parallel and inside the ROW	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.
79	NICHOLS to FTI	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+005 to 18+159	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in PNR ROW at West side.	FOC (HDD) lines parallel & w/in PNR ROW at West side.
80	FTI to BICUTAN	Skyway flyover to General Santos Ave.,	FTI Station	18+153	ETPI	Underground	Crossing at the ROW	FOC (Open Trench) lines crossing PNR ROW, East part	FOC (Open Trench) lines crossing PNR ROW, East part



		Taguig, Metro Manila							
81	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+153 to 18+300	ETPI	Underground	Parallel and inside the ROW	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.
82	PACO to BUENDIA	Buendia Ave., Makati, Metro Manila	Paco Station	11+652	FIBERTELEC OMS	Overhead	Crossing at the ROW	1-48 CORE FOC	1-48 CORE FOC
83	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	18+153 to 18+300	FIBERTELEC OMS	Overhead	Parallel and inside the ROW	1-48 CORE FOC	1-48 CORE FOC
84	BUENDIA to PASAY	Dela Rosa St. , Makati, Metro Manila	Paco Station	11+795	PLDT	Overhead	Crossing at the ROW	Wires Crossing PNR ROW	Wires Crossing PNR ROW
85	BUENDIA to PASAY	Dela Rosa St. , Makati, Metro Manila	Paco Station	11+795 to 12+522	PLDT	Overhead	Parallel and inside the ROW	Wires Parallel inside the PNR ROW	Wires Parallel inside the PNR ROW
86	BUENDIA to PASAY	Dela Rosa St. , Makati, Metro Manila	Buendia Station	12+270	PLDT	Overhead	Crossing at the ROW	Wires Crossing PNR ROW	Wires Crossing PNR ROW
87	BUENDIA to PASAY	Dela Rosa St. , Makati, Metro Manila	Buendia Station	12+330	PLDT	Overhead	Crossing at the ROW	Wires Crossing PNR ROW	Wires Crossing PNR ROW
88	BUENDIA to PASAY	Dela Rosa St. , Makati, Metro Manila	Buendia Station	12+385	PLDT	Overhead	Crossing at the ROW	Wires Crossing PNR ROW	Wires Crossing PNR ROW
89	BUENDIA to PASAY	Dela Rosa St. , Makati, Metro Manila	Buendia Station	12+430	PLDT	Overhead	Crossing at the ROW	Wires Crossing PNR ROW	Wires Crossing PNR ROW
90	BUENDIA to PASAY	Dela Rosa St. , Makati, Metro Manila	Buendia Station	12+430	PLDT	Underground	Crossing at the ROW	Lines Crossing PNR ROW	Lines Crossing PNR ROW
91	BUENDIA to PASAY	Dela Rosa St. , Makati, Metro Manila	Buendia Station	12+485	PLDT	Overhead	Crossing at the ROW	Wires Crossing PNR ROW	Wires Crossing PNR ROW
92	PACO to BUENDIA	Pablo Ocampo St. , Makati, Metro Manila	Paco Station	10+230 to 10+578	SKYCABLE	Overhead	Parallel and inside the ROW	1-565 COAXIAL; 1-48 CORE	1-565 COAXIAL; 1-48 CORE
92	PACO to BUENDIA	Pablo Ocampo St. , Makati, Metro Manila	Paco Station	10+588	SKYCABLE	Overhead	Crossing at the ROW	1-565 COAXIAL; 1-64 CORE	1-565 COAXIAL; 1-64 CORE
93	BUENDIA to PASAY	Dela Rosa St. , Makati, Metro Manila	Paco Station	11+782	SKYCABLE	Overhead	Crossing at the ROW	1-204 CORE FOC	1-204 CORE FOC
94	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz Ave., Makati, Metro Manila	Paco Station	11+783 to 11+792	SKYCABLE	Overhead	Parallel and outside the ROW	1-565 COAXIAL, 1-36 FOC	1-565 COAXIAL, 1-36 FOC
95	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz Ave., Makati, Metro Manila	Buendia Station	12+271	SKYCABLE	Overhead	Crossing at the ROW	1-565 COAXIAL	1-565 COAXIAL
96	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz	Buendia Station	12+380	SKYCABLE	Overhead	Parallel and inside the ROW	1-204 CORE FOC; 1-96 CORE	1-204 CORE FOC; 1-96 CORE FOR ; 1-48 CORE FOC

		Ave., Makati, Metro Manila						FOR ; 1-48 CORE FOC	
97	BUENDIA to PASAY	Dela Rosa St. to A. Arnaiz Ave., Makati, Metro Manila	Buendia Station	12+430	SKYCABLE	Overhead	Crossing at the ROW	1-565 COAXIAL	1-565 COAXIAL
98	BUENDIA to PASAY	A. Arnaiz Ave., Makati, Metro Manila	Buendia Station	12+481	SKYCABLE	Overhead	Crossing at the ROW	1-36 FOC, 1-48 FOC, 1-96 FOC 1-565 COAXIAL	1-36 FOC, 1-48 FOC, 1-96 FOC 1-565 COAXIAL
99	PACO to BUENDIA	Pablo Ocampo St., Makati, Metro Manila	Paco Station	10+590	PHILCOM	Underground	Crossing at the ROW	Proposed crossing HDD relocation	Proposed crossing HDD relocation
100	NICHOLS to FTI	C. P. Garcia Ave.	Nichols Station	17+450	PLANET CABLE	Overhead	Parallel and outside PNR ROW	Outside PNR ROW	Outside PNR ROW
101	PACO to BUENDIA	Malugay st.	Paco Station	11+600	PT&T	Underground	Crossing at the ROW	Proposed crossing HDD relocation	Proposed crossing HDD relocation
102	EDSA to NICHOLS	Arnaiz Ave.	Buendia Station	12+490	PT&T	Underground	Crossing at the ROW	Proposed crossing HDD relocation	Proposed crossing HDD relocation
103	PACO to BUENDIA	Pablo Ocampo St., Makati, Metro Manila	Paco Station	10+590	RADIUS	Underground	Crossing at the ROW	Proposed crossing HDD relocation	Proposed crossing HDD relocation
104	PACO to BUENDIA	Malugay st.	Paco Station	11+600	RADIUS	Underground	Crossing at the ROW	Proposed crossing HDD relocation	Proposed crossing HDD relocation
105	PACO to BUENDIA	MALUGAY ST.	Paco Station	KM 11+600	InfiniVAN	Underground	Crossing at the ROW	Proposed crossing HDD relocation	Proposed crossing HDD relocation
106	EDSA to NICHOLS	ARNAIZ AVE.	Buendia Station	KM 12+480	InfiniVAN	Underground	Crossing at the ROW	Proposed crossing HDD relocation	Proposed crossing HDD relocation
107	NICHOLS to FTI	East Service Rd.	Nichols Station	KM 17+960 - 18+400	SOURCE TEL	Overhead	Crossing at the ROW	Micro Trenching	
108	BUENDIA TO EDSA	Along Medina St. Corner Villar St.	EDSA Station	12+150 to 12+300	To be Identified	Overhead	Inside the PROW	New-found TELCOS post with wires inside PROW	New-found TELCOS post with wires inside PROW
1	BICUTAN to SUCAT	General Santos Ave., Taguig, Metro Manila	Bicutan Station	20+483	CABLELINK	Underground	Crossing at the ROW	1-FOC	1-FOC
2	BICUTAN to SUCAT	Skyway flyover to General Santos Ave., Taguig, Metro Manila	Bicutan Station	20+503	CABLELINK	Overhead	Crossing at the ROW	1-48 FOC	1-48 FOC
3	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	Bicutan Station	20+335 to 20+360	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in PNR ROW at West side.	FOC (HDD) lines parallel & w/in PNR ROW at West side.
4	BICUTAN to SUCAT	Skyway flyover to General Santos Ave.,	Bicutan Station	20+360 to 20+490	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in PNR ROW at West side.	FOC (HDD) lines parallel & w/in PNR ROW at West side.

		Taguig, Metro Manila							
5	BICUTAN to SUCAT	Skyway flyover to General Santos Ave., Taguig, Metro Manila	Bicutan Station	20+458 to 20+480	ETPI	Underground	Parallel and inside the ROW	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.
6	BICUTAN to SUCAT	Skyway flyover to General Santos Ave., Taguig, Metro Manila	Bicutan Station	20+490 to 20+506	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in PNR ROW at West side.	FOC (HDD) lines parallel & w/in PNR ROW at West side.
7	BICUTAN to SUCAT	Skyway flyover to General Santos Ave., Taguig, Metro Manila	Bicutan Station	20+490 to 20+647	ETPI	Underground	Parallel and inside the ROW	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.
8	BICUTAN to SUCAT	General Santos Ave. to Mañalac Ave., Taguig, Metro Manila	Bicutan Station	20+647 to 20+801	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in PNR ROW at West side.	FOC (HDD) lines parallel & w/in PNR ROW at West side.
9	BICUTAN to SUCAT	General Santos Ave. to Mañalac Ave., Taguig, Metro Manila	Bicutan Station	20+801 to 21+082	ETPI	Underground	Parallel and inside the ROW	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.
10	BICUTAN to SUCAT	General Santos Ave. to Mañalac Ave., Taguig, Metro Manila	Bicutan Station	21+082+ 21+111	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in PNR ROW at West side.	FOC (HDD) lines parallel & w/in PNR ROW at West side.
11	BICUTAN to SUCAT	Mañalac, Taguig to Ilang Ilang St., Muntinlupa	Bicutan Station	21+111 to 21+123	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in PNR ROW at West side.	FOC (HDD) lines parallel & w/in PNR ROW at West side.
12	BICUTAN to SUCAT	Mañalac, Taguig to Ilang Ilang St., Muntinlupa	Bicutan Station	21+123 to 21+442	ETPI	Underground	Parallel and inside the ROW	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.
13	BICUTAN to SUCAT	Mañalac, Taguig to Ilang Ilang St., Muntinlupa	Bicutan Station	21+442 to 21+547	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in PNR ROW at West side.	FOC (HDD) lines parallel & w/in PNR ROW at West side.
14	BICUTAN to SUCAT	Mañalac, Taguig to Ilang Ilang St., Muntinlupa	Bicutan Station	21+547 to 21+712	ETPI	Underground	Parallel and inside the ROW	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.
15	BICUTAN to SUCAT	Mañalac, Taguig to Ilang Ilang St., Muntinlupa	Bicutan Station	21+712 to 21+917	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in PNR ROW at West side.	FOC (HDD) lines parallel & w/in PNR ROW at West side.
16	BICUTAN to SUCAT	Mañalac, Taguig to Ilang Ilang St., Muntinlupa	Bicutan Station	21+917 to 22+904	ETPI	Underground	Parallel and inside the ROW	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.
17	BICUTAN to SUCAT	Mañalac, Taguig to	Bicutan Station	22+904 to 22+928	ETPI	Underground	Parallel and	FOC (Bridge Attached) lines parallel & w/in	FOC (Bridge Attached) lines

		Ilang Ilang St., Muntinlupa					inside the ROW	PNR ROW at West side.	parallel & w/in PNR ROW at West side.
18	BICUTAN to SUCAT	Mañalac, Taguig to Ilang Ilang St., Muntinlupa	Bicutan Station	22+928 to 23+088	ETPI	Underground	Parallel and inside the ROW	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.	FOC (Open Trench) lines parallel & w/in PNR ROW at West side.
19	BICUTAN to SUCAT	Ilang Ilang St. to Alamo Dr., Muntinlupa	Bicutan Station	23+088 to 23+101	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in central portion of PNR ROW.	FOC (HDD) lines parallel & w/in central portion of PNR ROW.
20	BICUTAN to SUCAT	Ilang Ilang St. to Alamo Dr., Muntinlupa	Bicutan Station	23+101 to 23+126	ETPI	Underground	Parallel and inside the ROW	FOC (HDD) lines parallel & w/in central portion of PNR ROW.	FOC (HDD) lines parallel & w/in central portion of PNR ROW.
21	BICUTAN to SUCAT	Ilang Ilang St. to Alamo Dr., Muntinlupa	Bicutan Station	23+126 to 23+491	ETPI	Underground	Parallel and inside the ROW	FOC (Open Trench) lines parallel & w/in central portion of PNR ROW.	FOC (Open Trench) lines parallel & w/in central portion of PNR ROW.
22	BICUTAN to SUCAT	Alamo Dr. to Meralco Road, Muntinlupa	Bicutan Station	23+491 to 23+601	ETPI	Underground	Parallel and inside the ROW	FOC (Open Trench) lines parallel & w/in PNR ROW at East side.	FOC (Open Trench) lines parallel & w/in PNR ROW at East side.
23	BICUTAN to SUCAT	Alamo Dr. to Meralco Road, Muntinlupa	Bicutan Station	23+601 to 23+613	ETPI	Underground	Parallel and inside the ROW	FOC (Bridge Attached) lines parallel & w/in central portion of PNR ROW.	FOC (Bridge Attached) lines parallel & w/in central portion of PNR ROW.
24	BICUTAN to SUCAT	Alamo Dr. to Meralco Road, Muntinlupa	Bicutan Station	23+613 to 24+451	ETPI	Underground	Parallel outside the ROW	FOC (Open Trench) lines parallel & w/in central portion of PNR ROW.	FOC (Open Trench) lines parallel & w/in central portion of PNR ROW.
25	BICUTAN to SUCAT	General Santos Ave., Taguig, Metro Manila	Bicutan Station	20+503	FIBERTELEC OMS	Overhead	Crossing at the ROW	1-48 CORE FOC	1-48 CORE FOC
26	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+640	GLOBE TELECOM	Overhead	Parallel and inside the ROW	Wires crossing inside the PNR ROW.	Wires crossing inside the PNR ROW.
27	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+730	GLOBE TELECOM	Overhead	Parallel and inside the ROW	Wires crossing inside the PNR ROW.	Wires crossing inside the PNR ROW.
28	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	20+040 to 20+093	GLOBE TELECOM	Overhead	Parallel and inside the ROW	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.
29	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	20+093 to 20+225	GLOBE TELECOM	Overhead	Parallel and inside the ROW	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.	Wires parallel outside PNR ROW at East side but within (NSCR-EX) PROW.

30	BICUTAN to SUCAT	General Santos Ave., Taguig, Metro Manila	Bicutan Station	20+483	GLOBE TELECOM	Underground	Crossing at the ROW	Crossing PNR ROW	Crossing PNR ROW
31	BICUTAN to SUCAT	General Santos Ave., Taguig, Metro Manila	Bicutan Station	20+484 to 20+503	GLOBE TELECOM	Overhead	Parallel and inside the ROW	Wires at East side traverses w/in PNR ROW	Wires at East side traverses w/in PNR ROW
32	BICUTAN to SUCAT	General Santos Ave., Taguig, Metro Manila	Bicutan Station	20+503	GLOBE TELECOM	Overhead	Crossing at the ROW	Crossing PNR ROW	Crossing PNR ROW
33	BICUTAN to SUCAT	Mañalac Ave., Taguig, Metro Manila	Bicutan Station	21+110	GLOBE TELECOM	Overhead	crossing the ROW	Crossing PNR ROW	Crossing PNR ROW
34	BICUTAN to SUCAT	Mañalac, Taguig to Ilang Ilang St., Muntinlupa	Bicutan Station	21+126	GLOBE TELECOM	Overhead	Crossing at the ROW	Poles and wires Crossing PNR ROW	Poles and wires Crossing PNR ROW
35	BICUTAN to SUCAT	Skyway flyover to General Santos Ave., Taguig, Metro Manila	Bicutan Station	21+868 to 21+938	GLOBE TELECOM	Overhead	Parallel and inside the ROW	Wires & poles parallel inside the PNR ROW.	Wires & poles parallel inside the PNR ROW.
36	BICUTAN to SUCAT	Alamo Dr. to Meralco Road, Muntinlupa	Bicutan Station	23+500	GLOBE TELECOM	Overhead	Crossing the ROW	Crossing PNR ROW	Crossing PNR ROW
37	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	20+220	PLDT	Overhead	Crossing at the ROW	Wires and pole crossing PNR ROW	Wires and pole crossing PNR ROW
38	BICUTAN to SUCAT	General Santos Ave., Taguig, Metro Manila	Bicutan Station	20+490	PLDT	Overhead	Crossing at the ROW	Wires Crossing PNR ROW	Wires Crossing PNR ROW
39	BICUTAN to SUCAT	Skyway flyover to General Santos Ave., Taguig, Metro Manila	Bicutan Station	20+515	PLDT	Overhead	Crossing at the ROW	Wires Crossing PNR ROW	Wires Crossing PNR ROW
40	BICUTAN to SUCAT	Mañalac, Taguig to Ilang Ilang St., Muntinlupa	Bicutan Station	21+125	PLDT	Overhead	Crossing at the ROW	Wires Crossing PNR ROW	Wires Crossing PNR ROW
41	BICUTAN to SUCAT	Alamo Dr. to Meralco Road, Muntinlupa	Bicutan Station	23+510	PLDT	Overhead	Crossing at the ROW	Wires Crossing PNR ROW	Wires Crossing PNR ROW
42	FTI to BICUTAN	Skyway flyover to General Santos Ave., Taguig, Metro Manila	FTI Station	19+640	SKYCABLE	Overhead	Parallel and inside the ROW	1-565 FOC, 1-204 FOC, 1-48 FOC	1-565 FOC, 1-204 FOC, 1-48 FOC
43	BICUTAN to SUCAT	General Santos Ave., Taguig, Metro Manila	Bicutan Station	20+503	SKYCABLE	Overhead	Crossing the ROW	1-8C, 1-36C	1-8C, 1-36C

44	BICUTAN to SUCAT	Gen. Santos Ave.	Bicutan Station	20+500	InfiniVAN	Underground	Crossing at the ROW	Proposed crossing HDD relocation	Proposed crossing HDD relocation
45	BICUTAN to SUCAT	Lakefront Drive	Bicutan Station	23+100	PLANET CABLE	Under the railway bridge	Crossing at the ROW	Crossing PNR ROW under the railway bridge (Lakefront Drive road)	Crossing PNR ROW under the railway bridge (Lakefront Drive road)
46	BICUTAN to SUCAT	EAST SERVICE RD.	Bicutan Station	20+200	PLANET CABLE	Overhead	Parallel outside the ROW	Wires and devices is in parallel within PNR ROW	Wires and devices is in parallel within PNR ROW
47	BICUTAN to SUCAT	Gen. Santos Ave.	Bicutan Station	20+500	PLANET CABLE	Underground	Crossing at the ROW	Proposed crossing HDD relocation	Proposed crossing HDD relocation
48	BICUTAN to SUCAT	Lakefront Drive	Bicutan Station	23+100	PLANET CABLE	Under the railway bridge	Crossing at the ROW	Existing lines	Existing lines
49	BICUTAN to SUCAT	Meralco Road, Sucat	Bicutan Station	24+800	PLANET CABLE	Underground	Crossing at the ROW	Proposed crossing HDD relocation	Proposed crossing HDD relocation
50	BICUTAN to SUCAT	MANALAC AVE.	Bicutan Station	21+100	RADIUS	Underground	Crossing at the ROW	Proposed crossing HDD relocation	Proposed crossing HDD relocation
51	BICUTAN to SUCAT	MANALAC AVE.	Bicutan Station	21+100	PT&T	Underground	Crossing at the ROW	Proposed crossing HDD relocation	Proposed crossing HDD relocation
52	BICUTAN to SUCAT	Gen. Santos Ave.	Bicutan Station	20+500	PT&T	Underground	Crossing at the ROW	Proposed HDD crossing and relocation of cables	Proposed HDD crossing and relocation of cables
53	BICUTAN to SUCAT	Gen. Santos Ave	Bicutan Station	KM 20+500	SOURCE TEL	Overhead	Crossing at the ROW	Proposed crossing HDD relocation	Proposed crossing HDD relocation

## Appendix 17. Affected Areas of the Overlap of the Tunnel Section and Makati-Buli Mainline

Lot ID	Area affected by	Area affected by Makati-Buli Mainline	Remaining Area Not Affected	Comm on Area	Total Area
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	<b>Tunnel Section</b>				
Lot 001	1230	9430	120589	384	130865
Lot 017 (Road)	6842	6374	25188	106	38298
Lot 002-19 (Lot30194)	3	5	15	3	20
Lot 002-20 (Lot30195)	54	31	0	31	54
Lot 002-21 (Lot30192)	10	27	0	10	27
Lot 002-22 (Lot30191)	4	11	0	4	11
Lot 002-23 (Lot30190)	66	86	0	66	86
Lot 002-24 (Lot30189)	69	98	0	69	98
Lot 002-25 (Lot30188)	77	116	0	77	116
Lot 002-26 (Lot30196)	40	1765	20	40	1785
30001(PNR Taguig)	6235	99733	0	6235	99733
40001 (PNR Paranaque)	407	74163	0	407	74163