

Resettlement Plan

January 2023

Philippines: South Commuter Railway Project - Tranche 1

Manila 2 (Blumentritt-Paco) Section

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

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

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

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Resettlement Action Plan

for

Landowners, Non-Landowners and Non-Resident Business Owners

December 2022

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

Volume 1
Main Report

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ACRONYMS

Agencies

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

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

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

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

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

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

DEFINITION OF TERMS

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

¹ Republic Act 1199

² Section 39 (A) (1) of RA 8424

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

³ Philippine Statistics Authority

⁴ Combined household monthly income is below PhP40,000.

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

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

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

Contents

| | |
|---|--|
| EXECUTIVE SUMMARY | 1 |
| CHAPTER 1 | PROJECT DESCRIPTION |
| | 6 |
| A. Background | 7 |
| B. The Government of the Philippines Development Plans on Railway Sector | 9 |
| C. Assistance Policy of Government of Japan on Railway Sector in the Philippines..... | 12 |
| D. Assistance Policy of ADB on Railway Sector in the Philippines..... | 12 |
| E. Objectives of NSCR-Ex (Calamba Extension)..... | 12 |
| F. Project Components | 13 |
| 1. Main Railway Line | 13 |
| 2. Viaduct | 15 |
| 3. Bridges | 17 |
| 4. Embankment | 18 |
| 5. Stations | 18 |
| 6. Substations | 24 |
| 7. Utility Relocation | 26 |
| G. Construction Yards, Borrow Pit and Spoil Disposal Area | 27 |
| 1. Comparison on Alternatives | 27 |
| CHAPTER 2 | SCOPE OF LAND ACQUISITION AND RESETTLEMENT |
| | 32 |
| A. Necessity for Land Acquisition | 32 |
| B. Methodology to Assess Impacts | 32 |
| C. Cut-off Date..... | 33 |
| D. Overview of Affected Land and Resettlement Impacts | 35 |
| E. Severity of Impact | 38 |
| F. Land Requirement by Ownership of Land | 41 |
| 1. Government Land Ownership by Barangay..... | 41 |
| 2. Private Land Affected and Number of Affected Lots Owned Per Landowner..... | 43 |
| 3. Severely and Marginally Affected Land by Barangay | 45 |
| G. Landowner and Non-Landowner Households, and Businesses Surveyed | 46 |
| H. Landowner-Claimants | 48 |
| I. Affected Structures by Ownership of Land and by Barangay | 51 |
| 1. Type of Affected Structure by Barangay | 53 |

| | | |
|-----------------|---|----|
| 2. | Use of Affected Main Structures | 54 |
| 3. | Severely and Marginally Affected Structures | 55 |
| 4. | Structure Ownership/Occupancy Among Surveyed Landowner-Households | 57 |
| 5. | Structure Ownership/Occupancy Among Surveyed Non-Landowner - Households..... | 58 |
| J. | Affected Trees and Crops..... | 59 |
| 1. | Affected Trees and Crops with Unknown Owners | 62 |
| K. | Tenure Status of Vulnerable Households | 64 |
| 1. | Vulnerable Households Losing Business/Source of Livelihood | 65 |
| L. | List of Affected Community Facilities | 66 |
| M. | Households Not Interviewed | 68 |
| CHAPTER 3 | SOCIO-ECONOMIC PROFILE OF AFFECTED PERSONS | 70 |
| A. | Purpose of the Survey..... | 70 |
| B. | Survey Methodology..... | 70 |
| C. | Schedule..... | 72 |
| D. | Overview of the Survey Respondents..... | 72 |
| E. | Profile of Affected Households | 74 |
| 1. | Household Demographics | 75 |
| 2. | Age Distribution of Household Members..... | 76 |
| 3. | Educational Attainment..... | 77 |
| 4. | Ethnolinguistic Affiliation | 77 |
| 5. | Profile of Household Heads | 78 |
| 6. | Civil Status of Household Heads | 79 |
| 7. | Affected Persons Requiring Special Assistance During Transfer | 79 |
| 8. | Households with Number of Members Needing Special Assistance by Number Per Household Needing Assistance by Barangay | 80 |
| 9. | Vulnerable Households..... | 81 |
| 10. | Vulnerable Households with Number of Vulnerabilities | 82 |
| 11. | Structure Ownership Among Affected Households | 83 |
| 12. | Occupancy Arrangement Among Non-Structure Owner Households..... | 84 |
| 13. | Monthly Household Income (all sources)..... | 85 |
| 14. | Monthly Household Expenses | 86 |
| 15. | Household Goods/Property Owned | 87 |
| 16. | Primary Source of Household Income | 89 |
| 17. | Location of Primary Source of Income | 92 |

| | | |
|-----------------|---|----------------------------|
| 18. | Household Members Whose Primary Source of Income is Wage-Based Occupation | 93 |
| 19. | Status of Employment for the Wage-based Primary Income Source | 94 |
| 20. | Household Members Whose Primary Source of Income is Enterprise-Based | 94 |
| 21. | Secondary Source of Household Income | 95 |
| 22. | Location of Secondary Source of Household Income | 96 |
| 23. | Type of Enterprise for Secondary Income Source of Household Members | 97 |
| 24. | Household Members Whose Secondary Household Income is Wage-Based | 97 |
| 25. | Stand Alone Businesses | 98 |
| 26. | Employee Information of Stand-Alone and Renting Out Businesses | 99 |
| 27. | Gross Monthly Income of Stand-Alone Businesses | 100 |
| 28. | Gross Monthly Income of Renting Out Businesses | 101 |
| 29. | Type of Affected Stand-alone and Renting out Businesses | 102 |
| 30. | Type of Ownership of Businesses | 102 |
| 31. | Type of Registration/License/Permit of Businesses by Barangay | 103 |
| 32. | Years of Operation of Businesses by Barangay | 105 |
| 33. | Gender Profile of Heads of AHs with Home-Based Enterprises | 106 |
| 34. | Type of Home-Based Enterprise | 107 |
| 35. | Income of Home-Based Enterprise | 107 |
| 36. | Membership in Financial Institutions | 108 |
| 37. | Access to Water | 109 |
| 38. | Access to Sanitation Facilities | 109 |
| 39. | Access to Energy | 110 |
| 40. | Cooking Facilities | 110 |
| 41. | Type of Residence | 110 |
| 42. | Number of Years in Current Location | 112 |
| 43. | Place of Previous Residence | 112 |
| 44. | Reasons for Establishing Residence in Current Location | 112 |
| 45. | Number of Previous Relocated Households | 113 |
| 46. | Preferred Relocation Area of Affected Households | 114 |
| 47. | Affected AHs Considerations for Choosing a Relocation Site | 115 |
| CHAPTER 4 | | LEGAL AND POLICY FRAMEWORK |
| | | 117 |
| A. | Policies and Guidelines Applied to the Project | 117 |
| B. | Philippine Legal Framework | 117 |

| | | |
|-----|--|-----|
| 1. | Philippine Constitution of 1987 | 119 |
| 2. | Republic Act No. 10752 (The Right of Way Act) | 119 |
| 3. | Republic Act No. 7279 (Urban Development and Housing Act of 1992) | 124 |
| 4. | Republic Act No. 11201 (Department of Human Settlements and Urban Development Act of 2019) | 127 |
| 5. | Republic Act No. 7160 (Local Government Code of 1991) | 128 |
| 6. | Republic Act No. 386 (Civil Code of the Philippines) | 130 |
| 7. | Republic Act No. 8371 (Indigenous Peoples Rights Act of 1997) | 131 |
| 8. | Republic Act No. 9679 (Home Development Mutual Fund Law of 2009) | 131 |
| 9. | Republic Act No. 6685 (December 1988) An Act Requiring Private Contractors to Whom National, Provincial, City and Municipal Public Works Projects have been Awarded under Contract to Hire at Least Fifty Percent of the unskilled and at Least Thirty Percent of the Skilled Labor Requirements to be Taken from the Available Bona Fide Residents in the Province, City or Municipality in which the Projects are to be Undertaken, and Penalizing those who Fail to do so | 132 |
| 10. | Republic Act No. 9994 (Expanded Senior Citizen Act, February 2010) | 132 |
| 11. | Republic Act No. 7277 (Magna Carta for Disabled Persons, March 1992) as Amended by R.A. 9442 | 133 |
| 12. | Batas Pambansa 220 (June 1982) | 133 |
| 13. | Presidential Decree No. 1096 (National Building Code of the Philippines, February 1977) | 133 |
| C. | Executive/Administrative/Department Orders | 134 |
| 1. | Executive Order No. 1035, Series of 1985 | 134 |
| 2. | Executive Order No. 48, Series of 2001 | 134 |
| 3. | Executive Order No. 708, Series of 2008 | 134 |
| 4. | Executive Order No. 272, Series of 2004 | 135 |
| 5. | Executive Order No. 69, Series of 2012 | 135 |
| 6. | DOTr Department Order No. 2013-05 | 135 |
| 7. | HLURB Memorandum Circular No. 13, Series of 2017 | 136 |
| 8. | HUDCC Resolution No. 1, Series of 2018 | 136 |
| 9. | HUDCC Resolution No. 2, Series of 2018 | 136 |
| D. | Relevant Manuals, Policies and Memorandum Circulars | 136 |
| 1. | DOTr Right-of-Way and Site Acquisition Manual (ROWSAM) | 136 |
| 2. | DPWH Right-of-Way Acquisition Manual (DRAM) | 137 |
| 3. | Land Acquisition, Resettlement, Rehabilitation and Indigenous Peoples' Policy, 2007 ... | 138 |
| 4. | SHFC Corporate Circular No. 13-026 Series of 2013 | 138 |

| | | |
|-----------|---|-----|
| 5. | Community Mortgage Program {CMP} Corporate Circular 13-025 Section VIII..... | 139 |
| 6. | SHFC Memorandum Circular 2015-015..... | 139 |
| 7. | National Home Mortgage Finance Corporation (NHMFC) Corporate Circular Number ULP-014. | 139 |
| 8. | NHA Memorandum Circular No. 2427 Amended by M.C. 2017-014 | 139 |
| 9. | NHA Memorandum Circular No. 015, Amended by M.C. 2017-020 | 140 |
| 10. | NHA Memorandum Circular No. 014, Series of 2018..... | 140 |
| E. | JICA Policies on Involuntary Resettlement | 140 |
| F. | ADB Policy on Involuntary Resettlement and Indigenous Peoples | 141 |
| G. | Resettlement Policy Comparison..... | 144 |
| H. | Fundamental Project Policy | 147 |
| I. | Cut-Off Date | 149 |
| J. | Principle of Replacement Cost | 149 |
| K. | Eligibility and Project Impacts..... | 152 |
| 1. | Landowners (Residential, Mixed Use, Agricultural, Commercial, Industrial, and Institutional)..... | 153 |
| 2. | Structure Owners (Residential, Mixed Use, Agricultural, Commercial, Industrial, and Institutional) and Owners of Non-land Assets and Improvements | 154 |
| 3. | Renters/Lessees of Land and/or Structures | 154 |
| 4. | Informal Settler Families (ISFs) | 154 |
| 5. | Business Enterprises | 155 |
| 6. | Employees of Commercial, Agricultural, and Industrial Establishments..... | 156 |
| 7. | Agricultural Tenants, Sharecroppers, Landowners, and Lessees | 156 |
| 8. | Vulnerable Groups..... | 156 |
| 9. | Loss of Access | 157 |
| 10. | Unanticipated Impacts | 157 |
| 11. | Severity of Impacts | 157 |
| CHAPTER 5 | COMPENSATION AND ENTITLEMENT | |
| | | 158 |
| A. | Introduction | 158 |
| B. | Units of Entitlements | 158 |
| C. | Conditions | 160 |
| D. | Eligibility..... | 161 |
| E. | Modes of Acquisition | 162 |
| F. | Processes for Provisions of Compensation and Entitlements | 162 |

| | | |
|-----------|--|-------------------------------------|
| G. | Process for Negotiated Sale | 163 |
| H. | Process of Expropriation | 166 |
| I. | Required Documents for Payment of Compensation | 167 |
| 1. | Land | 167 |
| 2. | Structures and Other Improvements | 167 |
| 3. | Crops and Trees | 168 |
| 4. | Income Loss | 168 |
| 5. | Assistance to Obtain Necessary Documents | 169 |
| J. | Payment Schedule | 170 |
| K. | Entitlement Matrix..... | 171 |
| CHAPTER 6 | RELOCATION AND RESETTLEMENT PLANNING | 193 |
| A. | Landowner and Non-Landowner Beneficiaries of Relocation Assistance | 193 |
| B. | Consultation with Affected Households | 197 |
| C. | Resettlement Sites | Error! Bookmark not defined. |
| 1. | Tanza, Cavite Off-City Relocation Site. | 203 |
| 2. | Osorio Property in Trece Martires, Cavite Relocation Site..... | 208 |
| D. | Resettlement Assistance Options and Relocation Package for Affected Non-Landowners.. | 216 |
| 1. | Option (i): Self-Relocation Assistance | 216 |
| 2. | Option (ii): Assisted Resettlement..... | 217 |
| E. | Community Mortgage Program (CMP) of the Social Housing Finance Corporation | 218 |
| F. | High Density Housing Program | 220 |
| G. | Housing Design | 222 |
| H. | Public Rental Accommodations | 224 |
| I. | Rental Subsidy for Non-Landowners | 225 |
| J. | Local Inter-Agency Committee. | 227 |
| K. | Resettlement Assistance Options for Landowners/ Non-Landowners Not Qualified for Government Socialized Housing | 228 |
| 1. | Option 1: Self-Relocation Assistance | 228 |
| 2. | Option 2: Assisted Resettlement..... | 230 |
| L. | Release of Loan | 232 |
| M. | Right-of-Way Acquisition and Displacement Procedure | 233 |
| 1. | Issuance of Notice of Taking..... | 233 |
| 2. | Appraisal by GFIs | 233 |
| 3. | Issuance of Offer To Buy..... | 233 |

| | | |
|--|--|-----|
| 4. | Signing of DOAS, ADRI and Permit to Enter..... | 233 |
| 5. | Preparation of Relocation Requirements..... | 234 |
| 6. | Release of APs' Compensation and Entitlements..... | 234 |
| 7. | Structure Dismantling..... | 234 |
| 8. | Post-Resettlement..... | 235 |
| 9. | DOTr Relocation Plan for Affected Community, Institutional, and Government Structures and Dagonoy Market Stall Holders | 235 |
| CHAPTER 7.....PUBLIC CONSULTATION | | 237 |
| A. | Principles for Consultations and Participation..... | 237 |
| B. | Project Stakeholders..... | 238 |
| C. | Consultation and Participation Mechanisms..... | 239 |
| 1. | Consultation/Participation Mechanism Undertaken during Feasibility Study Phase | 242 |
| 2. | Consultation/Participation Mechanism Undertaken During Detailed Engineering Design Phase..... | 244 |
| D. | Distribution and Collection of Project Information Brochures (PIBs)..... | 270 |
| E. | Guidelines and Processes on Compensation | 271 |
| F. | Resettlement Assistance Options and Relocation Package | 271 |
| G. | Focus Group Discussion with the Vulnerable Sector | 273 |
| H. | Focus Group Discussion (FGD) with the Business Sector..... | 276 |
| I. | Consultation/Participation Mechanism during Project Implementation Stage | 278 |
| J. | COVID-19 Health and Safety Measures for Physical Consultations..... | 279 |
| K. | Information Disclosure | 283 |
| CHAPTER 8.....LIVELIHOOD RESTORATION AND IMPROVEMENT PROGRAM | | 288 |
| A. | Methodology for Developing the LRIP | 288 |
| 1. | Livelihood Surveys | 288 |
| 2. | Focus Group Discussions | 289 |
| 3. | Training Needs Assessment | 289 |
| 4. | Key Informant Interview..... | 289 |
| B. | Objectives of the LRIP | 289 |
| C. | Categories of APs with Affected Livelihoods Related to Entitlements | 290 |
| 1. | APs with Affected Micro Businesses and Home-Based Enterprise | 292 |
| 2. | APs with Affected Small, Medium and Large Business Establishments | 295 |
| 3. | Employees Losing Employment from Affected Business | 296 |

| | | |
|--|--|-----|
| 4. | Affected Persons Relocating to a Place that Makes it More Expensive to Commute to their Place of Work and Retain their Employment..... | 296 |
| 5. | Affected Persons Relocating to a Place that Makes Employment Inaccessible | 296 |
| 6. | Vulnerable APs..... | 298 |
| D. | The LRIP Approach | 299 |
| 1. | LRIP Priorities..... | 299 |
| 2. | Phases of LRIP Implementation..... | 301 |
| 3. | LRIP Activities | 302 |
| E. | Description of Types of Livelihood Restoration and Improvement Activities | 304 |
| 1. | LRIP Introduction Workshop | 304 |
| 2. | Financial Management Training | 304 |
| 3. | Assistance to Find Alternative Site to Continue Business | 305 |
| 4. | Assistance to Secure Government Soft Loans | 306 |
| F. | Vocational/ Enterprise Training | 307 |
| 1. | Vocational Training..... | 307 |
| 2. | Entrepreneurial Training | 309 |
| 3. | Provision of Starter Kits | 310 |
| 4. | Job Matching and Project Related Employment Opportunities..... | 310 |
| G. | The Project | 311 |
| H. | Private Companies | 312 |
| 1. | Construction and Manpower Development Foundation | 313 |
| 2. | Philippine Overseas Employment Administration (POEA) | 313 |
| 3. | Implementation Arrangements..... | 313 |
| I. | LRIP Budget Estimate | 316 |
| CHAPTER 9..... GRIEVANCE REDRESS MECHANISM | | 321 |
| A. | Scope and Objective | 321 |
| B. | Principles Guiding the Grievance Redress Mechanism..... | 321 |
| C. | Grievance Redress Mechanism Team of the Department of Transportation | 322 |
| 1. | Local Grievance Redress Mechanism Team | 322 |
| 2. | Central Grievance Redress Mechanism Team..... | 323 |
| 3. | Levels of the Grievance Redress Mechanism | 324 |
| 4. | Court of Law | 328 |
| D. | Other Grievance Procedures..... | 328 |
| 1. | ADB's Accountability Mechanism..... | 328 |

| | | |
|------------------|--|-----|
| 2. | JICA's Objection Procedures | 328 |
| E. | Grievance Redress Mechanism Procedure | 328 |
| F. | Status of the Establishment of Grievance Redress Mechanism Set-Up | 333 |
| G. | Grievance Communication Between Grievance Redress Officer and Affected Persons | 334 |
| H. | Information Dissemination | 335 |
| I. | Capacity Building of Grievance Redress Officers | 337 |
| J. | Monitoring Reports on Grievance Redress..... | 338 |
| K. | Local Monitoring | 338 |
| 1. | Monitoring Approach | 338 |
| 2. | Reporting | 339 |
| L. | Central Monitoring..... | 339 |
| 1. | Monitoring Approach | 339 |
| 2. | Reporting | 339 |
| M. | Continuous Update of the GRM | 340 |
| N. | Checklist of Components of a GRM Office..... | 340 |
| O. | Grievance Action Form (GAF) | 341 |
| 1. | Control Numbers of GAFs..... | 344 |
| 2. | Acknowledgement Slip for Receipt and Resolution | 346 |
| P. | Centralized Database | 347 |
| 1. | Framework for the Temporary Online Centralized Database | 347 |
| CHAPTER 10 | RAP IMPLEMENTATION ARRANGEMENTS | 350 |
| A. | Department of Transportation | 365 |
| B. | Technical Working Committee | 365 |
| 1. | Roles and Responsibilities of the Committee..... | 365 |
| 2. | Composition of the Technical Working Committee | 366 |
| C. | North South Commuter Railway Project Management Office | 366 |
| 1. | Roles and Responsibilities of the Project Management Office | 366 |
| 2. | Composition of the Project Management Office | 369 |
| D. | Partner Institutions | 370 |
| 1. | Project-Wide Partner Institutions | 370 |
| 2. | Key National-Level Partners | 374 |
| 3. | Site-Specific (Local-Level) Partner Institutions | 380 |
| CHAPTER 11 | RAP IMPLEMENTATION SCHEDULE | 393 |

| | | |
|--|--|-----|
| A. | Implementation Schedule of Construction..... | 393 |
| B. | Schedule of RAP | 393 |
| C. | RAP Implementing Institutions | 393 |
| D. | Land Acquisition..... | 394 |
| E. | Provision of Livelihood Restoration and Improvement Program | 395 |
| F. | Relocation of Utilities..... | 396 |
| G. | Relocation of Community Facilities | 398 |
| H. | Landlocked Areas | 399 |
| I. | Monitoring of RAP Implementation | 400 |
| J. | Arrangements for Implementation of RAP | 400 |
| K. | Information Dissemination and Consultation..... | 400 |
| CHAPTER 12 COST AND BUDGET FOR RESETTLEMENT AND ACQUISITION OF LAND ASSETS | | |
| | | 403 |
| A. | Estimated Cost | 403 |
| B. | Land and Structures Acquisition | 407 |
| 1. | Cost of Affected Land | 407 |
| 2. | Associated Cost for Land Acquisition | 408 |
| 3. | Replacement Cost of Structures..... | 409 |
| C. | Resettlement Assistance..... | 410 |
| 1. | Rental Subsidy | 410 |
| 2. | Reconnection Cost for Utilities..... | 410 |
| 3. | Transportation Assistance | 411 |
| 4. | Food Assistance | 411 |
| 5. | Allowance for Hardship Due to Vulnerability | 411 |
| 6. | Cost of Manpower Assistance Team for Households Needing Special Assistance | 412 |
| D. | Livelihood Assistance | 412 |
| 1. | Income Loss (Enterprise) | 412 |
| 2. | Income Loss (Employee)..... | 413 |
| 3. | Rental Subsidy (Business Enterprise)..... | 414 |
| 4. | Transportation Assistance for Businesses | 414 |
| 5. | LRIP Cost | 415 |
| E. | Non-Land Assets and Improvements..... | 415 |
| 1. | Crops and Trees | 415 |
| F. | RAP Implementation and Monitoring..... | 415 |

| | | |
|------------------|---|---------------------------|
| 1. | Cost to Operate RAP Implementing Institutions | 415 |
| 2. | Cost to Operate Grievance Redress Mechanism | 416 |
| 3. | Cost for Continuing Information Disclosure | 417 |
| 4. | Internal Monitoring Cost (During RAP Implementation)..... | 418 |
| 5. | External Monitoring Cost..... | 418 |
| 6. | Funds for RAP Implementation | 418 |
| CHAPTER 13 | | MONITORING AND EVALUATION |
| | | 419 |
| A. | Purpose of Monitoring and Evaluation | 419 |
| B. | Institutional Arrangement | 419 |
| C. | Internal Monitoring..... | 419 |
| D. | External Monitoring | 420 |
| E. | Reporting | 420 |
| F. | Monitoring Indicators | 423 |

LIST OF TABLES

| | |
|---|----|
| Table 1-1: RAP Report Demarcation | 6 |
| Table 1-2: Manila PO RAP Demarcation | 6 |
| Table 1-3: List of Project Components | 13 |
| Table 1-4: Sections of the Main Railway Line in Between Stations..... | 13 |
| Table 1-5: List of Span Layout of Viaducts and Bridges at Major Crossings | 17 |
| Table 1-6: Station Locations in Manila City | 19 |
| Table 1-7: España Station Type | 20 |
| Table 1-8: Santa Mesa Station Type | 21 |
| Table 1-9: Paco Station Type..... | 23 |
| Table 1-10: Location of the Substations | 25 |
| Table 1-11: Comparison of NSCR-Ex (Calamba Extension) Structures Type..... | 25 |
| Table 1-12: Station-Related Facilities..... | 31 |
| Table 2-1: Cut-off Date for Non-Landowners in Barangays under Manila 2..... | 34 |
| Table 2-2: Summary of Impact | 36 |
| Table 2-4: Affected Total Project ROW Land (in sq.m.)..... | 41 |
| Table 2-5: Project ROW Land Owned by Other Government Entities by Barangay (in sq.m.) | 42 |
| Table 2-6: Number of Lots and LOs Owning Number of Lots per Barangay | 43 |
| Table 2-7: Severely and Marginally Affected Lands by Barangay..... | 45 |
| Table 2-8: Affected Private Lots, Households, Institution/Community Facility Owners, and Businesses | 47 |
| Table 2-9: Proof of Land Ownership Presented by the LO-Claimants | 49 |
| Table 2-10: Process of Land Ownership by LO-Claimant..... | 50 |
| Table 2-11: Status on Paying of Property Tax by LO-Claimants..... | 51 |
| Table 2-12: <i>Ownership Affected Structures by Land Ownership</i> | 52 |
| Table 2-13: Use of Affected Structure by Barangay | 53 |
| Table 2-14: Use of Main Affected Structure by Barangay | 54 |
| Table 2-15: Severely and Marginally Affected Structures by Barangay | 56 |
| Table 2-16: Structure Ownership/Occupancy Among Surveyed Landowner AHs by Barangay | 57 |
| Table 2-17: Structure Ownership Among Surveyed Non-Landowner AHs..... | 58 |
| Table 2-18: Trees and Crops with AP Owners by Barangay..... | 60 |
| Table 2-19: Trees and Crops with AP Owners by Barangay..... | 61 |
| Table 2-20: Trees and Crops with Unknown Owners by Barangay..... | 63 |
| Table 2-21: Vulnerable AHs Tenure Status by Barangay | 64 |
| Table 2-22: Cross tabulation of Vulnerable AHs Losing House/Residence and Vulnerable AHs Losing/Not Losing Business, or Livelihood Source | 65 |
| Table 2-23: List of 26 Identified Affected Institutional and Community Facilities | 67 |
| Table 2-24: Non-Surveyed Households by Category and by Barangay | 68 |
| Table 3-1: Surveyed Project Affected Households, Affected Household Members, and Businesses | 73 |
| Table 3-2: Household Heads Surveyed and Their Gender | 75 |
| Table 3-3: Number of Households, Household Members by Gender, and Average Household Size..... | 75 |
| Table 3-4: Number of Households and Members by Gender of Household Members | 76 |
| Table 3-5: Gender Distribution of Household Members by Educational Attainment..... | 77 |
| Table 3-6: Ethnolinguistic Affiliation of Household Members by Gender..... | 77 |

| | |
|--|-----|
| Table 3-7: Gender Distribution of Household Heads, by Age | 78 |
| Table 3-8: Gender Distribution of Household Heads by Civil Status | 79 |
| Table 3-9: APs Requiring Special Assistance During Transfer (multiple responses) | 79 |
| Table 3-10: Households Requiring Special Assistance During Transfer (Multiple Response per Household Interviewed) | 80 |
| Table 3-11: Number of Vulnerabilities Among AHs Per Barangay | 81 |
| Table 3-12: Vulnerable Households with Number of Vulnerabilities (multiple responses) | 82 |
| Table 3-13: Structure Ownership Among Affected Households by Barangay | 83 |
| Table 3-14: Occupancy Arrangements Among Non-Structure Owners..... | 85 |
| Table 3-15: Monthly Household Income (All Sources)..... | 86 |
| Table 3-16: Total Monthly Household Expenses of All Households..... | 87 |
| Table 3-17: Goods/Property Owned by All Households..... | 88 |
| Table 3-18: Primary Source of Household Income | 89 |
| Table 3-19: Profile of AHs Owning Stand-Alone Businesses..... | 90 |
| Table 3-20: Profile of AHs Owning Renting-Out Businesses | 91 |
| Table 3-21: Location of Primary Source of Household Income..... | 92 |
| Table 3-22: Gender Distribution of Household Members Whose Primary Source of Income is Wage-Based Occupation | 93 |
| Table 3-23: Status of Employment for the Wage-based Primary Income Source by Gender..... | 94 |
| Table 3-24: Gender Distribution of Household Members Whose Primary Source of Income is Enterprise-Based | 95 |
| Table 3-25: Secondary Source of Household Income | 96 |
| Table 3-26: Location of Secondary Source of Household Income | 96 |
| Table 3-27: Household Members Whose Secondary Source of Income is Enterprise-Based by Gender | 97 |
| Table 3-28: Household Members whose Secondary Household Income is Wage-Based Occupation by Gender | 98 |
| Table 3-29: Profile of AHs Owning Stand-Alone Businesses..... | 98 |
| Table 3-30: Stand-Alone and Renting-Out Businesses Employee Information | 99 |
| Table 3-31: Gross Monthly Income of Stand-Alone Businesses | 101 |
| Table 3-32: Gross Monthly Income of Renting Out Businesses..... | 101 |
| Table 3-33: Type of Affected Stand alone and Renting out Businesses | 102 |
| Table 3-34: Type of Ownership of All Businesses by Barangay | 103 |
| Table 3-35: Type of Registration/License/Permit of Businesses by Barangay | 104 |
| Table 3-36: Years of Operation of Businesses by Barangay | 105 |
| Table 3-37: Gender Profile of Heads of AHs with Home-Based Enterprises..... | 106 |
| Table 3-38: Type of Home-Based Enterprises | 107 |
| Table 3-39: Gross Monthly Income of Home-Based Enterprises | 108 |
| Table 3-42: Membership in Financial Institutions by Gender (multiple responses) | 109 |
| Table 3-43: Access to Water..... | 109 |
| Table 3-44: Access to Sanitation Facilities | 110 |
| Table 3-45: Access to Energy | 110 |
| Table 3-46: Cooking Facilities Among Affected Households (Multiple Responses) | 110 |
| Table 3-47: Type of Residence | 111 |
| Table 3-48: Number of Years in Current Location | 112 |
| Table 3-49: Place of Previous Residence..... | 112 |
| Table 3-50: Reasons for Establishing Residence in Current Location (Multiple Response)..... | 113 |
| Table 3-51: Number of Previously Relocated Households | 113 |

| | |
|---|-----|
| Table 3-52: Preferred Relocation Area of Affected Households | 114 |
| Table 3-53: AHs Considerations for Relocation Site (multiple responses) | 116 |
| Table 4-1: List of Applicable Legal Framework..... | 117 |
| Table 4-2: Price Ceiling for Socialized Subdivision Projects | 136 |
| Table 4-3: Price Ceiling for Socialized Condominium Projects | 136 |
| Table 4-4: Gap Analysis and Harmonized Involuntary Resettlement Policy..... | 145 |
| Table 4-5: Categories of Business Enterprises..... | 155 |
| Table 5-1: APs Entitled to Livelihood Restoration Assistance..... | 159 |
| Table 5-2: Payment Schedule for Legal Property Owners..... | 170 |
| Table 5-3: Entitlement Matrix | 172 |
| Table 6-1: Number of Affected Households..... | 194 |
| Table 6-2: Number of Vulnerabilities Among AHs Per Barangay | 196 |
| Table 6-3: APs Requiring Special Assistance During Transfer (multiple responses) | 196 |
| Table 6-4: Details on PIB survey and Assisted- and Self- Relocation Options of NLO-AHs..... | 198 |
| Table 6-5. Details on the two (2) Relocation sites for NLO AHs in Manila Phase 2 | 203 |
| Table 6-6. Access to Public and Social Services from Relocation Sites | 203 |
| Table 6-7: Access to Public and Social Services from Relocation Site in Carissa Homes Phase 8, Tanza Cavite | 206 |
| Table 6-8. Access to Public and Social Services from the Relocation Sites of Osorio Property, Trece Martires, Cavite | 213 |
| Table 6-9: Eligibility for Assisted Resettlement Programs by Category of Affected Non- Landowners | 218 |
| Table 6-10: Sample Amortization Computation of Housing Unit Package for the First Five Years | 222 |
| Table 6-11: Prevailing Rental Rates Research in City of Manila Area | 225 |
| Table 6-12: Rental Subsidy for Temporary Accommodation of Non-Landowners..... | 226 |
| Table 6-13: Required Documents for Compensation Under Self-Relocation | 229 |
| Table 6-14: Housing Modality for Affected Residing Landowners and Non-Landowners in NSCR-Ex | 231 |
| Table 7-1: Consultation and Participation Mechanisms | 239 |
| Table 7-2: Disclosure and Consultation Mechanisms, Schedules, and Participants During FS RAP | 243 |
| Table 7-3: IEC Meetings with LGUs Conducted During Detailed Engineering Design (DED) | 245 |
| Table 7-4: Issues and Concerns Raised During IEC Meetings | 246 |
| Table 7-5: Schedule, Venue and Participants of the First Round of DED SCMs..... | 249 |
| Table 7-6: Issues and Concerns Raised, and Response During First Round of DED SCM..... | 250 |
| Table 7-7: Attendance of the Second Round of Landowners SCMs | 258 |
| Table 7-8: Issues and Concerns Raised During Second SCM for Landowners | 259 |
| Table 7-9: Schedule, Venue, and Participants of the Second Round of SCMs for Non- Landowners | 263 |
| Table 7-10: Issues and Concerns Raised During Second SCM for Non-Landowners..... | 263 |
| Table 7-11: Schedule and Participants of FGD with the Vulnerable Sector | 273 |
| Table 7-12: Results of FGD with the Vulnerable Sector | 274 |
| Table 7-13: Schedule and Attendance of FGD for Business on Livelihood Restoration..... | 276 |
| Table 7-14: Result of FGD for Business on Livelihood Restoration | 276 |
| Table 7-15: General Health and Safety Approach | 280 |
| Table 7-16: Required Protective Approaches for Staff and Participants | 281 |

| | |
|---|-------------------------------------|
| Table 7-17: Project COVID-19 Measures to Physical Public Consultations and Ground Surveys..... | 282 |
| Table 7-18: Materials to be Distributed to APs | 284 |
| Table 7-19: Budget for Printing of Information Materials..... | 284 |
| Table 7-20: Social Media Account of the Project | 285 |
| Table 7-21: List of Disclosed Documents Upon Completion of FS..... | 286 |
| Table 7-22: Documents to be Disclosed..... | 286 |
| Table 8-1: Number of APs with Affected Livelihoods and Related Entitlements..... | 291 |
| Table 8-2: Number of Affected Home-Based, Stand Alone and Renting out Businesses... | 293 |
| Table 8-3: Type of Stand Alone Businesses Including Those Renting Out | 293 |
| Table 8-4: Type of Home-Based Enterprise | 294 |
| Table 8-5: Types of Wage-Based Income Sources | 297 |
| Table 8-6: Number of Vulnerable APs | 298 |
| Table 8-7: Phases of LRIP Implementation | 301 |
| Table 8-8: Summary of LRIP Approach and Activities by Phase and Category of AP..... | 302 |
| Table 8-9: Financial Management Training | 305 |
| Table 8-10: Implementation Step for Replacement Land or Rental Space to Re-establish Business | 306 |
| Table 8-11: Loan Assistance..... | 306 |
| Table 8-12: Training Courses Offered by Manila LGU PESO as of 2021..... | 307 |
| Table 8-13: List of Sample TESDA Courses | 308 |
| Table 8-14: Entrepreneurial Training..... | 309 |
| Table 8-15: Anticipated Project Related Employment Opportunities..... | 311 |
| Table 8-16: Employment Opportunities in Private Sector | 312 |
| Table 8-17: Summary of Roles and Responsibilities of Concerned Agencies..... | 314 |
| Table 8-18: Estimated LRIP Budget..... | 316 |
| Table 9-1: Levels of the Grievance Redress Mechanism | 325 |
| Table 9-2: Grievance Redress Mechanism Procedure | 330 |
| Table 9-3: GRM Modalities..... | Error! Bookmark not defined. |
| Table 9-4: Methods for Communications with Affected Persons..... | 335 |
| Table 9-5: Methodology for GRM-Related Information Dissemination | 336 |
| Table 9-6: Checklist of Components of a GRM Office | 340 |
| Table 9-7: Fields of the GAF | 341 |
| Table 9-8: GAF Control Numbers..... | 344 |
| Table 9-9: Procedure of Operation for Online Centralized Database at the 1 st Level..... | 347 |
| Table 9-10: Roles and Responsibilities of the GRM Team for the Temporary Online Centralized Database..... | 348 |
| Table 10-1: Implementing Units and Coordinating Bodies..... | 356 |
| Table 10-2: Composition of the Technical Working Committee | 366 |
| Table 10-3: Planned Composition of the NSCR PMO (as of September 2022) | 369 |
| Table 10-4: Composition and Member Agencies of the Project Inter-Agency Committee .. | 371 |
| Table 10-5: Roles and Responsibilities of PIAC Members | 371 |
| Table 10-6: Composition of the Technical Working Group | 373 |
| Table 10-7: Roles and Responsibilities of Members of the Technical Working Group | 373 |
| Table 10-8: Composition of the RIMC | 381 |
| Table 10-9: Roles and Responsibilities of RIMC Members..... | 382 |
| Table 10-10: Roles and Responsibilities of the RIMC's Sub-Committees | 385 |
| Table 10-11: Composition of the LIAC | 390 |

| | |
|--|-----|
| Table 11-1: Implementation Schedule | 402 |
| Table 12-1: Estimated RAP Implementation Cost | 403 |
| Table 12-2: Summary of Affected Lands and Costs | 407 |
| Table 12-3: Associated Costs for Land Acquisition (Unit: Php)..... | 409 |
| Table 12-4: Replacement Costs for Structures..... | 409 |
| Table 12-5: Cost of Rental Subsidy for Self-Relocation of LO AHs..... | 410 |
| Table 12-6: Cost of Rental Subsidy for Assisted Relocation..... | 410 |
| Table 12-7: Cost of Reconnection/Connection of Utilities | 411 |
| Table 12-8: Cost of Transportation Assistance..... | 411 |
| Table 12-9: Cost of Food Assistance | 411 |
| Table 12-10: Allowance for Hardship Due to Vulnerability..... | 412 |
| Table 12-11: Cost for MAT for Households Needing Special Assistance..... | 412 |
| Table 12-12: Income Loss Compensation for Stand-Alone Microbusinesses | 412 |
| Table 12-13: Income Loss Compensation for Stand-Alone Small Businesses..... | 413 |
| Table 12-14: Income Loss Compensation for Renting Out Businesses | 413 |
| Table 12-15: Income Loss Compensation for Home-Based Enterprises | 413 |
| Table 12-16: Income Loss Compensation for Displaced Employees..... | 413 |
| Table 12-17: Subsidy for Stand-Alone and Renting Out Businesses | 414 |
| Table 12-18: Cost of Transportation Assistance Business Enterprise (Stand-Alone, Renting Out, and Home-Based) | 414 |
| Table 12-19: Valuation of Fruit-Bearing, Timber Trees and other Plants | 415 |
| Table 12-20: Budget for RAP Implementing Institutions | 416 |
| Table 12-21: Budget for GRM Implementation | 416 |
| Table 12-22: Cost for Information Disclosure | 417 |
| Table 13-1: Monitoring Reports..... | 420 |
| Table 13-2: Internal Monitoring Indicators | 423 |
| Table 13-3: Guide Questions for Internal Monitoring | 428 |
| Table 13-4: External Monitoring Indicators..... | 432 |
| Table 13-5: Guide Questions for External Monitoring | 436 |

LIST OF FIGURES

| | |
|--|-----|
| Figure 1-1: Location MAP of NSCR-Ex Solis-Blumentritt-Calamba Section..... | 9 |
| Figure 1-2: The Greater Capital Region Railway System | 11 |
| Figure 1-3: Project Alignment in in Manila (Blumentritt to Santa Mesa Station) | 15 |
| Figure 1-4: Project Alignment in Manila (Santa Mesa Station to Vito Cruz PNR Station) | 15 |
| Figure 1-5: Viaduct Structure for Typical Section | 16 |
| Figure 1-6: Perspective of Typical Viaduct Structure | 17 |
| Figure 1-7: Typical Cross-Section of Embankments..... | 18 |
| Figure 1-8: Location of España Station | 19 |
| Figure 1-9: Cross-section of the España Station | 20 |
| Figure 1-10: Graphic View of España Station Building | 20 |
| Figure 1-11: Location of Santa Mesa Station | 21 |
| Figure 1-12: Cross-section of the Santa Mesa Station | 22 |
| Figure 1-13: Graphic View of Santa Mesa Station Building | 22 |
| Figure 1-14: Location of Paco Station | 23 |
| Figure 1-15: Cross-Section of the Paco Station..... | 24 |
| Figure 1-16: Graphic View of Paco Station Building | 24 |
| Figure 1-17: Location of Sub Station in Sampaloc, Manila City | 25 |
| Figure 1-18: Location of Sub Station in San Andres, Manila City | 26 |
| Figure 1-19: NLEX –SLEX Connector Road and NSCR-Ex alignments | 29 |
| Figure 1-20: España Station..... | 28 |
| Figure 1-21: Santa Mesa station | 29 |
| Figure 1-22: Paco Station | 30 |
| Figure 5-1: DOTr Swimlane Diagram | 165 |
| Figure 6-1: Public facilities within the vicinity of Carissa Homes Phase 8 in Tanza, Cavite | 208 |
| Figure 6-2. Public facilities within the vicinity of Osorio Property in Trece Martirez, Cavite | 215 |
| Figure 6-3: SHFC’s Typical Multi-Storey Housing Design | 224 |
| Figure 8-1: Preference for LRIP | 300 |
| Figure 8-2: Phases of LRIP Implementation..... | 301 |
| Figure 9-1: Grievance Action Form | 342 |
| Figure 9-2: GAF Control Number | 345 |
| Figure 9-3: Copy of Acknowledgment Slip for APs in English..... | 346 |
| Figure 10-1: RAP Implementation Structure (as of February 2020) | 364 |
| Figure 10-2: Planned Structure of the NSCR PMO (as of 15 September 2022)..... | 369 |
| Figure 10-3: Composition and Structure of the RIMC (as of February 2020) | 388 |

LIST OF APPENDICES

Volume 2 Appendices:

- Appendix 1 – List of Affected Households, Businesses, Lands, and Structures
- Appendix 2 – Summary of the Replacement Cost Study

Volume 3 Appendices:

- Appendix 1 – RCS Methodology
- Appendix 2 – Sample Notice of Taking
- Appendix 3 – Agreement to Demolish and Remove Improvements
- Appendix 4 – Public Information Booklet and Relocation Preference Form
- Appendix 5 – Photos of Sample Multi-Storey Buildings by SHFC
- Appendix 6 - Detailed Description of the Relocation Site and Access to Public and Social services in Tanza, Cavite
- Appendix 7 – Memorandum of Agreement Between DOTr and SHFC
- Appendix 8 – Details of the Community Mortgage Program of SHFC
- Appendix 9 – Certification of Rental Rates from the City of Manila LGU
- Appendix 10 – Independent Labor Market Assessment Report
- Appendix 11 - Draft MOA for the Creation of the Project Inter-Agency Committee
- Appendix 12 – Internal Monitoring Report Template
- Appendix 13 – Terms of Reference of the External Monitoring Agent
- Appendix 14 – Quarterly Monitoring Report Form

EXECUTIVE SUMMARY

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

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

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

8. **Compensation and Entitlements.** Compensation at replacement cost will be provided to all APs/AHs losing assets and income due to ROW clearing for the project. Other forms of transitional and restorative assistance will also be provided to achieve the RAP objectives of restoring and/or improving their living condition. Details of eligibility and entitlements of affected persons are set out in the Entitlement Matrix (EM) of the RAP. The DOTr will work closely with the City of Manila local government unit (LGU), the Social Housing Finance Corporation (SHFC), and other stakeholder/partner agencies in the implementation of the ROW clearing, resettlement and the allocation of compensation and entitlements in accordance with the Entitlement Matrix.

9. **Relocation Assistance.** Relocation assistance will be provided to the eligible LO and NLO AHs residing in affected lands covered under this RAP. Two options shall be offered to the AHs namely: assisted resettlement and self-relocation. The assisted resettlement option entails the provision of permanent housing through the Community Mortgage Program (CMP) of SHFC, a component of which is the High-Density Housing (HDH) program which focuses on housing of informal settler families (ISFs) living in the National Capital Region (NCR). While in the self-relocation option, AHs may choose to relocate to: their hometown, a relative with residence close to their current sources of living, continue renting somewhere near their current location, return to previously availed socialized housing, if applicable or relocate in a permanent dwelling of their choice.

10. **Consultation, Participation, and Disclosure.** Meaningful consultations have been conducted to ensure that issues and concerns raised from AHs/APs are incorporated into the project preparation process. Information, education, and communication (IEC) meetings with the LGU concerned were conducted to disclose initial information about the project, prior to any RAP-related activities. Suggestions and inputs from APs and LGU officers were noted, and their issues and concerns were considered particularly on the timely disbursement of compensation, timing of transfer, and completion schedule of housing units at the relocation sites. Stakeholder consultation meetings (SCMs) were held with APs during the feasibility study (FS) and detailed design (DD) phases. Three (3) rounds of SCMs were conducted during the FS phase, and two (2) rounds during the DD phase. During the first round of SCMs at the DD RAP phase, the DOTr disclosed updates on the project and information on RAP activities to be conducted and arranged an open forum. During the second round of SCMs, the DOTr disclosed information through a blended mode of engagement in compliance with national, and local health & safety protocols to reduce the spread of the COVID-19 virus. The blended mode of communications with AHs reinforced the DOTr's objective in disclosing information on the compensation package, relocation sites, and LRIP implementation. The small group face-to-face meetings provided an intimate open forum, which includes the distribution of project information brochures (PIBs) with feedback forms attached to support disclosure activities and collected these forms that

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

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

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

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

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

CHAPTER 1 PROJECT DESCRIPTION

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

Table 1-1. RAP Report Demarcation

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

Source: JICA Design Team (JDT)/DOTr

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

Table 1-2: Manila PO RAP Demarcation

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

Source: JDT/DOTr

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

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

•

A. Background

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

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

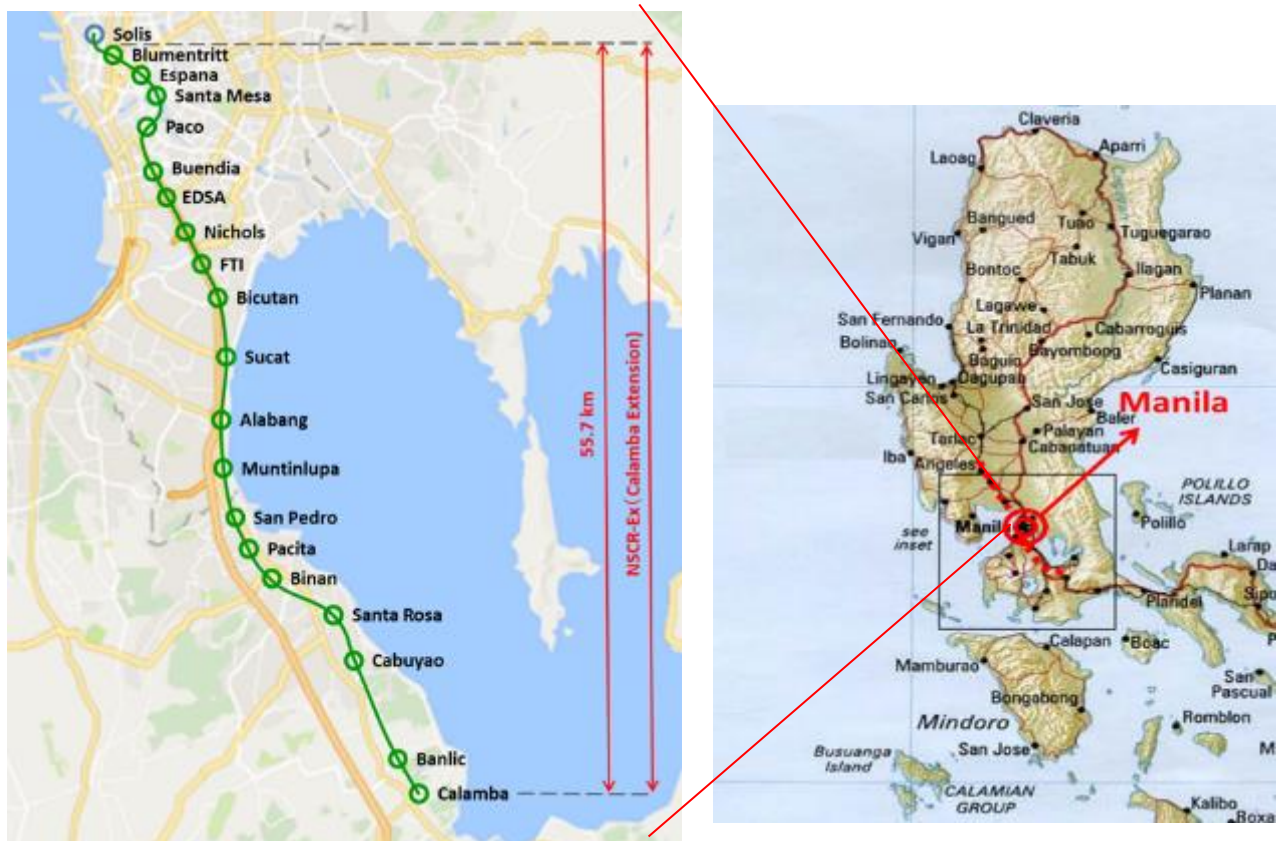
⁷ Philippines Statistic Authority (PSA), 2015 Census of Population

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

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

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

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



Source: JICA Design Team

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

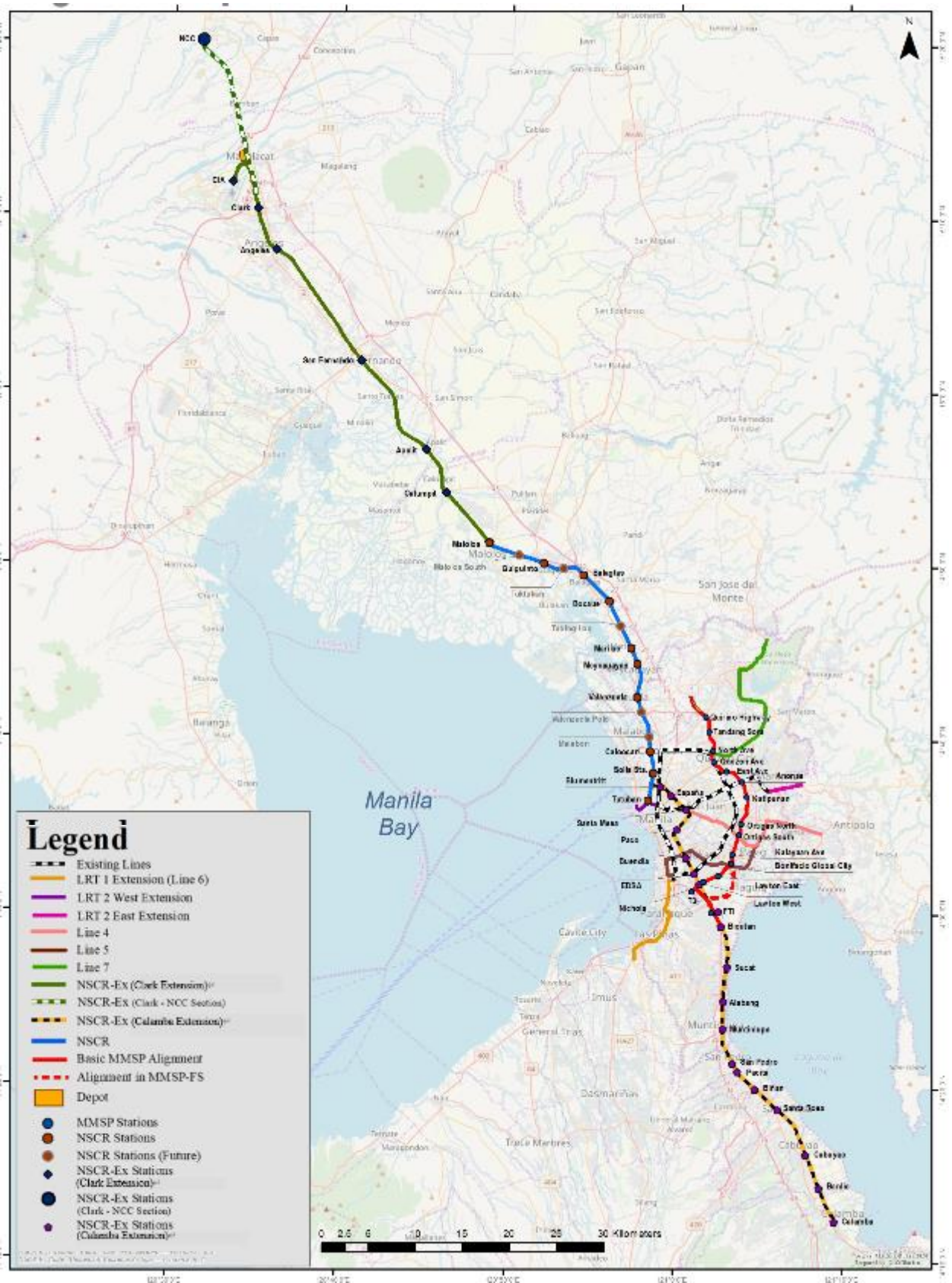
28. The Feasibility Study (FS) Phase of this Project was conducted from December 2017 to August 2018, and the Detailed Design (DD) Phase started in September 2018. The Loan Agreement between JICA and the GoP was signed in January 2019. The loan covers the whole section in the NSCR-Ex. The Loan Agreement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

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

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

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

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



Source: JICA Design Team

Figure 1-2: The Greater Capital Region Railway System

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

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

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

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

E. Objectives of NSCR-Ex (Calamba Extension)

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

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

F. Project Components

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

Table 1-3: List of Project Components

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

1. Main Railway Line

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

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

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

Source: JICA Design Team

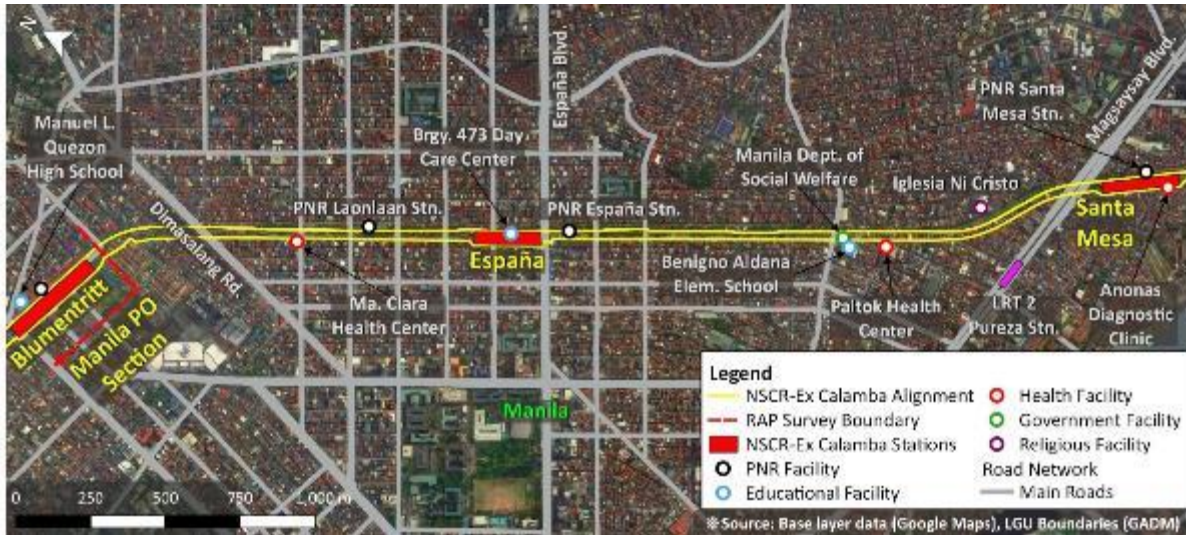


Figure 1-3: Project Alignment in in Manila (Blumentritt to Santa Mesa Station)



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

2. Viaduct

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



Source: JICA Design Team

Figure 1-6: Perspective of Typical Viaduct Structure

3. Bridges

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

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

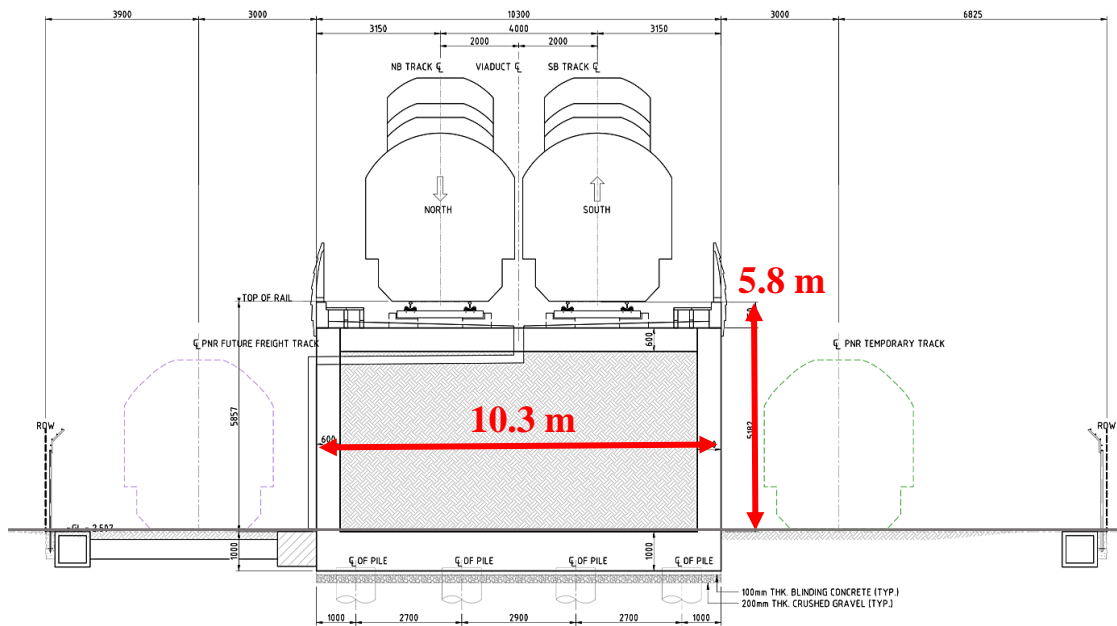
| Kilometrage (Km) ¹¹ | Crossing | Span Length (m) | Structure Type |
|--------------------------------|-------------------------|-----------------|---|
| 2.740 | Dimasalang Road | 60 | Steel Box Girder (Double Track) |
| 5.610 | Magsaysay | 60+100+60 | 3-Span Balanced Cantilever (Double Track) |
| 6.748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

Source: JICA Design Team

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

4. Embankment

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



Source: JICA Design Team

Figure 1-7: Typical Cross-Section of Embankments

5. Stations

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

Table 1-6. Station Locations in Manila City

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

Source: JICA Design Team

a. España Station

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



Source: JICA Design Team

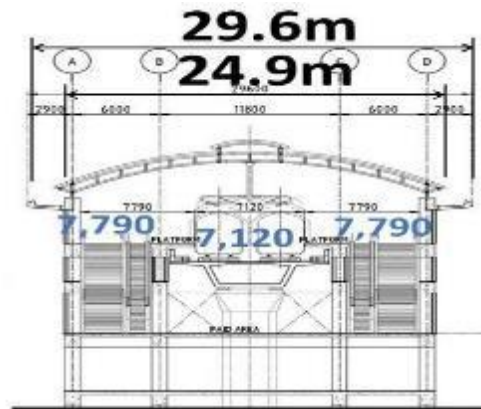
Figure 1-8: Location of España Station

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

Table 1-7: España Station Type

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

Source: JICA Design Team



Source: JICA Design Team

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



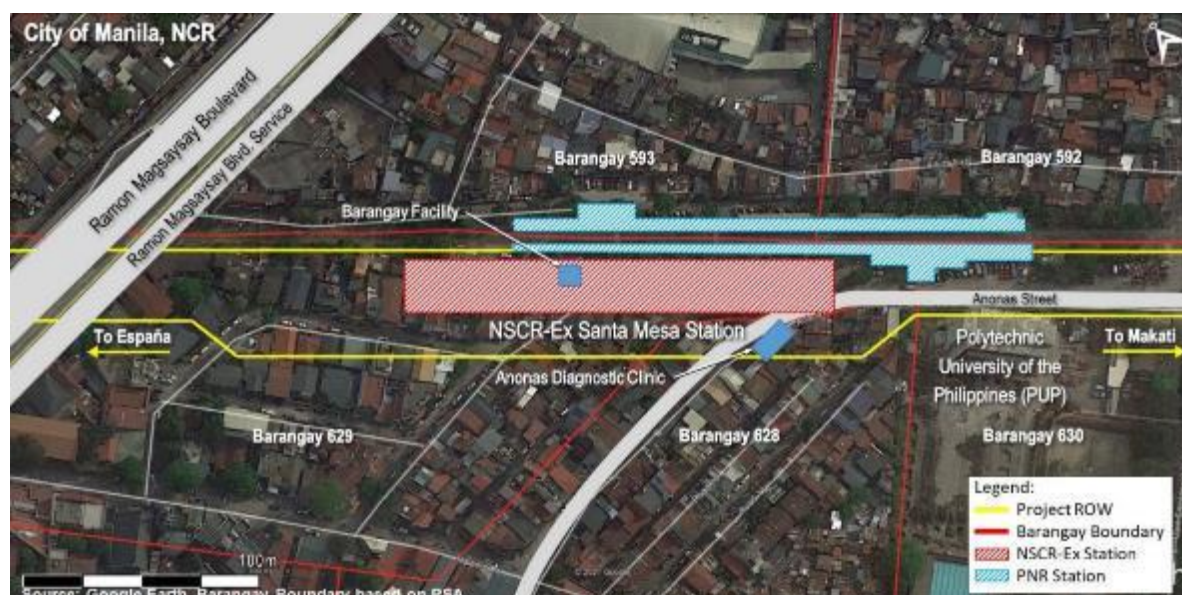
Source: JICA Design Team

Figure 1-10: Graphic View of España Station Building

b. Santa Mesa Station

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

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



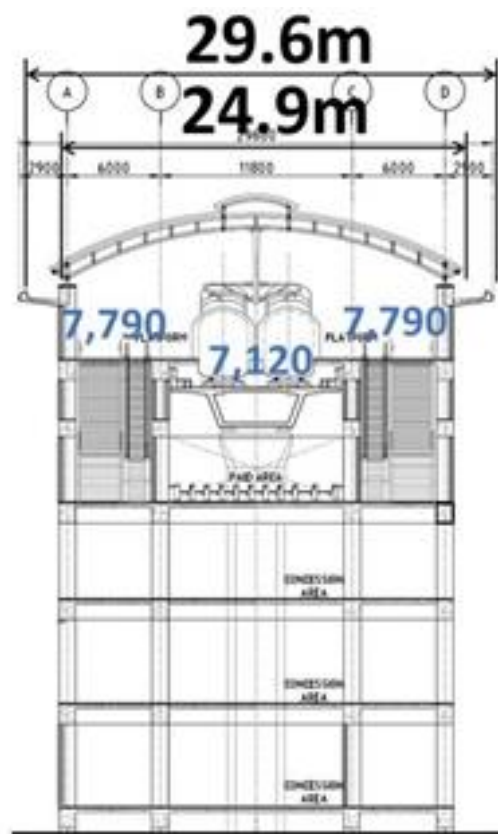
Source: JICA Design Team

Figure 1-11: Location of Santa Mesa Station

Table 1-8: Santa Mesa Station Type

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

Source: JICA Design Team



Source: JICA Design Team

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

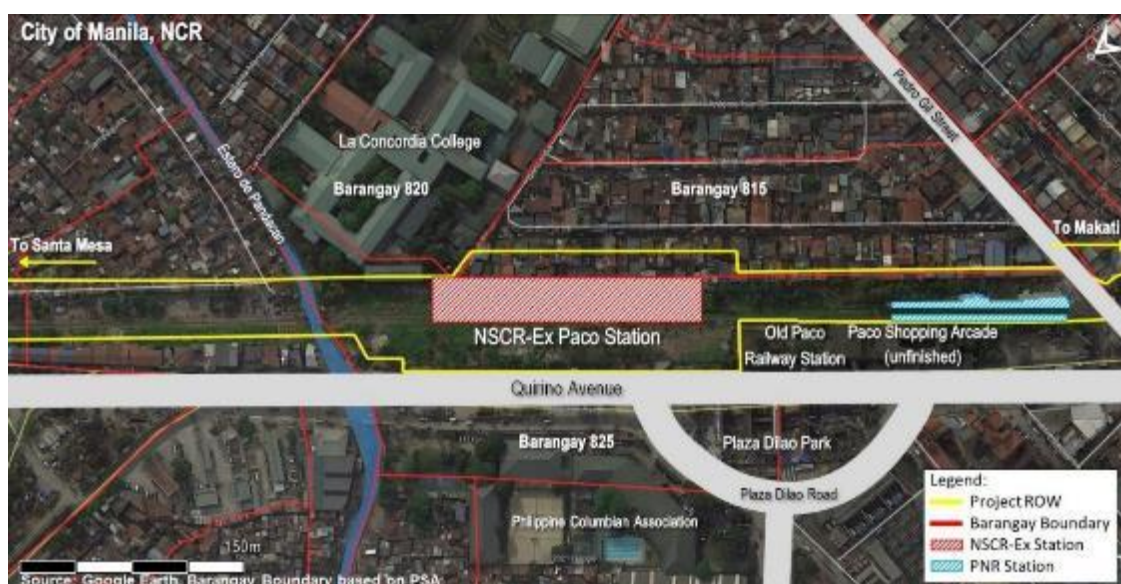


Source: JICA Design Team

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

c. Paco Station

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



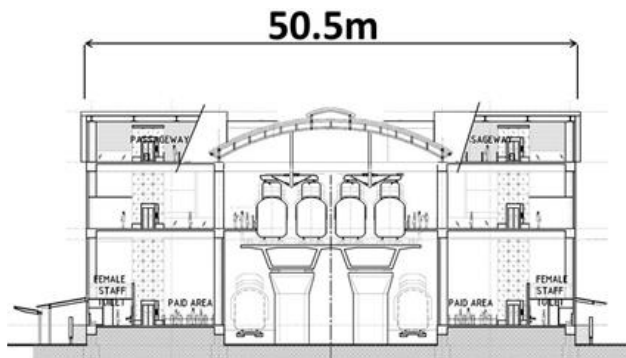
Source: JICA Design Team

Figure 1-14: Location of Paco Station

Table 1-9: Paco Station Type

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

Source: JICA Design Team



Source: JICA Design Team

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



Source: JICA Design Team

Figure 1-16: Graphic View of Paco Station Building

6. Substations

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

Table 1-10: Location of the Substations

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

Source: JICA Design Team



Source: JICA Design Team

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



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

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

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

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

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

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

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

56. TELCOS

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

G. Construction Yards, Borrow Pit and Spoil Disposal Area

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

1. Comparison on Alternatives

a. Without Project Option

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

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

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

d. ROW Alternative Option

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

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



Source: JICA Design Team

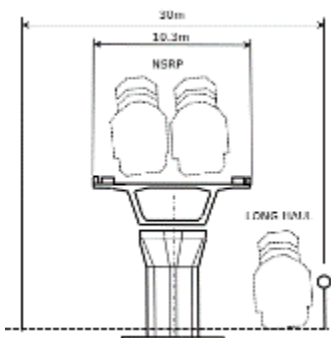
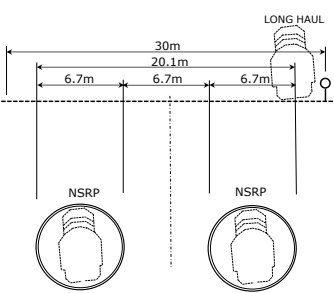
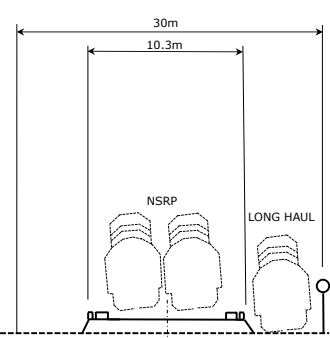
Figure 1-19: NLEX –SLEX Connector Road and NSCR-Ex alignments

e. Structure Alternative Options

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

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

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

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

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

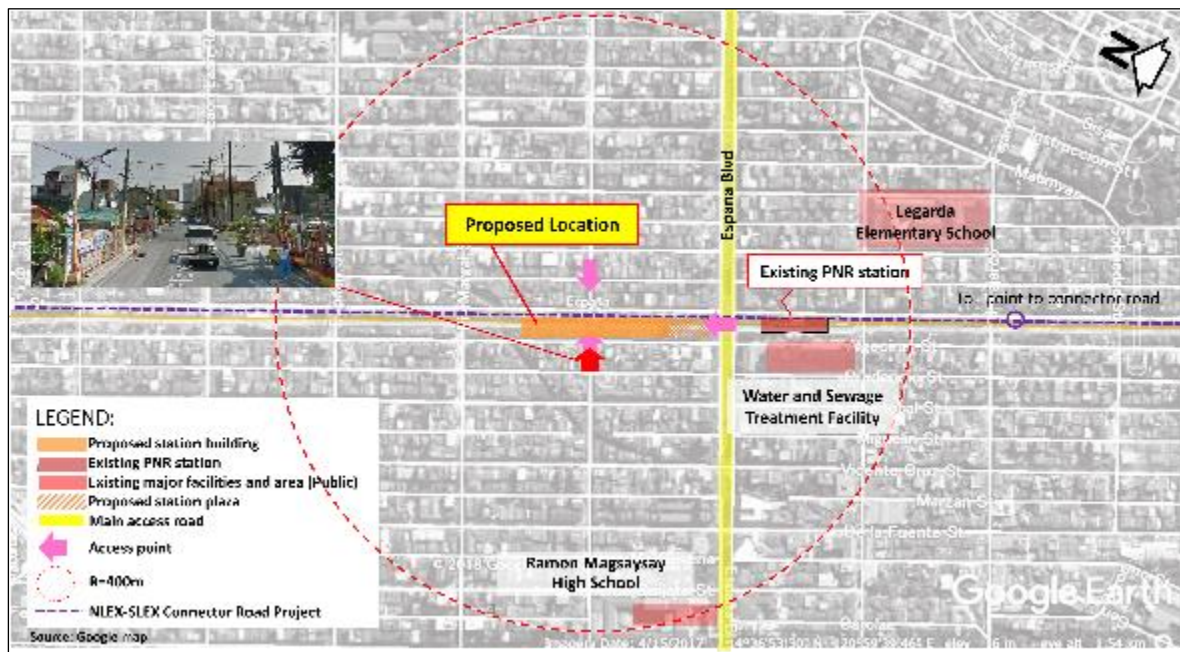
Note: A:Excellent, B:Good, C:Poor

Source: JICA Study Team

f. Station Alternative Option

i. España Station

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



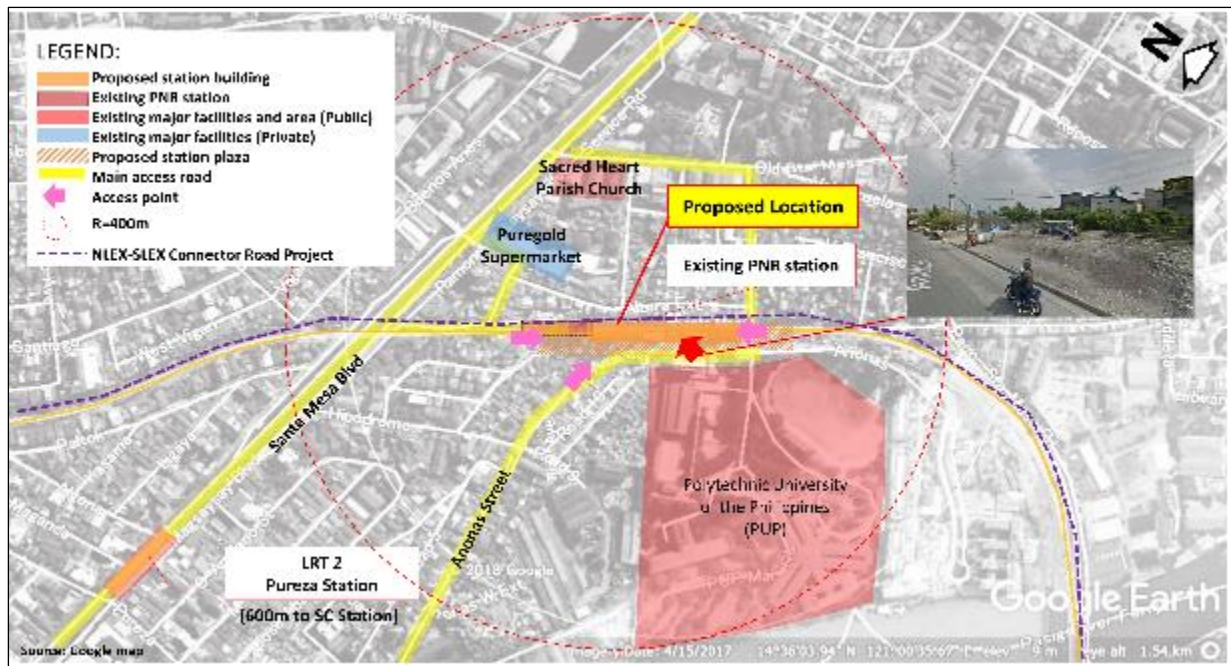
| ITEMS | Proposed Station | | Existing PNR Station | |
|--|--|---|---|---|
| Vicinity | Heavy developed area and close to city hall or commercial area. | 2 | Heavy developed area and close to city hall or commercial area. | 2 |
| Necessity and Cost for Land and Improvement of Structure | Necessary 205,080,000PHP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

Source: JICA Design Team

Figure 1-20: España Station

ii. Santa Mesa Station

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



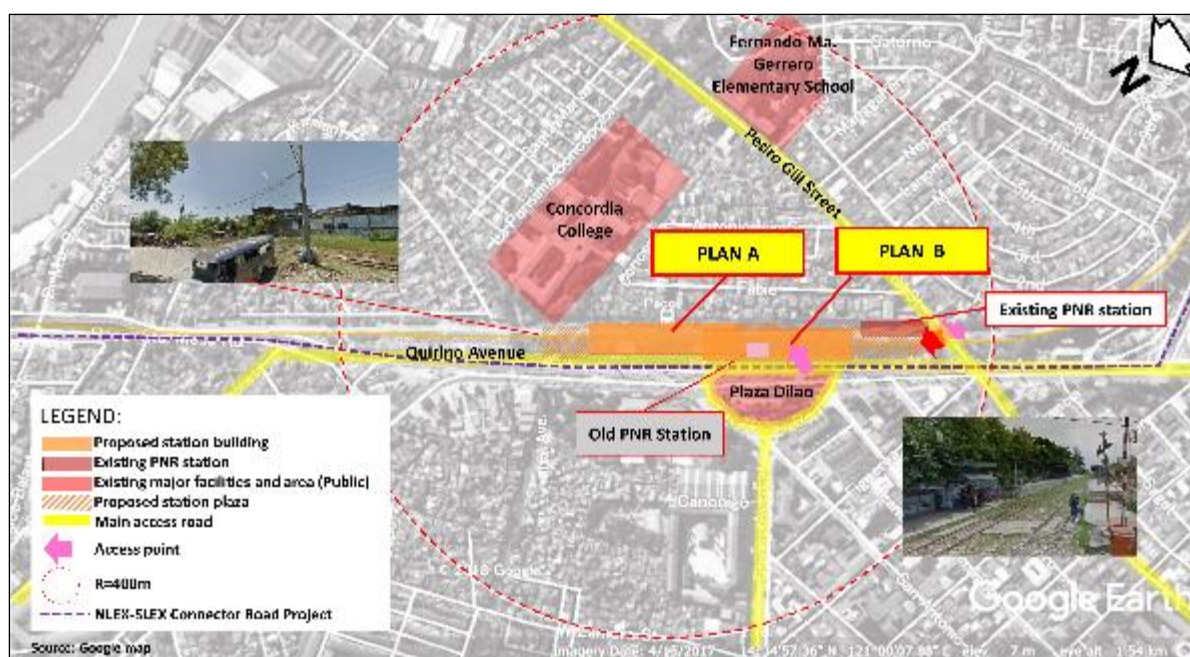
| | |
|--------------|--|
| JDT Comments | <p>Proposed Location of the reason is below:</p> <ul style="list-style-type: none"> -Similar with current location -Close to government properties such as Polytechnic University of the Philippines -Expected to Improvement facility for pedestrian from LRT2 station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

Source: JICA Design Team

Figure 1-21: Santa Mesa station

iii. Paco Station

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



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

Source: JICA Design Team

Figure 1-22: Paco Station

iv. Station Alternative Option

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

Table 1-12: Station-Related Facilities

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

CHAPTER 2 SCOPE OF LAND ACQUISITION AND RESETTLEMENT

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

A. Necessity for Land Acquisition

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

B. Methodology to Assess Impacts

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

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

C. Cut-off Date

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

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

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

D. Overview of Affected Land and Resettlement Impacts

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

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

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

Table 2-2: Summary of Impact

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

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

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

Source: JICA Design Team

E. Severity of Impact

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

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

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

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

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

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

F. Land Requirement by Ownership of Land

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

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

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

1. Government Land Ownership by Barangay

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

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

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

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

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

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

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

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

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

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

3. Severely and Marginally Affected Land by Barangay

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

H. Landowner-Claimants

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

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

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

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

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

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

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

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

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

I. Affected Structures by Ownership of Land and by Barangay

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

Table 2-11: Ownership Affected Structures by Land Ownership

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

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

1. Type of Affected Structure by Barangay

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

Table 2-12: Use of Affected Structure by Barangay

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

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

2. Use of Affected Main Structures

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

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

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

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

3. Severely and Marginally Affected Structures

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

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

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

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

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

4. Structure Ownership/Occupancy Among Surveyed Landowner-Households

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

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

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

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

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

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

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

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

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

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

J. Affected Trees and Crops

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

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

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

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

109. Of the total 4,137 trees identified in the affected lands, some 622 trees apparently are being claimed to be owned by around 349 APs. Majority (66%- 408 trees) of the trees claimed by this APs are fruit bearing trees while around a third or 185 trees are timber or lumber trees. The remaining 29 trees account to ornamental or other types of trees.

110. A bigger chunk (81%-505 trees) of the trees being claimed to be owned by this APs are planted in PNR owned lands while 1-2 in 10 (92 trees) are rooted in a private land. Still, there are around 25 trees planted in a land whose owners have yet to be established.

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

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

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

1. Affected Trees and Crops with Unknown Owners

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

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

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

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

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

K. Tenure Status of Vulnerable Households

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

Table 2-20: Vulnerable AHs Tenure Status by Barangay

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

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

1. Vulnerable Households Losing Business/Source of Livelihood

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

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

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

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

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

L. List of Affected Community Facilities

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

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

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

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

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

M. Households Not Interviewed

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

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

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

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

CHAPTER 3 SOCIO-ECONOMIC PROFILE OF AFFECTED PERSONS

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

A. Purpose of the Survey

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

B. Survey Methodology

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

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

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

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

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

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

C. Schedule

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

D. Overview of the Survey Respondents

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

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

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

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

E. Profile of Affected Households

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

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

1. Household Demographics

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

Table 3-2: Household Heads Surveyed and Their Gender

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

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

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

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

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

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

2. Age Distribution of Household Members

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

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

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

3. Educational Attainment

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

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

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

4. Ethnolinguistic Affiliation

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

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

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

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

5. Profile of Household Heads

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

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

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

6. Civil Status of Household Heads

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

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

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

7. Affected Persons Requiring Special Assistance During Transfer

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

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

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

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

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

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

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

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

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

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

9. Vulnerable Households

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

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

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

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

10. Vulnerable Households with Number of Vulnerabilities

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

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

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

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

11. Structure Ownership Among Affected Households

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

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

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

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

12. Occupancy Arrangement Among Non-Structure Owner Households

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

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

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

13. Monthly Household Income (all sources)

145. Based on the national poverty threshold of the year 2018²⁰, a household of five members is calculated to have an income of at least Php11,950.83 per month in the National Capital Region (NCR) in order to meet the basic food and other non-food requirements. AHs that fall below the required minimum income per household are classified as vulnerable households and will be entitled to additional assistance.
146. On overall, total monthly household income of the affected households covered in the survey approximates to around PhP81,136,210.00 with monthly income averaging at around PhP25,806.68 per household. Looking closer at the distribution of income reveals that about a fifth (21%) earns less than PhP12,000 a month while about the same proportion (20%) earns between PhP12,000-15,999. Income range of a tenth each falls between the range of PhP 16,000-19,999 or PhP 20,000-24,999. Those earning from PhP25,000 but below PhP40,000 accounts to around 19% while those earning PhP40,000 and above accounts to around 16% of households covered in the survey.

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

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

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

14. Monthly Household Expenses

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

rentals (7.1%), recreation (4%), loan payment (2%), financial support to relatives (1%), salaries of household help (less than 1%), and tax (less than 1%).

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

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

15. Household Goods/Property Owned

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

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

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

16. Primary Source of Household Income

149. The survey sought information on the households' primary, and secondary sources of income categorized either as land-based, wage-based, enterprise-based, or remittance-based. For both primary and secondary sources of income, the categories are: (i) land-based sources: those income generating activities largely dependent on the productive potential of land, such as crop production, fish or aquaculture, and livestock raising/production; (ii) wage-based incomes: cash payments paid to individuals in return for services rendered; (iii) enterprise-based sources: those income-earning activities such as business/commercial enterprises that the household or household members engage in; and (iv) remittance-based sources: those incomes sent to the household or household member/s from another location as a means to support household needs or expenses.
150. Among 7,655 affected household members from 21 years and above, the majority (75%) has a primary source of income. More than half (75%) earn wage-based income while a little over a tenth (15%) earn from enterprise-based economic activities. Income from remittances holds true to around 6% of affected household members aged at least 21 years and above. A fourth (25%) of affected household members (ages 21 and above) confirm that they have yet to find a job to earn an income.
151. There are around 14 APs who claim land-based activity as their primary source of income, but only one (1) land-based income activity (game-fowl raising/livestock) will be affected by the Project. Four (4) APs come from a single household while another 2 come from another household. The rest comes from 1 household each. Two of these APs (living in 1 household) claim to conduct their land-based income activity (game-fowl raising/livestock) in their own backyard, which is the one affected by the project. Another one claimed that the land-based activity is conducted somewhere within their barangay not affected by the project. The rest conduct their land-based income activity in another city or municipality. Those APs involved in land-based income source activity outside of the city or in other municipalities are into crop production while those within their barangay or nearby barangays did not disclose their land-based income activities.

Table 3-18: Primary Source of Household Income

| Barangay | Land-Based | Wage-Based | Enterprise-Based | Remittance-Based | No occupation (at least 21 years old) | No response (at least 21 years old) | Total | % |
|--------------|------------|------------|------------------|------------------|---------------------------------------|-------------------------------------|-------|----|
| Barangay 349 | 0 | 90 | 26 | 12 | 58 | 2 | 188 | 2% |
| Barangay 351 | 1 | 163 | 65 | 12 | 80 | 2 | 323 | 4% |
| Barangay 368 | 0 | 143 | 48 | 10 | 37 | 0 | 238 | 3% |
| Barangay 422 | 1 | 285 | 113 | 17 | 136 | 6 | 558 | 7% |
| Barangay 426 | 0 | 185 | 41 | 16 | 68 | 5 | 315 | 4% |

| | | | | | | | | |
|--------------|-------------|--------------|--------------|------------|--------------|-----------|--------------|-------------|
| Barangay 428 | 2 | 220 | 62 | 24 | 122 | 4 | 434 | 6% |
| Barangay 442 | 0 | 18 | 1 | 3 | 6 | 0 | 28 | 0% |
| Barangay 443 | 0 | 49 | 12 | 9 | 35 | 3 | 108 | 1% |
| Barangay 444 | 0 | 38 | 8 | 4 | 19 | 5 | 74 | 1% |
| Barangay 450 | 1 | 134 | 32 | 13 | 63 | 0 | 243 | 3% |
| Barangay 472 | 0 | 133 | 24 | 12 | 86 | 1 | 256 | 3% |
| Barangay 473 | 2 | 254 | 68 | 26 | 122 | 6 | 478 | 6% |
| Barangay 474 | 4 | 65 | 17 | 24 | 30 | 0 | 140 | 2% |
| Barangay 483 | 0 | 95 | 26 | 4 | 60 | 2 | 187 | 2% |
| Barangay 484 | 1 | 281 | 111 | 22 | 143 | 6 | 564 | 7% |
| Barangay 485 | 0 | 32 | 24 | 2 | 27 | 0 | 85 | 1% |
| Barangay 487 | 0 | 115 | 18 | 5 | 41 | 3 | 182 | 2% |
| Barangay 628 | 0 | 56 | 17 | 13 | 29 | 0 | 115 | 2% |
| Barangay 629 | 0 | 258 | 45 | 42 | 118 | 1 | 464 | 6% |
| Barangay 630 | 0 | 52 | 13 | 3 | 18 | 0 | 86 | 1% |
| Barangay 769 | 0 | 12 | 2 | 1 | 4 | 0 | 19 | 0% |
| Barangay 800 | 0 | 156 | 44 | 19 | 69 | 3 | 291 | 4% |
| Barangay 803 | 0 | 12 | 6 | 0 | 1 | 0 | 19 | 0% |
| Barangay 810 | 0 | 29 | 6 | 0 | 12 | 0 | 47 | 1% |
| Barangay 811 | 2 | 228 | 44 | 23 | 95 | 1 | 393 | 5% |
| Barangay 835 | 0 | 196 | 44 | 22 | 68 | 0 | 330 | 4% |
| Barangay 836 | 0 | 216 | 41 | 32 | 81 | 0 | 370 | 5% |
| Barangay 865 | 0 | 175 | 44 | 13 | 97 | 2 | 331 | 4% |
| Barangay 867 | 0 | 16 | 9 | 1 | 7 | 4 | 37 | 0% |
| Barangay 868 | 0 | 329 | 88 | 39 | 113 | 0 | 569 | 7% |
| Barangay 872 | 0 | 105 | 44 | 7 | 27 | 0 | 183 | 2% |
| Total | 14 | 4,140 | 1,143 | 430 | 1,872 | 56 | 7,655 | 100% |
| % | 0.2% | 54% | 15% | 6% | 24% | 1% | 100% | |

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

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

| Barangay | No. of Male Owners | No. of Female Owners | No response | Total | % |
|--------------|--------------------|----------------------|-------------|-------|---|
| Barangay 349 | 0 | 0 | 0 | 0 | 0 |
| Barangay 350 | 0 | 0 | 1 | 1 | 3 |

| Barangay | No. of Male Owners | No. of Female Owners | No response | Total | % |
|--------------|--------------------|----------------------|-------------|------------|------------|
| Barangay 351 | 0 | 2 | 0 | 2 | 7 |
| Barangay 368 | 1 | 0 | 0 | 1 | 3 |
| Barangay 422 | 1 | 0 | 0 | 1 | 3 |
| Barangay 426 | 1 | 0 | 0 | 1 | 3 |
| Barangay 428 | 0 | 0 | 0 | 0 | 0 |
| Barangay 442 | 0 | 1 | 0 | 1 | 3 |
| Barangay 473 | 0 | 2 | 1 | 3 | 10 |
| Barangay 628 | 0 | 0 | 0 | 0 | 0 |
| Barangay 629 | 0 | 0 | 0 | 0 | 0 |
| Barangay 769 | 0 | 0 | 0 | 0 | 0 |
| Barangay 800 | 0 | 0 | 0 | 0 | 0 |
| Barangay 803 | 0 | 1 | 1 | 2 | 7 |
| Barangay 810 | 0 | 0 | 0 | 0 | 0 |
| Barangay 811 | 1 | 1 | 0 | 2 | 7 |
| Barangay 835 | 3 | 3 | 0 | 6 | 21 |
| Barangay 836 | 0 | 0 | 0 | 0 | 0 |
| Barangay 865 | 0 | 0 | 0 | 0 | 0 |
| Barangay 866 | 0 | 1 | 0 | 1 | 3 |
| Barangay 868 | 1 | 4 | 0 | 5 | 17 |
| Barangay 872 | 2 | 1 | 0 | 3 | 10 |
| Total | 10 | 16 | 3 | 29 | 100 |
| % | 34 | 55 | 10 | 100 | |

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

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

| Barangay | No. of Male Owners | No. of Female Owners | No response | Total | % |
|--------------|--------------------|----------------------|-------------|-------|---|
| Barangay 349 | 0 | 1 | 0 | 1 | 2 |
| Barangay 350 | 0 | 0 | 0 | 0 | 0 |
| Barangay 351 | 0 | 0 | 0 | 0 | 0 |
| Barangay 368 | 1 | 1 | 0 | 2 | 5 |
| Barangay 422 | 0 | 0 | 0 | 0 | 0 |
| Barangay 426 | 0 | 0 | 1 | 1 | 2 |

| Barangay | No. of Male Owners | No. of Female Owners | No response | Total | % |
|--------------|--------------------|----------------------|-------------|------------|------------|
| Barangay 428 | 2 | 0 | 0 | 2 | 5 |
| Barangay 442 | 0 | 0 | 0 | 0 | 0 |
| Barangay 473 | 1 | 1 | 0 | 2 | 5 |
| Barangay 628 | 1 | 2 | 0 | 3 | 7 |
| Barangay 629 | 1 | 0 | 0 | 1 | 2 |
| Barangay 769 | 0 | 1 | 0 | 1 | 2 |
| Barangay 800 | 0 | 2 | 0 | 2 | 5 |
| Barangay 803 | 0 | 0 | 0 | 0 | 0 |
| Barangay 810 | 2 | 0 | 0 | 2 | 5 |
| Barangay 811 | 3 | 3 | 0 | 6 | 15 |
| Barangay 835 | 4 | 2 | 0 | 6 | 15 |
| Barangay 836 | 0 | 1 | 0 | 1 | 2 |
| Barangay 865 | 0 | 1 | 0 | 1 | 2 |
| Barangay 866 | 0 | 0 | 0 | 0 | 0 |
| Barangay 868 | 3 | 3 | 0 | 6 | 15 |
| Barangay 872 | 3 | 1 | 0 | 4 | 10 |
| Total | 21 | 19 | 1 | 41 | 100 |
| % | 51 | 46 | 2 | 100 | |

17. Location of Primary Source of Income

154. Of the total 5,727 AHs who are engaged in any form of income generating activity, more than a third (36%) confirmed that their primary sources of income are located outside of their city or municipality. A fourth (25%) on the other hand claim that their income is obtained by working in nearby barangays or within the same city/municipality they live in. A tenth at least reported that their income generating activities are done within their barangay/neighborhood (12%) or even in their own residence (13%).

155. The bulk of wage-based earners are likely to conduct their income-generating activities outside of the city/municipality they live in. Meanwhile, majority of those who are involved in enterprise-based activity, conduct their businesses within their own residences. For those who are into land-based income activities, the conduct of such activities is outside the city or municipality.

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

| Location of Source of Income | Land-Based | Wage-Based | Enterprise-Based | Remittance-Based | Total Working HH Members | % |
|------------------------------|------------|------------|------------------|------------------|--------------------------|---|
|------------------------------|------------|------------|------------------|------------------|--------------------------|---|

| | | | | | | |
|--|-----------|--------------|--------------|------------|--------------|-------------|
| Within own residence | 2 | 151 | 518 | 49 | 720 | 13% |
| Within Barangay / Neighborhood | 1 | 394 | 256 | 30 | 681 | 12% |
| Near barangay-within the same city/ municipality (within Manila) | 3 | 1194 | 160 | 61 | 1418 | 25% |
| Other city /municipality | 6 | 1921 | 74 | 44 | 2045 | 36% |
| Overseas | 0 | 183 | 2 | 73 | 258 | 5% |
| No definite area | 0 | 278 | 132 | 107 | 517 | 9% |
| N/R | 2 | 19 | 1 | 66 | 88 | 2% |
| Total | 14 | 4,140 | 1,143 | 430 | 5,727 | 100% |

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

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

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

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

| | | | | |
|----------------------------|--------------|--------------|--------------|-------------|
| OFW/Sea farers | 19 | 9 | 28 | 1% |
| Production/Factory workers | 56 | 29 | 85 | 2% |
| Public Officials | 57 | 26 | 83 | 2% |
| Sales | 174 | 224 | 398 | 10% |
| Service Industry | 411 | 272 | 683 | 16% |
| Teaching/Education | 21 | 48 | 69 | 2% |
| Technology | 18 | 8 | 26 | 1% |
| Others | 147 | 46 | 193 | 5% |
| No response | 262 | 108 | 370 | 9% |
| Total | 2,518 | 1,622 | 4,140 | 100% |
| % | 61% | 39% | 100 | |

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

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

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

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

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

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

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

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

21. Secondary Source of Household Income

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

Table 3-25: Secondary Source of Household Income

| Gender | Land-Based | Wage-Based | Enterprise-Based | Remittance-Based | Total | % |
|--------------|------------|------------|------------------|------------------|-------------|------------|
| Male | 7 | 131 | 135 | 54 | 327 | 54 |
| Female | 3 | 79 | 118 | 83 | 283 | 46 |
| Total | 10 | 210 | 253 | 137 | 610 | 100 |
| % | 2% | 34% | 42% | 22% | 100% | |

22. Location of Secondary Source of Household Income

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

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

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

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

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

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

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

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

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

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

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

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

25. Stand Alone Businesses

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

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

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

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

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

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

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

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

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

27. Gross Monthly Income of Stand-Alone Businesses

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

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

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

28. Gross Monthly Income of Renting Out Businesses

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

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

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

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

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

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

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

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

30. Type of Ownership of Businesses

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

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

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

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

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

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

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

32. Years of Operation of Businesses by Barangay

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

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

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

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

172. A total of 471 households with home-based enterprises were identified in the affected area. Of these home-based enterprises, more than half (57%) are owned by male-headed households while the remaining (43%) are owned by a female-headed households. Barangays with the most notable number of home-based enterprises are Barangays 422 (41), Barangay 484 and 868 (39 each) and Barangay 473 (32).

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

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

| Barangay | Male-Headed AHs with Home-Based Enterprise | Female- Headed AHs with Home- Based Enterprise | Total AHs with Home-Based Enterprise | % |
|--------------|---|--|--|------------|
| Barangay 872 | 10 | 7 | 17 | 4 |
| Total | 269 | 202 | 471 | 100 |
| % | 57 | 43 | 100 | |

34. Type of Home-Based Enterprise

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

Table 3-38: Type of Home-Based Enterprises

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

35. Income of Home-Based Enterprise

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

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

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

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

36. Membership in Financial Institutions

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

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

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

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

37. Access to Water

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

Table 3-41: Access to Water

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

38. Access to Sanitation Facilities

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

Table 3-42: Access to Sanitation Facilities

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

39. Access to Energy

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

Table 3-43: Access to Energy

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

40. Cooking Facilities

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

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

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

41. Type of Residence

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

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

Table 3-45: Type of Residence

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

42. Number of Years in Current Location

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

Table 3-46: Number of Years in Current Location

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

43. Place of Previous Residence

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

Table 3-47: Place of Previous Residence

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

44. Reasons for Establishing Residence in Current Location

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

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

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

45. Number of Previous Relocated Households

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

Table 3-49: Number of Previously Relocated Households

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

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

46. Preferred Relocation Area of Affected Households

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

Table 3-50: Preferred Relocation Area of Affected Households

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

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

47. Affected AHs Considerations for Choosing a Relocation Site

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

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

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

CHAPTER 4 LEGAL AND POLICY FRAMEWORK

A. Policies and Guidelines Applied to the Project

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

B. Philippine Legal Framework

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

Table 4-1: List of Applicable Legal Framework

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

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

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

1. Philippine Constitution of 1987

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

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

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

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

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

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

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

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

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

c. Expropriation

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

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

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

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

d. Payment of Taxes

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

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

e. Payment Terms

208. **Section 5(f) of R.A. 10752**, states the IA will pay the property owner upon execution of the Deed of Sale:
 1. 50% of the negotiated price of the affected land (exclusive of unpaid taxes remitted to the LGU), and
 2. 70% of the negotiated price of the affected structures, improvements, crops and trees (exclusive of unpaid taxes remitted to the LGU) upon execution of the deed of sale.
209. **Section 5(g) of R.A. 10752**, states the remaining payment for the affected property will be as follows:
 1. For land, the remaining 50% of the negotiated price of the affected land will be paid, exclusive of unpaid taxes remitted to the concerned LGU (if any):
 1. At the time of transfer of title in the name of the Republic of the Philippines, in cases where the land is wholly affected; or
 2. At the time of the annotation of a deed of sale on the title, in cases where the land is partially affected.
 2. For affected structures, improvements, crops and trees, the remaining 30% will be compensated, exclusive of unpaid taxes remitted to the concerned LGU (if any), if the land is already completely cleared of such structures, improvements, crops and trees.

f. Easement Agreement

210. Section 10 of R.A. 10752, states that if a portion of lot needed for the ROW is minimal – that the cost for surveying or segregating the portion from the main lot would be greater than the value of the lot needed – then the IA may, if the property owner agrees, resort to the mode of Easement of ROW provided under the Civil Code.
211. A ROW easement agreement can be executed between the property owner and the IA – with the former granting the latter the right to use the affected portion of the lot as ROW, and the owner retaining ownership of the land. Under such cases, the IA will pay the owner the following:

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

g. Government Appropriation

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

h. Acquisition of Subsurface Right of Way

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

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

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

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

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

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

- a. When persons or entities occupy danger areas such as esteros, railroad tracks, garbage dumps, riverbanks, shorelines, waterways, and other public places such as sidewalks, roads, parks, and playgrounds;
 - b. When government infrastructure projects with available funding are about to be implemented; or
 - c. When there is a court order for eviction and demolition.
224. In the execution of the above Section 28, the following shall be mandatory:
- a. Notice upon the affected persons or entities at least 30 days prior to date of eviction and demolition;
 - b. Adequate consultations on the matter of resettlement with the duly designated representatives of the families to be resettled and the affected communities in the areas where they are to be relocated;
 - c. Presence of local government officials or their representatives during eviction or demolitions;
 - d. Proper identification of all persons taking part in the demolition;
 - e. Execution of eviction or demolition only during regular office hours from Mondays to Fridays and during good weather, unless the affected families consent otherwise;
 - f. No use of heavy equipment for demolition except for structures that are made of concrete/hard materials;
 - g. Proper uniforms for members of the Philippine National Police who shall occupy the first line of law enforcement and observe proper disturbance control procedures; and
 - h. Adequate relocation, whether temporary or permanent; provided however, that in cases of eviction and demolition pursuant to a court order involving underprivileged and homeless citizens, relocation shall be undertaken by the LGU concerned and the NHA with assistance of other government agencies within 45 days from service of notice of final judgement by the court, after which period the said order shall be executed; provided further that should relocation not be possible within the said period, financial assistance in the amount equivalent to the prevailing minimum daily wage multiplied by 60 days shall be extended to the affected families by the LGU concerned.
225. **Section 31 of the R.A. 7279** stipulates the implementation of the **Community Mortgage Program (CMP)**. The CMP, a socialized housing program of the government, seeks to improve the living conditions of underprivileged and homeless citizens by providing affordable financing to help them secure tenure on the land they occupy. Through the National Home Mortgage Finance Corporation (NHMFC), now the Social Housing Finance Corporation (SHFC), legally organized organizations are provided assistance from community mobilizers, processing of required documents to providing loans for lot acquisition, site development and house construction.
226. **Section 32 of R.A. 7279** states that CMP beneficiaries shall not be evicted nor dispossessed of their lands or improvements unless they have incurred non-payment of amortizations for three (3) months.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

12. Batas Pambansa 220 (June 1982)

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

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

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

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

framework of minimum standards and requirements to regulate and control their location, site, design, and quality of materials, construction, use, occupancy, and maintenance.

C. Executive/Administrative/Department Orders

1. Executive Order No. 1035, Series of 1985

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

2. Executive Order No. 48, Series of 2001

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

3. Executive Order No. 708, Series of 2008

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

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

4. Executive Order No. 272, Series of 2004

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

5. Executive Order No. 69, Series of 2012

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

6. DOTr Department Order No. 2013-05

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

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

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

8. HUDCC Resolution No. 1, Series of 2018

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

Table 4-2: Price Ceiling for Socialized Subdivision Projects

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

9. HUDCC Resolution No. 2, Series of 2018

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

Table 4-3: Price Ceiling for Socialized Condominium Projects

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

D. Relevant Manuals, Policies and Memorandum Circulars

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

209. The DOTr as the IA is mandated by R.A. 10752 through Section 18 of its IRR to produce an agency manual of procedures for ROW acquisition. As of March 2018, accordingly, the DOTr proclaimed D.O. 2018-005 stipulating that all implementing

offices concerned shall be directed to adopt and use the DOTr's Right-of-Way and Site Acquisition Manual (ROWSAM).

210. ROWSAM was developed to provide clear and specific operational guidelines on ROW acquisition. It aims to guide the DOTr staff on legal processes and procedures necessary to acquire and clear private and public lands required for the construction and operation of public transport infrastructure regardless of funding sources. Further, it outlines the land acquisition requirements necessary for planning, developing, and implementing land acquisition necessary for the development, construction, and operation of transportation projects.
211. The ROWSAM also mentions about the importance of due diligence and the DOTr's core values that must be applied in every step of the ROW acquisition process as below.
 - a. We value integrity and honesty. We practice what we say, formulate policies, programs and projects and properly use resources attuned with the DOTr Mission and Vision.
 - b. We are competent. We constantly search for and apply new ideas, technologies and practice to improve the delivery of services to our stakeholders.
 - c. We do right things at the right time with the right attitude and behavior. We provide our stakeholders and the general public access to relevant information.
 - d. We value and treat our stakeholders with the utmost respect and care.
 - e. We, the members of the DOTr family, work as a team to attain common goals and objectives.
 - f. We commit everything to God for the continuous advancement of this Department and the nation as a whole.

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

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

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

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

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

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

272. SHFC Corporate Circular No. 13-026 Series of 2013 defines the High-Density Housing (HDH) Project Guidelines of SHFC. The High-Density Housing (HDH) program is the SHFC's participation to the informal settler families' (ISFs) Housing Program being implemented by the incumbent administration with an allocated budget

of P50 - billion for five (5) years. The ISFs' Housing Program aims to ensure safe and flood-resilient permanent housing solutions for the ISFs living in danger areas of the National Capital Region (NCR).

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

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

6. SHFC Memorandum Circular 2015-015

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

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

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

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

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

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

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

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

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

E. JICA Policies on Involuntary Resettlement

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

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

F. ADB Policy on Involuntary Resettlement and Indigenous Peoples

282. The objectives of ADB's SPS (2009) are to (i) avoid involuntary resettlement whenever possible to minimize involuntary resettlement by exploring project and design alternatives; (ii) enhance, or at least restore, the livelihoods of all displaced and vulnerable persons in real terms relative to pre-project levels; (iii) and improve the standards of living of the displaced poor and other vulnerable groups. The involuntary resettlement safeguard covers physical displacement (relocation, loss of residential land, or loss of shelter) and economic displacement (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of (i) involuntary land acquisition or (ii) involuntary restrictions on land use or access to

legally designated parks and protected areas. The SPS (2009) covers physical and economic displacement regardless of whether such losses and involuntary restrictions are full or partial and permanent or temporary. ADB-supported projects are considered significant if 200 or more persons will experience major impacts, which are defined as (i) being physically displaced from housings, or (ii) losing 10% or more of their productive assets (income generating). The level of details and comprehensiveness of a resettlement plan is commensurate with the significance of potential impacts and risks.

283. Involuntary Resettlement. ADB's policy on involuntary resettlement in the SPS (2009) is briefly described below:
- a. Screen the project early on to identify past, present, and future involuntary resettlement impacts and risks. Determine the scope of resettlement planning through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks.
 - b. Carry out meaningful consultations with affected persons, host communities, and concerned nongovernment organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and IPs, and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the affected persons' concerns. Support the social and cultural institutions of displaced persons and their host population. Where involuntary resettlement impacts and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase.
 - c. Improve, or at least restore, the livelihoods of all displaced persons through (i) land-based resettlement strategies when affected livelihoods are land based where possible or cash compensation at replacement value for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.
 - d. Provide physically and economically displaced persons with needed assistance, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.
 - e. Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas provide them with legal and affordable access to land and resources, and in urban areas provide them with appropriate income sources and legal and affordable access to adequate housing.

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

- p. The ADB Public Communications Policy seeks to encourage the participation and understanding of people and other stakeholders affected by ADB-assisted activities. Information dissemination on ADB-funded projects should start early in the project preparation phase and continue throughout all stages of project development, in order to facilitate dialogue with affected persons and other stakeholders.
- q. ADB's indigenous people's safeguards are triggered if a project directly or indirectly affects the dignity, human rights, livelihood systems, or culture of IPs or affects the territories or natural or cultural resources that IPs own, use, occupy, or claim as their ancestral domain. If ancestral domain land were to be required for the rail ROW for the project, appropriate IP safeguard instrument will be prepared.

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

7

G. Resettlement Policy Comparison

Below is a table comparing Philippine's legal framework with JICA Guidelines (2010) and ADB's SPS (2009) on involuntary resettlement. Some policy gaps, and gap-filling measures have been identified and are presented below

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

H. Fundamental Project Policy

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

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

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

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

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

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

I. Cut-Off Date

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

J. Principle of Replacement Cost

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

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

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

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

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

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

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

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

K. Eligibility and Project Impacts

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

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

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

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

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

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

³¹ ADB, 2009. Safeguard Policy Statement. Manila.

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

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

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

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

3. Renters/Lessees of Land and/or Structures

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

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

4. Informal Settler Families (ISFs)

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

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

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

5. Business Enterprises

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

Table 4-5: Categories of Business Enterprises

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

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

6. Employees of Commercial, Agricultural, and Industrial Establishments

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

7. Agricultural Tenants, Sharecroppers, Landowners, and Lessees

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

8. Vulnerable Groups

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

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

9. Loss of Access

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

10. Unanticipated Impacts

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

11. Severity of Impacts

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

CHAPTER 5 COMPENSATION AND ENTITLEMENT

A. Introduction

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

B. Units of Entitlements

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

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

Table 5-1: APs Entitled to Livelihood Restoration Assistance

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

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

C. Conditions

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

D. Eligibility

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

1. Original Patent Holders of Lands Granted Under CA 141

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

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

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

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

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

327. Previous awardees of socialized housing through a government program who are low-income and who sold their previously-awarded house and lot will be ineligible for another socialized housing package but are still eligible for housing assistance through

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

the self-relocation option or participation in the public rental housing and other compensations/entitlements.

4. Recipients of Social Housing Programs and New Owner of the Sold Social Housing Units Who are yet to be fully paid by the Original Awardee

328. Awardees of socialized housing through a government program who are low-income and the new owners who are sold a previously-awarded socialized housing unit (including lot) will be ineligible for another socialized housing package but are still eligible for housing assistance through the self-relocation option or participation in the public rental housing and other applicable compensation/entitlements, except, for those certified as squatting syndicates or as professional squatters.
329. The amount that is yet to be paid to NHA/SHFC will be deducted to the cost of property to be compensated. The official ownership will be determined, to know the rightful recipient of the remaining compensation before payment shall be assessed accordingly.

5. Persons Who Have Moved into the ROW After the Cut-off Date

330. Persons or households who moved into the affected structure after the cut-off date³⁴ will be ineligible for resettlement assistance. Similarly, all illegal structures built, and trees planted in the affected land after the cut-off date³⁵ are not compensable and persons living in these illegal structures will also be ineligible for resettlement assistance. In the case of evicted renters/non-landowners who are in the household master list, they will be eligible for assistance. Eligibility has been confirmed through validation conducted jointly by DOTr and the respective LGUs.

E. Modes of Acquisition

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

F. Processes for Provisions of Compensation and Entitlements

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

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

³⁵ Ibid.

G. Process for Negotiated Sale

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

³⁶ As soon as parcellary survey plan is approved.

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

³⁸ Upon completion of ownership documents

Demolish and Remove Improvement (ADRI). Once the DOAS, PTE and ADRI have been executed, DOTr may proceed to payment of compensation.

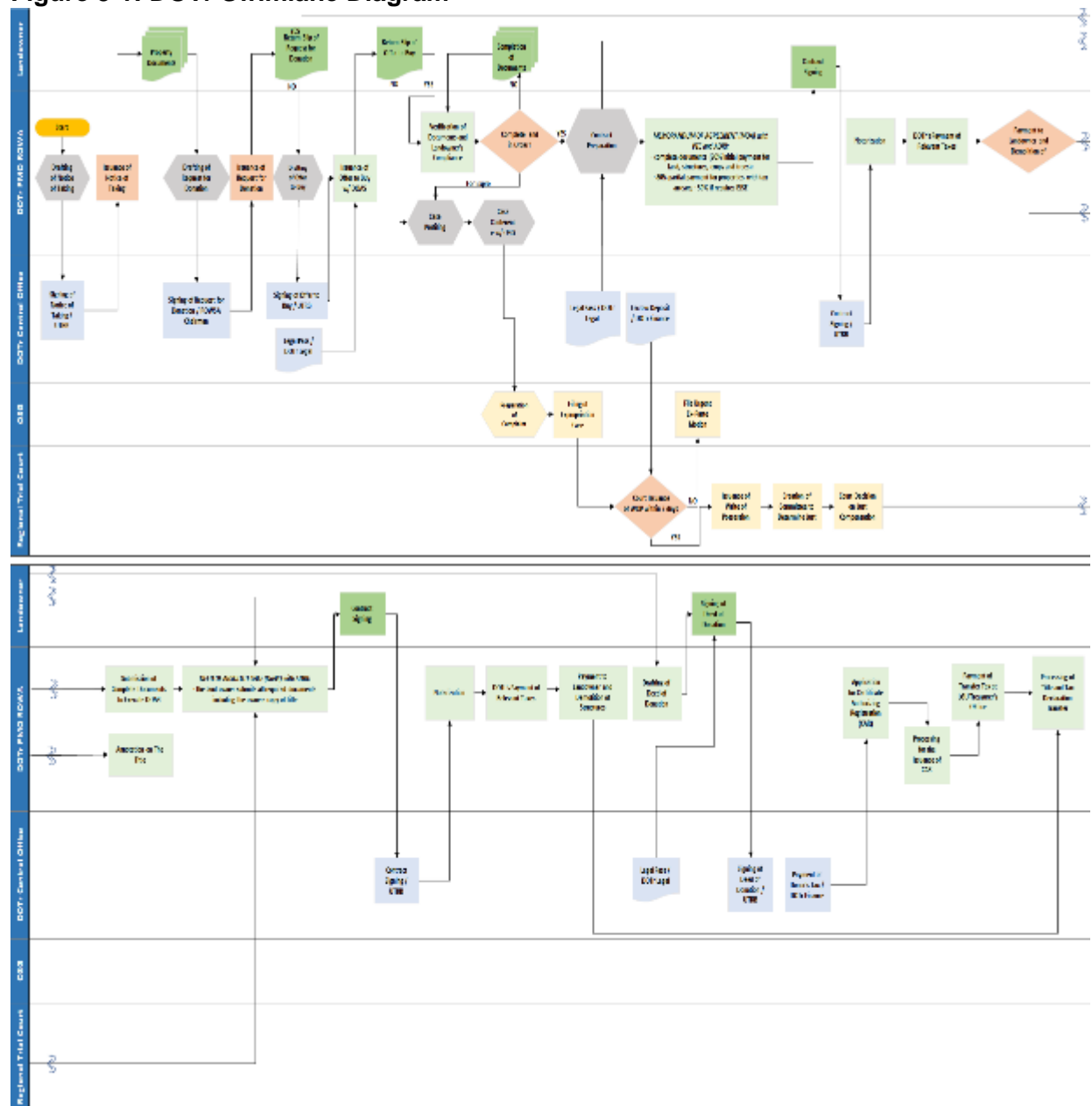
337. For both cases APs with complete documents will be compensated at 100% payment for land, improvements, crops, and trees. For APs with tax property arrears, payment will be 100% of the amount, less the RPT arrears paid directly to LGU.
338. Should the AP need financial assistance to settle his/her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

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

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

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

Figure 5-1: DOTr Swimlane Diagram



H. Process of Expropriation

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

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

I. Required Documents for Payment of Compensation

1. Land

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

2. Structures and Other Improvements

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

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

3. Crops and Trees

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

4. Income Loss

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

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

5. Assistance to Obtain Necessary Documents

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

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

J. Payment Schedule

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

Table 5-2: Payment Schedule for Legal Property Owners

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

⁴³ ADRI is necessary only if there are affected structures.

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

Source: JICA Design Team

K. Entitlement Matrix

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

Table 5-3: Entitlement Matrix

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

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

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

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

| | | | |
|--|--|---|---|
| | trade or business or primarily held for sale). | Cash compensation for loss of land at full replacement cost computed at current market value, free of taxes, including Value Added Tax (VAT), DST, transfer tax, and registration fees, except Expanded/Creditable Withholding Tax ⁴⁶ (EWT) and RPT arrears. | Cash compensation for portion of land at full replacement cost computed at current market value, free of taxes, including VAT, DST, transfer tax, and registration fees, except EWT ³ and RPT arrears. |
| <p>Implementation Considerations:</p> <ul style="list-style-type: none"> • DOTr will notify property owners early to enable time to gather necessary Paperwork as proof of ownership. APs may seek guidance from DOTr through the Help Desk at the LGU on documentation requirements. • If the original patent granted under CA 141 has been subject to Government exercise or lien, it cannot be subject to lien a subsequent time. • APs can request DOTr to pay the RPT arrears in advance to the LGU. This amount will be deducted from the compensation payment, except when the arrears is higher than the total compensation amount. • The land for land option refers to productive land only and will be considered on a case-by-case basis considering the potential complexities in transferring titles, in order to ensure that there is not a large gap between acquisitions of land and providing the new parcel of land to the AP. • APs who need to settle RPT arrears of significant amounts equivalent to 10% or more of the replacement value of their affected property will be eligible to be included in the LRIP. • Non-viability of remaining portion will be determined by DOTr in consultation with the AP. If the remaining portion of land is not viable for continued use for the original purpose or if more than 80% of the entire land is to be acquired, the entire plot will be acquired subject to agreement of the AP. • In the event that the appraised value is lower than the BIR zonal value, DOTr will consider re-appraisal of the property. • In the event that there are fees associated with the mortgager's segregation of the portion of the property to be acquired for the ROW from the rest of the property, such fees will be borne by DOTr. | | | |

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

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

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

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

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

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

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

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

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

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

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| | | <p>OR</p> <p>2. Assisted resettlement</p> <p>(i) Option to avail of government socialized housing program of a partner government Key Shelter Agency (KSA) (if qualified); If not qualified for socialized housing, then the entitlements for assisted resettlement as per 2h apply.</p> <p>(ii) Cash compensation to cover the cost of connecting utilities such as water and power (if not provided by KSA/LGU);</p> <p>(iii) Transportation during relocation including hauling of household belongings to interim rental facilities, until the relocatees are transferred to the final resettlement site; and</p> <p>(iv) Food allowance of Php 150 per person per day or a food parcel of equal or greater amount (as determined by DOTr) for three days during relocation to the interim rental units and during relocation to the permanent relocation site.</p> <ul style="list-style-type: none"> • If completion of the socialized housing accommodation will not be ready by time of displacement, rental allowance will be provided. | |
| *2g | APs who were former ISFs and CMP/NHA beneficiaries whose titles are still under the name of the organization. | <p>Entitlements:</p> <p>Same as above deducting any amount still owed to the housing agency.</p> | |

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| 2h | <p>APs who own structures/improvements but do not own the land where the structure is located, and who have previously availed of government socialized housing program (returnees) and are deemed ineligible by the KSA to participate in the socialized housing program.</p> | <p>Entitlements:</p> <ul style="list-style-type: none"> • Cash compensation for entire structure equivalent to full replacement cost without deduction for depreciation or salvaged materials. • In cases where the structures are being used as dwellings by the structure owner and his/her family residing there, self-relocation or assisted resettlement as follows: <ol style="list-style-type: none"> 1. Self-relocation assistance <ul style="list-style-type: none"> (i) If AP opts to move to an existing property (verified by the receiving LGU), in-kind transportation to be provided inclusive of transportation of belongings; (ii) Cash compensation to cover the cost of connecting utilities such as water and power; and (iii) Food allowance of Php 150 per person per day for three days or a food parcel of equal or greater amount (as determined by DOTr). <p>OR</p> <ol style="list-style-type: none"> 2. Assisted resettlement <ul style="list-style-type: none"> (i) Option to avail of affordable public rental housing accommodation provided by DOTr in partnership with KSA, NGOs and/or LGUs; | |
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| | | <p>(ii) Cash compensation to cover the cost of connecting utilities such as water and power (if not provided by KSA/LGU);</p> <p>(iii) Transportation during relocation including hauling of household belongings to interim rental facilities, until the relocatees are transferred to the final resettlement site; and</p> <p>(iv) Food allowance of Php 150 per person per day or a food parcel of equal or greater amount (as determined by DOTr) for three days during relocation to the interim rental units and during relocation to the permanent relocation site.</p> <ul style="list-style-type: none"> • If completion of the public rental housing accommodation will not be ready by time of displacement, rental allowance will be provided. | |
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Implementation Considerations:

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

- For cases where APs are required to avail of rental subsidy assistance while awaiting completion of socialized housing, assistance to transport belongings will be provided both at time of initial displacement to temporary accommodation as well as to socialized housing when it is completed.

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

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

- For cases where APs are required to avail of rental subsidy assistance while awaiting completion of socialized housing, assistance to transport belongings will be provided both at time of initial displacement to temporary accommodation as well as to socialized housing when it is completed.

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

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

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| 3b | APs who own small, medium and large business establishments ⁵² | <p>Entitlements:</p> <p>Cash compensation for income losses during transition period corresponding to stoppage of business activities, not to exceed six months.⁵³</p> <p>Cash compensation to cover transactional (e.g., permitting) cost of re-establishing the business elsewhere.</p> <p>Assistance to transport belongings to new location.</p> <p>Assistance in securing soft loan to enable self-rehabilitation for those restarting business elsewhere.</p> <p>For APs who are owners of small, medium or large commercial establishments built inside own affected property:</p> <p>Acquire the property but allow the owner of the structure and business use of the land for a defined period to give the owner time to transfer, subject to agreement on a case-to-case basis.</p> <p>For APs who are owners of commercial/business entities and are leasing affected space/property:</p> <p>For those who will continue with their commercial and business activities elsewhere, rental subsidy for three months based on prevailing average monthly rental for a similar structure of equal type and dimension to the property being leased. Not applicable to lease contracts that will expire at the time of taking.</p> |
| 3c | Vendors with no stalls ⁵⁴ | <p>Entitlements:</p> |

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

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

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

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| | | Assistance in identification of, and transportation to, an alternative site to continue economic activity, e.g., assistance in (a) shifting to areas within the same LGU where there is no construction, (b) identify alternative sites to sell, and (c) link to existing government livelihood programs. |
| 3d | Trolley drivers | Entitlements: Transitional support of minimum wage for four months ⁵⁵ . Participation in the LRIP. Provision of skills training in anticipation of available job positions during construction and operation of the project. Training allowance ⁵⁶ . Priority in employment during construction and operation stage of the project. |
| 3e | APs who are employed in a displaced commercial, agricultural or industrial establishment and lose their job due to closure of business or laying off as a result of minimized operation. | Entitlements: Cash compensation for net salary of two months based on actual salary. For APs whose income is below or within the minimum wage, cash compensation for four months based on prevailing minimum wage ⁵⁷ . |
| 3f | APs who relocate to a place that makes former wage-based livelihood opportunities inaccessible and as a result need to find new employment or source of livelihood. | Participation in the LRIP. Provision of skills training in anticipation of available job positions during construction and operation of the project. Training allowance ⁵⁸ . Priority in employment during construction and operation stage of the project. |

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

⁵⁶ Transportation allowance during training provided only if necessary

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

⁵⁸ Transportation allowance only if necessary

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| 3g | APs who relocate to a place that makes it more expensive to commute to their place of work and they retain their employment. | Entitlements: Commuting allowance of an amount based on additional costs, but not exceeding PhP 5,000 per household per month for three months (not entitled to 3e or 3f). ⁵⁹ |
| 3h | APs who are agricultural tenants and sharecroppers. | Entitlements: Financial assistance equivalent to the average gross harvest for the last three years and not less than P 15,000 per hectare (EO 1035). Crop compensation will be made between the owner and sharecropper as per terms of the sharecropper in case of privately-owned land / publicly-owned land. In case of dispute over verbal agreement with sharecropper, certification from elected representatives will be considered as legal document. Participation in the LRIP. |
| 3i | APs who are landowners or lessee who are directly engaged in farming. | Entitlements: A disturbance compensation equivalent to five times the average gross harvest for the last five years on the principal and secondary crops of the area acquired (as adopted from RA. 6389). Participation in the LRIP. |
| Implementation Considerations: Income losses as based on evidence such as tax receipts or otherwise as per estimated values of monthly income losses for various categories of micro-businesses to be determined during validation. | | |

| Entitled Person | | Loss of Public Land and Structure (Severe/Full) |
|-----------------|---|--|
| 4a | Government Agency/ LGU owners of affected public structures on public land. | Entitlements: Compensation between agencies based on mutual agreement. |

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

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| | | Transportation to be provided inclusive of transportation of belongings. |
| 4b | Government Agency/ LGU owners of affected public structures on private land. | Entitlements: Cash compensation for structures at full replacement cost. Transportation to be provided inclusive of transportation of belongings. |

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

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

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

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

| Entitled Person | | Additional Hardship Due to Vulnerability |
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| 6a | APs who are classified as any of the following vulnerable groups: poor (based on the poverty income threshold), elderly and solo parent-headed households ⁶² , and persons with disabilities. | Entitlements: <u>In addition to applicable compensation:</u> <ul style="list-style-type: none"> • Inconvenience allowance in the amount equivalent to PhP 10,000 per household. • For the families with persons who need special assistance and/or medical care, respective LGUs to provide nurses or social workers to help them before and during the resettlement activity. • Rehabilitation assistance in the form of vocational training and other development activities with the value of up to PhP 15,000 will be provided in coordination with other government agencies. • Support and/or maintain access to government welfare programs. • Inclusion in the LRIP. |

| Entitled Person | | Temporary Impacts due to Construction |
|-----------------|---|---|
| 7a | APs who have legal rights to the land. | Entitlements: <ul style="list-style-type: none"> • Restoration of land within three months of completion of use. • Compensation for affected non-land assets at full replacement cost commensurate with rates set out in the RAP. • Cash payment for rent of the affected land at prevailing rental rates in the location of the property until the property is restored. |
| 7b | APs without legal rights to affected land but owners of affected non-land assets. | |
| 7c | Severance impacts and/or barrier effect during construction | Entitlements: |

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

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| | disrupting lateral movement (access) or access to property. | <p>The project will provide for crossings and continued access.</p> <p>In the event that construction works block access to a business, then compensation for lost income for the period of disrupted access will be provided.</p> |
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Implementation Considerations:

Contractors will be responsible for the arrangement and payment of land rent, restoration of land and compensation for non-land assets and lost income.

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

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

Implementation Considerations:

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

Expropriation Proceeding

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

Implementation Considerations:

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

CHAPTER 6 RELOCATION AND RESETTLEMENT PLANNING

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

A. Landowner and Non-Landowner Beneficiaries of Relocation Assistance

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

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

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

Table 6-1: Number of Affected Households

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

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

| | | | | | | | | |
|--|---|---|---|---|---|---|---|---|
| Brgy 442, Brgy 443, Brgy 444, Brgy 446, Brgy 450 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 |
|--|---|---|---|---|---|---|---|---|

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

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

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

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

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

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

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

Source: DOTr

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

B. Consultation with Affected Households

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

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

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

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

| Municipality LGU | Barangay | Total NLO's | SCM with PIB Survey | HH's Relocation Options |
|------------------|----------|-------------|---------------------|-------------------------|
|------------------|----------|-------------|---------------------|-------------------------|

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

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

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

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

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

C. Resettlement Sites

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

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

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

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

Note:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

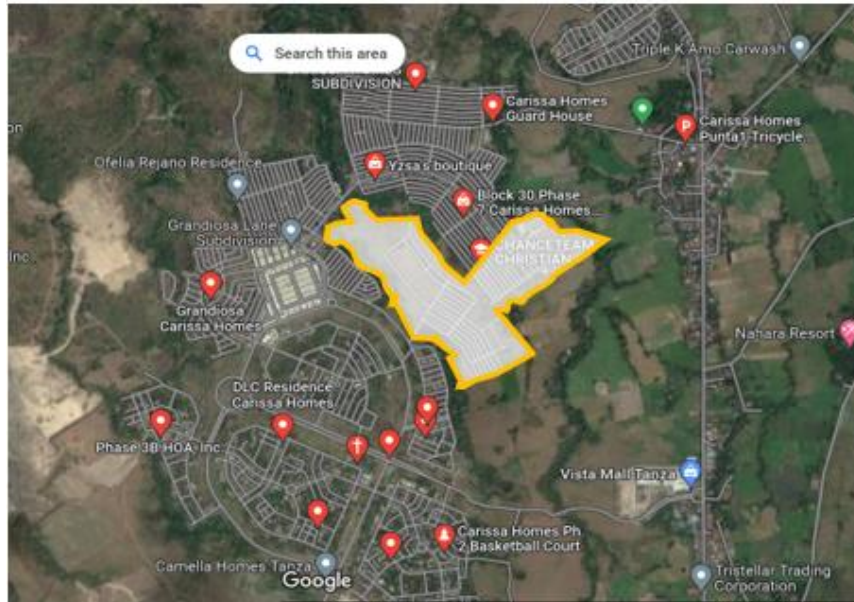


Figure 6-1. Location Map of Carissa Homes Phase 8, Tanza, Cavite

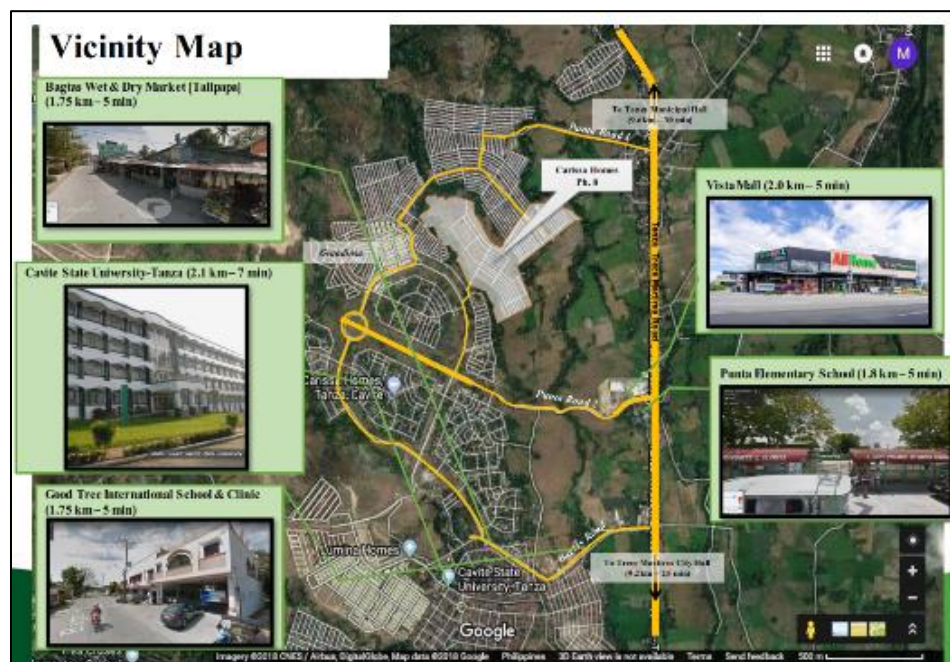


Figure 6-2. Vicinity Map of Carissa Homes as Relocation Site

Close Up Map

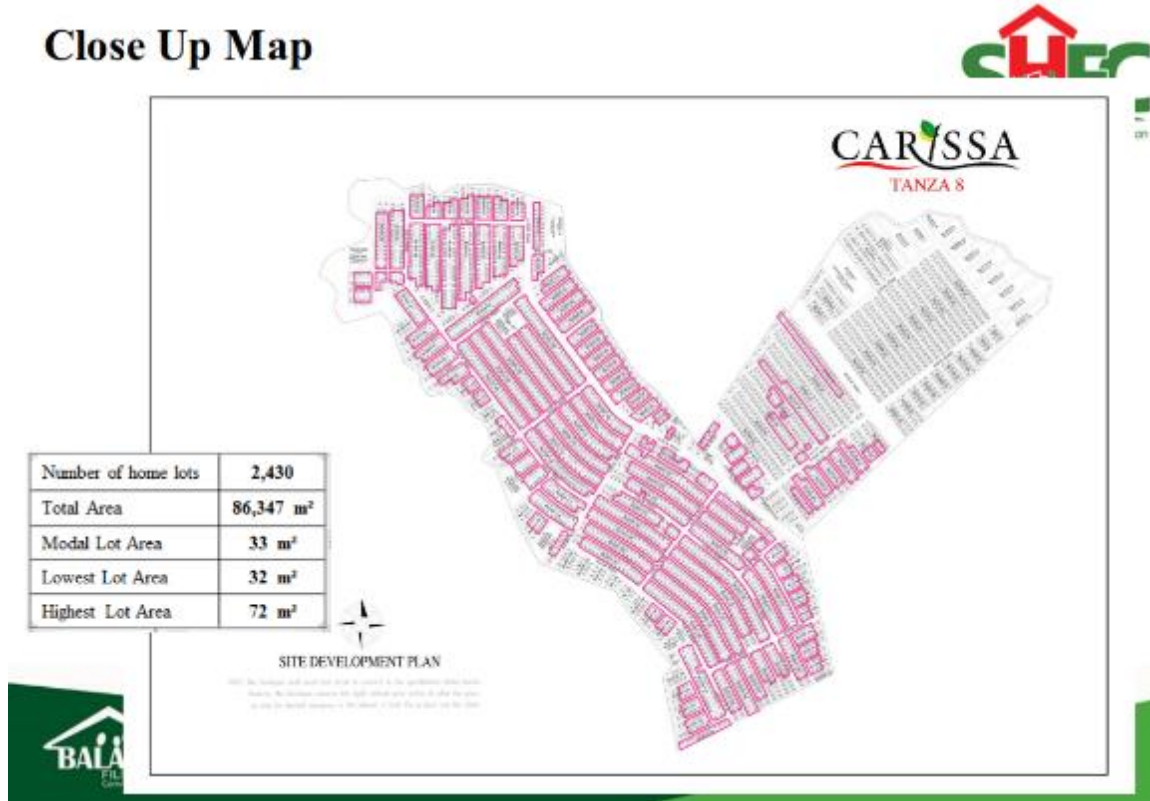


Figure 6-3. Close Up Map of Carissa Homes Phase 8 Relocation Tanza Cavite

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

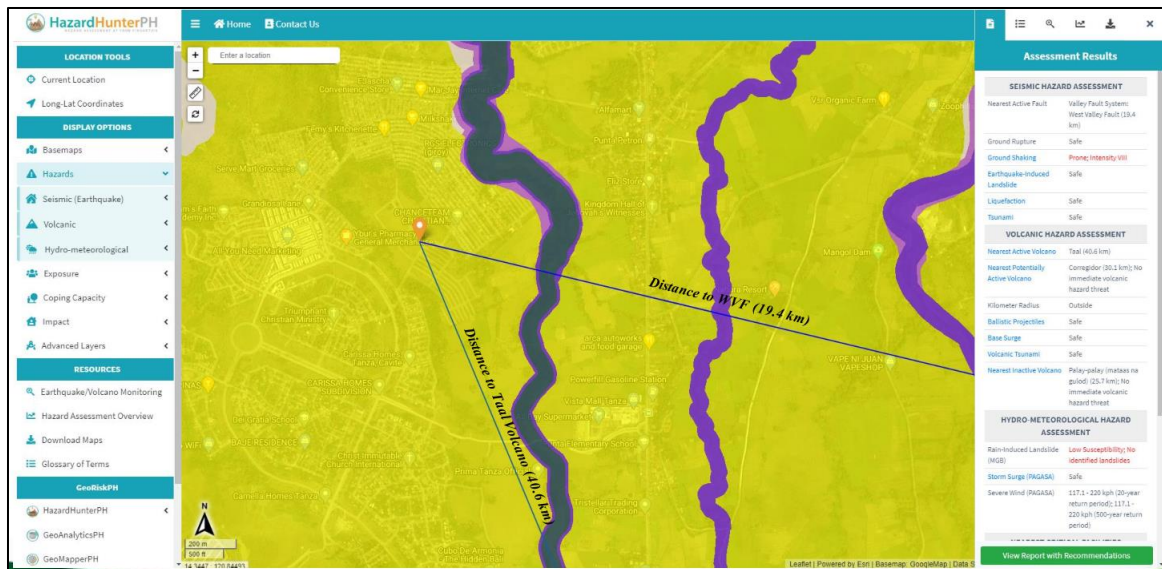


Figure 6-4. Hazard Map of Carissa Homes Phase 8, Tanza, Cavite

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

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

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

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

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



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

1. Osorio Property in Trece Martires, Cavite Relocation Site

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



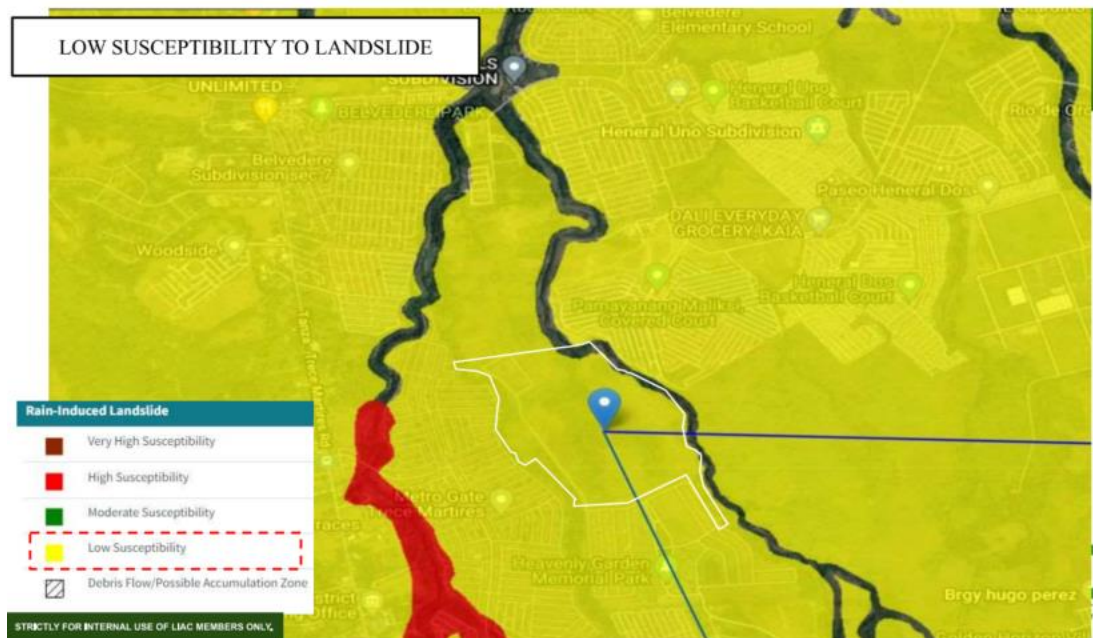
Figure 6-6. Location Map of Osorio Property in Trece Martires, Cavite of Osorio Property in Trece Martires, Cavite

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



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

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



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

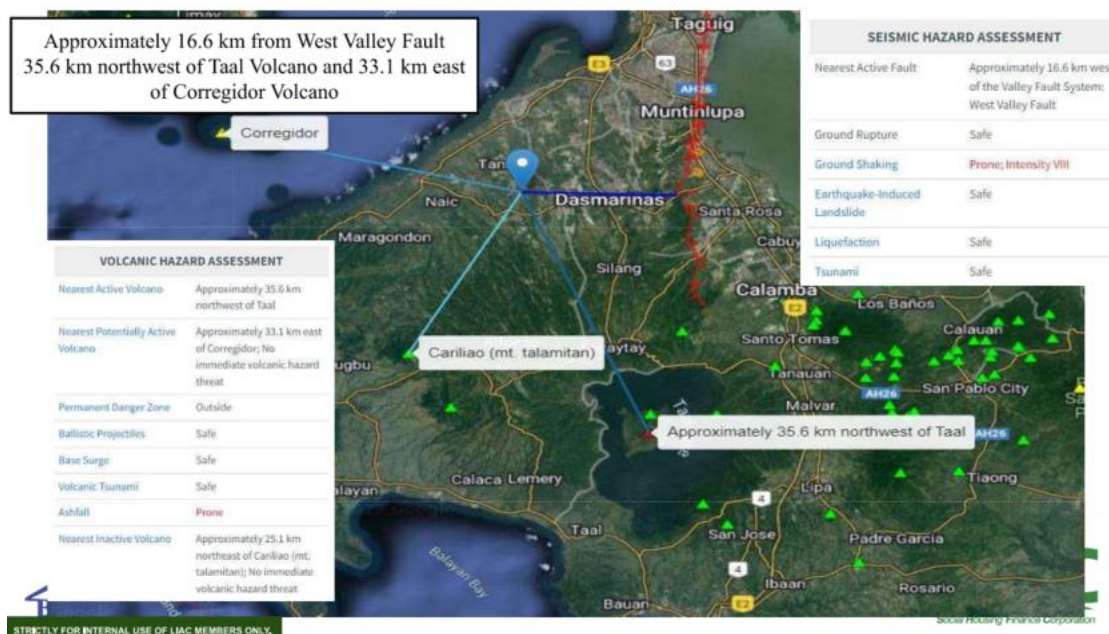


Figure 6-9. Volcanic and Seismic Hazard Map of Osorio Property in Trece Martires, Cavite

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

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

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



Osorio Elementary School



Francisco Osorio National High School



Cavite State University - Trece Martires Campus



Korea-Philippines Friendship Hospital



Gen. Emilio Aguinaldo Memorial Hospital



Trece Martires Transport Terminal



Trece Martires Public Market



Uno Factory Outlet Trece Martires, Waltermart



Trece Martires City Hall



Trece Martires City Police Station



Trece Martires City Fire Station

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

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

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

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

1. Option (i): Self-Relocation Assistance

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

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

2. Option (ii): Assisted Resettlement

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

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

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

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

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

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

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

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

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

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

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

F. High Density Housing Program

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

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

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

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

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

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

G. Housing Design

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



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

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



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

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

H. Public Rental Accommodations

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

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

I. Rental Subsidy for Non-Landowners

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

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

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

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

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

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

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

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

J. Local Inter-Agency Committee.

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

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

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

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

1. Option 1: Self-Relocation Assistance

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

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

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

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

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

⁶⁴ More detailed discussion on this in 7.2.3 below

2. Option 2: Assisted Resettlement

448. Assisted Resettlement for LO-AHs and interested Non-LO-AHs and those not qualified for government socialized housing consists of the option to avail of permanent economic housing, if qualified. The packages for this option may be a combination of the following: (i) information on housing support (ii) Relocation expenses (iii) Commuting allowance (if found needed) (iv) Livelihood restoration program and (v) Rental subsidy while waiting for the permanent housing unit to be available.
449. APs with low income are more susceptible to the impacts of physical displacement, thus (as much as possible) ISF APs who have low income will be encouraged to opt for the assisted resettlement option as it is a formal and sustainable settlement option that will enable improvement of their living conditions.
450. Assisted resettlement includes the availment of permanent housing through economic/medium cost housing. The assistance to be provided in this option are a combination of the following:
1. Assistance to avail government economic and medium cost housing program under the Home Development and Mutual Fund (HDMF) otherwise known as Pag-IBIG Fund or referral to other housing agencies/institutions, both government and private corporations;
 2. Cash compensation to cover the cost of connecting utilities such as water and power;
 3. Transportation to new dwelling, inclusive of transportation of materials;
 4. Food allowance;
 5. Availment of Community Mortgage Program by SHFC for properties belonging to an association
451. Availment of Pag-IBIG housing program is the recommended option for Pag-IBIG members. Pag-IBIG housing program is an open market loan program of a government owned and controlled corporation that caters to all its members. It offers various housing

support, including affordable housing⁶⁵, economic housing⁶⁶ and medium cost housing⁶⁷.
Table below details the features of this housing modality.

Table 6-15: Housing Modality for Affected Residing Landowners and Non-Landowners in NSCR-Ex

| | Housing Modalities |
|-----------------------------------|--|
| | Pag-IBIG Housing Program |
| Type of Housing Support | <ul style="list-style-type: none"> • Affordable Housing • Economic Housing • Medium Cost Housing |
| DOTr Partner Agency | Pag- IBIG / HDMF |
| Entitled APs | Formal/legal APs |
| Housing Package inclusions | <p>Any or a combination of the following:</p> <ul style="list-style-type: none"> • Purchase of a fully-developed residential lot or adjoining residential lots not exceeding 1,000 m² • Purchase of a residential house and lot, townhouse, or condominium unit; • Construction or completion of a residential unit on a residential lot owned by the member • Home Improvement; • Refinancing of an existing housing loan |
| Form of Assistance | <ul style="list-style-type: none"> • Low interest rate • Assistance in down payment/equity for property owners • Long payment terms • Support to fill-out paperwork by Help Desk |
| Loanable Amount | Up to Php 6,000,000 |

⁶⁵ Caters to families earning Php15,000 and below per month, regardless of whether they have been previously awarded a housing unit by the government.

⁶⁶ Economic Housing is defined in BP 220 as housing units which are within the affordability level of the average and low-income earners which is 30% of the gross family income as determined by the National Economic and Development Authority from time to time. Economic Housing could be private or government-initiated sites. Based on HLURB Memorandum Circular No. 13 Series of 2017, the selling price of Economic Housing is above Php 450,000 but not more than Php 1,700,000.

⁶⁷ Medium Cost Housing costs above Php 1,700,000 up to Php 4,000,000 and designed for average to mid-level income earners.

| | |
|---|-------------------------|
| Indicative Monthly Amortization Rental Fee | /Php 1,782 lowest/month |
| Security of Tenure | For ownership |

452. Required Documents for submission upon loan application to Pag-IBIG:

1. HLA Form (HDMF H1-1) with ID photos of borrower (properly accomplished and duly notarized)
2. Income Tax Returns and BIR Form No. 2316 for the last two years immediately preceding date of loan application
3. Valid Certificate of Employment and Compensation (for Pag-IBIG I & II)/ Employment Contract or Employers Certificate of Income duly certified by the employer (for POP members) (where applicable)
4. Latest Pay slip (one-month)
5. Certified true copy of Transfer Certificate of Title (TCT)/Condominium Certificate of Title/ Original Certificate of Title (OCT) by the Register of Deeds (latest title)
6. Location Plan and Vicinity Map
7. Photocopy of the Updated Tax Declaration and Tax Receipt of the property that the APs will purchase;
8. Special Power of Attorney (for member/s abroad, SPA must be duly certified by the Philippine Embassy or Consulate in the country where the member is staying)
9. Medical Questionnaire and/or Full Medical Examination (For loans over P750,000 and for borrowers over 60 years old)
10. Proof of Billing Address
11. Contract-to-Sell (HDMF H4-73a)

L. Release of Loan

453. Upon issuance of NOA to the borrower, Pag-IBIG requires the borrower to submit an additional set of requirements for them to evaluate and appraise the property being purchased by the borrower and the authenticity of the documents submitted, prior to the release of the loan. The required documents differ depending on the type of loan account the borrower prefers (i.e., retail account or developer assisted).

M. Right-of-Way Acquisition and Displacement Procedure

454. Prior to displacement of AHs, the following series of activities have to be completed by DOTr as outlined in their ROWSA Manual, with some additional items to accommodate the JICA Guidelines and ADB's Social Safeguards:

1. Issuance of Notice of Taking

455. Parallel to the issuance of Notice of Taking (NoT), DOTr will provide copies of the NoT to respective LGUs and pertinent national government agencies so that concerned officials can be made aware of which properties have been served said Notices and as such should not issue any building, construction, development, or business permit that are not in accordance with the approved plans and purposes of the Project within the ROW, as mandated by RA 10752 and its IRR. Upon issuance of Notice of Taking (NOT), the process of ROW acquisition officially begins. This will signal the beginning of the validation process for landowners and a chance for them to consult with DOTr through the Help Desk.

2. Appraisal by GFIs

456. While DOTr is validating the result of RAP surveys and verifying the submitted documents as proofs of property ownership, the Government Finance Institution (GFI) chosen through a procurement process of the DOTr may simultaneously conduct the appraisal of affected land, structures, and improvements.

3. Issuance of Offer To Buy

457. As mentioned in Chapter 6, DOTr will issue an Offer to Buy (OTB) as part of its ROW acquisition process. Affected resident landowners whose ownership will be established during validation, will receive the OTB as well. APs will have 30 days to accept the offer and submit documents⁶⁸.

4. Signing of DOAS, ADRI and Permit to Enter

⁶⁸ See Chapter 6 for more details on OTB

458. Upon acceptance of the offer and submission of required documents, APs will be required to sign a Deed of Absolute Sale (DOAS), an Authority to Demolish and Remove Improvements (ADRI), and a Permit to Enter (PTE). These documents will be executed between the APs and DOTr upon the approval of the APs. The ADRI will describe the agreement between DOTr and APs as to when the APs will leave the property, schedule of payment, cost of dismantling, and other conditions that the APs and DOTr may have agreed on.

5. Preparation of Relocation Requirements

459. After the signing of DOAS, ADRI and PTE, prior to the release of compensation, DOTr will prepare the following in preparation for the actual transfer of APs:
1. Transportation arrangements;
 2. Manpower Assistance Team (MAT) and health case workers, if needed;
 3. List of APs and their corresponding compensation; and
 4. List of APs who need extra manpower during relocation.

6. Release of APs' Compensation and Entitlements

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

7. Structure Dismantling

461. Structures will be dismantled after the following documents are secured.
462. Requirements for Structure Dismantling (Under Negotiated Sale)
1. Deed of Absolute Sale (DOAS)
 2. Agreement to Demolish and Remove Improvement (ADRI)
 3. Permit to Enter (PTE)
 4. Location Plan or Vicinity Map showing the boundary of PROW and PNR ROW (area)
 5. Photographs of the area (before dismantling operation)
463. Requirements for Structure Dismantling (Under Expropriation Case)
1. Writ of Possession
 2. Certificate of Turn-Over from the Sheriff

8. Post-Resettlement

464. The Help Desk and Hotline will be operational even after completion of civil works and until the APs have completely adjusted and settled down in their new residence. Any feedback, issues or concerns gathered from or reported to the Help Desk and Hotline, will be acted upon. If the issue or concern has been resolved or the AP has been assisted, it will be reported to DOTr internal monitoring unit for documentation. Otherwise, the issue will be elevated to RIMC or PIAC to facilitate access on resources and programs at the national level.

9. DOTr Relocation Plan for Affected Community, Institutional, and Government Structures and Dagonoy Market Stall Holders

465. The DOTr's relocation plan for severely affected community structures is coordinated with the SHFC and the City of Manila LGU. Basic community facilities are part of the development features that have been articulated in the MOA between the SHFC and DOTr. The City of Manila LGU support of extending and accessing already available community facilities has been agreed with the DOTr through the RIMC. SHFC assures that designated relocation sites for the affected people by the NSCR-Ex project in Manila 2 will have basic community facilities available. SHFC will use its existing planning guidelines in providing social services structures in light of the number of relocated and the size of institutional and community facilities required.
466. The 26 institutional and community facilities that will be severely affected namely: barangay halls, livelihood center, chapel, multi-purpose halls, basketball courts, and day care centers will likewise be re-constructed by the DOTr in coordination with the concerned LGU, and government agencies and in consultation with the affected communities in accessible nearby areas to facilitate continued access of remaining residents outside of the ROW to programs and services being offered by these facilities.
467. The IA will assist the property owner/concerned agency to find an alternative location for the rebuilding of these facilities including assistance in the facilitation of the transfer of these facilities. The property owner also has the option to choose the direct mode of negotiation on the acquisition of the affected structures, if preferred. In the case of alternative location option, the DOTr will prepare an addendum to the RAP covering the impacts consistent with the principles and requirements set out in this RAP and the Project Resettlement Framework . In such cases, the same entitlements in the RAP will be applied to those affected by the relocation of institutional/community structures. A due diligence report confirming application of RAP principles and noting any implementation issues will be prepared by DOTr as part of their internal monitoring. That report may be included as

an attachment to its regular monitoring reports or a stand-alone report to be submitted to JICA and ADB.

CHAPTER 7 PUBLIC CONSULTATION

468. This chapter highlights (i) principles for consultation and participation, (ii) project stakeholders, (iii) consultation and participation mechanisms adopted at various stages of the project cycle, (iv) activities undertaken to disclose project information, and (v) the results of consultations with affected persons (APs).
469. Information disclosure and meaningful consultations at the early stage of the NSCR-Ex Project provide an opportunity for APs to express their opinions, apprehension, and negative sentiments towards relocation in the midst of the current COVID-19 pandemic situation so that the Department of Transportation (DOTr) can promptly address the matters raised. The DOTr pays particular attention to the need of disadvantaged or vulnerable groups, such as those below the poverty line, households headed by the elderly, households headed by solo parents, and households with members who are PWDs.
470. In compliance with the policies of the Japan International Cooperation Agency (JICA) and the Asian Development Bank (ADB) on stakeholder engagement that require APs to be involved in the resettlement process, APs ought to be fully informed, consulted, and encouraged to participate in the decision-making process with regard to the project affecting their lives.

A. Principles for Consultations and Participation

471. The DOTr carries out meaningful consultation with APs throughout the project cycle. Meaningful consultation refers to the process with the following elements:
- d. Begins early in the project preparation stage and is carried out on an ongoing basis throughout the project cycle;
 - e. Entails timely disclosure of relevant and adequate information that is understandable and readily accessible to affected people;
 - f. Undertaken in an atmosphere free of intimidation or coercion.
 - g. Gender-inclusive and gender-responsive, and tailored to the need of disadvantaged and vulnerable groups; and
 - h. Enables the incorporation of all relevant views of affected people and other stakeholders into the decision-making process concerning design, mitigation measures, sharing of development benefits and opportunities, and implementation issues.
472. The DOTr ensures the participation of APs and other stakeholders concerned throughout the preparation and updating of the Resettlement Action Plan (RAP) in all barangays covered by the Manila 2 section within the City of Manila. Consistently, the DOTr has been informing APs and other stakeholders concerned of the following:

- i. Project updates: project name, project design, objectives, and features, areas traversed by the project, location of stations, alignment of the project right-of-way (ROW), and project implementation schedule;
 - j. Probable benefits and adverse impacts of the project and mitigating measures to be taken;
 - k. Social safeguards policies and guidelines of ADB and JICA and standards for property valuation based on Republic Act (R.A.) No. 10752;
 - l. Compensation and entitlement and the schedule of information disclosure meetings;
 - m. The start date of RAP ground activities such as parcellary and as-built surveys, census and tagging, socio-economic survey (SES), replacement cost study (RCS) is the cut-off date for non-landowners or informal settler families (ISFs); while for the landowners, the cut-off date is upon their receipt of the Notice of Taking (NoT);
 - n. Process and timing of compensation payment and entitlement provision;
 - o. Resettlement options and relocation sites; and
 - p. Establishment of the Grievance Redress Mechanism (GRM).
473. All resettlement and livelihood activities will be implemented in cooperation with the Local Government Unit (LGU) of Manila. Specifically, relevant local government officials both at the city and barangay levels are informed about the Project through information, education, and communication (IEC) meetings. Partnerships and cooperation have been established between the DOTr and Manila LGU in validating the masterlist of APs. Furthermore, the DOTr will work with the LGU in the resettlement of the PAPs, payment of compensation, provision of entitlements, and implementation of the LRIP.

B. Project Stakeholders

474. The primary stakeholders of the Project are the following:
- Manila LGU which has its respective jurisdiction over APs and the project right-of-way (ROW);
 - Owners of land parcels located within or adjacent to the PROW;
 - Owners of structures who are not landowners located within or adjacent to the PNR ROW; and
 - Business owners and wage earners whose livelihoods/sources of income are affected by the Project.
475. APs in this RAP refer to (i) those who own private land and LO-claimants, (ii) those who claim they own & reside in affected structures in government and private land, (iii) those who own affected structures in government and private land but do not reside in them, (iv)

those who reside in affected structures but do not own the structures in government and private land (renters, rent-free occupants, house sharers or caretakers of residential and business structures), (v) those who may lose any property including trees & crops, (vi) those who may experience impacts due to restricted access, and (vii) those who operate businesses or work for businesses located within the project ROW at the time of census and tagging activities.

476. Other interested parties such as people who or organizations which do not have a direct stake on the Project but may be affected by the Project to some extent, are covered in the RAP. These may include, but not limited to, civil society organizations (CSOs) and non-government organizations (NGOs) operating in the project area.
477. The project defines vulnerable groups as the underprivileged APs below the national poverty line, households headed by senior citizens, single-parent-headed households, and households who has a member that is a person with disability (PWD). Such vulnerable persons or households may be at risk of being overlooked in a regular consultation process. The project, therefore, ensures that the consultation and participation process is inclusive of all APs.

C. Consultation and Participation Mechanisms

478. The NSCR-Ex Project cycle is divided into three stages: (i) planning and pre-project implementation stage, (ii) project implementation stage, and (iii) post-project implementation or project operation stage. The planning and pre-project implementation stage refers to the RAP preparation, which is divided into two sub-phases, i.e., feasibility study (FS) phase and detailed design (DD) study phase. The project implementation stage involves resettlement and land acquisition, the LRIP implementation, civil works, monitoring and evaluation, and information dissemination and disclosure. The post-project implementation entails information dissemination and disclosure and impact evaluation. Table 7-1 describes various consultation and participation mechanisms adopted in different project phases.

Table 7-1: Consultation and Participation Mechanisms

| Stage of Project Cycle | Mechanism | Timing and Frequency | Responsible Agency |
|---|-------------------|---|--------------------|
| A. Planning and Pre-Project Implementation | | | |
| Feasibility study | IEC | Once per LGU (city level), prior to all field activities | DOTr |
| | First stakeholder | Once per LGU (barangay level), prior to census and tagging activities | DOTr |

| Stage of Project Cycle | Mechanism | Timing and Frequency | Responsible Agency |
|----------------------------------|--|--|--|
| | consultation meeting (SCM) | | |
| | Second SCM | Once per LGU (barangay level), after census and tagging activities | DOTr |
| | Third SCM | Once per LGU (barangay level), after the approval on the entitlement matrix | DOTr |
| | Focus group discussion (FGD) | Once per LGU (barangay level), after census and tagging activities | DOTr |
| Detailed engineering design | IEC | Once per LGU (city level), prior to all field activities | DOTr |
| | First SCM | Once per LGU (barangay level), prior to parcellary survey | DOTr/Social Housing Finance Corporation (SHFC) |
| | Second SCM | Once per LGU (barangay level), after updated census and tagging | DOTr/SHFC |
| | FGD | Once per LGU (barangay level), between first and second SCMs | DOTr |
| | Production and distribution of printed and other materials | Printed materials are prepared to inform APs of (i) where to address their grievances, (ii) schedule of public consultation, and (iii) inventory of land. Project information brochure (PIB) (Tagalog and English versions) Project poster GRM brochure Tarps of the local help desk (four types) Standard DOTr presentation material (audio-visual production) | DOTr |
| | Online disclosure of project information | As needed. Information disclosed through project Facebook page, Twitter, and website | DOTr/SHFC |
| | Media release and press briefing | As needed. Press briefings are meant to disclose key project information, key project highlights and act as a risk mitigation measure. | DOTr |
| B. Project Implementation | | | |

| Stage of Project Cycle | Mechanism | Timing and Frequency | Responsible Agency |
|--|--|---|--|
| Resettlement and land acquisition | Community validation | Once per barangay after the validation of the master list | RAP Implémentation Management Committee (RIMC)/ barangay LGU (BLGU)/SHFC |
| | | | |
| | Site visit | Three times per LGU between people's planning workshops | Local Inter-Agency Committee (LIAC)/ (LHB)/SHFC |
| | Local help desk | The local help desk will be operated once a week. | DOTr |
| | Final orientation prior to relocation | Once per LGU or Community Assembly (CA) prior to the ROW clearing and compensation payment | SHFC |
| | Issuance of the notice to vacate and relocate | One final orientation on the relocation process will be conducted. | SHFC |
| LRIP | Consultation on the LRIP | Once per barangay LGU, prior to actual relocation | DOTr/SHFC/ DOLE/DTI/ TESDA |
| | Local help desk | The local help desk will be operated once a week. | DOTr |
| Civil works | Consultation on civil works | Once per city or municipality | DOTr |
| Monitoring and evaluation | SCM | Once per LGU, every year from the commencement of civil works until loan closing | DOTr |
| Information dissemination and disclosure | Production and distribution of printed and other materials | As needed. Printed materials to inform APs of where to go or who to contact for their grievances and complaints | DOTr |
| | Online disclosure of project information | As needed. Information disclosed through project Facebook page, Twitter, and website | DOTr |

| Stage of Project Cycle | Mechanism | Timing and Frequency | Responsible Agency |
|--|--|--|---|
| | Media release and press briefing | As needed. Press briefings are meant to disclose key project information and highlights and act as a risk mitigation measure. | DOTr |
| C. Post-Project Implementation | | | |
| Information dissemination and disclosure | Production and distribution of printed and other materials | As needed. Printed materials to inform APs of where to go or who to contact for grievances, available livelihood and employment opportunities, skills required, and jobs fair | DOTr |
| | Online disclosure of project information | As needed. Information disclosed through project Facebook page, Twitter, and website | DOTr/SHFC |
| | Media release and press briefing | As needed. Press briefings are meant to disclose key project information and highlights and act as a risk mitigation measure. | DOTr |
| Impact Evaluation | SCM | Once per receiving LGU, three years after relocation | Department of Human Settlements and Development (DHSUD) |
| | FGD | Once per relocation site, three years after actual relocation | DHSUD/external monitoring agent (EMA) |

Source: JICA Design Team, ADB

1. Consultation/Participation Mechanism Undertaken during Feasibility Study Phase

479. The DOTr conducted IEC meetings, stakeholder consultation meetings (SCMs), and focus group discussions (FGDs). These serve as platforms for consultations between the APs/AHS and key stakeholders from the national government and Manila City LGU during the FS Phase.
480. Information, Education and Communication (IEC) Meetings. Through an IEC meeting with Manila LGU, the DOTr disclosed (i) the project's initial alignment and engineering design, (ii) affected barangays, (iii) initial schedule of activities for the conduct of the FS RAP, and

(iv) expected economic and social benefits of the project to local communities and the general public. DOTr requested the LGU to provide their support, comments, and suggestions pertaining to the project and FS RAP activities.

481. Stakeholder Consultation Meetings (SCM). The first rounds of SCM during the FS served as a venue to gather inputs from possible APs for the RAP preparation and explain RAP activities to the communities concerned, thereby minimizing resistance during survey activities. The SCMs informed APs that their rights are protected under Philippine laws and international social safeguards policies. It also served as a venue to determine possible project impacts on APs as well as identify policy gaps and unusual cases relevant to the project that may have impacts on them. The SES results and inputs during the first and second SCMs were considered in preparing the entitlement matrix. The SCMs were held in the barangays which will be traversed by the Project ROW. Information on project background and timeline, the mechanics of the RAP surveys, and the legal framework were presented. The last part of the session is an Open Forum where the opinions, as well as questions, and concerns of the APs were aired. DOTr, Manila LGU and concerned agency representatives such as SHFC were present to answer questions from the participants. Table 7-2 presents the consultation mechanisms, schedules, participants, and attendance.
482. The 2nd SCM was conducted which reiterated information given in the 1st SCM with updates and discussing potential relocation sites for APs. intended to inform APs of their rights under Philippine laws and international social safeguards policies. It also served as a venue to learn about policy gaps and the possible impacts to APs, particularly the unusual cases by which the project could affect them. One example is the case of returnees who are not qualified to avail of socialized housing for the second time. Results of the SES and inputs from the 1st and 2nd SCMs were considered in the preparation of the Entitlement Matrix. Provisions of which will be presented and explained in detail to the APs at the 3rd SCM at the implementation stage.

Table 7-2: Disclosure and Consultation Mechanisms, Schedules, and Participants During FS RAP

| City | Date Conducted | Stakeholders Who Participated | Number of Attendees | | |
|--|-------------------|---|---------------------|--------|-------|
| | | | Male | Female | Total |
| 1 ST Information, Education and Communication (IEC) | | | | | |
| Manila | December 18, 2017 | City Urban Housing Development Office (CUDHO) | 6 | 8 | 14 |
| Sub-Total 1 | | | 6 | 8 | 14 |
| 1 ST SCM | | | | | |

| City | Date Conducted | Stakeholders Who Participated | Number of Attendees | | |
|-------------|------------------|---|---------------------|--------|-------|
| | | | Male | Female | Total |
| Manila | January 22, 2018 | APs, BLGUs, DOTr, JDT, EcosysCorp, Inc. | 94 | 80 | 174 |
| | January 22, 2018 | APs, BLGUs, DOTr, JDT, EcosysCorp, Inc. | 114 | 208 | 322 |
| | February 2, 2018 | APs, BLGUs, DOTr, JDT, EcosysCorp, Inc. | 125 | 268 | 393 |
| | February 2, 2018 | APs, BLGUs, DOTr, JDT, EcosysCorp, Inc. | 62 | 96 | 158 |
| | February 2, 2018 | APs, BLGUs, DOTr, JDT, EcosysCorp, Inc. | 189 | 374 | 563 |
| | February 2, 2018 | APs, BLGUs, DOTr, JDT, EcosysCorp, Inc. | 97 | 214 | 311 |
| | February 3, 2018 | APs, BLGUs, DOTr, JDT, EcosysCorp, Inc. | 21 | 38 | 59 |
| | February 3, 2018 | APs, BLGUs, DOTr, JDT, EcosysCorp, Inc. | 101 | 220 | 321 |
| | February 3, 2018 | APs, BLGUs, DOTr, JDT, EcosysCorp, Inc. | 13 | 12 | 25 |
| | February 3, 2018 | APs, BLGUs, DOTr, JDT, EcosysCorp, Inc. | 204 | 361 | 565 |
| Sub Total 2 | | | 1,020 | 1,871 | 2,891 |
| Total | | | 1,026 | 1,879 | 2,905 |

Source: JICA Design Team

483. DOTr engaged a total of 2,905 attendees from Manila LGU in IEC, and with APs and other stakeholders in three meeting sessions in the SCMs conducted during the FS phase.

2. Consultation/Participation Mechanism Undertaken During Detailed Engineering Design Phase.

484. For the DED phase, similar information disclosure measures and consultation mechanisms were implemented. In addition, Training Needs Assessment (TNA) was also administered prior to each SCM to obtain information for the Livelihood Restoration and Improvement Program (LRIP). Two rounds of SCMs were conducted for this phase as indicated in Table 7-1. FGD with wage-based APs and vulnerable sectors were also carried out.
485. **Information, Education, and Communication Meetings.** IEC Meetings with concerned LGUs were conducted to officially inform them that the Project is at DED phase. Prior to IEC meetings, official letters were sent to the concerned LGUs to request for their availability. During the 1st IEC meeting, project updates, and RAP activities were discussed with the LGU representatives under the detailed engineering design stage. LGU support was also sought during the 2nd IEC meetings particularly in the establishment of Help Desk, creation of RIMC and Local Inter-Agency Committee (LIAC); and identification of in-city resettlement sites. The 3rd IEC meeting was conducted to discuss the health and safety protocols in the context of COVID-19 for the project in order to obtain LGU clearance to resume all RAP activities.
486. The schedule and attendees of IEC Meetings are summarized in Table 7-3, while the issues raised during the meeting are summarized in Table 7-4.

Table 7-3: IEC Meetings with LGUs Conducted During Detailed Engineering Design (DED)

| City/ Municipality | Date | Stakeholders Participated | Number of Participants | | |
|-----------------------|-----------------------------|---|------------------------|--------|-------|
| | | | Male | Female | Total |
| 1 ST IEC | | | | | |
| Manila | September 19, 2018, 4:00 pm | City and Brgy LGU, PUP Sta. mesa, NHA, SHFC, Home Guarantee Corporation, DOTr, ADB, JDT, Ecosys | 53 | 29 | 82 |
| 2 ND IEC | | | | | |
| Manila | August 9, 2019, 2:30 pm | City and Brgy LGU, MBB, ADB, DOTr, PNR JDT | 52 | 35 | 87 |
| 3 RD IEC | | | | | |
| Manila | August 6, 2020, 1:30 pm | LGU, DPWH, DHSUD, NHA, CHR, DOTr, PNR, ADB, JDT, Ecosys | 23 | 26 | 49 |
| Total | | | 128 | 90 | 218 |

Table 7-4: Issues and Concerns Raised During IEC Meetings

| Issues and Concerns | Response of DOTr and other agencies |
|---|--|
| Project Design and Alignment | |
| Inquired if the current PNR will still be operational and if there are plans for the current PNR tracks | Responded that the project will be an entirely different system. There will be temporary operations for the current PNR during the construction of NSCR-Ex. Shared that there are plans to construct a freight line. |
| Requested clarification on the measurement of the alignment | The initial measurements used for the Feasibility Study (FS) stage is 30 meters (15 m on each side from the centerline). The 30 m project ROW will follow the results of the relocation survey in the DED stage. |
| Asked if the construction of fence around the PNR ROW will be prioritized over other civil works for the project | Explained that there are a lot of factors being considered by the project engineers. The design and other aspects of the project would be discussed with the LGU once the station location and technical details of the alignment are finalized. |
| Requested for a copy of the alignment to study the changes of the alignment from the FS and the DD stage. | DOTr will coordinate with the LGU and will provide a copy of the alignment. |
| Help Desk | |
| Suggested to establish more than one Help Desk in the LGU since there are many affected barangays. | Explained that only one Help Desk per LGU is being considered at the moment; Added that this suggestion will be considered. |
| LGUs Role and Responsibilities | |
| Inquired about the role of the LGU regarding the necessary permits for the project and if DOTr or its contractors will secure it. | Responded that the current stage is still designing the alignment of the project. DOTr will have a discussion on the necessary permits at a later time. |

| Issues and Concerns | Response of DOTr and other agencies |
|--|--|
| <p>Asked which agency is responsible for the subdivision plan of the affected lots</p> | <p>DOTr will handle the subdivision plan. JDT's subconsultants will conduct the RAP survey for the project</p> |
| <p>Wanted confirmation that the IEC is conducted as a form of notification to the LGU about the project</p> | <p>Confirmed the comment and added that the project will need the LGU's assistance for data requests (land, structure, and other assets).</p> |
| <p>Asked how the trees will be balled as stated in the environment considerations plan and asked if the detailed engineering design is still just starting</p> | <p>Explained that one condition on giving the ECC is for the project to have a tree inventory. Once the configurations of the project ROW are identified, a tree inventory will be submitted to the Forest Management Bureau (FMB) before a "Permit to Cut" is issued.</p> |
| Local Inter-Agency Committee | |
| <p>Inquired about the schedule of the creation of LIAC;</p> | <p>Creation of LIAC will depend on the completion of the parcellary survey in the LGU affected. This ensures that the number of affected APs is finalized;</p> |
| | <p>SHFC and other government agencies (e.g., DSWD, etc.) will be included in the LIAC to better address the concerns of the APs.</p> |
| <p>Asked when the LIAC will reconvene.</p> | <p>DOTr will coordinate with the City Housing Board for the reconvening of LIAC.</p> |
| Project Coordination with the LGU | |
| <p>Requested to keep the LGU updated about the project because the (barangay officials) are at the receiving end of complaints and that they share with the sentiments of their constituents who will be potentially displaced from their homes.</p> | <p>Noted and assured that the barangay LGUs will be notified prior to any activities. Further explained that all local policies and international safeguards are being observed to protect the rights of the affected families and to mitigate the impact of involuntary resettlement.</p> |
| <p>The LGU is requested for a list of projects affected LO and NLOs (particularly ISFs).</p> | <p>Responded that the requested list will be provided as soon as the list has been finalized.</p> |
| <p>Asked if there would be coordination with the LGU even if the permits will be secured from the DENR since the LGU has its own inventory of trees</p> | <p>The LGU-Environment and Natural Resources Office will be consulted after coordinating with DENR in securing the permit.</p> |

| Issues and Concerns | Response of DOTr and other agencies |
|---|--|
| <p>LGU requested to be actively consulted about the project and to be informed of the developments already concluded.</p> | <p>DOTr responded that LGUs and BLGUs will be actively consulted and be informed about the project through a close coordination with them.</p> |
| Entitlements and Compensations | |
| <p>Asked for assurance that the compensation and entitlements presented will be followed and will not be changed once the project has been turned over to the LGU</p> | <p>Clarified that the project will not be turned over to local government;</p> <p>Explained further that JICA and ADB will be closely monitoring the project until its completion and they will ensure that the contents of the entitlement matrix will be followed.</p> |
| <p>Suggested to wave all the expenses for the taxes, transfers and extra judicial settlement</p> | <p>Disclosed that DOTr is currently coordinating with BIR through DOF to explore the possibility of allowing APs to pay the estate tax for the affected property only (in case they cannot afford to pay for the estate tax of all their inherited properties for the time being).</p> |
| <p>If there is an identified relocation site for the informal settlers of the affected areas.</p> | <p>In-city relocation (medium-rise buildings) is preferred to avoid displacing the APs far from their employment and school.</p> <p>Trece Martires and Tanza, Cavite are the options when in-city relocation is unavailable.</p> |
| Health and Safety Protocols in the Context of COVID 19 | |
| <p>Requested to inform the barangay a week before the RAP activities as COVID-19 cases increases</p> | <p>Informed that the target schedule for SCM per given LGU, and the remaining survey activities will follow, and the barangay will be coordinated as well as the LGU for assistance.</p> |
| <p>Requesting to disseminate the Health and Safety Protocols in barangay level</p> | <p>DOTr committed to send the presentation materials to the requesting LGU then the latter will share to the concerned barangays.</p> |
| <p>Inquired if there was an executive summary to the mayor about the</p> | <p>Inform that DOTr will provide documents for the discussion of the safety protocol with the mayor.</p> |

| Issues and Concerns | Response of DOTr and other agencies |
|--|--|
| Health and Safety Protocols for him to understand. | |
| Asked about the submission of survey schedule to assign/provide staff to join the survey for the purpose of monitoring of Safe City Task Force (SCTF) if the activity is observing the protocols | DOTr will provide the RAP activities timeline. |

Source: JICA Design Team

487. **First Round of DD SCMs.** The first round of SCMs schedule, venue, and participants for DED RAP is shown in Table 7-5. The 1st SCMs started with the disclosure of the Project that include: (i) new project name, (ii) final areas that the Project will traverse, (iii) final station location, (iv) final width of the Project ROW and (v) latest project timeline. This was followed by the presentation of the DED RAP activities to be conducted on ground and in the properties of the APs, with particular focus on the following topics: (i) Parcellary and As-Built Survey; (ii) Census and Tagging, (iii) Socio-Economic Survey, (iv) standards used for property valuation (market value & replacement cost), and (v) Establishment of Help Desk. The activities related to the preparation of LRIP, and relocation plan were briefly discussed. For landowners or legal property owners, the issuance, purpose, and content of the Notice of Taking (NoT) and Offer to Buy (OTB) were also explained. At the end of each consultation, the invited APs were encouraged to participate in the open forum to express their views/opinions and ask questions. Consultation details are in Table 7-5 and summary of the main concerns/issues raised during the 1st SCMs is provided in Table 7-6.

Table 7-5: Schedule, Venue and Participants of the First Round of DED SCMs

| City | Date & Time | Venue | Main Participants | Number of Participants | | |
|--------|--------------------------|---------------------------------------|---|------------------------|--------|-------|
| | | | | Male | Female | Total |
| Manila | August 20, 2019, 8:00 am | Algeciras St., Brgy. 473, Manila City | APs, BLGUs, DOTr, JDT, EcosysCorp, Inc. | 51 | 95 | 146 |
| | August 20, 2019, 3:00 pm | Algeciras St., Brgy. 483, Manila City | APs, BLGUs, DOTr, JDT, EcosysCorp, Inc. | 160 | 370 | 530 |

| City | Date & Time | Venue | Main Participants | Number of Participants | | |
|--------------|-----------------------------|---|---|------------------------|--------------|--------------|
| | | | | Male | Female | Total |
| | August 22, 2019, 2:00 pm | Firmeza St., corner Algeciras St. Brgy. 443, Sampaloc, Manila City | APs, BLGUs, DOTr, JDT, EcosysCorp, Inc. | 48 | 91 | 139 |
| | August 24, 2019, 8:00 am | 3rd Floor, Covered Court, Barangay Hall, Brgy. 628, Manila City | APs, BLGUs, DOTr, JDT, EcosysCorp, Inc. | 41 | 58 | 99 |
| | August 24, 2019, 2:00 pm | Dr. Benigno V. Albano Elementary School, G. Tuazon St. Brgy. 422, Manila City | APs, BLGUs, DOTr, JDT, EcosysCorp, Inc. | 96 | 149 | 245 |
| | August 26, 2019, 9:00 am | Brgy 815, Manila City | APs, BLGUs, DOTr, JDT, EcosysCorp, Inc. | 244 | 421 | 665 |
| | August 26, 2019, 2:00 pm | Covered Court, Brgy. 811, Manila City | APs, BLGUs, DOTr, JDT, EcosysCorp, Inc. | 260 | 424 | 684 |
| | September 25, 2019, 1:00 pm | Covered Court, Brgy. 811, Manila City | APs, BLGUs, DOTr, JDT, EcosysCorp, Inc. | 9 | 11 | 20 |
| | September 25, 2019, 6:00 pm | Celadon Residences Clubhouse | APs, BLGUs, DOTr, JDT, EcosysCorp, Inc. | 24 | 63 | 87 |
| | February 15, 2021, 10:00 am | Brgy. 629 Covered Court, Manila | APs, MBB, BLGUs, DOTr, ADB, JDT, EcosysCorp, Inc. | 31 | 28 | 59 |
| | March 5, 2021 8:00 am | Brgy. 839 Covered Court, Manila | APs, BLGUs, DOTr, ADB, JDT, EcosysCorp, Inc. | 4 | 2 | 6 |
| Total | | | | 968 | 1,712 | 2,680 |

Source: JICA Design Team

Table 7-6: Issues and Concerns Raised, and Response During First Round of DED SCM

| Issues and Concerns | Response of DOTr and SHFC |
|--|---|
| Alignment Concerns | |
| Will the project completely affect all the structures along the railway? | Ground survey activities based on the final alignment are yet to be conducted. Affected structures and APs cannot be identified yet on the 1st SCM. These will be identified once the demarcations are set. The demarcation and the structures with sticker tags will be used to identify the affected areas. |
| Is the affected area of project already identified in the current plan? | The purpose of the 1st SCM is to obtain permission from the APs to do the ground survey activities. The markings of the right-of-way will determine if their structures are affected. |
| Is the centerline of the project alignment the middle of the 30m width? | So far, the project will cover 30m. However, this is not an exact figure since it will still depend on the project design. The 30m may still increase depending on the station and the curvature of the railway. It will be best to wait for the markings of the surveyors to determine the exact measurement since it will depend on the project design. |
| Request if they will be provided with the alignment map. | The request may be sent to the Grievance Redress Hotline. |
| Are they affected by the project? | Ground survey activities will be conducted to determine who will be affected by the project. |
| Will it be possible to retain the access road which will be affected by the project? | It cannot be determined yet if the access road will be retained. DOTr gave an assurance that landlocked areas will be provided with alternate access. |
| An electric utility pole and water pipeline may be affected by the project. | As for electric and water utility lines, the DOTr guidelines posits a replicate before dismantling activities. DOTr had discussions with utility service providers and that they will set up another utility line before existing lines will be cut. DOTr assured that access to utility lines will be maintained through such approach. |

| Issues and Concerns | Response of DOTr and SHFC |
|--|--|
| Timeline of the Project | |
| What is the timeline for the project? | DOTr is currently following a moving target and that the civil works is set by the 3 rd quarter of 2021, and it will commence once the alignment areas are already clear of the structures. However, this may still be adjusted due to the COVID-19 pandemic. DOTr assured the APs that they will be informed in case of any adjustments in the schedule. |
| Concern on the time needed to prepare as the equipment used for their livelihood will be affected as well as disrupt the education of the affected students. | DOTr gave an assurance that proper coordination will be done for any timeline consideration. |
| RAP Activities Concerns | |
| Timeline of survey and tagging activities | The survey and tagging activities will commence after the SCM which will be coordinated LGU. |
| Will it be ok to attend the meeting on behalf of an immediate relative? | There are no problems in attending the meeting on behalf of the immediate relative. |
| An invitation was given for their store but not for their house. | There are no problems if the house was not provided with invitation as long as a representative will receive it. If the house is affected, it will also be tagged with a sticker. |
| Will the survey team provide notification as they need to adjust their work schedule to accommodate the survey? | For the schedule of survey activities, the standard practice is to ask permission first from the Barangay LGUs and coordinate on the schedule of the activities. |
| There are multiple households living in one structure. What will be process for such a case? | The survey team will verify the number of households in the structure. Qualifications of a household for |

| Issues and Concerns | Response of DOTr and SHFC |
|---|---|
| | entitlements or relocation will be identified by the LIAC, DOTr, and LGU during joint validation. |
| A current renter being asked by the structure owner to vacate the area. | <p>Further assessment is still needed to understand the AP's case and determine the AP's status.</p> <p>DOTr gave assurance that a team will conduct the necessary assessment to confirm the AP's status.</p> |
| What will happen to the structure occupants if there will only be one sticker tag for their structure? | The structure tag is intended for the structure. However, all the households will be interviewed. All households in the structure will also be provided with control numbers and password which will also serve as the household ID. |
| What will happen once the affected structures are identified? | There will be continuous coordination with the LGU. A 2 nd SCM will be conducted to discuss the entitlements for both landowners and non-landowners. |
| What is the survey process for the renters? | <p>Regardless of stakeholder status, whether structure owners or renters, all affected persons will be interviewed.</p> <p>APs that were interviewed and with white stickers will be tagged again with green stickers. No further interviews will be conducted for them. However, newly affected structures will be tagged using blue stickers.</p> |
| Are there documents that must be presented by renters during the interviews? | They may just present a valid ID to the field personnel to avoid misspelling their names as well as to verify their address. Other than that, no other documents will be required during the interviews. |
| What process will be used to interview renters that might not be around during the schedule of interview? | There will be a survey permit which will capture the preferred schedule and mode of interview. |

| Issues and Concerns | Response of DOTr and SHFC |
|--|--|
| A list of requirements presented in the video was requested. | They may request DOTr GRM for the presentation material. |
| Entitlements and Rights | |
| What are the entitlements of structure owners? | The type of land ownership must be established first to determine the entitlements of the structure owner. The owner will be compensated for the structure, if the land is outside the PNR ROW. |
| What is the basis for compensation of structures? | Affected structures will be compensated at replacement cost, without depreciation. |
| How will the property with an ongoing legal issue be compensated? | If a property needed for ROW has a legal dispute or court case, it will be acquired through Expropriation Proceedings since the government cannot wait for the results of the dispute. It will be best if the case can be settled before the ROW acquisition. If the property is acquired by the LGU, there is a possibility that the Tax Declaration was unpaid for a long time. |
| Their house is named after their deceased relative and has been partitioned among relatives. | <p>Such case must undergo Extrajudicial Settlement of Estate (EJSE) where all the children of her relative, whether legitimate or not, must have an agreement on how the property will be divided. This document must be signed by all parties.</p> <p>The EJSE will be put out in a publication. After which, the estate tax must be paid to the Bureau of Internal Revenue (BIR). This will be followed by the issuance of Certificate Authorizing Registration. The subdivided lots may then be registered to the intended owners.</p> <p>It was reiterated that the Estate Tax will not be paid by DOTr.</p> |
| The upper floor of their house was purchased from another person. Will | Both the structure owners and all the households living in the structure will be interviewed. There will only be one |

| Issues and Concerns | Response of DOTr and SHFC |
|--|--|
| the whole structure be named only to one person? | <p>tag sticker per structure, but all the households will be interviewed. They must also have a copy of the control number, written in the invitation which will serve as the household ID.</p> <p>There will still be a validation by the DOTr and LIAC to ensure that the list of structure owners and households are complete.</p> |
| Most of the properties belong to an association and the lot has not been awarded to them since they have not yet completed the payment. | <p>DOTr will pay the outstanding balance directly to the association, SHFC (in case of CMP) or NHA to whom the property is registered. Upon the confirmation of the association, SHFC or NHA, DOTr will pay the recognized owner or AP of whatever amount remains on the compensation after the payment to the association, SHFC or NHA has been deducted.</p> |
| Will there be relocation or financial compensation for renters? | <p>Renters may be provided with relocation. However, an assessment will still be conducted by DOTr to determine their qualifications.</p> <p>DOTr gave assurance that all APs will receive the necessary assistance.</p> |
| The area where the structure is located is untitled and an agriculture lot under the Comprehensive Agrarian Reform Program (CARP). | <p>DOTr assured that APs will be provided with necessary assistance in case displacement is inevitable.</p> <p>As per JICA/ADB guidelines, proper social safeguard will be in place for APs. Assistance will also be provided by DOTr.</p> |
| The property was previously demolished and was left with more or less 15m. The remaining area was paid to Philippine National Railways (PNR) through a Community Mortgage Program (CMP) association. Will they qualify for relocation given that their | <p>A meeting will be held between DOTr and PNR to discuss such matters.</p> <p>APs qualified for relocation will be determined after the assessment. There will be an in-depth discussion on relocation during the 2nd SCM.</p> |

| Issues and Concerns | Response of DOTr and SHFC |
|--|---|
| property was previously demolished? | |
| Will there be financial assistance for APs who are not qualified for relocation? | The legal framework of the RAP will be discussed during the 2 nd SCM. |
| Resettlement | |
| What are the qualifications for the relocation program? | The law gives priority to the homeless and underprivileged citizens who cannot afford to have their own house and lot. Beneficiaries of previous relocation programs who sold their units and returned to informal settling are not qualified to avail or be a beneficiary of any government housing project for 10 years. Eligibility of the APs for the relocation program of the project will be determined by the partner housing agency of the DOTr. A more detailed explanation on the qualifications of the APs for the relocation program will be discussed in the 2 nd SCM. |
| Where will be the relocation site for APs? | Relocation, compensation, and entitlements will be discussed on the 2 nd SCM. |
| Is the schedule for relocation already set? | There will still be other meetings to discuss the process and entitlements before the relocation DOTr assured the APs that they will be informed of the activities or if there are any changes. |
| Will the project commence even without an identified relocation site? | DOTr assured that once the information is available, APs will be notified. All project activities will still proceed even without an identified relocation site, since a rental subsidy will be provided. |

| Issues and Concerns | Response of DOTr and SHFC |
|---|--|
| Is the relocation unit free or to be amortized? | The law does not recommend providing the housing program for free to encourage the beneficiaries to give value to the relocation unit. |

Demolition of Structures

| | |
|--|--|
| Will the whole structure be demolished if only a portion will be affected? | There are affected structures that may either be severely or marginally affected. Marginally affected structures mean that only a portion of the structure is affected. It may also mean that the structure is still habitable even when the affected portion is removed. Only the affected portion will be compensated. Severely affected structure means that the whole structure will be affected or that the affected portion will cause a serious threat to the habitants and the structure's integrity. The whole structure will be compensated for such case. |
|--|--|

| | |
|--|--|
| Will there be a contractor for demolishing structures? | DOTr will have a contractor for the demolition of structures. However, it cannot be determined yet which contractor will handle the said demolition. |
|--|--|

| | |
|---|---|
| Who will choose the contractor and procure the necessary materials? | The reconstruction and repair of the affected structures will be shouldered by the owners since DOTr will provide compensation for the affected portions. Payment of affected structure/areas will be based on the current market value including labor cost. |
|---|---|

| | |
|--|---|
| Will DOTr provide ample payment if the contractors damaged their properties beyond the intended scope? | DOTr assured that they will provide the proper payment if such a scenario will happen. It was also pointed that there will be proper coordination with the contractors to avoid mishandling their properties. |
|--|---|

Repair of affected structures as well as its reconstruction will be the obligation of the owner. The owner has the freedom to choose the contractor who will repair their structures.

Livelihood

| Issues and Concerns | Response of DOTr and SHFC |
|---|--|
| Will there be an alternate livelihood for APs who will lose their main source of income (e.g., trolley operators) | There will be a livelihood restoration and improvement program to be included in the RAP with consideration for individual skills. |
| Other Issues and Concerns | |
| What is the policy on salvaged materials? | Salvaged materials will be given to the structure owners |
| Concern on the possible invasion of illegal settlers from neighboring areas due to speculation on potential relocation. | Urged the stakeholders to be vigilant and discourage would be settlers from constructing new structures in the area. |

Source: JICA Design Team

488. Second Round of SCMs. The series of DED 2nd SCMs for landowners were held in March to May 2021 and for non-landowners on 15 to 24 August 2021. During the 2nd SCMs, APs were updated on the status of the project and informed that it will be the last RAP-related activity for DED stage. They were likewise informed that the project is currently transitioning to implementation stage. The major topics discussed during the 2nd SCM were (i) right-of-way acquisition process; (ii) resettlement options for landowners residing in the affected area; and (iii) livelihood restoration plan for affected businesses.
489. The 2nd SCMs in Manila 2 were conducted online as a response to the restrictions brought about by the rising COVID-19 cases. The web links to the video presentation were provided to APs who wanted to attend the 2nd SCMs. However, the same video presentation was shown before the open forum set in another day for APs who were not able to view the videos beforehand. In addition, DOTr will provide continuous information campaigns and consultations with the APs during the resettlement implementation stage.
490. Consultation details such as schedule, and participants such affected landowners and other agency representative are in Table 7-7 while the summary proceedings of the open forum – question and answer portion are in Table 7-8.

Table 7-7: Attendance of the Second Round of Landowners SCMs

| City | Date & Time | Venue | Main Participants | Number of Participants | | |
|--------|-----------------------|----------------|--|------------------------|--------|-------|
| | | | | Male | Female | Total |
| Manila | May 19, 2021, 8:00 am | Online Meeting | APs, BLGU, DOTr, PNR, ADB, JDT, EcosysCorp, Inc. | 167 | 167 | 334 |
| | May 19, 2021, 2:00 pm | Online Meeting | APs, BLGU, DOTr, JDT, EcosysCorp, Inc. | 90 | 133 | 223 |
| Total | | | | 257 | 300 | 557 |

Table 7-8: Issues and Concerns Raised During Second SCM for Landowners

| Issues and Concerns | Response/Actions Taken |
|--|--|
| Project/Alignment Concerns | |
| Will the project be fenced? | There will be fence on both sides of the ROW. |
| Some constituents will be landlocked since their access will be cut. | DOTr will provide alternate access roads for landlocked areas. |
| Timeline of the Project | |
| Timeline for the civil works of the project. | The target date for the construction is on the 1st quarter of 2022. |
| RAP Activities Concerns | |
| Will the list of affected structures and properties be provided? | The list of affected lots based on Parcellary Survey will be provided to the LGU. |
| Will the property be affected by the project? | If the structure is tagged and marked, it means that the property is affected. Data are currently being consolidated as to the final list of APs. It is best to wait for the Notice of Taking (NoT) from DOTr. |
| Will the whole property or only a portion of it be acquired? | The extent of property to be acquired will be determined once the NoT is issued. |

| Issues and Concerns | Response/Actions Taken |
|--|--|
| Will the list of requirements be provided as well as the contact details in case there are further questions? | The list of requirements will be part of the NoT that will be issued by the DOTr. |
| When will the result be available after the detailed measurement survey of their property? | The GRM hotline number will be shown after the open forum. Results of the detailed measurement survey, including the appraisal value, will be presented when the DOTr issues the OTB. |
| Will it be possible to ask for a copy of the minutes of meeting and the result of the parcellary survey? | Request for the copies of minutes of the meeting and the result of the parcellary survey may be sent through the contact details in the GRM hotline. |
| Entitlements | |
| When will they start submitting the needed documents to process the entitlements? | Documents should be submitted after the issuance of the NoT. The list of the requirements will also be enumerated in the NoT. |
| When will they be informed of their property's value? | A Government Financing Institution (GFI) will do the appraisal of the property followed by the issuance of an OTB which will contain the value of the structure per square meter. |
| Will there be an issue if the Deed of Sale is still under his mother's name? | It is best if the title will be transferred to the current property owner. The Deed of Sale will not be accepted since the property must be registered. |
| A structure is subdivided into apartments. What will happen to the rest of the apartment if only two parts will be affected? Will there also be assistance to the remaining units? | The impact to the structures will be determined after the assessment of the structural engineers. If the apartments will also be severely affected, remaining units will also be acquired. |

| Issues and Concerns | Response/Actions Taken |
|--|--|
| The property's mother title is still named after the deceased parents. | Such case needs to undergo an EJSE since DOTr can only disburse entitlements based on the names stated in the property title. DOTr will extend assistance in drafting the EJSE. However, it will be the AP's responsibility to process the documents with the concerned government agencies. |
| Will APs be relocated within the area where they reside? | For landowners, it will depend on whether the remaining area is still economically viable. If not, DOTr will acquire the entire property. For non-landowners, it will depend on their arrangement with the landowner, whether they will still be allowed to build another structure on the remaining area of the property. For all severely affected APs, they may choose where they can relocate if they opt for self-relocation. They may be assisted by PAG-IBIG and other housing agencies for assisted relocation. Socialized housing is intended for non-landowners residing in the PNR ROW or in any land not they own. Socialized housing will be provided after pre-qualification by NHA. |
| I invested in the development of the affected lot that I owned when I retired but still pays for monthly amortization for the land. Is it possible that all my money invested in our structure/improvements be compensated by the project? | Yes, the structure will be compensated based on the replacement prices from the report of the independent property appraiser. |
| Will APs have to find on their own a new area to relocate? | Landowners will have to seek areas to relocate on their own. However, DOTr will provide assistance in identifying available properties. |
| What will happen if one of the heirs refuses to sign the EJSE? | Such case accords an incurable EJSE and will result to expropriation. |
| No Tax Declaration was processed for their house improvement for three years. | They must process the Tax Declaration in the Assessor's Office and pay the Tax afterwards. The Assessor's Office will provide the needed requirements to process the Tax Declaration for improvements. |

| Issues and Concerns | Response/Actions Taken |
|---|---|
| Will the NoT be served even if there is still a pending case with PNR? | A meeting with PNR will be held to discuss the actions concerning affected properties that were not able to settle their payment within the allotted 10-year period. |
| Will they be displaced if there is enough space near their property? | This will be determined after the data has been consolidated to know if the property is still habitable. It will be up to the APs if they wanted a self-relocation or assisted relocation. |
| Acquiring documents will take longer and might not be enough within the prescribed 30-day submission. The pandemic must also be factored in as it might cause some delay. | Such concerns will be taken into consideration. The 30-days mentioned in the presentation is not meant as a deadline, but time allotted for preparing the necessary documents. The deadline will start once the OTB has been issued. DOTr will provide assistance to expedite the document request to other government agencies once the OTB has been released. |
| Will the Tax Clearance suffice if the Tax Declaration is not available? | The Tax Clearance is issued by the City Assessor's Office when the Tax Declaration is paid, and it is a valid proof of ownership. Those reviewing the documents are also conducting due diligence to ensure that the prescribe period to pay the Real Property Tax (RPT) are being followed. |
| Are tenants also qualified to avail of the relocation? | If the tenants passed the criteria for qualification, then they are entitled to avail of the relocation program. |
| Will crops be compensated? | Crops are included in the items to be compensated. |

Source: JICA Design Team

491. Consultation details for the second round of SCMs for non-landowners such as schedule, venue, and participants are in Table 7-9 while the proceedings of the open forum are in Table 7-10.

Table 7-9: Schedule, Venue, and Participants of the Second Round of SCMs for Non-Landowners

| City | Date & Time | Venue | Main Participants | Number of Participants | | |
|--------|-------------------------|--------|---|------------------------|--------|-------|
| | | | | Male | Female | Total |
| Manila | 16 to 24 August 2021 | Online | Affected non-landowners in barangays traversed by Manila 2 section, and representatives from DOTr, SHFC, and City of Manila LGU | 661 | 678 | 1,339 |
| | 9am to 12 pm | | | | | |
| | 1 pm to 4pm | | | | | |

Source: DOTr.

Table 7-10: Issues and Concerns Raised During Second SCM for Non-Landowners

| Issues and Concerns of NLO-APs | Response of DOTr and SHFC |
|---|---|
| Master List | |
| I am not present during the census and tagging. All my neighbors got their sticker tags except me. They said that my sticker tag number is the same with the structure in front of me which is a totally different structure. Will you conduct another validation to confirm this case? | If you are in the master list, you may qualify for housing, and subject for evaluation of the BSAAC. Final master list will be endorsed to Manila Local-Inter-Agency Committee (LIAC) for confirmation that all persons/households in the list are indeed APs. |
| The affected person was surveyed but not listed in the master list. Will you release a 2nd batch of the master list? | DOTr followed a cut-off date for the actual census and tagging done on ground. For those who are not included in the master list, a validation activity will be scheduled and conducted by the LIAC of the city of Manila to determine if you should be included in the master list or not. |
| It should be my name instead of my mother listed in the master list. | The initial list of names will be validated if they are indeed the actual occupants of affected structures. For those |

| Issues and Concerns of NLO-APs | Response of DOTr and SHFC |
|---|---|
| Can we change the name in the master list? | <p>names that are not in the initial list, the validation team will determine why they were not in the list or if they have been interviewed at all within the cut-off date for eligibility to receive assistance.</p> <p>The names in the master list cannot just be transferred easily to other persons. They still need to be evaluated and undergo processes.</p> |
| I did not receive a PIB, and I am not getting an invitation to the meeting like this consultation. | If you did not receive a PIB and an invitation message, it is possible that you are not in the master list. A validation process will still be done to confirm who are really affected by the Project |
| <p>Our mother is listed as household head in the master list. Is she the one authorized to fill up the PIB form? However, she cannot provide the documents needed. Is it okay to change or remove the name of our mother in the PIB form and put our name in the PIB? This is because we are the ones who can provide the documents needed.</p> | <p>We need to evaluate first if the name listed in the master list is qualified or not. If the name/household is qualified for socialized housing, he/she/they can transfer or wave the rights to any of his/her son/daughter who belong to the same affected household.</p> <p>About the documents needed, we will help the household to secure all the documents and therefore lack of documents required to be submitted cannot be the reason for AP disqualification.</p> |
| If my mother cannot provide all the documents, is it possible that she cannot avail or not be a beneficiary of the socialized housing? | |
| How do we know the evaluation date? Will it be earlier this year or next year? | As of now we cannot give an exact timeline for the evaluation/prequalification. We will inform you in the earliest possible time for you to prepare and have enough reasonable time to comply with all the documents you need to submit. |
| We received and filled-up PIB forms, is it sure that we can avail the socialized housing? | The purpose of PIB is to inform you about the project, update all your data with the project, and for us to ask your relocation preferences. It is not automatic for an AP to be a beneficiary even if AP has filled up the PIB form since the |

| Issues and Concerns of NLO-APs | Response of DOTr and SHFC |
|---|---|
| <p>The owners of the house are my parents. We are four families in the house, and we are sharers. Why are our names not listed in the master list? The name listed is our renter before way back in 2018 and they have already moved out.</p> | <p>Project will still undergo the prequalification process for government socialized housing. You can call the DOTr project hotline number and raise your concern that you are affected but not listed in the master list.</p> <p>If your parents are the owners of the lot and structure, they may be listed in the landowners' list. The current master list that you see is an initial list. DOTr is conducting validation and PIB interviews for project information dissemination and for relocation preference. If you will be added to the master list after validation, you will receive PIB forms or receive a call for PIB interview.</p> |
| <p>My relatives are listed in the master list of landowners, but they are sharers, what do they need to do to transfer their names as an NLO sharer?</p> | <p>Our team will conduct validation of prospective APs including cases such as yours that are being brought to our attention. The purpose of which is to correct and finalize the master list for all the affected APs.</p> |
| <p>I am listed as household 1. Is it okay that my husband who is HH2 in the list be the only one to submit the documents needed?</p> | <p>Each of household 1 and household 2 need to submit separate sets of the documents needed for pre-qualification.</p> |
| <p>Those who are not present during census survey, can they appeal to be listed in the master list?</p> | <p>Yes, they can appeal if they think they are affected but they still need to undergo a validation process.</p> |
| <p>What will be the process for the structure owner (SO) who is the direct heir, not residing in the affected structure and not surveyed? Can she be included in the master list?</p> <p>What will happen to the other members of the family that are not in the master list?</p> | <p>DOTr will have to validate if the said structure owner is qualified based on the cut-off date of eligibility, among other bases. If the person is found to be qualified, he/she will then need to submit the necessary documents.</p> <p>The master list is only initial and not yet final. A validation process will have to be done to verify who are those really affected and eligible for assistance</p> |
| <p>Compensation and Entitlements</p> | |
| <p>How can we qualify for relocation assistance and what are the</p> | <p>To be qualified for a housing unit under this project, you should be confirmed as project affected person or AP.</p> |

| Issues and Concerns of NLO-APs | Response of DOTr and SHFC |
|---|---|
| requirements we need to present? | Submission of necessary requirements is needed after validation and pre-qualification. We encourage you to attend all coordination meetings either physical or virtual for project updates and schedule of activities concerning the NSCR-Ex project implementation. |
| Is the relocation site only in Cavite? | Proposed relocation sites presented earlier in this meeting are options for you to indicate your preference. As presented, we have the city owned properties and Tanza Cavite. |
| If we opt to reject the relocation, are you going to compensate us? If yes, how will the government compute the compensation? | The law mandates that the project provides you relocation, and other assistance. We will continue to meet and discuss until relocation site options are acceptable to you. |
| What if we don't avail the relocation site? What is the other option? | You can choose Self-Relocation option in the PIB Form. Self-Relocation means that you are not interested in the dedicated relocation site developed by the project and will transfer to another place of your choice. |
| What about the relocation site when we relocate? I choose Dagonoy Market. | The proposed relocation site you chose in the PIB is indicative of your preference. This will be finalized with you as soon as the relocation of your preference is ready for construction. |
| What if we cannot afford the relocation unit? Does the government provide subsidy to lessen the amount to pay SHFC? | The monthly amortization provided by SHFC is already subsidized by the DOTr. The project also provides for a Livelihood Restoration and Improvement Program (LRIP) to assist the APs in improving their incomes. Additional income can help provide for monthly amortizations. |
| How can a landowner be qualified for a relocation unit? What is the next step after this consultation? | There is no relocation site for the landowners. DOTr will assist you in availing housing units through PAG-Ibig. They will however be compensated of their affected assets based on the current market value of affected property plus transaction cost. You will receive official notification from the Project of its intension to buy your affected property including an information on what documents to submit. |

| Issues and Concerns of NLO-APs | Response of DOTr and SHFC |
|--|--|
| <p>We were demolished by the NLEX-SLEX Connector project. How can you validate us if we are not in the affected area anymore? Is there any compensation for us or are we still qualified for a housing unit?</p> <p>What is the assurance to APs in our barangay that they can surely avail of the socialized housing?</p> | <p>If you are affected of the NSCR Project, you shall be entitled of project assistance. We are aware of the DPWH project and if you are also affected with their project and was not compensated yet, kindly contact them for answers to your queries.</p> <p>All affected by the project and are in the masterlist will be provided assistance. As of now all the APs are on process and subject for prequalification to be a beneficiary of socialized housing.</p> |
| <p>If we finish the payment for the housing unit, are we going to have the title or only rights.</p> | <p>You can apply for a title or ownership of the house and lot after you have finished paying.</p> |
| <p>If we are approved and qualified in socialized housing, what are the requirements we need to prepare?</p> | <p>We will conduct soon an activity for the APs regarding the requirements needed to be prepared. One of the most important requirements however are valid IDs of APs.</p> |
| <p>Are the payments or monthly amortization of socialized housing coursed through Pag-ibig?</p> | <p>The payment of housing unit availed via socialized housing program is through direct payment to SHFC. For those who availed housing via Pag-ibig, they will pay directly to PAG-ibig or through its authorized agent.</p> |
| <p>What would be the grounds or possible reason for the APs listed in master list to be qualified and disqualified in socialized housing? What are the next steps to do after knowing if we are qualified or not?</p> | <p>One of the possible reasons that the APs will be disqualified in socialized housing is if they have existing housing provided by NHA or from other local government agencies. But this does not mean that the APs are automatically disqualified. Individual cases like these will still undergo evaluation process.</p> |
| <p>Is the socialized housing going to be rent to own? And if ever, how much do we pay for the monthly amortization and how long is the repayment?</p> | <p>As of now, we still cannot finalize the monthly amortization because currently we do not have the final relocation site and design for the housing. These will be part of the bases for the computation of monthly amortization.</p> <p>Yes, it is similar to rent to own but it depends on the housing type if vertical and horizontal. If the APs relocate in a vertical housing unit (a building) the title will be in the</p> |

| Issues and Concerns of NLO-APs | Response of DOTr and SHFC |
|---|---|
| | name of the community. A certificate of ownership of the unit will be issued to the unit owner once the unit is fully paid. If the APs relocate to a horizontal unit (row house, single detached, duplex etc.) the SHFC will give the title to the unit owner after he/she fully pays. |
| What is the qualification to be a beneficiary of the social housing program? | <p>The qualifications to be eligible for socialized housing program are:</p> <p>AP is in the master list AP is validated AP is a Filipino Citizen AP can submit all the documents required.</p> |
| | All requirements are for discussion in the next scheduled activity. |
| Aside from the 25-30 years amortization, do relocation units have monthly association dues? | Association dues are collected by the Homeowners Association that will be organized by the SHFC. We currently do not require association dues. This will be discussed further with you and other stakeholders. |
| Are the relocation sites already built? | The relocation sites are for development yet. The construction has not yet started. Your houses will not be demolished without compensation and assistance for you to transfer to temporary accommodation while waiting for the construction of your housing units to be completed. |
| Will the structure owner and renters benefit from the relocation housing? | The SO will be compensated if he can provide necessary documents. The renters can possibly qualify for a relocation housing unit if listed in the master list. |
| We are not paying tax ever since we lived here. Will you still pay our structure and give us relocation? | You can be compensated for the structure but still have to provide necessary documents like tax declaration and IDs. Moreover, to be able to qualify for a housing unit, you must be an NLO, listed in the master list and you also need to undergo BSAAC processes such as validation and NHA pre-qualification. |
| Is there a possibility to be disqualified even we do not have a document for the structure? Can we have a list of documents required? | <p>There will be a validation of the possible APs.</p> <p>After you have been validated as an AP, please coordinate with the DOTr and Manila LGU to assist you regarding the affected structure and required supporting documents showing proof of ownership. Our land acquisition team will undertake review of documents presented.</p> |

| Issues and Concerns of NLO-APs | Response of DOTr and SHFC |
|--|---|
| <p>If we finish the payment for the housing unit, are we owners to the unit already? Can we use our PAG-IBIG?</p> | <p>PAG-IBIG is separate from SHFC housing program. The loan scheme for this project is under SHFC and the monthly amortization will be paid to SHFC. Once payment is completed, you will have the title for the housing unit. The ownership depends on the type of the housing. If horizontal, a deed of conveyance will be issued to you, and apply to transfer the title under your name. If vertical, the title will be named under the community and a certificate of ownership of the unit under your name will be provided. The ownership is perpetual.</p> |
| <p>Will we have a perpetual ownership?</p> | <p>Yes. You may transfer the rights to your child. We will process a substitution or transfer once validated as qualified.</p> |
| <p>I am a senior citizen and have no income. Can I transfer the name of my child to benefit from the housing?</p> | <p>Yes. You may transfer the rights to your child. We will process a substitution or transfer once validated as qualified.</p> |
| <p>Will the delinquency of others affect my ownership?</p> | <p>No, payment for amortization will be individually so delinquency of others will not affect your ownership of the housing unit.</p> |
| <p>Is there a possibility that I will be approved for relocation even if I am no longer residing in the affected barangay? I was surveyed.</p> | <p>If you are in the masterlist as affected person and owns the affected structure, you and your household member will be entitled project assistance particularly so if your child is part of your censused households.</p> |
| <p>I have an ongoing application to Mayor Isko's housing program. Will I still qualify in your housing, or can I transfer my rights to my child?</p> | |
| <p>Does the housing have MRI? How much is the monthly amortization for the housing?</p> | <p>Yes, MRI is included in our monthly amortization. We do not have yet the final monthly amortization as the relocation site, and housing design are not yet final. Let us focus first on your qualification.</p> |
| <p>Is it possible to change the relocation option we chose in PIB form?</p> | <p>Yes, you can change your relocation option indicated in the PIB. The PIB survey was undertaken to get your indicative preference and final decision will still be requested from you at implementation stage of the project,</p> |
| Other matters | |
| <p>Do you have the specific date for demolition?</p> | <p>There is no specific date yet for relocation because of postponements due to the pandemic situation. While the final schedule is being discussed by the DOTr with the</p> |

| Issues and Concerns of NLO-APs | Response of DOTr and SHFC |
|---|--|
| What is the exact date for relocation? | Manila LIAC, the target demolition and relocation are planned to start next year. |
| Who will demolish our structures? | Our contractor will be the one to will demolish the structures after you are able to get salvageable materials out of your structures. |
| Can we have a copy of the presentations? | You may contact or email us in our GRM hotline for a copy of the presentations. |
| Will this project be affected by the upcoming election? | The project will continue even if we change our administration because this is funded by official development assistance from multi-lateral finance organizations. |

D. Distribution and Collection of Project Information Brochures (PIBs).

492. Three types of PIBs have been distributed to PAPs through the designated community facilitators for each barangay. The community facilitators were trained to distribute and retrieve PIBs, interview and assist PAPs in filling-out the PIB form and answer basic questions that may be asked by the PAPs.
- Project Description PIB - provides a brief description of the project, its coverage, timeline of implementation, and benefits of the project.
 - Grievance Redress Mechanism (GRM) PIB - discusses the scope, objective, and procedures in resolving issues through the project's GRM. The contact information of the central hotline including mobile phone numbers, email address, and location of the physical local help desk is also indicated. The brochure also contains frequently asked questions about the project.
 - Relocation PIB - contains the relocation options and identified relocation site/s provided for the PAPs; compensation criteria and corresponding procedure for affected structures, improvements, and trees; and basic information about the PAP and his/her spouse (if applicable) such as name, birthdate, age, civil status; barangay and city/municipality, and contact details.
493. The Project Description and GRM PIBs served to provide relevant information about the project while the Relocation PIB aimed to collect updated information about the AHs.
494. The community facilitators were allowed a maximum of 3-5 days for the distribution and collection of PIBs, depending on the magnitude of AHs in each barangay. The community facilitators engaged for the distribution and collection of PIBs may also express several

issues that they may encounter, such as: (i) PAPs who cannot be located and/or contacted during the scheduled distribution and collection of PIBs (i.e., out during the CF visit; non-residing SOs; and HH heads who are living abroad or in another location/former renters who are no longer residing in the affected structure, among others), (ii) inclement weather during the scheduled distribution and collection of Relocation PIBs, (iii) correcting incorrect or incomplete information gathered, and (iv) time constraints.

495. **Summary of Presentations.** The consultations start with a brief introduction about the Project – location and covered areas, railway alignment, and status of implementation.

E. Guidelines and Processes on Compensation

496. Structures, improvements, and trees that will be affected by the Project shall be properly compensated based on the following guidelines:
- a. On structures and improvements: Payment of affected structures and improvements will be based on the appraised Replacement Cost (current market value) determined by a Government Financing Institution (GFI).
 - b. On trees: Payment of affected trees will be based on the valuation determined by the Department of Environment and Natural Resources (DENR), Department of Agriculture (DA), or by the Local Appraisal Committee.
497. The following process for the provision of Payment/Compensation was also explained to the PAPs:
- Issuance of the Offer to Compensate (OTC) with a prescribed 30-day reply period. The DOTr/PNR will also write to the AHs to provide the date of relocation and advise them to coordinate accordingly.;
 - Submission of required documents by the AHs to DOTr/PNR (i.e., 2 valid IDs and other documents);
 - Signing of an agreement between the AHs and DOTr/PNR on the demolition of the affected structure and actual evacuation from the project area. And;
 - Payment of compensation and provision of other entitlements to the AHs.

F. Resettlement Assistance Options and Relocation Package

498. There are four categories of AHs, namely: a) structure owner and low income, b) renter/sharer and low income, c) structure owner and returnee, and d) structure owner and business owner. It was explained during the SCMs that the PAPs have two options for relocation, such as:

- a. Self-relocation Option: This option entails the PAPs relocating to a permanent housing of their choice.
- b. Assisted Relocation Option: This option entails the provision of a permanent housing unit in the identified resettlement sites of the Social Housing and Finance Corporation (SHFC) under the Community Mortgage Program (CMP).

499. The corresponding relocation package and other assistance for each relocation option for each category of PAP was also discussed.

| Type of Entitled Project-Affected Persons (PAPs) | Option 1: Self-Relocation | Option 2: Assisted Resettlement |
|--|--|---|
| <ul style="list-style-type: none"> Structure Owner and Low Income | <ul style="list-style-type: none"> Cash compensation for the affected structure Cash compensation to cover the cost of connecting utilities such as water and power Transportation to new dwelling inclusive of transportation of materials Livelihood assistance and other benefits as prescribed in the Resettlement Action Plan (RAP) | <ul style="list-style-type: none"> May avail of the new housing units in the identified relocation site if qualified Rental assistance of up to 24 months while waiting for the completion of the relocation site Cash compensation for the affected structure Cash compensation to cover the cost of connecting utilities such as water and power (the amount is included in the monthly rental subsidy) Transportation assistance during actual relocation Livelihood assistance and other benefits as prescribed in the Resettlement Action Plan (RAP) |
| <ul style="list-style-type: none"> Renter, Sharer and Low Income | <ul style="list-style-type: none"> Cash compensation to cover the cost of connecting utilities such as water and power; Transportation to new dwelling inclusive of transportation of materials; Other benefits as prescribed in the Resettlement Action Plan (RAP) | <ul style="list-style-type: none"> May avail of the new housing units in the identified relocation site if qualified Rental assistance of up to 24 months while waiting for the completion of the relocation site Cash compensation to cover the cost of connecting utilities such as water and power (the amount is included in the monthly rental subsidy) |

| Type of Entitled Project-Affected Persons (PAPs) | Option 1: Self-Relocation | Option 2: Assisted Resettlement |
|--|--|---|
| | | <ul style="list-style-type: none"> • Transportation assistance during actual relocation • Other benefits as prescribed in the Resettlement Action Plan (RAP) |
| <ul style="list-style-type: none"> • Structure Owner and Returnee | <ul style="list-style-type: none"> • Cash compensation for the affected structure • Cash compensation to cover the cost of connecting utilities such as water and power • Transportation to new dwelling inclusive of transportation of materials • Other benefits as prescribed in the Resettlement Action Plan (RAP) | <ul style="list-style-type: none"> • May transfer to the Public Rental Housing • Cash compensation to cover the cost of connecting utilities such as water and power • Transportation to new dwelling inclusive of transportation of materials • Other benefits as prescribed in the Resettlement Action Plan (RAP) |
| <ul style="list-style-type: none"> • Structure Owner and Business Owner | <ul style="list-style-type: none"> • Cash compensation for the affected structure (replacement cost) • Assistance to put up the business in another location • Other benefits as per the Resettlement Action Plan (RAP) | <ul style="list-style-type: none"> • - |

G. Focus Group Discussion with the Vulnerable Sector

500. During FGD, responses in SES were validated and insights regarding resettlement and livelihood rehabilitation were generated and incorporated in the preparation of LRIP and other sections of this resettlement planning document. FGD participants for vulnerable groups were randomly selected from the list of vulnerable APs based on SES. The groups are composed of representatives from the vulnerable sectors which include senior citizens, people with disabilities (PWD), solo parents, and households below the poverty threshold. The Outline of the FGDs for vulnerable sector are shown in Table 7-11 and the results are summarized in Table 7-12.

Table 7-11: Schedule and Participants of FGD with the Vulnerable Sector

| City | Date | FGD Participants | | | | Total |
|--------|--------------------------|-------------------------|-------------|---------|--------------------|-------|
| | | Below Poverty Threshold | Solo Parent | Elderly | With PWD HH Member | |
| Manila | April 16 2021 1:00 pm | 2 | 1 | 5 | 1 | 10 |

Table 7-12: Results of FGD with the Vulnerable Sector

| Resettlement Concerns | Inputs from the FGD Participants |
|---|--|
| Perceived project impact on vulnerable sector | <ul style="list-style-type: none"> Approximate date of land clearing must be presented so they may start planning their resettlement as they will need to find a new place that is still near to their work. Opportunities or employment might be scarce in the relocation area compared to their current residence It will be difficult to seek out a new place to rent because of the pandemic. The compensation might not be enough to establish a small enterprise and a new structure they intend to put up once they are relocated. The project will negatively affect their small food stall and store and it will be difficult if they will need to resettle since their regular customers are within the area. Relocation area is still unknown, and it might force them to terminate their current jobs if the area is too remote. If the project will cause displacement, not much benefit is expected from it. The project will improve the mobility and transportation for other people but for APs, not much benefit is expected. It will be difficult to find a house and a property within Manila that is similar to what they currently have. The pandemic will also pose difficulty if they will be resettled. APs must be relocated before the start of the project as the noise from the construction might affect those working from home and affect their resting time. The severance of utility lines during the construction will affect their day to day living and work. The project will cause difficulty for senior citizens that are not working anymore. During the demolition, they will have to take a leave from work which is detrimental for minimum daily wage workers. The demolition and construction are going cause inconveniences to them. |

| Resettlement Concerns | Inputs from the FGD Participants |
|------------------------------|---|
| Proposed Mitigation Measures | <ul style="list-style-type: none"> • The length of time needed to rebuild the affected structure will equate to income loss for them. • The project will cause an extra burden given the pandemic. • It will be difficult to sustain daily expenses if the project disrupts their work. • Other than the deposit fee that will be disbursed to them during the acquisition, it was suggested that financial assistance must also be provided. • Need for financial assistance which will be used to find a new renting place so they may be able to retain their employment within the city. • Livelihood assistance must be provided to relocated APs. This must be similar to their previous jobs to mitigate the impact of project to them. • Benefits received from the local government of Manila must be replicated in the relocation area. • The source of livelihood in their relocation site must be ensured. • Transportation allowance may be provided for APs that will be relocated on remote areas. • The relocation must be within where they are currently residing to mitigate the impact. • Cooperatives and the private sector may also provide financial assistance through loans. • The assistance may be through reducing or relaxing the requirements in processing the compensation. • Vacant lots that will be left after the project may be used for relocation. • On behalf of the government, cooperatives may manage the services and assistance provided to make it more accessible. • Loans with very small interest may be processed in cooperatives. • Compensation must cover the cost of affected property, labor cost in rebuilding, and wage compensation for job disruption. • Rental assistance must be provided for affected properties while the structures are being demolished and rebuilt. • Provision of temporary relocation for affected structures so employees in work from home arrangement and family members in online school may still continue while demolition and construction are on-going. • Affected properties must be compensated more than the market value especially for senior citizens without source of income. • No cost must be charged from AP for the properties that will be demolished • Financial assistance must be provided more than the compensation to support their daily subsistence spending. • There must be alternative business for small store owners that will be affected by the project. |

| Resettlement Concerns | Inputs from the FGD Participants |
|--|---|
| Alternative livelihood restoration is not possible | <ul style="list-style-type: none"> Assistance to raise capital may be provided to enable them to put up again their small store that will be displaced because of the project. There may also be livelihood assistance through training to identify the kind of business that they may be able to put up. Government may provide capital loans with minimum interest so APs may be able to establish their own business. |

501. Results of the FGD with vulnerable APs were considered in the preparation of this RAP. The housing units at the resettlement sites will be turned over to APs only when the units are ready for occupancy and with electric and water connection. It was also specified in the MOA between DOTr and SHFC that PWD friendly facilities (i.e., ramps) shall be included as part of site development.

H. Focus Group Discussion (FGD) with the Business Sector

502. FGD participants for livelihood restoration were selected through voluntary sampling. APs who volunteered to participate in FGDs are usually those whose livelihood will most likely be affected, which explains their interest in the discussion. The heightened quarantine measures that started in April and continued until May 2021 due to the rising COVID-19 cases and the entry of new variants had prompted the project to conduct the FGD through online means. Presented in Table 7-13 is the summary of attendees for the FGD with the business sector. On the other hand, results are summarized in Table 7-14.

Table 7-13: Schedule and Attendance of FGD for Business on Livelihood Restoration

| City | Date | Participants | | |
|--------|-----------------------|--------------|--------|-------|
| | | Male | Female | Total |
| Manila | May 13, 2021, 8:00 am | 5 | 5 | 10 |

Table 7-14: Result of FGD for Business on Livelihood Restoration

| Livelihood Concerns | Inputs from the FGD Participants |
|--------------------------------------|---|
| Perceived project impact on Business | <ul style="list-style-type: none"> Acquisition of property is being executed and APs do not have time to prepare. Most of the businesses in their area are renting spaces and are the only source of income of the owners |

| Livelihood Concerns | Inputs from the FGD Participants |
|------------------------------|--|
| Proposed Mitigation Measures | <ul style="list-style-type: none"> • The compensation might not be enough to purchase a new building within the area that may be used again as a renting place. • Civil works for the building replacement cannot proceed without the compensation. • It will take 6 months to 1 year to complete the reconstruction of the new building. • Income generation cannot be realized until the replacement building is finished. This means they will not have any source of income until the building is finished. • Tenants of their renting space will also be affected. • Area to relocate their business is not yet identified. • Securing permits and other documents is challenging given the current health crisis. • Compensation must also consider the payment for amortization. • If there is a delay in the disbursement of compensation, it might be challenging for APs to purchase a property. • The project might be discontinued by the next administration which will also halt the disbursement of compensation. • The project will cause a huge impact to their business which is their only source of income. • The remaining area after land acquisition might not have enough space to re-establish their business. • If the area is too remote, their usual client might not patronize their service anymore. • Their business is in close proximity with the suppliers, and it might be difficult to find another supplier if the relocation site is too remote. • Internet service must be available in the relocation area for online businesses • It will be necessary to purchase another land lot given the extent of the project. • Safety must be ensured during the construction of the project so businesses may still operate from the remaining properties that will not be acquired. • Affected properties are being used as staff housing which will also need relocation. • Relocated employees will not be able to work on their business anymore. • There must be assistance in acquiring a property within the area. Preferably, one that is accessible to the Central Business District. • Monthly income assistance for 1 to 2 years must be provided in place of the income loss from their business. This is important as it is their only source of income and that it will be impossible to finish the civil works of a building in less than a year. • Displaced boarders of their renting space must be provided with assistance in looking for another place to live and ensure that it is of the similar price of their previous place. |
| | |

| Livelihood Concerns | Inputs from the FGD Participants |
|---------------------|---|
| | <ul style="list-style-type: none"> • Assistance may be provided in processing necessary documents for their properties and the APs must have the priority. • If the stations will have commercial spaces, affected businesses must have a priority in the leasing space in case they want to put up a separate business venture such as a convenience store. • Compensation must take into consideration the value of properties to be purchased as replacement. • Property appraisers must also look into price forecast of land values as disbursing of compensation might take some time. • Private sectors such as real estate developers may provide assistance in looking for new properties where they can relocate their business. • Financial assistance through loans with lower rate may also be provided. • Employment assistance may be provided for APs that lost their jobs because of the projects. Employees of businesses that had to close down may also be absorbed by the private sector. • There must also be valuation for the inconvenience that the project will cause. • Business owners that are not residing in the affected properties must also be compensated. • It must be identified which contractor can assist them in restoring the affected properties. • Disbursement of payment must not be late to provide ample time for businesses to do the necessary preparations. • There may also be assistance in purchasing construction supplies to quicken the rebuilding of their acquired structures. |

503. Inputs of APs generated during FGD were considered in the preparation of LRIP. Financial assistance was also included in the entitlement matrix of this RAP with the intention of assisting APs restore their income capacity to pre-project level after displacement. APs will also be assisted in finding commercial spaces where they can transfer their affected livelihood or start a new enterprise. Cash compensation will be provided for employees who will lose income due to displacement of affected business and/or due to relocation of AP to a resettlement site which makes their current employment inaccessible.

I. Consultation/Participation Mechanism during Project Implementation Stage

504. The following activities will be carried out on resettlement and land acquisition, LRIP, civil works and monitoring and evaluation, as part of project implementation and as a measure to guarantee that disclosure of information is sufficiently done.

505. **Issuance of Notice of Taking.** As explained in Chapter 6, DOTr will issue NoT to landowners/~~LO claimants~~ to inform them officially that their property is affected, and that the cut-off date (for landowner) has been set.
506. **Consultation at Help Desk.** Aside from providing an avenue to raise and discuss grievances, the Help Desk will also serve as a constant and open venue for APs to get information and be updated on the status of land acquisition, resettlement, and project implementation in general. DOTr also has a central hotline to receive APs concerns, as explained in detail in Chapter 9.
507. **Round Table Discussions on Extra Judicial Settlement.** To minimize expropriation cases, DOTr will conduct regular discussion with APs about EJS, to explain in detail the step-by-step process that the APs have to go through.
508. **Consultation for Livelihood Restoration Program.** DOTr will conduct consultation on LRIP with affected business owners particularly those requiring location of comparable potential for business investment. This will also serve as a venue to know implementation gaps and common issues encountered by APs in restoring their affected businesses.
509. **Consultation on Civil Works.** DOTr will conduct consultation for civil works in Manila City LGU.
510. **Stakeholder Consultation Meetings for Monitoring and Evaluation.** Public consultation at the affected LGUs will be conducted every year from the commencement of civil works to monitor any RAP issues that could arise during the implementation stage.

J. COVID-19 Health and Safety Measures for Physical Consultations

511. During the COVID-19 enhanced and general community quarantine period prevailing from March 2020, the Government of the Philippines (GoP) under the Inter-Agency Task Force on Emerging Infectious Disease (IATF) provides the Omnibus Guidelines on the Implementation of Community Quarantine in the Philippine (Issued on 15 May 2020) which restrict the organization of mass gathering and movement, including suspension of public transportation. As of 15 April 2021, under the General Community Quarantine (GCQ), the prescribed minimum health standards specify that mass gatherings that are LGU- initiated shall be limited to gatherings that are essential for the provision of health or government services or humanitarian activities and are subject to prior authority from the appropriate

government agency or instrumentality⁶⁹. Public transportation was allowed, but 1 meter distance between passengers shall be maintained; private vehicles are allowed subject to DOTr's guidelines; and persons above 59 are not allowed to work in office and should continue to work from home⁷⁰. With the prevailing condition, conduct of physical public consultation shall adopt in the context of COVID-19 when contact with people is to be avoided as much as possible. The timing for the resumption of physical public consultations takes into consideration the movement restrictions and the maximum number of people who are allowed to gather in one place under GoP regulations.

512. A general approach to prevent the transmission of COVID-19 shall be adopted by the project. This is to plan the methodology and protocol for conducting public consultations and ground surveys, wherein contact with people is to be avoided as much as possible. However, when this is not feasible, this general approach, as described below, will be adopted.

Table 7-15: General Health and Safety Approach

| No. | Step | Description | Measures |
|-----|---------|--|---|
| 1 | Prevent | Action to prevent any foreseen risk to spread and transmit the virus prior to activities | <ul style="list-style-type: none"> • COVID-19 free environment at the beginning of resuming works. • Select venue which have sufficient size and ventilation and allow safe access to the venue. • Take appropriate measures to prevent infection from the virus while access to the venue. • Disseminate sufficient information so that participants can feel safe and secure in attending activities. • Train all staff involved in the necessary protocols to conduct the activities and conduct rapid antibody test and obtain the negative results from health authorities to |
| 2 | Protect | Action to adopt to protect APs and Staff from the potential | <ul style="list-style-type: none"> • make sure all staff are free from virus. • Minimize the number of staff to have contact with APs and the time of contact. • Maintain social distance (1.5m) and provide good ventilation at venues. |

⁶⁹ IATF Omnibus Guidelines on the Implementation of Community Quarantine in the Philippines with Amendments as of April 15, 2021, which provides for the prohibitions and limitations on public and mass gatherings.

⁷⁰ Inter-Agency Task Force for the Management of Emerging Infectious Disease Resolution No. 12 Series of 2020 dated 13 March 2020.

| No. | Step | Description | Measures |
|-----|-------|---|---|
| 3 | React | infection from the virus during activity. | <ul style="list-style-type: none"> Ask if APs have dry cough, fever, unusual symptoms. (loss of smell or taste, headaches), and avoid contact with people who have symptoms. Strictly manage the disinfection and disposal of used equipment (double wrap bin liner). |
| | | Action required if encountering people infected or potentially infected | <ul style="list-style-type: none"> If APs show symptoms, send home or cancel the ground survey Staff to disinfect hands and equipment after the encounter. Follow the GoP protocol in case of infection |
| | | | |

513. The required protective approaches for staff and participants are indicated in the table below.

Table 7-16: Required Protective Approaches for Staff and Participants

| | Approach phase | Health Check | PPE | Disinfection | Social Distance |
|---------------------|----------------|---|----------------------------------|--|--|
| Staff | Protect | Conduct rapid antibody test | Procure PPE | Procure disinfection material | Provide training on social distance |
| | Prevent | Check temperature and health condition before the activities | Provide enough PPE for activity | Disinfect hands and PPE before and after the activity | Maintain 1-2m social distance |
| | React | Monitor for any symptoms | — | Disinfect hands and PPE if encountering potentially infected APs | If staff show symptoms, self-quarantine |
| Participants | Protect | Provide information on symptoms of COVID-19, and explain to APs | Procure masks to be given to APs | Venue and equipment are properly disinfected | APs having symptoms are not allowed to attend activities |

| | Approach phase | Health Check | PPE | Disinfection | Social Distance |
|--|----------------|---|------------------------------|---|---------------------------------------|
| | Prevent | Check temperature and health condition before activity | Provide mask and faceshields | Disinfect hands before and after activity | Maintain 1-2m social distance |
| | React | If assessed to present a health risk, APs will be denied to attend activities | — | — | If APs show symptoms, self-quarantine |

514. In response to prevent the transmission of COVID-19, the DOTr has adopted the following measures and protocols specific for the conduct of public consultations and ground surveys.

Table 7-17: Project COVID-19 Measures to Physical Public Consultations and Ground Surveys

| Activities | Project COVID-19 Measures |
|----------------------|---|
| Public Consultations | Face-to-face consultations: <ul style="list-style-type: none"> For small venues like conference rooms/classroom-type room, a maximum 10 participants per room will be allowed per session. Larger venues such as basketball court is preferred for a larger number of participants (maximum of 50). A 1-2 meters distancing will be maintained for the sitting arrangement and queueing during registration. A handout that contains consultation protocols will be provided to the participants upon registration. They will be provided with PPEs (e.g., facemask, faceshields) and alcohol/sanitizers and will be oriented on social distancing protocols. During the actual consultation, the health condition of staff will also be checked. The SCM/IEC participants will be oriented with COVID-19 precautions during the consultation. Their temperature and health condition will be checked before entering the venue and will be provide with masks and sanitizers/alcohol and facemasks. APs who may exhibit COVID-19 symptoms will not be allowed to enter the venue and endorsed to proper health authorities. |
| | |

| Activities | Project COVID-19 Measures |
|----------------|---|
| Ground Surveys | <p>Online consultations:</p> <ul style="list-style-type: none"> • Online meetings will utilize recorded videos for presentation, Q&A session will be done through live streaming of DOTr, and other agencies involved. • Ground staff/surveyors will undergo orientation of the protocols to be observed during the activity including proper physical distancing measures. Staff will be provided with PPEs (e.g., facemask and face shield) and disinfection kits. The health condition of the staff will also be checked prior to conducting the survey. • The project affected people will be contacted prior to inform and obtain approval to conduct the survey. • Physical distancing will be observed during the interviews and physical contact will be avoided. Interviews will be conducted outside the structure, or avoidance of enclosed areas will be observed. |
| | <p>Options for surveys:</p> <ul style="list-style-type: none"> • Should there be a need to conduct surveys, online and phone surveys will become optional aside from the usual on-site face-to-face interviews. The project affected people will be asked on their preferred option depending on their capacity (i.e., mobile access, access to internet, owns a computer). • For the on-site interviews, it is preferred to be conducted in one venue (within the barangay) to minimize the exposure to COVID-19. However, it must be noted that said surveys may fail to account for all APs and results will have to be representative of the larger population of APs. Additional surveys may be initiated when it has become safe to do so. |

515. To meet the number of APs to be disseminated with the information during the public consultation, combination of face to face (on-site) and online meetings have been conducted. In the invitation to APs, meeting link has been provided so that those that can access the online platform may join while others were on-site.

K. Information Disclosure

516. Production and Distribution of Printout and Other Materials. DOTr will prepare Public Information Brochures, leaflets, GRM flyers and hand out material printed in in English and Tagalog to inform APs about the LRIP, information on resettlement activities as well

as any other material when necessary. This section will be further updated as material becomes ready, and distribution starts.

517. The materials to be prepared by DOTr and distributed to the APs will be prepared in English and Tagalog language and are summarized in Table 7-18.

Table 7-18: Materials to be Distributed to APs

| Phase | Materials to be Distributed |
|-----------------------------|---|
| Detailed engineering design | <ul style="list-style-type: none"> • Project Information brochure • Project poster • Flyers promoting GRM (two types) • Help-desk tarps (4 types) • Standard DOTr presentation material (audio-visual production) • Available livelihood and employment opportunities (i.e., train operation) skills required and schedule of skills training/hiring per LGU. |
| Implementation | <ul style="list-style-type: none"> • Information on the process of resettlement • Available livelihood and employment opportunities (i.e., train operation) skills required and schedule of skills training/hiring per LGU. • Grievance Redress Mechanism (inform APs where to go or who to contact for their grievance and complaints) |
| Post-Implementation | <ul style="list-style-type: none"> • Available livelihood and employment opportunities (i.e., train operation) skills required and schedule of skills training/hiring per LGU. • Grievance Redress Mechanism (inform APs where to go or who to contact for their grievance and complaints) |

518. The budget for the printing, posting and distribution of the tarpaulin and other printed materials is summarized in Table 7-19.

Table 7-19: Budget for Printing of Information Materials

| Particular | Posting/ Distribution | Total Number to be Printed | Frequency | Unit Price* (Php) | Total Amount (Php) |
|-----------------------|--------------------------|-------------------------------------|-----------|-------------------------|--------------------------|
| | Help Desk | | | | |
| NSCR-Ex Poster | /Barangay Halls | 37 | 1 | 300 | 11,100 |
| Map Alignment | | 3 | 1 | 1,000 | 3,000 |
| Backdrop with standee | | 3 | 1 | 2,200 | 6,600 |

| Particular | | | Posting/ Distribution | | Total Number to be Printed | Frequency | Unit Price* (Php) | Total Amount (Php) |
|--------------------------------|----------|--|--------------------------|----------------|-------------------------------------|-----------|-------------------------|--------------------------|
| EJS Flowchart (Pull-up banner) | | | GRM Desk LGU | Help at the | 3 | 1 | 2,200 | 6,600 |
| Drop Boxes | | | | | 3 | 1 | 450 | 1,350 |
| Security Lock | | | | | 3 | 1 | 100 | 300 |
| Bulletin Board | | | | | 3 | 1 | 500 | 1,500 |
| Public Information | Brochure | | | | 1500 | 2 | 17 | 51,000 |
| Public Information | Brochure | | Help Desk/SCMs | | 3000 | 2 | 13 | 78,000 |
| GRM Brochure (Tagalog) | | | | | 3000 | 1 | 17 | 51,300 |
| GRM Brochure (English) | | | | | 1500 | 1 | 17 | 25,500 |
| GRM Flyers | | | SCMs | | 1500 | 1 | 5 | 7,500 |
| PIB Flyers | | | | | 1500 | 2 | 5 | 15,000 |
| Total | | | 258,750 | | | | | |

*Prices as of 2 September 2021



Source: JICA Design Team

519. **Online Disclosure of Project Information.** DOTr will post RAP related information using the Project's public relations platforms targeting a wide range of audience by utilizing social media. DOTr has launched Facebook and Twitter accounts in February 2019 wherein photographs, videos, and stories regarding the Project were posted. DOTr promotes and disseminates information about the Project through their official website instead of social media at the moment.

520. DOTr will tap communication firms to come up with strategies on how the Project can be linked to the official DOTr accounts. The social media platforms serve as a venue that allows information dissemination and interactive engagement with the audience.

Table 7-20: Social Media Account of the Project

| Media Name | Account Name | Sample Logo |
|------------|--------------|-------------|
|------------|--------------|-------------|

| | | |
|----------|--------------------------------------|---|
| Facebook | North-South Commuter Railway Project |  |
| Twitter | Overheard sa Biyahe |  |

521. **Media Release/Press Briefing.** DOTr will organize media release and press briefing prior to project milestones, such as Project launch or the start of civil works to inform a wide audience.

522. **Disclosure of RAP Documents.** The following documents have been disclosed on JICA and ADB websites upon the completion of the FS.

Table 7-21: List of Disclosed Documents Upon Completion of FS

| Agency | Disclosed Document | Disclosed Date | URL |
|--------|-------------------------|----------------|---|
| JICA | Draft RAP (Main Volume) | October 2018 | https://www.jica.go.jp/english/our_work/social_environmental/id/asia/southeast/philippines/c8h0vm0000bk9u1j-att/c8h0vm0000dhvs13.pdf |
| ADB | Draft RAP (Main Volume) | October 2018 | https://www.adb.org/projects/documents/phi-52083-001-rp-0 |

523. The Final DD RAP will also be disclosed, as well as the following key documents produced related to resettlement assessment, planning, and monitoring.

Table 7-22: Documents to be Disclosed

| Agency to Disclose | Documents to be Disclosed |
|--------------------|---|
| DOTr | Final RAP endorsed by DOTr and concurred by JICA and ADB |
| | Corrective action plans prepared during project implementation (if any) |
| | Any resettlement-related due diligence reports |
| | The RAP implementation monitoring reports |
| JICA | Final RAP endorsed by DOTr and concurred by JICA and ADB |
| ADB | Resettlement Framework and RAP endorsed by DOTr and concurred by JICA and ADB |

CHAPTER 8 LIVELIHOOD RESTORATION AND IMPROVEMENT PROGRAM

524. This chapter outlines the various measures that the Philippine Government will carry out to mitigate the impacts on income and livelihoods of the APs. This chapter also provides the framework for further planning and implementing a suitable Livelihood Restoration and Improvement Program (LRIP) in partnership with the Manila City LGU and other national government agencies.

A. Methodology for Developing the LRIP

525. The baseline profile of APs was gathered through the conduct of Detailed Measurement Survey (DMS), Tagging of structures and Socio-Economic Survey (SES) and Focus Group Discussion (FGD). Results of the Training Needs Assessment (TNA), and Key Informant Interviews (KIIs) were incorporated in the formulation of the LRIP. LGU-led consultation meetings with the APs were undertaken to ensure participation of APs in the LRIP. The following methodologies were adopted in developing this LRIP:

1. Livelihood Surveys

526. SES where all of the affected households and business owners were targeted was conducted on both the landowners and non-landowners along the project alignment. The first and main round of tagging of structures and SES were conducted during the FS phase, between February and June 2018. A second round of tagging of structures and SES were conducted during the DED phase between September 2019 and February 2021 to cover the additional APs following the change in the project ROW.
527. A socio-economic survey was conducted using the *household survey form* for the affected households to understand their pre-resettlement livelihood condition and to define the resources available or needed in setting up goals to restore their current standards of living. Affected business owners were interviewed using the *business and institution survey form*, wherein information on the nature of the business, employee details, income, project perception and preferences for income restoration were gathered.
528. For DED RAP, the result of DMS was used as the basis in determining the severity of impact to livelihood of APs. For example, the business of AP whose structure is marginally affected is classified under marginally affected business. Similarly, land-based livelihood of AP whose land is marginally affected is classified under marginally affected farm owner/operator. There is no farm owner/operator affected in this RAP. The result of impact

assessment to livelihood as outlined in this chapter is subject to DOTr validation and re-classification.

2. Focus Group Discussions

529. FGDs were conducted with APs. FGDs on LRIP was conducted in the Manila 2 segment. Please refer to Chapter 7 for further details. A total of 17 males and 13 females participated in the discussion. Attendance was on a voluntary basis. Discussions were directed around major project concerns, expectations on employment and livelihood upon relocation, expectation of the government's role in implementation of employment and livelihood support, expected role of the private sector and awareness/attitude towards forming cooperative organizations.

3. Training Needs Assessment

530. Training Needs Assessment (TNA) of APs is important to determine the skills that need to be improved and to ensure that the training resources reach the APs. Formal registration of APs' training preferences will take place at the start of LRIP implementation which will be obtained during the LRIP introduction workshop.

4. Key Informant Interview

531. Key Informant Interview (KII) was undertaken with government institutions like DTI, TESDA and DOLE. Aside from these government institutions, some private companies were also interviewed to determine the skills that are highly in demand in these areas. An independent Labor Market Assessment report (Appendix 10 Vol. 3) has been prepared for this purpose and the findings were considered in preparation of this LRIP.

B. Objectives of the LRIP

532. The primary objective of the LRIP is to assist APs whose livelihoods are adversely affected directly by the project through restoration, or improvement of their income generating capacity to at least pre needs levels. Households experiencing loss of productive resources or loss of employment because of the project-related displacement may face challenges in restoring their livelihood, income generating capacity and living standards. Furthermore, for vulnerable households, the LRIP is an opportunity aimed at improving living standards through the provision of targeted support. It is important to note that this LRIP will only be applicable to people of the working age 18 years and above.

533. LRIP assistance will be in kind (e.g., training, guidance, equipment, etc.) and no money provided in lieu thereof. Compensation payments for physical and income losses are guided by the entitlements in the RAP and not in the scope of this LRIP. They will be provided by DOTr and follow the processes outlined in Chapter 6.
534. The livelihoods of the APs are expected to be affected in various ways. Some APs are expected to be able to restore their livelihoods after a temporary period of disruption or alternatively be able to re-establish their livelihoods utilizing compensation and assistance provided in the entitlement matrix with minimal assistance under the LRIP. The wage-based APs who are expected to retain their employment or business operators who are marginally affected will be able to restore their source of income immediately compared to those who will lose employment or will be severely affected.
535. For vulnerable APs including the poor, household headed elderly, solo parent and female headed households and Persons with Disabilities (PWD), will be assisted through the provision of opportunities under the LRIP.

C. Categories of APs with Affected Livelihoods Related to Entitlements

536. For this RAP in Manila 2, APs whose businesses will be affected by the project include 542 businesses of which there are 29 stand-alone businesses, 471 home-based enterprises, 1 land based (game-fowl raising/livestock raising) in the vicinity of residence, and 41 renting-out businesses. There is an estimated 270 workers, and employees who stand to lose jobs as a result of businesses closing down. There are also 1,872 of working age APs with no occupation. Aside from the businesses, there are also 1,380 vulnerable households with 1,784 vulnerabilities. An estimated -1,739⁷¹ wage-based workers who will opt to discontinue employment and find a job near relocation area are likewise covered by this LRIP.
537. APs whose income sources are affected by the project are entitled to various forms of compensation and assistance to enable them to re-establish their livelihood. For certain categories of livelihood impacts that may require more concerted interventions to restore or improve livelihood, additional assistance is provided under the LRIP. A summary of the categories of affected livelihood in this RAP, along with corresponding entitlements as per the project entitlement matrix, are presented in Table 8-1.

⁷¹ * Estimated number of wage-based income earners (primary source) who may opt to discontinue employment and find work near relocation area estimated among those who conduct their primary wage-based activity at home, within the barangay they reside or in nearby barangay within the same city or municipality they live in.

Table 8-1: Number of APs with Affected Livelihoods and Related Entitlements

| Category of AP | Number of APs | Summary of Key Entitlements | Additional LRIP Support Provided |
|--|---|--|----------------------------------|
| APs with affected businesses/ livelihood | 29 stand-alone businesses 41 renting out house/ room/ commercial spaces 1 land-based livelihood in the vicinity of the residence 471 home-based enterprise | Cash compensation for income losses and transactional cost for re-establishment. Assistance in securing soft loan to restart business. Participation in LRIP. Rental assistance (3 months) if affected premises is leased (renting a business establishment). Transport assistance in moving to another location | Yes |
| Employees losing employment from affected business | 270 | Cash compensation for net salary of four (4) months for minimum wage earners and two (2) months actual salary for those earning above minimum wage. Participation in LRIP (including training and priority employment for project related employment) | Yes |
| Employees with primary wage-based income opting to discontinue jobs and find work near relocation site | 1,739* | Cash compensation for net salary of four (4) months at minimum wage rate for APs whose income is below or within minimum wage Or cash compensation for net salary of 2 months based on actual salary for APs whose salary is more than minimum wage Participation in LRIP (including training) | Yes |

| Category of AP | Number of APs | Summary of Key Entitlements | Additional LRIP Support Provided |
|--|--|---|----------------------------------|
| APs who relocate to a place that makes it more expensive to commute to their place of work and they retain their employment. | No data as of this time (to be updated) | Commuting allowance of an amount based on additional costs, but not exceeding PhP 5,000 per household per month for three months (not entitled to 3e or 3f).[1] [1] Commuting allowance will be provided only upon transfer to off-city permanent relocation site. No commuting allowance will be provided at the temporary accommodation. | Yes |
| Vulnerable: poor, elderly ⁷² , and solo parent headed households with dependents, and PWDs. | 1,380 households with 1,784 instances of vulnerability | Participation in LRIP (including skill training and other development activities) Inconvenience allowances of PhP10,000 per household. | Yes |

* Estimated number of wage-based income earners (primary source) who may opt to discontinue employment and find work near relocation area estimated among those who conduct their primary wage-based activity at home, within the barangay they reside or in nearby barangay within the same city or municipality they live in.

Source: JICA Design Team

538. A more detailed description and analysis of the categories of affected livelihood are presented in the following sections.

1. APs with Affected Micro Businesses and Home-Based Enterprise

539. Micro business is defined as any business that is engaged in production, processing, or manufacturing of products, including agro-processing as well as trading and services, with total assets of not more than PhP 3 million⁷³. However, due to lack of data on capitalization, micro businesses in this section were determined using substitute definition⁷⁴ that is any enterprise engaged in production, processing, or manufacturing of products, including agro-processing, as well as trading and services that operates: (i) in a stand-alone structure and is not associated with any household; or (ii) inside or contiguous to a dwelling unit, is duly registered, with 0 to 9 employees, and is owned/operated by a

⁷² Elderly who are interested in remunerated work.

⁷³ Source: RA. 9178 Act of 2002

⁷⁴Based from the MSME Sector at a glance. <https://www.senate.gov.PhPublications/AG%202012-03%20-%20MSME.pdf>. Retrieved in December 2019. Affected small, and medium business will be validated and finalized based on the definition in Section 3 of R.A. 9501.

household head/member. Aside from micro-businesses, APs with home-based enterprises will also lose income upon displacement. Home-based enterprises are those that operate within or adjacent to a dwelling unit with no employees, nor any type of registration.

540. There are 471 home-based enterprises operating within their residences or within their immediate neighborhood to be affected by the project. DOTr will validate whether the affected households will be able to restore their affected dwelling structures and continue their home-based livelihood after. Otherwise, these APs will be provided with sufficient space in the relocation site (if they qualify for socialized housing) or will be assisted in finding alternative site within their current city to be able to re-establish their home-based enterprise.
541. All the 542 severely affected businesses, DOTr and SHFC will either provide a space within the relocation site to continue their livelihood or assist in finding an alternative commercial spaces where the APs may re-establish their operation within the LGU where they will be located. The number of affected home-based, stand alone, and renting out businesses is summarized in Table 8-2.

Table 8-2: Number of Affected Home-Based, Stand Alone and Renting out Businesses

| City | Stand Alone (micro, small) | Home-based Enterprise* | Renting-out business | Total |
|----------|----------------------------------|---------------------------|-------------------------|-------|
| Manila 2 | 29 | 472 | 41 | 542 |

*including 1 land-based in the vicinity of the house

Source: JICA Design Team

542. Of the total 70 stand alone and renting out businesses identified, 41 are renting out house or room and 29 are stand-alone businesses, of which 2 are renting out commercial spaces, 1 is renting out a house and used for business as well, 12 are doing trading/retailing, 6 restaurants and eateries, and 3 personal services. Table 8-3 below shows the details:

Table 8-3: Type of Stand Alone Businesses Including Those Renting Out

| Type of Business | No. of Business | % |
|------------------------------|-----------------|---|
| Commercial Space/Unit Rental | 2 | 3 |
| Home/Small-Scale Industry | 1 | 1 |

| Type of Business | No. of Business | % |
|----------------------------------|-----------------|------------|
| Manufacturing | 1 | 1 |
| Parking Space Rental | 1 | 1 |
| Personal Services | 3 | 4 |
| Private Sewerage Treatment Plant | 1 | 1 |
| House/Room Rental | 41 | 59 |
| Restaurant/Fast Food/Eatery | 6 | 9 |
| Trading/Retailing | 12 | 17 |
| Warehouse | 1 | 1 |
| N/R | 1 | 1 |
| Total | 70 | 100 |

Source: JICA Design Team/DOTr

543. Of the affected 472 home-based enterprises (includes 1 land-based income source of AP but done within or in the vicinity of home), more than half (57%) are owned by male headed households while the remaining (43%) are owned by a female headed households.
544. Table 8-4 shows the types of home-based enterprises that will be displaced by the railway, more prominently affected would be sari-sari stores (92 or 20%), those engaged in vending other goods (59 or 13%), and food catering (44 or 9%).

Table 8-4: Type of Home-Based Enterprise

| Type of Home-Based Enterprise | No. of Enterprise | % |
|----------------------------------|-------------------|----|
| Beauty and Personal care dealers | 2 | 0 |
| Beauty Salon | 2 | 0 |
| Billiards | 1 | 0 |
| Buy and sell | 7 | 1 |
| Computer shop/ Pisonet | 8 | 2 |
| Construction | 3 | 1 |
| Food catering | 44 | 9 |
| Online Selling | 13 | 3 |
| Printing and reproduction | 1 | 0 |
| Sari-sari store | 92 | 20 |
| Tailoring/Dressmaking | 15 | 3 |
| Tattoo/ Laundry/ Repair shop | 4 | 1 |

| Type of Home-Based Enterprise | No. of Enterprise | % |
|--|-------------------|------------|
| Transport | 13 | 3 |
| Used Clothing (Ukay-ukay) | 6 | 1 |
| Vending | 59 | 13 |
| Vulcanizing shops | 1 | 0 |
| Land-based livelihood in the vicinity of the house (game-fowl raising/livestock) | 1 | 0 |
| Others | 58 | 12 |
| No answer | 142 | 30 |
| Total | 472 | 100 |

Source: JICA Design Team/DOTr

545. For the other 369 households with enterprise-based livelihood (balance from total 1,143 whose primary income generating activity are enterprise-based), their business activities are outside of the project affected area and not associated with their affected house. Their livelihood will not be affected since their enterprises are located outside the project ROW, nearby barangay, or in another city/municipality. Giving them the option to resettle within the area of their preference means that they will be able to continue their enterprise-based livelihood. Households with affected stand-alone businesses will be assisted by DOTr and the Manila City LGU to re-establish their current livelihood in a location they prefer.

2. APs with Affected Small, Medium and Large Business Establishments

546. Among the stand-alone businesses, the basis in determining the range of small, medium, and large businesses are defined as any business that is engaged in production, processing, or manufacturing of products, including agro-processing, as well as trading and services, with total assets of more than P3 million⁷⁵. However, due to lack of data on capitalization, small, medium, and large business in this section were determined using substitute definition⁷⁶ that is any enterprise engaged in production, processing, or manufacturing of products, including agro-processing, as well as trading and services that have more than nine employees.

3. Employees Losing Employment from Affected Business

547. There are several people losing employment due to the impact of the project on businesses. There are 270 employees working in affected businesses, and all stand to lose their jobs. Nonetheless, disruption in business operations may result in temporary or permanent loss of income for these employees. Hence, immediate provision of compensation for loss of income is required prior to temporary stoppage of operation of marginally affected businesses. Vocational training and job matching will also be offered to interested APs to equip them for employment opportunities generated by the project, and other job openings here and abroad. These employees will be assisted through the RAP Implementation and Management Committee (RIMC) and LGU Public Employment Service Office (PESO) Office.
548. Employees losing employment due to impacts on their employers are considered as project affected and eligible for project entitlements. Those employees will be provided with income loss compensation equivalent to two months of their actual salary for those earning above minimum wage and four-months' salary for those earning within or below minimum wage, as well as additional assistance under the LRIP. Under the LRIP assistance, affected employees will be offered vocational training and job matching assistance through the LGUs and will be prioritized for project-related employment opportunities.

4. Affected Persons Relocating to a Place that Makes it More Expensive to Commute to their Place of Work and Retain their Employment

549. During the time between displacement from the project ROW until relocation at the resettlement site, non-landowner APs will be accommodated in places of their choosing utilizing rental assistance provided under the RAP entitlements. Therefore, in the interim period, there would be no impacts on these APs' access to their current employment.
550. However, should APs opt to continue working in their current places of employment after permanent relocation, commuting allowance shall be provided to them for the first three months to help them manage during this adjustment period. The extent to which household members who may spend more money for transportation going to their place of work will be determined before permanent relocation, and will be evaluated if they will need transportation expense subsidy for the said first three months

5. Affected Persons Relocating to a Place that Makes Employment Inaccessible

551. Even if one of the resettlement sites is expected to be in-city, some employed APs are anticipated to opt to discontinue their current employment if their current employment becomes inaccessible. In such cases, APs may opt to find new job in the place where they will be relocated instead of travelling longer hours to their current places of employment. For purposes of budgetary allocation, the validation activities to be conducted by SHFC will determine the number of contractual/seasonal/intermittent primary wage-based worker who will opt to discontinue employment near the project and find new jobs near their relocation site.
552. DOTr in coordination with the receiving LGU-PESO will assist such APs that will either have to look for alternative work of similar nature with their current job within or adjacent to the LGU where these APs will be relocated. Those who do office work, service, construction, sales, and industry are the top sources of wage-based incomes. Vocational training will be facilitated by the Project, and the Manila LGU prior to displacement to equip them with or enhance their existing skills required in these jobs. Table 8-5 shows the types of work of these employed APs as waged-based income earners.

Table 8-5: Types of Wage-Based Income Sources

| Type of Employment | Male | Female | Total | % |
|----------------------------|------|--------|-------|-----|
| Arts | 26 | 3 | 29 | 1% |
| Aviation | 3 | 1 | 4 | 0% |
| Business | 14 | 14 | 28 | 1% |
| Clergy Professions | 5 | 5 | 10 | 0% |
| Construction works | 324 | 13 | 337 | 8% |
| Drivers | 262 | 7 | 269 | 6% |
| Engineering Professionals | 19 | 5 | 24 | 1% |
| House help | 60 | 179 | 239 | 6% |
| Industry workers | 218 | 107 | 325 | 8% |
| Law enforcement/Military | 27 | 7 | 34 | 1% |
| Medical personnel | 37 | 52 | 89 | 2% |
| Office works | 358 | 459 | 817 | 20% |
| OFW/Sea farers | 19 | 9 | 28 | 1% |
| Production/Factory workers | 56 | 29 | 85 | 2% |
| Public Officials | 57 | 26 | 83 | 2% |
| Sales | 174 | 224 | 398 | 10% |

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

Source: JICA Design Team/DOTr

6. Vulnerable APs

553. The overall project objectives include creating opportunities for vulnerable affected persons to improve their living standards. Project entitlements for vulnerable households include participation in the LRIP, such as vocational skills and entrepreneurial training and job referral programs especially geared to vulnerable people. Amongst the project AHs, there are 1,784 counts of vulnerabilities among 1,380 households that fall within the project's definition of vulnerability. A summary of the project's vulnerable households is shown in Table VIII-6.

Table 8-6: Number of Vulnerable APs

| City | Number of Vulnerabilities | Number of Vulnerable Households |
|-------------|----------------------------------|--|
| Manila 2 | 1,784 | 1,380 |

Source: DOTr

554. APs who are classified in any of the vulnerabilities above are entitled to rehabilitation assistance in the form of vocational training and other development activities with the value of up to Php 15,000 per household to be provided in coordination with the City Social Welfare and Development (CSWD) of LGUs through the RIMC (See Chapter 10).
555. Aside from APs losing income or livelihood, APs belonging to low-income households, of legal age (18 and above) and who will be physically displaced will also be provided with vocational training to help their families improve their income capacity and better support themselves during transition. Households needing support are/with, among others, low-income, unemployed housewives, children, elderly, and PWDs.
556. The common barrier to low wage income earners and to unemployed working age household members are the lack of a) legal identification including birth certificates that

prevent them from accessing government programs and services, and b) quality trade skills and certification that can enable them to participate fully in the formal labor market.

- 557. As a direct incentive for the APs to participate in vocational and other capacity building trainings as well as in compliance to RA No. 11055 (Philippine Identification System Act), the CSWDO, SHFC and the PSA will assist them to obtain a) birth certificate and b) register them for the National ID. This will help them to easily access government services and programs and to be able to participate in the formal economy.
- 558. The Department of Labor and Employment, together with 18 other government agencies has also issued the guidelines for the First Time Jobseekers Assistance Act (RA 11261). This will help the APs who are first time jobseekers to get important documents and services for free. These are a) birth certificates from the Philippine Statistical Authority (PSA), academic transcripts from their schools or colleges/ universities, police clearance, NBI clearance, pre-employment medical certificates, etc.
- 559. These low-income households will also be provided with capacity building by civil and religious organizations to be tapped by LIAC and SHFC. This will enable them to tailor-fit their training and interventions according to the specific and unique needs of these households.

D. The LRIP Approach

- 560. Based on the above results and in consideration with the JICA Guidelines (2010) and ADB SPS (2009), the following priorities shape the livelihood framework of this project.

1. LRIP Priorities

- 561. There are two priorities for this LRIP.

a. Priority 1: Restoration of Current Livelihoods

- 562. Where APs have existing viable livelihoods, the preferred approach is to restore these livelihoods where feasible. This is considered a lower-risk approach considering that the likelihood of success is high if the APs will be able to continue doing what they know best and what is proven to work in the local situation.
 - a. The emphasis should be on replacing enabling conditions and livelihood assets with new assets of at least equal quality and quantity (i.e., immovable machineries). This represents a lower risk of failure due to technical, economic, or social factors.

- b. Many APs with affected livelihoods are expected to be able to re-establish their existing livelihoods and restore their income generating capacity with compensation and transitional assistance (including support to identify alternative sites as appropriate) without additional LRIP interventions.
- c. Some will require additional support to enable them to readjust their existing livelihoods to a new operating environment.
- d. Some will be required more targeted interventions within the LRIP, as they may face challenges to re-establishing current livelihoods, such as:
 - Suitability of new residential or business area to re-establish current livelihood
 - Time required to re-establish current livelihood with same income level (e.g., building up clientele)

b. Priority 2: Introduction of Alternative Livelihoods

563. Opportunities for alternative livelihoods will be provided to APs when restoration of their previous livelihood is not feasible or preferred by the AP, or to improve the households' income earning capacity.
- a. The promotion of alternative livelihoods will be geared towards providing APs the opportunity to diversify livelihood and improve household income (e.g., seasonal workers, minimum wage-earning households) based on AP interests, current skills set and/or capacities, and taking account of market needs/demands. It is also an opportunity for other family members to gain or improve vocational skills, thus diversifying and improving the household's overall income.
 - b. Livelihood activities traditionally engaged in by women will be supported; but at the same time, livelihood programs that encourage men and women's participation in non-traditional undertakings will likewise be promoted (e.g., home-based jobs, e-commerce).

PREFERENCE 1:

Restoration of Current Livelihood

- Low Risk Approach
- PAPs will be able to continue doing what they know best
- Emphasis on replacing immovable livelihood assets with new or at least equal quality and quantity, through compensation of replacement cost
- Low risk of failure due to technical, economic and social factors

PREFERENCE 2:

Introduction of Alternative Livelihood

- More Risky Approach
- Should only be considered when restoration is not feasible
- Extra measure must be put in place
- Diversification of livelihood must be based on PAPs interest, current skills/capacity and market needs

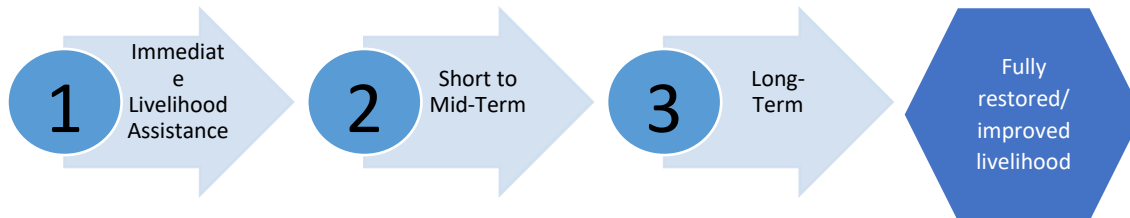
Source: JICA Design Team

Figure 8-1: Preference for LRIP

2. Phases of LRIP Implementation

564. LRIP will be carried out in 3 phases. These are (1) Immediate Livelihood Assistance, (2) Short to Mid-Term, and (3) Long Term.

Figure 8-2: Phases of LRIP Implementation



565. Phase 1 will commence prior to displacement of APs and civil works as a preemptive measure to avoid or at least minimize the period when the AP becomes unemployed/out of work or income. In case APs will be displaced before the permanent relocation site becomes available for occupancy, Phase 2 of LRIP will be implemented to assist APs during this interim stage. This phase will enable AP households to improve their entrepreneurial skills and diversify their income sources through vocation training and job placement. For some APs it will be the period in which they permanently re-establish their businesses or farming operations. However, for those that must await completion of resettlement sites or public rental facilities, setting up their enterprises may be a stopgap measure until final relocation. Phase 3 will be implemented upon transfer of APs to the permanent relocation site and will focus on those who need to seek final restoration of their affected enterprises or income sources, as well as provide supplementary livelihood support to vulnerable APs as needed after they resettle. This is when the LRIP will be fully implemented.

Table 8-7: Phases of LRIP Implementation

| Phase | Type of LRIP | Timing of Assistance |
|---------|--|---|
| Phase 1 | Immediate Livelihood Assistance | Prior to displacement of APs and civil works |
| Phase 2 | Short to Mid-Term Livelihood Assistance | After displacement and prior to AP relocation to resettlement sites |
| Phase 3 | Long-Term Livelihood Restoration and Improvement | Post-resettlement, upon transfer to permanent relocation site |

Source: JICA Design Team

3. LRIP Activities

a. Overview

566. Various forms of LRIP assistance will be provided to participating APs according to their level of entitlements, assessed needs and preferences as well as requirement for long or short-term interventions. Generally, those whose livelihoods are displaced and are relocating as well as those who are vulnerable are considered to more likely need longer term assistance.
567. **Error! Reference source not found.** below summarizes APs targeted for assistance under the LRIP, key activities and anticipated phasing of the assistance (details of the activities are presented in following sections).

Table 8-8: Summary of LRIP Approach and Activities by Phase and Category of AP

| Category of AP | | Pre-Displacement | Post- Displacement |
|--|------------------|---|---------------------------------|
| Affected Stand-Alone micro and small businesses and Renting Out Business | Number | 70 ⁷⁷ APs | 70 APs |
| | Approach Summary | <ul style="list-style-type: none"> The 70 affected stand-alone businesses will need assistance in finding alternative commercial area to permanently re-establish their business operations. | |
| | Activities | Financial Management Training | Assistance to secure soft loans |
| | | Assistance to find replacement sites to conduct business | |
| Affected Home-based Enterprises | Number | 472 ⁷⁸ APs | 472 APs |
| | Approach Summary | <ul style="list-style-type: none"> The 472 affected home-based enterprises will need assistance in finding alternative commercial and residential area to permanently re-establish their business operations. Assistance will also be extended to family members to develop vocational skills and be referred for employment to diversify household income sources. | |
| | Activities | Financial Management Training | Starter kits |
| | | Assistance to find replacement sites to conduct business | Job referral |
| | | Vocational/ enterprise | Assistance to secure soft |

⁷⁷ Sum of APs with stand- alone and renting out businesses .

⁷⁸ Total 472 APs with home-based enterprise and land-based income source.

| Category of AP | | Pre-Displacement | Post- Displacement |
|---|-------------------|---|--|
| | | training for household members | loans |
| | | Priority placement in project work for household members | Priority placement in project work |
| | | Cooperative formation | Cooperative formation |
| Employees losing employment from affected businesses | Number | 270 APs | 270 APs |
| | Approach Summary | <ul style="list-style-type: none"> Assist workers losing jobs to find alternative employment near relocation site Facilitate training for new skills needed immediately after displacement. | |
| | Activities | Vocational skills training | Starter kits |
| | | Assistance to find alternative jobs through LGU PESO | Job referral Priority placement in project work |
| Wage-based income earners who will need commuting allowance | Number | 4,140 APs/2,610 AHs | 4,140 APs/2,610 AHs |
| | Approach Summary | Provide PhP5,000 commuting allowance per AH per month for 3 months. | |
| Wage-based income earners who opt to discontinue employment and look for job near relocation site | Number (estimate) | 1,739 APs | 1,739 APs |
| | Approach Summary | <ul style="list-style-type: none"> Assist workers discontinuing employment to find alternative job near relocation site Facilitate training for new skills needed immediately after displacement | |
| | Activities | Vocational skills training | Starter kits |
| | | Assistance to find alternative jobs near relocation site thru LGU PESO | Job referral |
| Vulnerable APs | Number | 1,380 AHs | 1,380 AHs |
| | Approach Summary | The LRIP will assist vulnerable APs to improve their income earning capacity through vocational/enterprise development training. There are some specialist programs geared towards some vulnerable categories. This will be combined with starter kits for some types of vocation and job referral. Depending on their circumstances, APs may avail of training during pre- or post-resettlement. | |

| Category of AP | | Pre-Displacement | Post- Displacement |
|----------------|------------|--|------------------------------------|
| | | Financial management training | Starter kits |
| | Activities | Vocational/ enterprise training / specialist programs geared toward vulnerable APs | Job referral |
| | | | Priority placement in project work |

E. Description of Types of Livelihood Restoration and Improvement Activities

568. The different types of livelihood assistance are explained in this section.

1. LRIP Introduction Workshop

569. The LRIP will commence with a workshop to introduce the program to eligible APs in each municipality prior to displacement. The workshop will be conducted by DOTr with participation of the LGU PESO and service providers. It will provide information about the various programs, how the project will engage with APs on livelihood restoration and improvement, introduce contact person for livelihood in the LGU and service providers, and give an initial opportunity for APs to register their interest in various activities and means of support.

2. Financial Management Training

570. Prior to displacement, APs will receive compensation for lost assets, lost income, and allowances as per the entitlement matrix to replace what has been lost. For most, this will represent the monetization of assets they have accumulated over many years. The training is aimed at raising their awareness of the importance of preserving their capital and reinvesting prudently to restore their livelihoods and living standards. Financial advice will help improve their capabilities on money management matters, including financial planning; investment options; training, employment, and business development.

571. The training will be provided prior to disbursement of compensation and allowances for all affected households. This is a one-day training to be attended by the household head and their spouse to encourage equal participation of the couple in the decision making, particularly with regards to finances. One batch of training will be conducted in each LGU within the communities or in the nearest area. The training will be delivered by PESO. The Table VI-9 below provides an overview of the topics to be covered in the training.

Table 8-9: Financial Management Training

| Topics | Description | Target Participants | Training Duration | Target Schedule |
|-----------------------|---|----------------------|-------------------|--|
| Financial planning | Setting financial goals Organizing finances | AH Head AH spouse | 1 day | Weekend or Holiday (At least 3 weeks prior to compensation payments / displacement) |
| Money/cash management | Spending plans Saving money Establishing credit Debt repayment | | 1 day | |
| Investment options | Short-term investments Long-term investments | | 1 day | |

3. Assistance to Find Alternative Site to Continue Business

572. The process to re-establish businesses will commence prior to displacement with assistance to identify and secure replacement business operating sites. The aim is for displaced stand-alone micro-businesses and small businesses to re-commence their operations with minimal disruption to the APs' income flow. The processes will be different for home-based enterprises, micro-businesses, small business, due to different scale of operation.
573. The 472 APs who own home-based enterprise will need assistance to find a replacement residential unit where they can continue their livelihood.
574. There will be a consultation meeting with affected land-based income earners and displaced businesses soon after the introductory workshop to discuss possible and recommended replacement land or rental space within their respective cities and adjacent cities before displacement. An ocular visit with APs will be organized to inspect the recommended areas whether suited for business or not. APs will be given the opportunity to select and identify suitable land for their businesses. Afterwards, the government agencies will guide the APs on how to secure identified areas for business purposes. The process flow and implementation step for securing replacement land or rental space to reestablish the businesses are shown in Table 8-10 below.

Table 8-10: Implementation Step for Replacement Land or Rental Space to Re-establish Business

| No. | Step / Action | Description | Responsible Agency |
|-----|--|---|--------------------|
| 1 | 1st consultation meeting | Discuss with affected business owners the possible and recommended replacement land or rental space within the city / municipality | DOTr, LGU |
| 2 | Ocular visit | Inspect the recommended areas whether suited for business or not | DOTr, LGU |
| 3 | 2nd consultation meeting | Select and identify suitable land for their businesses | DOTr, LGU |
| 4 | Secure land/replacement rental space for business purposes | Assist APs in negotiating and securing the identified land/rental space for reestablishing their businesses and public facilities/amenities | DOTr, LGU |

Source: JICA Design Team

4. Assistance to Secure Government Soft Loans

575. There are four types of soft loans for which APs can apply for livelihood purposes provided by DTI, DSWD. Soft loans ranging from PhP 5,000 to PhP 200,000, depending on the loan type.
576. The soft loan under Pondo sa Pagbabago at Pag-asenso (P3) Program is up to PhP 200,000 and the Livelihood Seeding Program (LSP) amounts to PhP 5,000 worth of goods, while DSWD provides PhP 5,000 per beneficiary.
577. DOTr and the LGU will counsel APs on available loans and assist them to prepare applications with a supporting letter from the LGU. The application process can commence prior to displacement so APs can take advantage of using the funds when they transfer their affected enterprises/farms. Other APs may wish to apply for such loans upon completion of vocational/entrepreneurial training or when they have a viable business plan. The loan programs available are summarized in Table 8-11.

Table 8-11: Loan Assistance

| Programs | Description | Agencies |
|---|--|----------|
| Pondo sa Pagbabago at Pag-asenso (P3) Program | <p>A microenterprise borrower may avail PhP 5,000 up to PhP 200,000 depending on the size of the business and the enterprise's ability to pay.</p> <p>For enterprises with at least one employee, beneficiary can borrow up to PhP 200,000.</p> <p>The fund should be used for the enterprise's expansion and/or additional supplies of the business or for self-rehabilitation.</p> <p>Provides affordable and cost-efficient micro loans with 2.5% monthly interest.</p> | DTI |
| Livelihood Seeding Program | PhP 5,000 worth of goods sari-sari store, bigasan (rice store), rug making, etc. | DTI |
| Loan Assistance Program for Small and Medium businesses | PhP 5,000 per beneficiary | DSWD |

F. Vocational/ Enterprise Training

1. Vocational Training

578. There will be a wide variety of vocational training courses as well as several entrepreneurial training short courses available to APs. The bulk of these are provided through TESDA with some programs also being delivered through other agencies such as DTI. These training programs will provide opportunities for APs to enhance their existing skills and develop new skills to be highly competent in attaining required qualifications for a range of jobs. PESO of respected LGUs will be responsible for the information dissemination through LRIP workshop to introduce the offered courses for the APs.

579. Table below shows the training courses offered by their respective PESO office as of 2021.

Table 8-12: Training Courses Offered by Manila LGU PESO as of 2021

| City | Training Courses offered by PESO | |
|--------|----------------------------------|-----------------------------|
| Manila | Android Development | Programming (Java & Python) |
| | Bookkeeping | Web Development |

| City | Training Courses offered by PESO | |
|------|-------------------------------------|------------------------------|
| | Bread and Pastry | Wood Technology |
| | Catering, Food and Beverage Service | Coffee Making Apprenticeship |
| | Graphic Design | 2D and 3D Animation |
| | Photography | |

580. TESDA is under the DOLE and serves as the Philippines' technical vocational education and training authority and operates through a network of training centers and partnerships with service providers. TESDA short courses typically involve a commitment of 25-40 days (196-316 hours) of face-to-face training spread over two to six months. A pre-training assessment will be offered that involves career profiling and an evaluation of the applicant's ability to undertake the nominated course. The courses are delivered through TESDA training centers, accredited partners, and in partnership with LGU PESO. Various courses are also provided through mobile programs. Depending on the demand, TESDA provides training programs within the City of Manila.

581. Table 8-13 below are some of the available TESDA courses related to construction. Construction related skills are in demand in the labor market and are relevant to those interested in project-related work opportunities.

Table 8-13: List of Sample TESDA Courses

| Construction Sector Courses | Training Hours |
|--|-------------------|
| Blasting/Painting | 136 hours |
| Building Wiring Installation NC II | 402 hours |
| Carpentry NC II/III | 162/364 hours |
| Electrical Installation & Maintenance NC II | 402 hours |
| Lathe Machine Operation NC III | 234 hours |
| Machining Milling Operation NC II | 337 hours |
| Construction Painting NC II | 136 hours |
| Welding | |
| Flux Cored Arc Welding NC I/II | 156/268 hours |
| Gas Metal Arc Welding NC I/II/III | 248/268/148 hours |
| Gas Tungsten Arc Welding NC II | 268 hours |
| Gas Welding NC I/II | 156/312 hours |
| Welding and Fabrication Technology (Bundled Qualifications in Shielded Metal Arc Welding (SMAW) NC I (268 hours), Shielded Metal Arc | 268 hours |

| Construction Sector Courses | Training Hours |
|--|-------------------|
| Welding (SMAW) NC II (268 hours), Gas Metal Arc Welding (GTAW) NC II (268 hours) | |
| Shielded Metal Arc Welding (SMAW) NC I/II/III | 268/268/120 hours |
| Masonry NC I/II/III | 104/258/364 hours |
| Pipe Insulation | 160 hours |
| Pipefitting NC II | 42 hours |
| Plumbing NC I/II/III | 128/202/248 hours |
| Wood Working Machine Operation | 162 hours |
| Heavy Equipment Operation (dump truck, backhoe, crane, excavator, rigging, road roller) NCII | 122/156/200 hours |
| Scaffold Erection NC II | 162 hours |
| Sample General Courses | |
| Cookery NC II | 316 hours |
| Bread & Pastry NC II | 141 hours |
| Food Processing NC II | 568 hours |
| Consumer Electronics Servicing NC II | 438 hours |
| Maintain and Repair Electronically Controlled Domestic Appliances | 438 hours |
| Maintain and Repair Cellular Phones | 176 hours |
| Assembly/disassemble Electronic Products & System | 264 hours |
| Maintain and Repair Audio/Video Products & System | 438 hours |

2. Entrepreneurial Training

582. Entrepreneurial development programs are provided by DOLE, DTI, and DSWD to assist people to start micro-enterprises and small businesses or improve their skills in those areas. These programs are especially geared towards vulnerable people (below the poverty line, solo parent households and PWDs), but will also be extended to APs eligible for LRIP assistance. These are short courses typically run over several days. An overview of these programs is set out in Table 8-14 below.

Table 8-14: Entrepreneurial Training

| Agency | Type of Program | Training and Development |
|--------|--|---|
| DOLE | DOLE Integrated Livelihood Program (DILP) or Kabuhayan Program | Training on how to plan, set-up, start and operate their livelihood undertaking, i.e., trainings on production skills, entrepreneurship, business management, productivity and business planning. |

| Agency | Type of Program | Training and Development |
|--------------|---|--|
| | | Continuing technical and business advisory services to ensure efficiency, productivity, and sustainability of the business/enterprise. |
| DTI | The Negosyo Center Program (Republic Act No. 10644 otherwise known as the “Go Negosyo Act”) | Training on entrepreneurial development Training on basic grant writing |
| DSWD CSWD | Sustainable Livelihood Program | |
| | Microenterprise /Development Track | Training on micro-enterprise development, skills enhancement, and networking and partnership building |
| | Employment Facilitation Track | Technical skills training, occupational guidance and counseling, and job referrals or placement |

3. Provision of Starter Kits

583. Some vocational training includes the provision of starter kits, but not all. For training with this added provision, starter kits will be in kind and in the form of supplies and material inputs necessary to undertake the vocational training and start with livelihood activities. DTI and DOLE have programs providing starter kits as part of the livelihood training that will be extended to APs who are eligible for LRIP assistance.

4. Job Matching and Project Related Employment Opportunities

584. Based on the outcomes of the SES and FGDs, there are different categories of APs that may wish to avail of job matching and project related employment. For instance, wage-based earning APs expressed that they would like to be given the opportunity to be employed near resettlement sites, while micro-business/enterprise-based earning APs prefer regular paying jobs as an alternative to their lost enterprises. Additionally, there are APs who are in their working age but are currently unemployed due to a lack of opportunities. Other APs stressed that being directly impacted by the project, they should be given preferential treatment in availing of job and investment opportunities during construction and operations.
585. The PESO is an existing ongoing service provided by LGUs. The PESO maintains a database of current employment opportunities and match local job seekers based on their skill set. For the LRIP, the PESO of respective LGUs will maintain a registry of APs

seeking employment and will provide counselling, guidance on further training as well as job referral against their database of job vacancies. The PESO database of AP clients will enable project tracking of APs seeking employment.

G. The Project

586. The project is set to generate job opportunities during civil works up to operations and maintenance. Under national law, public works projects are to ensure that at least 30% of skilled jobs and 50% of unskilled jobs are filled by local hire.⁷⁹ A list of the anticipated jobs to be created by the project are listed below.

Table 8-15: Anticipated Project Related Employment Opportunities

| Skilled | | Semi-skilled | Unskilled |
|--------------------|-------------|--------------------------------|------------------|
| Electricians | Scaffolders | Cook | Laborer |
| Plumber | Welder | Traffic controller/traffic aid | Janitor/ utility |
| Mason | Painter | Guard | Messenger |
| Carpenters | Steelman | | Warehouseman |
| Equipment Operator | Tinsmith | | |
| - Backhoe | Admin Staff | | |
| - Bulldozer | | | |
| -Transit mixer | | | |

587. Jobs that are in the skilled category require extensive training and likely outside the ability of APs to aspire to if they are not already working in that field. Jobs in the semi-skilled category require training that could be provided over several months through TESDA's programs and equip APs to be able to apply for such work generated by the project. Jobs in the unskilled category would generally require suitable aptitude with training to be provided on the job. The LGU will provide supporting referral and endorsements of suitably qualified APs for project-related work.

⁷⁹ Required under RA 6685. Department of Labor and Employment is responsible for monitoring compliance.

H. Private Companies

588. Table below shows employment opportunities in private sector.

Table 8-16: Employment Opportunities in Private Sector

| Services Sector | |
|--|---|
| Animators Video | Encoder |
| Bookkeeper | Graphic Artists (including Video Graphic Artist) |
| Computer-Aided Design and Manufacturing (CAD/CAM) Operator | Marketing Telemarketer |
| Call Center Agents (Both voice and non-voice) | Medical Transcriptionist |
| Computer Systems Service Personnel/Technician | Programmer |
| Customer Service Representative | Software Developers |
| | Technical Draftsman |
| Manufacturing Subsector (Food and Electronic) | |
| Automotive Mechanic | Machine Operators & Assembler |
| Automotive Painter | Metal Casters |
| Automotive Servicing for Hybrid Vehicles (Hybrid Specialist) | Molders (for metal products) / CNC Machinist |
| | Molders (for plastics) |
| CAD/CAM Operator | Motorcycle Operator |
| Carpenter | Motorcycle Technician |
| Computer Numerical Control (CNC) Operator | Plant/Machine Operator and Assembler |
| Deburring Technician (for deburring operations) | Smart Press Machine Operator |
| Dressmaker | Repairman |
| Driver | Tailor |
| Electrician | Technician |
| Electronics Equipment Assembler | Service Technician |
| Food Processor | Supervisory Control and Data Acquisition (SCADA) Operator |
| Instrumentation and Calibration Technician | Upholsterer |

| | |
|------------------|--------|
| Machine Mechanic | Weaver |
| | Welder |

1. Construction and Manpower Development Foundation

589. The Construction and Manpower Development Foundation (CMDf) supports the construction industry by providing capacity building and training programs for its workforce. DOTr will tap the assistance of CMDf in linking APs for employment to the Jobs! Jobs! Jobs! Program in connection with the Build! Build! Build Program of the current administration.

2. Philippine Overseas Employment Administration (POEA)

590. The Philippine Overseas Employment Administration (POEA) aid overseas workers and promotes overseas employment for Filipinos. For the project, they will conduct the following:
- Conduct job fairs for overseas employment opportunities.
 - Provide lists of employment opportunities abroad that can cater to the type of available skills and skills training completed by APs; and
 - Provide data and documents as may be needed by the external monitoring agent during project monitoring and evaluation.

3. Implementation Arrangements

591. The implementation of LRIP requires coordinated inputs of technical specialists from national and local government agencies supervised by the DOTr as program implementer. Central to DOTr's role is ensuring that all the national and local government agencies work together harmoniously in implementing the LRIP, which is underpinned by their existing programs, services, and resources.
592. A special body which will focus on the environmental and social concerns will be created within the PMO to implement (in coordination with the Livelihood Committee) this LRIP. The Livelihood Committee of the RIMC (See Chapter 10) will be composed of representatives from DOTr, local representatives from other concerned government agencies and concerned LGU offices that have technical expertise, network, resources and programs on enterprise development, local and international employment, provision of soft loan, and skills training.

593. The responsibility in making available the required additional resources and support to enhance other agencies and LGU capacities to carry out the LRIP in their respective cities/municipalities will be shouldered by DOTr. Monitoring and evaluation of the program implementation will also be among DOTr's core responsibilities to ensure that all partners adhere to their agreed commitments.
594. DOTr will be responsible for making available the required additional resources and support to enhance other agencies and LGU capacities to carry out the LRIP in their respective cities. Monitoring and evaluation of the program implementation will also be among DOTr's core responsibilities to ensure that all partners adhere to their agreed commitments. The roles and responsibilities of the various agencies involved in the LRIP implementation are summarized in the Table 8-17 below.

Table 8-17: Summary of Roles and Responsibilities of Concerned Agencies

| Agency | Responsibilities |
|--------|--|
| DOTr | <p>Establish master list of eligible APs for LRIP.</p> <p>Ensure sufficient and timely budget for LRIP implementation.</p> <p>Organize and conduct LRIP introductory workshop and subsequent consultation meetings.</p> <p>Arrange participation of service providers and resource persons in consultation and training meetings.</p> <p>Carry-out more detailed consultations with APs to present specific livelihood restoration and improvement programs and explain the procedures for availing support.</p> <p>Monitor program implementation and AP participation.</p> <p>Coordinate participation of government agencies in provision of training services, including through formal agreements as required.</p> <p>Procure service providers for specialized courses.</p> <p>Coordinate with the Contractor and the LGU.</p> <p>Issue certification to APs that they are eligible project affected LRIP beneficiaries.</p> <p>Share list of project-affected persons to LGU, TESDA and DOLE for verification of training participants entitled to (1) training allowance and (2) income loss compensation (at the duration of training).</p> |

| Agency | Responsibilities |
|------------|---|
| | <p>Endorse list of qualified and skilled APs to Contractors to be prioritized for hiring.</p> <p>Monitor LRIP implementation and track AP participation.</p> <p>Review effectiveness of the LRIP program and modify the program as needed to meet its stated objectives.</p> <p>Coordinate with the private companies and the LGU.</p> <p>All other necessary activities to implement the LRIP.</p> |
| LGU | <p>Respective LGUs will play a critical role in LRIP implementation. Many of the tasks are closely related to their existing work for the residents within their jurisdiction. Specific responsibilities of the LGUs with respect to LRIP implementation include:</p> <p>Assistance to identify replacement land and operating space for businesses.</p> <p>Maintain list of eligible APs interested in job referral and vocational/entrepreneurial training.</p> <p>Provide focal point to coordinate livelihood assistance.</p> <p>Together with DOTr, engage service provider agencies to locally deliver training courses based on APs' needs and demand.</p> <p>Inform the APs about training and job opportunities.</p> <p>Carry-out skills-job matching.</p> |
| Contractor | <p>Provide the list of jobs and required skills to DOTr and LGU.</p> <p>Hire residents as required by law.</p> |
| TESDA | <p>Provide trainers and training facilities and include APs in training courses.</p> <p>Verify eligible AP participants against list provided by DOTr. Report to DOTr on AP participation in training.</p> |
| DOLE | <p>Organize job fairs at each LGU.</p> <p>Provide Kabuhayan Starter Kits⁸⁰ which include skills training and necessary tools to enable APs to quickly start livelihood activities and become self-employed in areas such as massage, plumbing, cosmetology, electrical servicing, welding, native snack preparation,</p> |

⁸⁰ Source: [http://ro6.dole.gov.ph/fndr/mis/files/Kabuhayan%20Starter%20Kits%20\(Livelihood%20Formation\).pdf](http://ro6.dole.gov.ph/fndr/mis/files/Kabuhayan%20Starter%20Kits%20(Livelihood%20Formation).pdf)

| Agency | Responsibilities |
|---|---|
| | car wash, motorcycle repair, cellphone repair, appliance repair and upholstery. Monitor the minimum local hire quota for public works project based on RA 6685 |
| DTI | Provide start-up kits (i.e., sari-sari store, baking) Provide information and services in training, financing, and marketing. Provide soft loans for enterprise-based APs. |
| DSWD/CSWD | Provide support on micro-enterprise development, skills enhancement, networking, and partnership building. Assist to provide technical skills training, occupational guidance and counseling, and job referrals or placement. |
| Cooperative Development Authority (CDA) | Support in the formation of cooperatives. Conduct management and training programs upon request of cooperatives that will provide members of cooperatives with the entrepreneurial capabilities, managerial expertise, and technical skills. |

I. LRIP Budget Estimate

595. The estimated LRIP budget is **PhP170,045,980.50**. This comprises funds for vocational training (or similar). If the budget for training will not be sufficient to accommodate all eligible APs, DOTr will allocate additional funds for such.

Table 8-18: Estimated LRIP Budget

| Activity | No. of Estimated Participants | Unit Cost (PHP) | Frequency | Total (PhP) |
|---|-------------------------------|-----------------|------------|-------------|
| For Stand-alone Business Owners Within the Project ROW | | | | |
| Enterprise/livelihood training with starter kits | 29 | 15,000.00 | 1 training | 435,000.00 |
| Transportation allowance during | 29 | 100.00 | 35 days | 101,500.00 |

| Activity | No. of Estimated Participants | Unit Cost (PHP) | Frequency | Total (PhP) |
|---|-------------------------------|-----------------|------------|---------------------|
| enterprise/livelihood training | | | | |
| Physical transfer to business space | 29 | 2,100.00 | 1 day | 60,900.00 |
| Rental subsidy for livelihood space prior to transfer to the relocation site | 29 | 7,000.00 | 3 months | 609,000.00 |
| Transactional cost for re-establishing a business or setting up an alternative business of entrepreneurs within the ROW | 29 | 6,000.00 | 1 time | 174,000.00 |
| Sub-total (a) | | | | 1,380,400.00 |
| For Home-based Entrepreneurs | | | | |
| Enterprise/livelihood training with starter kits | 472 | 15,000.00 | 1 training | 7,080,000.00 |
| Transportation allowance during enterprise/livelihood training | 472 | 100.00 | 35 days | 1,652,000.00 |
| Physical transfer to business space | 472 | 2,100.00 | 1 day | 991,200.00 |
| Rental subsidy for livelihood space prior to transfer to the relocation site | 472 | 7,000.00 | 3 months | 9,912,000.00 |
| Transactional cost for re-establishing a business or setting up an alternative business for home- | 472 | 6,000.00 | 1 time | 2,832,000.00 |

| Activity | No. of Estimated Participants | Unit Cost (PHP) | Frequency | Total (PhP) |
|---|-------------------------------|-----------------|------------|----------------------|
| based entrepreneurs | | | | |
| Sub-total (b) | | | | 22,467,200.00 |
| For Entrepreneurs Who Rent Out Housing, and Commercial Spaces | | | | |
| Alternative enterprise/livelihood training with starter kits | 41 | 15,000.00 | 1 training | 615,000.00 |
| Transportation allowance during enterprise/livelihood training | 41 | 100.00 | 35 days | 143,500.00 |
| Physical transfer to business space | 41 | 2,100.00 | 1 day | 86,100.00 |
| Rental subsidy for an alternative livelihood space prior to transfer to the relocation site | 41 | 7,000.00 | 3 months | 861,000.00 |
| Transactional cost for setting up an alternative business for entrepreneurs who rent out houses | 41 | 6,000.00 | 1 time | 246,000.00 |
| Sub-total (c) | | | | 1,951,600.00 |
| For Employees to Lose Employment | | | | |
| NC II vocational training with starter kits | 270 | 15,000.00 | 1 training | 4,050,000.00 |
| Transportation allowance during vocational skills training | 270 | 100.00 | 35 days | 945,000.00 |

| Activity | No. of Estimated Participants | Unit Cost (PHP) | Frequency | Total (PhP) |
|---|-------------------------------|-----------------|-----------------|----------------------|
| Cost of pre-employment required documentation | 270 | 2,000.00 | 1 day | 540,000.00 |
| Sub-total (d) | | | | 5,535,000.00 |
| For wage-based income earners who relocate to a place that makes former wage-based livelihood opportunities inaccessible and as a result need to find new employment or source of livelihood | | | | |
| Livelihood skills training with starter kits | 1,739 | 15,000.00 | 1 training | 26,085,000.00 |
| Transportation allowance during enterprise/livelihood training | 1,739 | 100.00 | 35 days | 6,086,500.00 |
| Cost of pre-employment required documentation | 1,739 | 2,000.00 | 1 time | 3,478,000.00 |
| Sub-total (e) | | | | 35,649,500.00 |
| For wage-based income earners who relocate to a place that makes require commuting allowance | | | | |
| Commuting allowance | 2,610 AHs | 5,000.00 | 3 months | 39,150,000.00 |
| Sub-total (f) | | | | 39,150,000.00 |
| For Vulnerable APs | | | | |
| Job/Livelihood skills training with starter kits | 1,380 | 15,000.00 | 1 training | 20,700,000.00 |
| Transportation allowance during | 1,380 | 100.00 | 35 days | 4,830,000.00 |

| Activity | No. of Estimated Participants | Unit Cost (PHP) | Frequency | Total (PhP) |
|--|-------------------------------|-----------------|-----------|-----------------------|
| enterprise/livelihood training | | | | |
| Cost of pre-employment required documentation | 1,380 | 2,000.00 | 1 time | 2,760,000.00 |
| Sub-total (g) | | | | 28,290,000.00 |
| Sum (h=a+b+c+d+e+f+g) | | | | 134,423,700.00 |
| Contingency (i=hx15%) | | | | 20,163,555.00 |
| Total Direct Costs (j=h+i) | | | | 154,587,255.00 |
| LGU Management Fee (k=jx10%) | | | | 15,458,725 |
| Grand Total Estimated LRIP Budget (i+j) | | | | 170,045,980.50 |

* Estimated number of wage-based income earners who may opt to discontinue employment and find work near relocation area computed at 30% from sum (2,304) of figures of contractual/seasonal workers, plus those without response on type of employment.

CHAPTER 9 GRIEVANCE REDRESS MECHANISM

596. The grievance redress mechanism (GRM) is a platform for the Department of Transportation (DOTr) to engage constructively and productively with affected persons, communities, and stakeholder groups. The GRM will address concerns pertaining to the project and its impacts on affected people, and the environment.

A. Scope and Objective

597. For this RAP, grievances refer to any concerns, issues, or conflicts resulting from involuntary resettlement or the RAP implementation. They may include issues on the compensation for various types of APs, application of eligibility criteria for compensation and entitlements, relocation of non-landowner APs, reduced income, or quality of services at a relocation site.

598. The GRM has the following objectives:

- To receive concerns and grievances of APs regarding physical and economic displacement and other project impacts and facilitate their resolution with particular attention to impacts on vulnerable groups;
- To resolve their concerns and grievances which cannot be settled through collective platforms such as stakeholder consultations due to the complexity of the concerns or grievances and/or the absence of a platform at the time when the cause for grievances occurs; and
- To address their concerns and complaints promptly, using an understandable and transparent process that is gender-responsive, culturally appropriate, and readily accessible to the country's judicial or administrative remedies commensurate to risks and adverse impacts of the project.

B. Principles Guiding the Grievance Redress Mechanism

599. The implementation of the GRM is anchored on the following principles:

- To keep the complainants' details confidential;
- To explain about the relevant procedure and present cases in understandable language for APs;
- To provide a transparent, gender-responsive, and culturally appropriate grievance procedure;
- To enable the GRM to be readily accessible to APs at no cost and without retribution; and
- To resolve grievances expeditiously at all times at the lowest level possible.

600. APs were informed about the GRM during stakeholder consultation meetings (SCMs). In order to address concerns of APs, the DOTr has set up and operationalized its central hotline while preparing to establish the local help desk. The design, scope, and function of the GRM will be reviewed periodically to ensure that it is suitable/appropriate for the purpose as the project transitions from one phase to the next.

C. Grievance Redress Mechanism Team of the Department of Transportation

601. The DOTr has appointed dedicated grievance redress (GR) officers for the project whose tasks and responsibilities are focused entirely on the GRM implementation. GR officers are assigned to the Central GRM Team at the Project Management Office (PMO) of the NSCR-Ex in the DOTr's Office of the Undersecretary for Railways. The following section describes the composition and roles and responsibilities of the Local and Central GRM Teams.

1. Local Grievance Redress Mechanism Team

602. The Local GRM Team in Manila City will be composed of two (2) trained GR officers from the LGU. The GR officers serve as the first contact point for APs and help address grievances raised from their assigned LGU. The DOTr Central GR Officers trained the local GR Officers on the Grievance Redress Mechanism of the Project.

a. Roles and Responsibilities

1. To receive, monitor, and track grievance cases across all levels raised from their assigned LGU, so that the grievances are addressed in a timely manner;
2. If some cases are beyond the Local GRM Team's capacity to deal with, endorse them to a technical person or committee authorized to decide a necessary action for the cases;
3. To log all the grievances raised from the LGU concerned thru the eGRM Portal and monitor the cases throughout the process until they are closed.
4. To provide updates using communication tools preferred by APs on the status and resolution of grievances in a timely manner; and
5. To provide information and support to APs on project-related resettlement and land acquisition activities including assistance for APs in completing required documents and provision of other required support.

b. Staff Composition

1. The Local GRM Team consists of two (2) trained LGU representatives.
2. There will be a DOTr Central GR Officer assigned as counterpart of the Local GR officers who will support in the answering of inquiries, explaining project-related

issues, and tracking and keeping records of submitted and required documents, if the Local GRM Team will need assistance.

3. LGU Local GR Officers are responsible for answering inquiries and explaining about general project-related issues which are usually contained in the Project FAQs Brochure. They will assist APs in securing LGU-related documents and accessing data from LGU offices when needed. And also, take immediate action on urgent issues and concerns that may arise or forward these issues to the DOTr's Central GR officer counterpart for appropriate actions.

2. Central Grievance Redress Mechanism Team

603. The Central GRM Team previously records grievances channeled through the DOTr's central office by means of the central hotline, i.e., phone call, email, short message service (SMS), and letter and is responsible for the receipt, acknowledgement, and registry of such grievances as well as the assessment of eligibility as APs. The central hotline was established in November 2018 and has been fully operational since then. As an update, an electronic GRM (eGRM) Portal was launched by the DOTr last 14 September 2022, to replace the central hotline mechanism and retained the GRM email address and the project's website. The portal streamlines all the grievances received from the different channels wherein a unique ticket number is assigned for each grievance which will aid in the following-up and monitoring of the status of the grievance or concern. The previous GRM database contents have also been migrated to this eGRM Portal for consolidation. The following are the updated eGRM channels:



a. Roles and Responsibilities

- To conduct overall monitoring and tracking of grievance cases across all levels dealt with by the Local and Central GRM Teams, so that the grievances are addressed properly and promptly;
- To respond to all grievances received via central hotline;
- To log in, manage, and maintain the eGRM Portal for all grievances and the corresponding actions and decisions;
- To act as a eGRM Portal and database manager;

- To provide updates via communication tools preferred by APs on the status and resolution of grievances in a timely manner (for cases which do not fall within the responsibility of the Local GRM Team);
- To provide information and support to APs on project-related grievances, particularly issues on land acquisition, resettlement, and the livelihood restoration improvement and program (LRIP);
- To prepare input for quarterly monitoring reports submitted to the Asian Development Bank (ADB) and the Japan International Cooperation Agency (JICA) regarding the status of grievances;
- To conduct capacity-building training for local GR officers to improve relevant skills and knowledge and familiarize themselves with tools, equipment, and other resources needed to implement the GRM;
- To provide inputs as requested for internal and external monitoring activities; and
- To maintain and update the GRM manual regularly to improve GRM operation.

b. Staff Composition

- The team consists of the NSCR-Ex PMO's GRM Team Leader and four (4) N2-SC central GR officers assigned to the Central GRM Team. As of December 2022, the Central GRM Team consists of one GRM Team Leader, two (2) SC central GR officers, two (2) N2 central GR officers and three backup officers from other divisions of the NSCR-Ex PMO.
- DOTr's GRM Team Leader is responsible for managing the DOTr's GRM Team and ensuring that the team functions efficiently.
- DOTr's central GR officers are responsible for the following:
 - To promote all GRM operation, track and keep records of submitted and required/outstanding documents, and conduct monitoring and evaluation (M&E) for the GRM;
 - To answer and explain about RAP-related issues, including entitlements and legal procedure, e.g., extra judicial settlement (EJS) cases, mortgaged properties, and land registration;
 - To answer and explain about issues pertaining to the engineering design, the project right-of-way (PROW), alignment, affected properties, severity of impacts on properties, and all engineering-related concerns; and
 - To answer and explain issues pertaining to health, safety, and environment.

3. Levels of the Grievance Redress Mechanism

604. There are three levels of the GRM for handling grievances of APs. The Local and Central GRM Teams serve as the first contact point for APs in case grievances are submitted through the local help desk or the central hotline. Apart from the three levels of the GRM, APs may seek redress through the court system at any stage of the GRM. Table 9-1 summarizes the three levels of the GRM. Courts are, however, not part of the project GRM arrangement. Decisions of the court are deemed final and executory.

Table 9-1: Levels of the Grievance Redress Mechanism

| • Level | • Institution |
|--|---|
| 1st Level | Local help desk (Local GRM Team)/central hotline (Central GRM Team) |
| 2nd Level | RAP Implementation and Management Committee (RIMC)/Local Inter-agency Committee (LIAC) or Local Housing Board (LHB) |
| 3rd Level | Project Inter-agency Committee (PIAC) |
| APs may seek redress through the court system at any time. | |

Source: JDT and DOTr

a. Level 1–Local Help Desk or Central Help Desk

605. APs can raise their grievances via the local help desk of Manila LGU or the central hotline.
606. The local help desk, the physical office, will be the first contact point and a venue that enable APs to raise their issues, concerns, and questions pertaining to the project. Once it is established at Manila LGU office, three central GR officers will be assigned to the local help desk to work with two local GR officers, and it will be operated twice a month. Depending on demands, however, the local help desk will be operated more frequently, especially during the issuance of the notice of taking (NoT) and relocation. On days when the local help desk is not operated, APs may raise their grievances via the central hotline of the NSCR-Ex PMO. As an update, an eGRM is now also available.
607. In addition to the local help desk, APs can also reach the DOTr through its eGRM Portal channels: SMS, email or website. The Central GR officers answer grievances and inquiries via SMS, email or letter. A unique ticket number will be assigned after the lodging of the complaint/concern through the eGRM. This will have to be recorded by the filing person in order to follow-up the status, if he or she was not contacted by the Central GRM officers.
608. When receiving grievances, local or central GR officers will determine (i) if the complaints are project-related or not, (ii) if the complainants are APs, and (iii) if the nature of the issues is environmental or social. As a basic GRM policy, grievances will be resolved expeditiously at the lowest level possible. However, the issues or concerns will be elevated to the next level (i) if they are not settled at the lowest level, (ii) if the complainants are not satisfied with the action taken, or (iii) if the cases are not acted upon within 15 days upon receipt of the grievances.
609. The workflow of the Local and Central GRM Teams respectively through the local help desk and central hotline is described as below:
- To receive written or verbal complaints through the eGRM via SMS, email, letter, or through the website from APs;
 - To record grievances on the grievance action form (GAF) and provide APs with a ticket number. The ticket number enables local or central GR officers to track complaints from

the eGRM Portal and explain in the relevant information or process to APs including the persons in charge for complaints;

- To clarify whether the nature of the complaints is project-related or not. If the complaints are not project-related, the Local/Central GRM Teams will forward the complaints to an appropriate agency or LGU which can act on the complaints. If the concerns are beyond the local help desk's capacity for resolution, it will forward the cases to the second level of the GRM;
- To research project-related issues and promptly provide APs with answers, clarifications, or solutions (if the concerns need further actions or solutions);
- To monitor and follow up on the actions taken including site visits if applicable and/or needed;
- To forward unresolved grievances from APs to the higher levels of the GRM;
- To receive the resolution made by the higher levels of the GRM;
- To inform APs on the resolution made by the higher levels of the GRM; and then
- To close the cases when the actions or resolutions to address the complaints are taken.

b. Level 2–Resettlement Action Plan Implementation and Management Committee, Local Inter-Agency Committee or Local Housing Board

610. The Local GRM Team forwards grievances of legal APs which are unresolved at the first level to the RAP Implementation and Management Committee (RIMC), while the team elevates pending grievances of informal settler families (ISFs) or non-landowner households to the Local Inter-agency Committee (LIAC) or the Local Housing Board (LHB) or to the appropriate LGU Office.

611. Accordingly, the team informs APs that the cases were referred to the RIMC and provides details on the designated focal point including a name, contact number, and office address and advises APs that they have an option to engage the RIMC for the decide-together option. Under the option, the RIMC and aggrieved stakeholders share a decision-making authority and jointly undertake problem solving.

i. RAP Implementation and Management Committee

612. The RIMC accepts concerns from legal APs. As of August 2020, the memorandum of agreement (MOA) for the RIMC creation has been prepared, and the relevant endorsement letters were transmitted to Manila City LGU in September 2020. RIMC MOA is expected to be finalized and signed in August 2021.

613. As the second level of the GRM, the RIMC assumes the following roles and responsibilities:

- To address the unresolved grievances of legal APs forwarded by the Local GRM Team;

- To decide on a course of action for each complaint within 15 working days once complaints are filed by the Local GRM Team; or
- If APs opt for the decide-together option, the RIMC together with APs will decide on a course of action for each complaint within 20 working days once complaints are received. The option entails conducting a dialogue, joint brainstorming, joint investigation, or other appropriate approaches to enable the engagement of the responsible committee and APs, which is followed by joint development of resolutions and actions together with APs; and
- To forward recommended actions or solutions to the Local GRM Team

ii. Local Inter-Agency Committee

614. If unresolved grievances are related to relocation of ISFs or non-landowner households, the cases will be endorsed to LIAC for resolution. If there is no LHO in place, LIAC is reconvened at all local levels where relocation will take place. LIAC of the City of Manila is headed by the city mayor and consists of representatives of Manila LGU units, relevant national government agencies, affected barangays and APs.

615. As the second level of the GRM, LIAC assumes the following roles and responsibilities:

- To address the unresolved grievances of ISFs or non-landowner households forwarded by the Local GRM Team;
- To decide on a course of action for each complaint within 15 working days once complaints are filed by the Local GRM Team; and
- To forward recommended actions or solutions to the Local GRM Team

c. Level 3–Project Inter-Agency Committee

616. If APs or complainants are not satisfied with the decision by the RIMC, LIAC or the LHO, they may appeal to the Project Inter-agency Committee (PIAC), the third level of the GRM for APs. As of August 2020, a joint memorandum circular series of 2019 for the PIAC creation has been prepared for signatures of involved agencies for this project, and the Department of Human Settlements and Urban Development (DHSUD) has been coordinating with other national government agencies (NGAs) to finalize the circular, as presented in the appendices of this RAP. Even though the circular has yet to be signed, PIAC was de facto established on 12 December 2018, and PIAC meetings have since been held three times. Please see Appendix 11 Vol. 3. Draft MOA for the Creation of PIAC.

617. In terms of grievance redress, PIAC will undertake the following:

1. Receive the endorsement from the Local GRM Team and register cases as “undergoing final review and response” on the eGRM Portal;
2. Decide on a course of action for each complaint within 15 working days upon filing to PIAC by the second level of the GRM and then communicate and endorse the

- resolution to the Local GRM Team, which then delivers the decision to complainants;
and
3. The PIAC decision will be officially communicated in writing to APs by the Local GRM Team in one day from the issuance date of the decision

4. Court of Law

618. APs may also seek redress through the court system at any stage as the law permits. If PIAC decisions are not satisfactory, the cases can be taken to an appropriate court of the Republic of the Philippines for adjudication. The court is not a part of the project's GRM and its decision will be final.

D. Other Grievance Procedures

1. ADB's Accountability Mechanism

619. Once all kinds of available measures given by the project's GRM are exhausted, ADB's accountability mechanism is also applied to the project. While the implementation of the project's GRM is the responsibility of the implementing agency (IA), the accountability mechanism is the responsibility of ADB. The mechanism provides opportunities for two or more complainants who are adversely affected by ADB-financed projects to express their grievances, seek solutions, and report alleged violations against ADB's operational policies and procedures including its safeguard policies. In detail, it consists of (i) consultations led by ADB's special project facilitator to assist people adversely affected by ADB-assisted projects in finding solutions for their concerns and (ii) the process through which those affected by projects can file a request for compliance review of ADB's Compliance Review Panel. The details of the mechanism can be found via the following link: <https://www.adb.org/documents/accountability-mechanism-policy-2012>.

2. JICA's Objection Procedures

620. Alternatively, two or more people who suffer or are likely to suffer from substantial damages as a result of JICA's non-compliance with its Guidelines for Environmental and Social Considerations regarding the project may submit an objection directly to JICA, requesting investigation. The details of JICA's objection procedures based on the Guidelines can be found via the following link: https://www.jica.go.jp/english/our_work/social_environmental/objection/index.html.

E. Grievance Redress Mechanism Procedure

621. Grievances of APs pertaining to the RAP implementation or other project-related issues will be handled free of monetary charge through a process of negotiations aimed at reaching a consensus. The GRM procedure is described in Table 9-2.

Table 9-2: Grievance Redress Mechanism Procedure

| No. | Actor | Action Taken | | |
|-----|-------------------------------------|---|---|--|
| 1 | Aggrieved stakeholder | Any aggrieved stakeholders lodge their grievances in person to the local help desk or in writing, verbally, or electronically to the Central GRM Team in the NSCR-Ex PMO for immediate actions. | | |
| 2 | 1st Level eGRM | <p>[electronic GRM] Previously, in the hotline mechanism, APs file their grievances through contacting or texting the hotline, the cases are written down on the Grievance Action Form (GAF) by central or local GR officers on behalf of the APs who sign the written complaints for official submission. As the eGRM was already launched last September 2022, the concern or issue is lodged through the eGRM portal via SMS, email or through the project website. Other complaints/concerns received from other means will also be encoded into the eGRM system by the GR Officer. A unique ticket number for each AP/complainant is assigned. This is used as reference number by the AP to follow-up status if they are not contacted back on their concern. Complaints are reviewed to determine whether they are project-related or not. If any, documents presented by each AP are digitized, and control numbers for the submitted documents are assigned. The eGRM has a built-in database system.</p> | | |
| | | 2-a) If complaints are project-related, local or central GR officers resolve them on the spot by answering inquiries. | 2-b) If complaints are not project-related, local or central GR officers refer them to an appropriate agency or an LGU which may be able to address the complaints. Local or central GR officers issue an acknowledgement slip and mark the cases on the eGRM Portal as "Closed/Referred to the third party." | 2-c) If complaints are project-related and beyond local or central GR officers' capacity for resolution, local or central GR officers bring them to the next level of the GRM. |
| 3 | Aggrieved stakeholder | Aggrieved stakeholders are informed of actions taken by the first level of the GRM through local/central GR officers. | | |
| | | 3-a) If aggrieved stakeholders are satisfied with the actions taken, their complaints are resolved and recorded accordingly. | 3-b) If aggrieved stakeholders are not satisfied with the actions taken, they may elevate their complaints to the second level of the GRM. | 3-c) If complaints are beyond the ability of local or central GR officers for resolution, then they refer the complaints to the second level of the GRM. |
| 4 | eGRM | In case of 3-a), Local or central GR officers update the status as "case | In case of 3-b) and 3-c), Requests of aggrieved stakeholders for elevating their complaints are delivered to the RIMC, LIAC, or the LHB. | |

| No. | Actor | Action Taken | |
|-----|--|---|---|
| | | closed” via email, SMS, or letter and record cases as “closed”, when applicable. | The status of complaints is recorded. Complaints are forwarded to the second level within one day from receipt of complaints or by the business close time. |
| 5 | 2nd Level RIMC, LIAC or LHB | Local GR officers endorse relocation-related grievances to LIAC or the LHB and more complex legal concerns to the RIMC. Local GR officers offer aggrieved stakeholders the following options: (i) to refer their cases to the RIMC, LIAC or the LHB or (ii) to choose the “decide-together” option under the RIMC. A course of action on each complaint within 15 working days is decided once complaints are filed by local GR officers. If aggrieved stakeholders opt for the “decide together” option, a course of action on complaints within 20 working days is decided once complaints are filed by local GR officers. Local GR officers are informed of the action and/or decision for complaints. | |
| 6 | Local GRM Team | Local GR officers receive and record the decision by the second-level decision-makers. Aggrieved stakeholders are informed of the decision for their complaints. | |
| 7 | Aggrieved stakeholder | Aggrieved stakeholders are informed of the decision by the second level of the GRM through local GR officers. | |
| | | 7-a) If aggrieved stakeholders are satisfied with the decision, complaints are resolved and recorded accordingly. | 7-b) If aggrieved stakeholders are not satisfied with the decision of the second level of the GRM or if complaints are not handled within a period of one working day and aggrieved stakeholders do not receive any responses from second-level decision-makers, they can forward their complaints or file an appeal to PIAC. |
| 8 | Local GRM Team | In case of 7-a), Local GR officers write down the status “case closed” on an acknowledgement slip, issue it via email, SMS, letter or by hand to aggrieved stakeholders and record the case as “closed” in GAF and eGRM Portal. | In case of 7-b), Requests from aggrieved stakeholders for elevating their complaint are delivered to PIAC. The status of complaints is recorded. Complaints are forwarded to the third level via the Local GRM Team within one working day from receipt of complaints. |
| 9 | 3rd Level PIAC | Complaints are filed by local GR officers/Central GR Officers. Complaints are registered on the eGRM Portal and reviewed within seven working days. A course of action on complaints is decided within 15 working days. Local/Central GR officers are informed of the action and/or decision on complaints. | |


| No. | Actor | Action Taken | |
|-------|-----------------------|---|---|
| 10 | Local GRM Team | Local/Central GR officers receive and record the decision by PIAC. Aggrieved stakeholders are informed of the decision for their complaints. | |
| 11 | Aggrieved stakeholder | Aggrieved stakeholders are informed of the decision by the third level of the GRM through local or central GR officers. | |
| | | 11-a) If aggrieved stakeholders are satisfied with the decision, complaints are resolved and recorded accordingly. | 11-b) If aggrieved stakeholders are not satisfied with the decision of the third level of the GRM or if complaints are not handled within a period of one working day and aggrieved stakeholders do not receive any responses from third-level decision-makers, they can forward their complaints or file an appeal to the court. |
| 12 | Local GRM Team | In case of 11-a), Local GR officers will update the status “case closed” on an acknowledgement slip, issue it via email, SMS, letter, or other means to aggrieved stakeholders and record the case as “closed” in GAF and eGRM Portal. | In case of 11-b), Requests from aggrieved stakeholders for elevating their complaint are delivered to the court. The status of complaints is recorded. |
| Court | | Aggrieved stakeholders may also seek redress through the court system at any stage of the project’s GRM. The judicial procedure will dictate the process and progress of complaints once aggrieved stakeholders file their complaints before the court. | |

Source: JDT and DOTr

F. Status of the Establishment of Grievance Redress Mechanism Set-Up

622. In November 2018, the DOTr established and has operated a full-functioning Central Hotline for the project with mobile numbers and e-mail address, which is managed by the DOTr's Grievance Redress (GR) officers. Information about the Central Hotline has been announced during IEC meetings and SCMs and has been disseminated to all LGUs and barangays concerned. All queries, issues and concerns of APs were filed and documented in the central database of the DOTr's Central GRM Team. In September 2022, the eGRM was launched. This reduced the steps of encoding as the lodging of concerns and complaints are directed to an eGRM Portal via SMS, email or website.
623. The DOTr resumed its establishment of a physical helpdesk for the whole South Commuter (SC) section through a monthly online training and coaching which started in August 2021. The following month, September 2021, the DOTr Central GRM Team conducted an iteration workshop to equip the SC Local GR Officers in handling and facilitating grievances and queries related to the project. By July 2022, SC helpdesks were already established in each LGU. These helpdesks are stationed at the office/department where the Local GR Officer is assigned to. Capacity-building activities for Local GR Officers will be conducted in 2023 for skills enhancement in handling grievances and queries. A Training Needs Assessment (TNA) will be developed to identify for skills development and improvement.
624. With the electronic GRM helpdesk (eGRM) already established, the IA has conducted trainings and coaching of eGRM throughout all the relevant departments. The local GR Officers were provided with GRM portal accounts, allowing them to encode all grievances that they will receive from PAPs in their respective LGUs. Since there are new features on the eGRM and Website, orientation trainings has been conducted to update the local GR officers on these changes.
625. GRM Information Education and Communication (IEC) Materials such as posters, brochures, and pamphlets, developed by the DOTr Central GRM Team with the assistance of ADB, were distributed across affected LGUs and which were made available at the municipal/city halls and/or affected barangays. In addition, eGRM videos (investment videos and instructional videos) were reposted by the affected LGUs on their social media pages.
626. In addressing grievances of APs, the different modalities are used such as the mobile help desk, GRM hotlines, email, and now the pre-launch GRM Portal, summarized in the table below:

Table 9-3: GRM Modalities

| GRM Modality | Start of Establishment | Start of Operation |
|----------------------------------|--|---|
| GRM Mobile Help Desk | July 2020 | Meeting with LGUs regarding the roll-out of the mobile help desk on July 28, 2020; |
| Old GRM Hotlines | October 2018 | October 2018 a. Phone Number Globe: 0927 450 6720 Smart: 0939 223 7993 |
| New eGRM SMS number | September 2022 |  |
| GRM Email | January 25, 2020 | The nscr.grm@dotr.gov.ph is being used in receiving grievances from APs since the first quarter of 2020. |
| Pre-launching of the eGRM Portal | Pre-launching was held last February 26, 2021 | Pre-test of the communication materials, website, and SMS integration. |
| Launching of the eGRM Portal | Launching of the eGRM was held last September 2022 | Already operational and for monitoring of operation. Distribution of the communication materials are currently being scheduled. |

G. Grievance Communication Between Grievance Redress Officer and Affected Persons

627. Local and Central GRM Teams will keep informing APs on the status of their complaints and their resolution. The communication methods for this purpose are proposed in Table 9-4. The Grievance Action Form (GAF) is provided when the eGRM Portal is unavailable. APs can indicate their preferred contact channels on GAF. Responses to any anonymous

grievances when possible and the process for addressing anonymous grievances will be posted on a bulletin board located at the local help desk or the lobby of the LGU office.

Table 9-4: Methods for Communications with Affected Persons

| Person in Charge | Grievance Received Through | Immediate Action Taken by GRM Team | Acknowledgment of Receipt | Delivery of Decisions Made at the GRM | Agreement on Case Closure | Method for Communication with APs |
|--|----------------------------|--|---|--|---|--|
| Local help desk (Local GR officers) | In person | GR officers assist APs in filling out GAF. | An acknowledgment slip is provided with a control number. | APs are informed through their preferred channels indicated on GAF. | GR officers ask APs whether to close grievance cases. | In person (at local help desk) Email Phone call Text/SMS Response letter Public information board (in case of anonymous grievances) |
| | Drop box | GR officers fill out GAF and provide responses as much as possible. | — | GR officers publish answers on a bulletin board located at the local help desk or the lobby of the LGU office. | When answers are published on a bulletin board, grievance cases are closed. | |
| eGRM (Central GR officer) | SMS/email/website | GR officers monitor eGRM Portal for incoming complaints/concerns | A ticket number is provided. | APs are informed through their preferred channels | GR officers ask APs whether to close grievance cases. | Email Text/SMS Response letter |
| | Letter | GR officers encode the concern to the eGRM. If information is not sufficient, APs are contacted for further information. | GR officers send a letter with an acknowledgement slip, control number, and specified deadline for response. In the letter, the email address and text number of central GR officers are provided. Or If APs mention about their contact numbers or email addresses in the letter, GR officers will inform them of a ticket number via the specified channels | APs fill out the acknowledgment slip attached to the letter or reply via email or text mentioned in the response letter to confirm whether to close grievance cases. | | |

H. Information Dissemination

628. The GRM is publicized and promoted especially at the local level, i.e., communities and barangays, to ensure that APs are aware of the platform and can use it as a trustworthy and effective means for feedback and grievance redress. As part of the overall project communications strategy, the NSCR-Ex PMO has prepared communication materials pertaining to the GRM both in text and visual forms, project details and maps, frequently asked questions, and the procedure of land acquisition and resettlement. The communication materials for the GRM are listed in Table 9-5.
629. Project stakeholders were informed about the GRM during SCMs. The information on the central hotline, including phone numbers and email address, was disclosed during the meetings.
630. In addition, a GRM brochure was also prepared. All authorities concerned, including barangay and LGU offices and the NSCR-Ex PMO refer to the brochure when explaining about the GRM procedure to aggrieved stakeholders who come to raise their issues or concerns. Also, the brochure will be disseminated at the local help desk and barangay halls.

Table 9-5: Methodology for GRM-Related Information Dissemination

| Communication Tool | Content | Methodology for Information Dissemination | Responsibility | Timeline for Preparation |
|--------------------|---|--|----------------|-------------------------------------|
| DOTr's eGRM | New SMS no.0922-110-1060 Email: nscr.grm@dotr.gov.ph Website: https://nscr.com.ph | SCM Posting on each barangay office's bulletin board Posting on the LGU's Facebook page | DOTr | Under operation since December 2018 |
| Map | Map showing the project ROW within LGUs | Local help desk | DOTr | September 2020 |
| GRM brochure | Summary of the project Objective of the GRM GRM process Information on the local help desk including its opening time and day, location, and the way to file a complaint/issue Information on entitlements, land acquisition process and schedule, resettlement sites, and the LRIP Information on the central hotline including phone | Local help desk Central GR officer Community organizing by the Social Housing Finance Corporation (SHFC) | DOTr | September 2020 |

| Communication Tool | Content | Methodology for Information Dissemination | Responsibility | Timeline for Preparation |
|-----------------------------|---|--|----------------|--------------------------|
| | numbers and email address | | | |
| Public information brochure | Project description Expected benefits from the project Information on the local help desk and central hotline | SCM Local help desk Central GR officer Community organizing by SHFC | DOTr | September 2020 |

Source: DOTr

I. Capacity Building of Grievance Redress Officers

631. **Objective.** Capacity building activities aim at ensuring that GR officers who are assigned for the Local or Central GRM Team are equipped with proper skills and knowledge on all aspects of the project including the RAP, construction timeline, environmental impact statement (EIS), health and safety measures, and legal and documentation process. Such activities will also be a means to obtain comments and suggestions from GR officers with regards to validating, improving, and streamlining the GRM.
632. **Training Program.** So far central and local GR officers have attended four training sessions pertaining to the GRM as below.
- **GRM Training.** The GRM training was undertaken by ADB for GR officers during the detailed design (DD) phase. It covered the GRM's scope, objective, structure, process, and implementation and monitoring system. During the training, the results of the assessment conducted by ADB of the existing GRM for the RAP were also presented. One local GR officer from Manila LGU attended the GRM training conducted on 14 and 15 March 2019. Training orientations are also done every time there's a newly assigned Local or Central GR Officer .
 - **Help Desk Training.** The two-day help desk training for local GR officers was conducted by Ecosys, the RAP sub-consultant of the JICA Design Team (JDT) on 4 and 5 April 2019. The topics covered: (i) the introduction and levelling of expectations; (ii) understanding on the RAP, RAP survey process, purpose and clients of the local help desk; (iii) legal framework; (iv) JICA and ADB guidelines, ROWSA, the Department of Public Works and Highways Right-of-Way Acquisition Manual (DRAM), and relevant Philippine Laws; (v) the entitlement matrix of the RAP; (vi) EJS process; (vii) types of EJS cases and corresponding solutions for each case; (viii) how to handle complaint and grievance cases; and (ix) roles for handling cases. A total of two local GR officers from Manila LGU attended the training for two days.

- **GRM Workshop.** The workshop covered the GRM's scope, objective, structure, process, and implementation and monitoring system. The two local GR officers from Manila, 1 from Makati City, 2 from Paranaque City, and 2 from Muntinlupa City LGUs attended the GRM workshop.
- **GR Iteration Workshop.** On 5 March 2020, the GR iteration workshop was held at the DOTr's MRT-3 depot. Along with local GR officers in charge of the Solis-Calamba Section, the NSCR-Ex PMO staff participated in an intensive session to review the GRM process and specific roles of the GRM units or focal points at each level. The two local GR officers from Manila, 2 from Makati City, 2 from Taguig City, 2 from Paranaque City and 2 from Muntinlupa City LGUs attended the workshop
- **Continuous Capacity Building.** The NSCR-Ex PMO will organize regular training and iteration sessions to ensure that the DOTr's staff and local GR officers have sufficient understanding of the GRM including updates or changes in the GRM procedure and system and project details. Constant and iterative aspect training for the PMO-GRM and LGU staff will be periodically given to ensure that knowledge and skills gained from previous trainings in managing risk communication and grievance redress monitoring are sustained. Gained knowledge and skills will be applied by the GRM staff in managing land-related concerns such as Extra Judicial Settlement (EJS) cases requested from the help desk.

J. Monitoring Reports on Grievance Redress

633. The NSCR-Ex PMO monitors the grievance redress status monthly and incorporates the status of received grievances into quarterly and semi-annual monitoring reports submitted to JICA and ADB. The details on RAP monitoring and reporting requirements are presented in Chapter 13.

K. Local Monitoring

634. The Central GRM Team will undertake periodic rapid appraisal that measures the GRM's effectiveness and efficiency. The Central GRM Team will monitor the type and status of grievances and grievance cases forwarded to the third parties or next levels of the GRM. The newly designed eGRM Portal will enable the processing and generation of such information.

1. Monitoring Approach

635. In order to evaluate the GRM's relevance, effectiveness, and efficiency, the progress of grievance cases can be tracked via the eGRM Portal. Also, the tracking system for site

visits and interviews with local key players such as LGU officials can be utilized to this end.

636. The results of local monitoring are documented by GR officers and uploaded on the eGRM Portal tracking system.

2. Reporting

637. The results of monitoring activities documented by local GR officers will be submitted to GRM managers and the Central GRM Team once a month. This can be automatically generated in the eGRM system.
638. A local monitoring report prepared by local GR officers includes the following: (i) the progress of grievances, (ii) raised issues and concerns during SCMs and focus group discussions (FGDs), (iii) comments for improving the GRM, and (iv) monitoring sheets which contain the number of grievances received and resolved and the type of grievances received at the local help desk.

L. Central Monitoring

639. Central monitoring is the integration of all local-level monitoring using the information obtained from the eGRM Portal and local monitoring reports containing the progress of and gaps in grievance resolution. The DOTr's GRM manager prepares a formatted narrative report on a monthly basis.

1. Monitoring Approach

640. The central monitoring is conducted for all levels of the GRM based on the eGRM Portal database, which enables the GRM Team to get a glimpse of the progress of all grievances. In addition, the central monitoring will make it possible to verify if there are an abnormal number of complaints of the same nature and identify any relevant problems. For example, if the receiving rate of grievances at the central hotline is irregular, then the GRM Team can examine any possible systematic errors. The GRM Team can also verify if there is a consistent delay in reaching a resolution and accordingly investigate the cause of the delay.

2. Reporting

641. Central GR officers monitor the type and status of grievance cases mainly through the eGRM Portal. Accordingly, the DOTr's GRM manager will prepare a central monitoring

report on a monthly basis which includes the status of grievances received through the central hotline and grievances elevated to the next levels of the GRM.

642. The central monitoring report includes the following: (i) the progress of grievances, (ii) summary of GRM activities such as meetings or capacity-building training, (iii) comments for improving the GRM, (iv) monitoring sheets which contain the numbers of grievances received and resolved and the type of grievances filed at each level of the GRM, (v) analysis of grievances under common themes and areas, and (vi) recommendations for further actions to reduce similar grievances in the future.

M. Continuous Update of the GRM

643. The GRM policy and procedure will be updated every six months to streamline the process where needed. Discussions and revisions will be made by the Central GRM Team based on recommendations. If necessary, interviews will be conducted with local GR officers on the spot. The updated GRM will be promptly distributed to each local help desk and central GR officers.

N. Checklist of Components of a GRM Office

Table 9-6 shows the checklist of components of a GRM office, the responsible offices, and provider of funds:

Table 9-6: Checklist of Components of a GRM Office

| Components | | Local GRM | Central GRM | Responsibility | Funds Provider |
|-------------------|--|------------------|--------------------|-----------------------|-----------------------|
| Staff | GR Team | ✓ | ✓ | DOTr/LGU | DOTr |
| Office | Space, desk, and chair | ✓ | ✓ | DOTr/LGU | DOTr/LGU |
| | Telephone | ✓ | ✓ | DOTr/LGU | DOTr/LGU |
| | PC | ✓ | ✓ | DOTr/LGU | DOTr/LGU |
| | Internet access | ✓ | ✓ | DOTr/LGU | DOTr/LGU |
| | Letter/drop box | ✓ | ✓ | DOTr/LGU | DOTr |
| | Bulletin board | ✓ | ✓ | DOTr/LGU | DOTr |
| | All-in-one printer (scanner, printer, photocopier) with supplies | ✓ | ✓ | DOTr/LGU | DOTr |

| | | | | | |
|--------------------|---|---|---|------|------|
| Operation Tool | GAF | ✓ | ✓ | DOTr | DOTr |
| | Acknowledgement slip (receipt and resolution) | ✓ | ✓ | DOTr | DOTr |
| | Response letter format | ✓ | ✓ | DOTr | DOTr |
| | Database | ✓ | ✓ | DOTr | DOTr |
| Supporting Tool | GRM/Help Desk Manual | ✓ | ✓ | DOTr | DOTr |
| | Directory for the other agencies and all GRM-level contact persons | ✓ | ✓ | DOTr | DOTr |
| Communication Tool | Map showing ROW within each LGU | ✓ | ✓ | DOTr | DOTr |
| | Project information booklet | ✓ | ✓ | DOTr | DOTr |
| | Leaflet on (i) project information, (ii) land acquisition/resettlement, and (iii) GRM | ✓ | ✓ | DOTr | DOTr |
| Monitoring Tool | Monitoring Form | | ✓ | DOTr | DOTr |

Source: JICA Design Team

O. Grievance Action Form (GAF)

644. The GAF is a registry form of grievances and complaints received manually and eventually encoded to the eGRM Portal. The GAF is completed by complainants or GR officers and is registered into the eGRM Portal. The GAF contains the following fields sufficient to understand the issue to resolve and contact details to communicate with complainants. Table 9-7 shows the fields of the GAF:

Table 9-7: Fields of the GAF

| No. | Item | Details |
|-----|------------------------------|---|
| 1 | GAF control number | Registration number to be provided in accordance with the pre-decided numbering system |
| 2 | Date and time | Date and time when a complaint was first received |
| 3 | Basic information of APs | Name, gender, address, date of birth, contact details, occupation, name of spouse, and date of birth of spouse |
| 4 | Category of grievances filed | <ul style="list-style-type: none"> • Related to the environment • Related to the RAP • Related to health and safety • Others (Unrelated to the environment/RAP) |

| No. | Item | Details | | | |
|-----|----------------------------|---|---|---|---------------|
| 5 | Action taken | <ul style="list-style-type: none"> Date of action resolved | | | |
| | | RAP <ul style="list-style-type: none"> Resolved at the GR officer level Resolved at RIMC/ROWSA Committee /DOTr's Legal Department Resolved at the PIAC Referred to the court | Environment⁸¹ <ul style="list-style-type: none"> Resolved at HSE officer level Resolved at HSE Committee (HSEC) level Resolved at MMT level Referred to DENR- EMB | Health and Safety <ul style="list-style-type: none"> Resolved at HSE officer level Resolved at HSEC level Resolved at PMO Board | Others |
| 6 | Referral details | <ul style="list-style-type: none"> Name of authority Office Position Date of meeting Venue | | | |
| 7 | Detail of grievances | Description of received complaints | | | |
| 8 | Detail of resolutions | Description of provided resolutions | | | |
| 9 | Preferred means of contact | <ul style="list-style-type: none"> Over the counter (Helpdesk) Letter Telephone E-mail SMS/text Social media Public information board | | | |
| 10 | Remarks | | | | |

Source: JICA Design Team

645. If required in paper and online formats, GAF is prepared in Filipino with English translation and is accessible to users. A sample form in Filipino with English translation is shown in Figure 9-1:

Figure 9-1: Grievance Action Form

| | | |
|--|---|-------------|
| GRIEVANCE ACTION FORM | | Control No. |
| IMPORMASYON NG PROYEKTO PROJECT INFORMATION | Petsa kung kalian natanggap: <i>Date Received:</i> | |

⁸¹ The Environment and Health and Safety GRM are modelled on the same principles and processes of the Resettlement GRM. However, the agencies involved in resolving issues are different. Please refer to the project's Environment Impact Assessment report for details of the Environment and Health and Safety GRM.

| | | |
|---|--|---|
| Pangalan ng Proyekto: <i>Name of Project:</i> | | |
| Implementing Officer: <i>Implementing Officer:</i> | Tinanggap ni: <i>Received by:</i> Posisyon: <i>Designation:</i> <div style="text-align: center;"> Pangalan at Lagda <i>Signature over printed name</i> </div> | |
| PERSONAL NA IMPORMASYON NG PAP PERSONAL INFORMATION OF PROJECT-AFFECTED PERSON | | |
| Pangalan <i>Name</i> | Kasarian Lalaki/Babae <i>Sex Male/Female</i> | Kapanganakan (MM-DD-YYYY) <i>Date of Birth (MM-DD-YYYY)</i> |
| Pangalan ng Asawa <i>Name of Spouse</i> | Kasarian Lalaki/Babae <i>Sex Male/Female</i> | Kapanganakan (MM-DD-YYYY) <i>Date of Birth (MM-DD-YYYY)</i> |
| Tirahan <i>Address</i> Contact Number <i>Contact Number</i> | | |
| DETALYE NG ISINAMPANG GRIEVANCE DETAILS ON GRIEVANCE FILED | | |
| KATEGORIYA (Bilugan ang nararapat na letra) CATEGORY (Encircle appropriate letter) | URI NG AKSYON (Bilugan ang nararapat na letra) TYPE OF ACTION (Encircle appropriate letter) | |
| A May kinalaman sa pangkapaligiran A Environmental Related | Pangkapaligiran Environmental | RAP |
| B May kinalaman sa kalusugan at seguridad B Health and Safety Related | A Naresolba sa HSE Officer Level A Resolved at HSE Officer Level | A Naresolba sa Grievance Officer Level A Resolved at Grievance Officer Level |
| C May kinalaman sa RAP C RAP Related | B Naresolba sa HSEC Level | B Naresolba sa LIAC/ROW PMO |

| | | |
|--|---|-----------------------------------|
| D Iba pa D Not Environment/RAP Related | B Resolved at HSEC Level | B Resolved at LIAC/ROW PMO |
| | C Naresolba sa MMT Level | C Naresolba sa PIAC |
| | C Resolved at MMT Level | C Resolved at PIAC |
| | D Naresolba sa DENR-EMB | D Naresolba sa Korte |
| | D Referred to DENR-EMB | D Referred to Court |
| DETALYE NG GRIEVANCE DETAILS OF GRIEVANCE | DETALYE NG REFERRAL REFERRAL DETAILS | |
| Petsa: Date: | Pangalan ng Awtoridad <i>Name of Authority</i> | |
| Detalye: Details: | Opisina <i>Office</i> Posisyon <i>Position</i> Petsa ng Pagpupulong <i>Date of Meeting</i> Lugar ng Pagpupulong <i>Venue</i> | |

Source: JICA Design Team

1. Control Numbers of GAFs

646. All complaints and grievances reaching the eGRM are given ticket numbers, when eGRM is not available, the manual filling up of GAFs will be used. The control numbers of GAFs consist of components shown in Table 9-8, allowing the easy identification of the registered date of grievances, the LGU where the grievances are raised, and the office managing the grievances. The GAF control number will be composed of the following elements: date when complaint was filed, GRM/Help Desk office where it was logged, GR officer ID number, code of GRM channel where the grievance was filed, AP number, location of affected property, and code for type of concern/grievance. Table 9-8 below illustrates how the GAF control number is generated.

Table 9-8: GAF Control Numbers

| Date | Office Logged | GR Officer Number | GRM Channel | AP Number | Location of Affected Property | Concern Number |
|---|---|---|--|--|--|------------------------------|
| Possible values: Year 2018-2025 Possible values: Month 01 - 12 | Possible values: MNL – Manila MKT – Makati TAG – Taguig PRN – Paranaque MTN – Muntinlupa SPD – San Pedro BIN – Binan STR – Sta. Rosa CBY – Cabuyao CMB - Calamba CEN – Central GRM | Possible values: 01 to 99 Note: Each GR officer has unique ID number | Possible values: A – In Person B – Telephone C – E-mail D – Letter E – Text/SMS F – Social Media | Possible values: 0001 to 9999 Note: Each PAP has a unique PAP number. | Possible values: MNL – Manila MKT – Makati TAG – Taguig PRN – Paranaque MTN – Muntinlupa SPD – San Pedro BIN – Binan STR – Sta. Rosa CBY – Cabuyao CMB - Calamba | Possible values: 01 to 99 |
| | | | | | | |
| SAMPLE CONTROL NUMBER: 201901- CEN- 01-B-0001- MAL -01 | | | | | | |

2. Acknowledgement Slip for Receipt and Resolution

647. Once the GR officer receives a grievance from an AP, an acknowledgement slip in Tagalog is issued to the AP within 24 hours of receiving the grievance (The example below is a copy in English). When the AP contacts the DOTr personally or through a drop box and letter, the GR officer provides a paper acknowledgement slip. The slip serves as the acknowledgement of receipt and resolution, if applicable. When a satisfactory resolution for both parties has been reached, the AP will sign on the right side of the slip to acknowledge the resolution of the grievance. The GR officer will keep a copy of the slip. The acknowledgement slip format is shown in **Error! Reference source not found.** REF_Ref60777961 \h * MERGEFORMAT **Error! Reference source not found.** Figure 9-3. All transactions received through this method will eventually be uploaded to the eGRM system.

Figure 9-3: Copy of Acknowledgment Slip for APs in English

| ACKNOWLEDGEMENT Slip | | Copy of Aggrieved Stakeholder | |
|---|--|---|--|
| Control Number: _____ | | Control Number: _____ | |
| Date: _____ | | Date: _____ | |
| Name of GR officer: _____ | | Name of GR officer: _____ | |
| Be it known, that the undersigned from <u>Name of LGU Help Desk/Central Hot line,</u> acknowledges the grievance from <u>Name of Aggrieved Stakeholder</u> and certifies that his/her case is deemed received. | | Be it known, that the undersigned from <u>Address of Aggrieved Stakeholder</u> acknowledges the resolution(s) to his/her concerns and certifies that his/her case is deemed resolved. | |
| Signature of GR Officer _____ | | Signature of Aggrieved Stakeholder _____ | |

648. For grievances received through e-mail and SMS, the acknowledgement will be provided to APs through each corresponding channel. If the grievance is lodged through the eGRM Portal, a ticket number will be provided to the AP for reference.

P. Centralized Database transition to eGRM Portal

649. The DOTr has set-up initially the centralized database system and migrated the data to the new eGRM Portal for the efficient and sustainable operation of the GRM. Upon the launch of the eGRM Portal last September 2022, APs may file their grievances through the eGRM Portal via SMS, email and website. The Local GR Officers in the LGU are also trained to use the eGRM Portal on the grievances that will be lodged through their offices. The APs are being oriented continuously on the use of the eGRM Portal every time there is consultation meeting or community assembly being done on site.

1. Temporary Online Centralized Database migration to eGRM

650. The temporary online centralized database was operated until the software of the central database was developed. In case of no internet access, each Help Desk will have an Excel database (offline) to input information. The Excel file with input information is unified into the eGRM by a Local GR officer at the end of each day. If the Help Desk has internet access, the Local GR officer can use the eGRM directly.

651. All the Central GR officers have access to the eGRM Portal. When a grievance is received through eGRM via e-mail, SMS and website. The eGRM will automatically assign a ticket number. For grievances given through a letter or local helpdesk, the central and local GR officer encode the grievance into the eGRM system.

Table 9-9 shows the procedure of operation for Online eGRM Portal at the 1st level of complaint.

Table 9-9: Procedure of Operation for Online eGRM Portal at the 1st Level

| No. | Items | Description | Required Equipment | Responsible | | Timeline |
|-----|--------------|--|---|------------------|--------------------|------------------------------------|
| | | | | Local GR Officer | Central GR Officer | |
| 1 | Input | Without Internet Access at the Help Desk: Information is input on the Excel database along with the GAF written by APs. | <ul style="list-style-type: none"> GAF Excel database | ✓ | | As soon as a complaint is received |
| 2 | Distribution | <ul style="list-style-type: none"> With Internet Access at the Help Desk: The information heard from APs is input on the eGRM Portal. The input information is automatically registered. | <ul style="list-style-type: none"> Internet eGRM Portal | ✓ | | As soon as complaint is received |

| No. | Items | Description | Required Equipment | Responsible | | Timeline |
|-----|-------------------|--|---|------------------|--------------------|------------------------------------|
| | | | | Local GR Officer | Central GR Officer | |
| 3 | Input Integration | eGRM Portal: The information heard from APs who contact the Hotline (via phone call, e-mail, SMS, and letter) is entered in the eGRM Portal. The input information is automatically registered in the portal. | <ul style="list-style-type: none"> Internet eGRM Portal | | ✓ | As soon as a complaint is received |
| | | Without Internet Access at the Help Desk: The Excel database at each Help Desk is collected and compiled into the centralized database. The Excel database is collected through e-mail or by hand. | <ul style="list-style-type: none"> Excel database Internet | | ✓ | |
| 4 | Tracking Update | The status of resolutions for grievance s at each level is followed up and clarified, using the eGRM | <ul style="list-style-type: none"> eGRM | ✓ | ✓ | Everyday |
| 5 | Backup | The copy of the centralized database is backed up daily by hard disks or online. | <ul style="list-style-type: none"> Centralize d database Hard disk Online server | | ✓ | Once a month |

Source: JICA Design Team

652. The roles and responsibilities of the GRM Team for the eGRM Portal and database is summarized in Table 9-100.

Table 9-10: Roles and Responsibilities of the GRM Team for the eGRM Portal

| Responsibility | Local GR Officer | Central GR Officer | Database Manager |
|--|------------------|--------------------|------------------|
| Generate user IDs and passwords of eGRM system | | | ✓ |
| Input the GAF information written by APs on the eGRM | ✓ | ✓ | |
| Input the information heard from APs on the online GAF and register it on the eGRM | ✓ | ✓ | |
| Browse data for the follow-up on the status of grievances in the eGRM | ✓ | ✓ | |

| Responsibility | Local GR Officer | Central GR Officer | Database Manager |
|---|-------------------------|---------------------------|-------------------------|
| Provide access (when immediately available) and a copy of the centralized database to each Local Help Desk for browsing | | ✓ | |
| Update the status of grievances once information is updated | ✓ | ✓ | |
| Record the relevant data in the database when the grievance is resolved | ✓ | ✓ | |
| Update the centralized database as necessary to respond to threats such as computer virus and attacks | | | ✓ |
| Maintain database performance by troubleshooting problems | | | ✓ |
| Back up the data on the system or recovery files | | | ✓ |

Source: JICA Design Team

CHAPTER 10 RAP IMPLEMENTATION ARRANGEMENTS

653. This chapter discusses implementation arrangements for the resettlement action plan (RAP) for the project. Specific functions of implementing bodies and their relevance to the roles of the Department of Transportation (DOTr) as the implementing agency (IA) are explained in detail. Table 10-1 **Error! Reference source not found.** summarizes implementing units and coordinating bodies for this project, while the RAP implementation structure is shown in Source: JICA Design Team
654. For sections of the NSCR-Ex project alignment that overlapped with the NLEX-SLEX Connector Road Project of DPWH, RAP implementation will be by DPWH as their project is already in the implementation stage, however, additional compensation will be issued to the APs within the overlap section based on this RAP as stated in the proposed reconciled entitlement matrix attached in Appendix 14 of Vol. 3 Appendices. As an update, the PPP Service Office under the DPWH, which handles the connector road project, manifested that they are not in the position to give a formal agreement on the matter when DOTr asked for a formal reply to the document sent for their concurrence on the agreed additional compensation based on the discussion made on 18 January 2021 between the DOTr and DPWH-PPP Office representatives, please see Appendix 16 and Appendix 17 of Vol. 3 Appendices for the copies of these letters. Nevertheless, the APs were already presented information on the additional compensation and will be eligible for additional compensation under this RAP for items not provided by the DPWH for the NLEX-SLEX Connector Project. As of this writing, there are 251 households affected in the shared PROW of both projects whose structures are located in PNR and private lots, majority of which were already relocated or relocation is ongoing by the DPWH.
655. Table 10-2 shows the comparison of entitlement of the project-affected persons from the DPWH NLEX-SLEX Connector and DOTr NSCR-Ex projects.

Table 10-2. Comparison of Entitlements of PAPs from the DPWH NLEX-SLEX Connector and DOTr NSCR-Ex

| Type of Loss | DPWH NLEX-SLEX Connector | DOTr NSCR-Ex |
|--------------|--|--|
| Land | <ul style="list-style-type: none"> • Cash compensation for loss of entire land at fair market value • If feasible, land for and will be provided in terms of a new parcel of land of equivalent value or productivity, at a location acceptable to PAP's | <ul style="list-style-type: none"> • Cash compensation for loss of land at full replacement cost computed at current market value, free of taxes, including CGT, DST, transfer tax, and registration fees, except RPT arrears. • If feasible, land for land will be provided in terms of a new parcel of land of equivalent productivity, at a location acceptable to APs. |

| | | |
|--|--|---|
| Structure | <ul style="list-style-type: none"> • Cash compensation for loss of entire structure at the fair market value | <ul style="list-style-type: none"> • Cash compensation for the entire structure equivalent to full replacement cost without deduction for the depreciation or salvaged materials. • In cases where the affected structures are being used as a dwelling by the structure owner and their family residing there, self-relocation or assisted resettlement as indicated in the next row: |
| Informal Settler Families (ISF) | <ul style="list-style-type: none"> • Provision of resettlement site with housing units and basic services • Provision of transportation assistance during transfer | <p>Self-relocation assistance</p> <ul style="list-style-type: none"> • Rental subsidy equivalent to five months of rental payment for an alternative dwelling; • Cash compensation to cover the cost of connecting utilities such as water and power; • Transportation to new dwelling inclusive of transportation of belongings; and • Food allowance of PhP150 per person for three days relocated or a food parcel of equal or greater amount (as determined by DOTr). <p>Assisted-resettlement</p> <ul style="list-style-type: none"> • Option to avail of government economic and medium cost housing program under the HDMF otherwise known as Pag-IBIG Fund. The Pag-IBIG housing loan may be used to finance any one or a combination of the following: <ul style="list-style-type: none"> - Purchase of a fully-developed residential lot or adjoining residential lots not exceeding 1,000 m2; - Purchase of a residential house and lot, townhouse or condominium unit; - Construction or completion of a residential unit on a residential lot owned by the member; - Home Improvement; and/or - Refinancing of an existing housing loan |
| Income | <ul style="list-style-type: none"> • Provision of interim sustainable livelihood starter fund in the form of livelihood programs | <ul style="list-style-type: none"> • Participation in the Livelihood Restoration and Improvement Program (LRIP). • Cash compensation for income losses during transition period corresponding to stoppage of business activities, not to exceed six months. |

| | | |
|--|--|--|
| | | <ul style="list-style-type: none"> • Cash compensation to cover transactional (e.g., permitting) cost of re-establishing the business elsewhere. • Assistance to transport belongings to new location. • Assistance in securing soft loan to enable self-rehabilitation for those restarting business elsewhere. • For APs who are leasing space from property owners and for those who will continue with their micro-small business activities elsewhere, rental subsidy for three months based on prevailing average monthly rental for a similar structure of equal type and dimension to the property being leased. Not applicable to lease contracts that will expire at the time of taking. • For APs who are owners of small, medium or large commercial establishments built inside own affected property: acquire the property but allow the owner of the structure and business use of the land for a defined period to give the owner time to transfer, subject to agreement on a case-to-case basis. • For APs who are owners of commercial/business entities and are leasing affected space/property and for those who will continue with their commercial and business activities elsewhere, rental subsidy for three months based on prevailing average monthly rental for a similar structure of equal type and dimension to the property being leased. Not applicable to lease contracts that will expire at the time of taking. <p>Vendors with no stalls:</p> <ul style="list-style-type: none"> • Assistance in identification of, and transportation to, an alternative site to continue economic activity, e.g. assistance in (a) shifting to areas within the same LGU where there is no construction, (b) identify alternative sites to sell, and (c) link to existing government livelihood programs. |
|--|--|--|

| | | |
|-----------------------|------|--|
| | | <p>Trolley drivers:</p> <ul style="list-style-type: none"> • Transitional support of minimum wage for four months. • Participation in the LRIP. • Provision of skills training in anticipation of available job positions during construction and operation of the project. • Training allowance . • Priority in employment during construction and operation stage of the project. <p>Wage-based earners and employees of displaced commercial, agricultural and industrial establishment:</p> <ul style="list-style-type: none"> • Cash compensation for net salary of two months based on actual salary. For APs whose income is below or within the minimum wage, cash compensation for four months based on prevailing minimum wage. • Participation in the LRIP. • Provision of skills training in anticipation of available job positions during construction and operation of the project. • Training allowance. • Priority in employment during construction and operation stage of the project. • |
| Vulnerable APs | None | <p>In addition to applicable compensation:</p> <ul style="list-style-type: none"> • Inconvenience allowance in the amount equivalent to Php 10,000 per household. • For the families with persons who need special assistance and/or medical care, respective LGUs to provide nurses or social workers to help them before and during the resettlement activity. • Rehabilitation assistance in the form of vocational training and other development activities with the value of up to Php 15,000 will be provided in coordination with other government agencies. • Support and/or maintain access to government welfare programs. • Inclusion in the LRIP. |

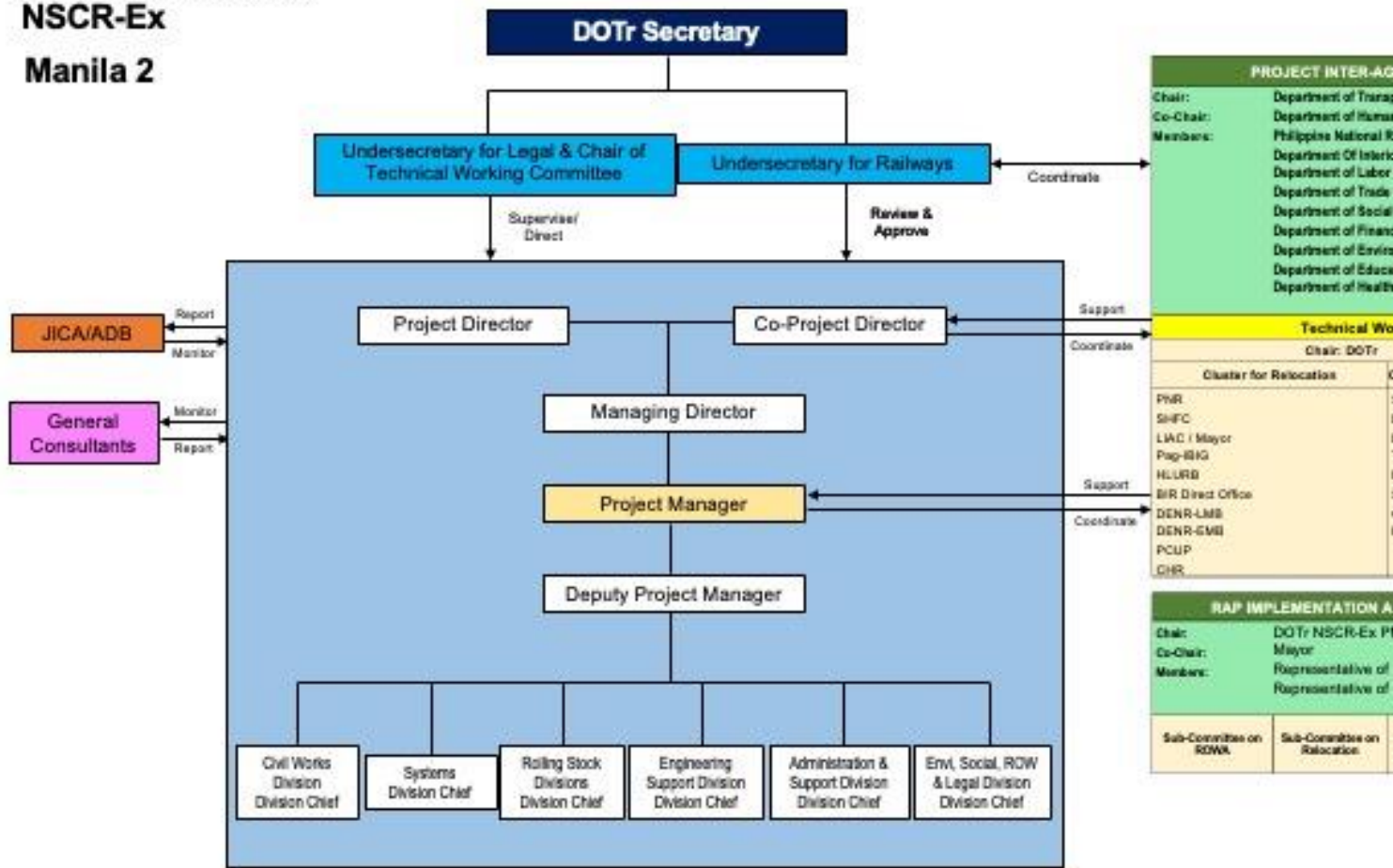
656. Table10-3 shows the entitlements that will be provided by the DOTr to the affected households of the project which are not provided by the DPWH's NLEX-SLEX Connector project.

Table 10-3. Entitlements to be provided by the Department of Transportation to Affected Households in the Overlap of DPWH NLEX-SLEX Connector and DOTr's NSCR-Ex

| Type of Loss | Entitlements |
|------------------|---|
| Structure | <ul style="list-style-type: none"> • None. DPWH will pay according to their RAP. |
| ISF | <p>Assistance in:</p> <ul style="list-style-type: none"> (ii) Rental subsidy for five months of rental payment for an alternative dwelling; (iii) Cash compensation to cover the cost of connecting utilities such as water and power, if applicable; (iv) Transportation to new dwelling inclusive of transportation of belongings; if applicable, and (v) Food allowance of PhP150 per person for three days relocated or a food parcel of equal or greater amount (as determined by DOTr), if applicable. <p>Or</p> <ul style="list-style-type: none"> - Home Improvement; and/or - Refinancing of an existing housing loan |
| Income | <p>If applicable:</p> <ul style="list-style-type: none"> • Cash compensation for income losses during transition period. • Cash compensation to cover transactional cost of re-establishing the business elsewhere. • Assistance to transport belongings to new location. • Assistance in securing soft loan to enable self-rehabilitation for those restarting business elsewhere. • For micro-small businesses, rental subsidy for three months. • For commercial/business entities and are leasing affected space/property and will continue with their commercial and business activities elsewhere, rental subsidy for three months based on prevailing average monthly rental. • For vendors with no stalls, assistance in identification of, and transportation to, an alternative site to continue economic activity <p>For Trolley drivers:</p> <ul style="list-style-type: none"> • Transitional support of minimum wage for four months. • Provision of skills training in anticipation of available job positions during construction and operation of the project. • Training allowance . • Priority in employment during construction and operation stage of the project. <p>For Wage-based earners and employees:</p> |

| | |
|------------------------------|--|
| | <ul style="list-style-type: none"> • Cash compensation for net salary of two months based on actual salary. For APs whose income is below or within the minimum wage, cash compensation for four months based on prevailing minimum wage. • Provision of skills training in anticipation of available job positions during construction and operation of the project. • Training allowance. • Priority in employment during construction and operation stage of the project. <p>For APs who are agricultural tenants and sharecroppers:</p> <ul style="list-style-type: none"> • Financial assistance equivalent to the average gross harvest for the last three years and not less than PhP15,000 per hectare. • Crop compensation will be made between the owner and sharecropper as per terms of the sharecropper in case of privately-owned land / publicly-owned land. <p>For APs who are landowners or lessee who are directly engaged in farming:</p> <ul style="list-style-type: none"> • A disturbance compensation equivalent to five times the average gross harvest for the last five years on the principal and secondary crops of the area acquired (as adopted from RA. 6389). |
| Vulnerable Households | <ul style="list-style-type: none"> • Inconvenience allowance equivalent to PhP10,000 per household. • For the families with persons who need special assistance and/or medical care, respective LGUs to provide nurses or social workers before and during the resettlement activity. • Rehabilitation assistance in the form of vocational training and other development activities with the value of up to PhP15,000. • Support and/or maintain access to government welfare programs. |

*All compensation assessments are subject to deliberation by the RIMC to ensure no double compensation is incurred.



657. Figure 10-1.

Table 10-1: Implementing Units and Coordinating Bodies

| Body/Unit | | Purpose/Key Responsibility | Unit Type | Frequency of Meeting | Number of Member/Staff |
|---------------------------|---------------------------------|--|----------------------|----------------------|--|
| Primary Implementing Unit | Project Management Office (PMO) | Primarily responsible for the implementation of the project including the RAP implementation | Project-based office | Weekly and as needed | More than 400 (82 dedicated to RAP Implementation) |
| | | | | | |

| | | | | | |
|---------------------|--|---|-----------------------------------|------------------|----|
| Approving Committee | Technical Working Committee (TWC) | Responsible for right-of-way (ROW) acquisition for all DOTr projects. This unit serves as the final approving body for all ROW acquisition requiring the DOTr's decision. | Committee | As needed | 11 |
| Coordinating Body | Project Inter-agency Committee (PIAC) | Primarily responsible for establishing institutional linkages among concerned government offices and creating inter-agency policies for the efficient implementation of RAP components. | Project-wide committee | Quarterly | 11 |
| | Technical Working Group (TWG) under PIAC | Responsible for actual inter-agency coordination at the project-wide level. Representatives are responsible for cascading to field offices or concerned sub-units the function/role of their respective agencies regarding the RAP implementation and the agreements/policies/plans agreed at the PIAC/TWG level. | PIAC sub-committee | As needed | 21 |
| | RAP Implementation and Management Committee (RIMC) | Recommendatory and coordinating committee for the RAP implementation at the local level. | City/municipality-level committee | Every other week | 16 |

Source: JICA Design Team

658. For sections of the NSCR-Ex project alignment that overlapped with the NLEX-SLEX Connector Road Project of DPWH, RAP implementation will be by DPWH as their project is already in the implementation stage, however, additional compensation will be issued to the APs within the overlap section based on this RAP as stated in the proposed reconciled entitlement matrix attached in Appendix 14 of Vol. 3 Appendices. As an update, the PPP Service Office under the DPWH, which handles the connector road project, manifested that they are not in the position to give a formal agreement on the matter when DOTr asked for a formal reply to the document sent for their concurrence on the agreed additional compensation based on the discussion made on 18 January 2021 between the DOTr and DPWH-PPP Office representatives, please see Appendix 16 and Appendix 17

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| Structure | <ul style="list-style-type: none"> • Cash compensation for loss of entire structure at the fair market value | <ul style="list-style-type: none"> • Cash compensation for the entire structure equivalent to full replacement cost without deduction for the depreciation or salvaged materials. • In cases where the affected structures are being used as a dwelling by the structure owner and their family residing there, self-relocation or assisted resettlement as indicated in the next row: |
| Informal Settler Families (ISF) | <ul style="list-style-type: none"> • Provision of resettlement site with housing units and basic services • Provision of transportation assistance during transfer | <p>Self-relocation assistance</p> <ul style="list-style-type: none"> • Rental subsidy equivalent to five months of rental payment for an alternative dwelling; • Cash compensation to cover the cost of connecting utilities such as water and power; • Transportation to new dwelling inclusive of transportation of belongings; and • Food allowance of PhP150 per person for three days relocated or a food parcel of equal or greater amount (as determined by DOTr). <p>Assisted-resettlement</p> |

| | | |
|--------|---|---|
| | | <ul style="list-style-type: none"> • Option to avail of government economic and medium cost housing program under the HDMF otherwise known as Pag-IBIG Fund. The Pag-IBIG housing loan may be used to finance any one or a combination of the following: <ul style="list-style-type: none"> - Purchase of a fully-developed residential lot or adjoining residential lots not exceeding 1,000 m²; - Purchase of a residential house and lot, townhouse or condominium unit; - Construction or completion of a residential unit on a residential lot owned by the member; - Home Improvement; and/or - Refinancing of an existing housing loan |
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| | | |
|--|--|---|
| | | <p>transfer, subject to agreement on a case-to-case basis.</p> <ul style="list-style-type: none"> For APs who are owners of commercial/business entities and are leasing affected space/property and for those who will continue with their commercial and business activities elsewhere, rental subsidy for three months based on prevailing average monthly rental for a similar structure of equal type and dimension to the property being leased. Not applicable to lease contracts that will expire at the time of taking. <p>Vendors with no stalls:</p> <ul style="list-style-type: none"> Assistance in identification of, and transportation to, an alternative site to continue economic activity, e.g. assistance in (a) shifting to areas within the same LGU where there is no construction, (b) identify alternative sites to sell, and (c) link to existing government livelihood programs. <p>Trolley drivers:</p> <ul style="list-style-type: none"> Transitional support of minimum wage for four months. Participation in the LRIP. Provision of skills training in anticipation of available job positions during construction and operation of the project. Training allowance . Priority in employment during construction and operation stage of the project. <p>Wage-based earners and employees of displaced commercial, agricultural and industrial establishment:</p> <ul style="list-style-type: none"> Cash compensation for net salary of two months based on actual salary. For APs whose income is below or within the minimum wage, cash compensation for four months based on prevailing minimum wage. Participation in the LRIP. Provision of skills training in anticipation of available job positions during construction and operation of the project. Training allowance. |
|--|--|---|

| | | |
|-----------------------|------|---|
| | | <ul style="list-style-type: none"> • Priority in employment during construction and operation stage of the project. • |
| Vulnerable APs | None | <p>In addition to applicable compensation:</p> <ul style="list-style-type: none"> • Inconvenience allowance in the amount equivalent to Php 10,000 per household. • For the families with persons who need special assistance and/or medical care, respective LGUs to provide nurses or social workers to help them before and during the resettlement activity. • Rehabilitation assistance in the form of vocational training and other development activities with the value of up to Php 15,000 will be provided in coordination with other government agencies. • Support and/or maintain access to government welfare programs. • Inclusion in the LRIP. |

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|------------------|---|
| Structure | <ul style="list-style-type: none"> • None. DPWH will pay according to their RAP. |
| ISF | <p>Assistance in:</p> <ul style="list-style-type: none"> (vi) Rental subsidy for five months of rental payment for an alternative dwelling; (vii) Cash compensation to cover the cost of connecting utilities such as water and power, if applicable; (viii) Transportation to new dwelling inclusive of transportation of belongings; if applicable, and (ix) Food allowance of PhP150 per person for three days relocated or a food parcel of equal or greater amount (as determined by DOTr), if applicable. <p>Or</p> <ul style="list-style-type: none"> - Home Improvement; and/or - Refinancing of an existing housing loan |

| | |
|----------------------|--|
| <p>Income</p> | <p>If applicable:</p> <ul style="list-style-type: none"> • Cash compensation for income losses during transition period. • Cash compensation to cover transactional cost of re-establishing the business elsewhere. • Assistance to transport belongings to new location. • Assistance in securing soft loan to enable self-rehabilitation for those restarting business elsewhere. • For micro-small businesses, rental subsidy for three months. • For commercial/business entities and are leasing affected space/property and will continue with their commercial and business activities elsewhere, rental subsidy for three months based on prevailing average monthly rental. • For vendors with no stalls, assistance in identification of, and transportation to, an alternative site to continue economic activity <p>For Trolley drivers:</p> <ul style="list-style-type: none"> • Transitional support of minimum wage for four months. • Provision of skills training in anticipation of available job positions during construction and operation of the project. • Training allowance . • Priority in employment during construction and operation stage of the project. <p>For Wage-based earners and employees:</p> <ul style="list-style-type: none"> • Cash compensation for net salary of two months based on actual salary. For APs whose income is below or within the minimum wage, cash compensation for four months based on prevailing minimum wage. • Provision of skills training in anticipation of available job positions during construction and operation of the project. • Training allowance. • Priority in employment during construction and operation stage of the project. <p>For APs who are agricultural tenants and sharecroppers:</p> <ul style="list-style-type: none"> • Financial assistance equivalent to the average gross harvest for the last three years and not less than PhP15,000 per hectare. • Crop compensation will be made between the owner and sharecropper as per terms of the sharecropper in case of privately-owned land / publicly-owned land. <p>For APs who are landowners or lessee who are directly engaged in farming:</p> <ul style="list-style-type: none"> • A disturbance compensation equivalent to five times the average gross harvest for the last five years on the principal and secondary crops of the area acquired (as adopted from RA. 6389). |
|----------------------|--|

| | |
|------------------------------|---|
| Vulnerable Households | <ul style="list-style-type: none"> • Inconvenience allowance equivalent to PhP10,000 per household. • For the families with persons who need special assistance and/or medical care, respective LGUs to provide nurses or social workers before and during the resettlement activity. • Rehabilitation assistance in the form of vocational training and other development activities with the value of up to PhP15,000. • Support and/or maintain access to government welfare programs. |
|------------------------------|---|

*All compensation assessments are subject to deliberation by the RIMC to ensure no double compensation is incurred.

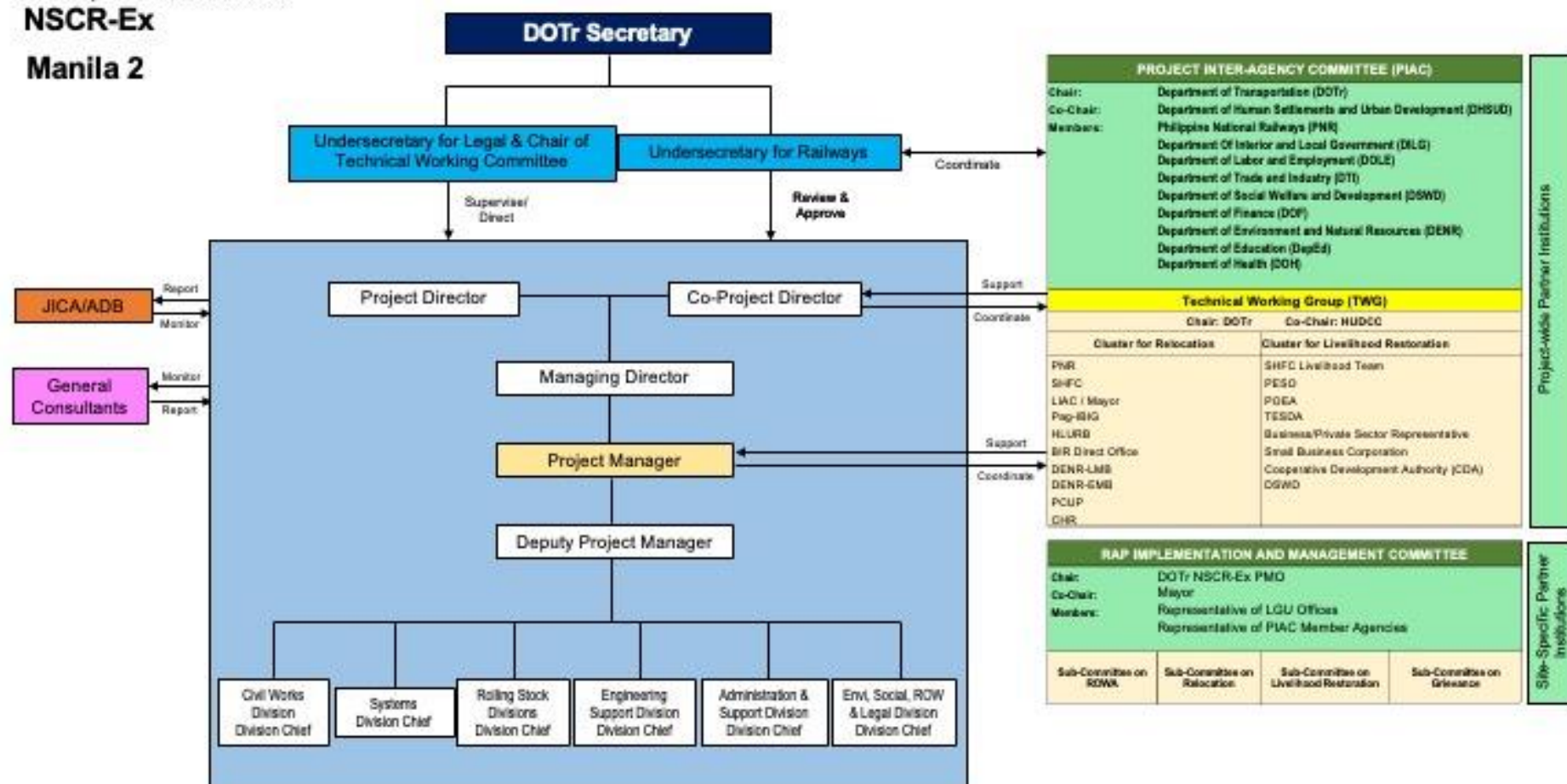


Figure 10-1: RAP Implementation Structure (as of February 2020)

A. Department of Transportation

661. As the IA for the project, the DOTr supervises and coordinates the implementation of all activities, monitor compliance with this RAP, secure sufficient funds for the implementation of all resettlement-related activities, allocate resources in a timely manner, set target outputs with the corresponding timeline, monitor progress, consolidate reports from all sources, document gaps, and find appropriate solutions. Such general roles of the DOTr as the IA will be largely carried out by a special office created for this purpose, the Project Management Office (PMO) of the North-South Commuter Railway Extension Project (NSCR-Ex).
662. The DOTr is headed by its secretary who reports directly to the President of the Philippines. The department secretary is assisted by several undersecretaries that head their respective divisions. For the project, the undersecretary for railways will directly supervise the NSCR PMO and make critical decisions related to the RAP implementation.
663. Works contracts will not be awarded until the final approval on the updated RAP. Construction in any affected areas will not be allowed to commence until full compensation is paid and relocation, when necessary, is completed in accordance with this RAP. Before giving possession of a relevant site to the contractor, the DOTr will give its confirmation to the Asian Development Bank (ADB) that the provision required by the RAP is satisfactorily completed and that compensation, entitlements, and resettlement assistance are provided. After obtaining the acknowledgement of ADB, the DOTr will issue the notice to proceed (NTP) to the contractor.
664. Prior commencement of works, RAP is approved and the DOTr will ensure that the contractor will provide safe access to the community that live beside the project premises.

B. Technical Working Committee⁸²

665. Department Order (D.O.) No. 2013-05 created the Technical Working Committee (TWC) for the right-of-way (ROW) acquisition for infrastructure projects under the DOTr management. The undersecretary for legal and procurement and the undersecretary for planning are TWC members. The TWC provides legal and technical support to all PMOs under the DOTr, including the NSCR PMO.

1. Roles and Responsibilities of the Committee

666. The roles and responsibilities of the TWC are summarized below.

⁸² The committee will be replaced by the DOTr's Right-of-Way and Site Acquisition (ROWSA) Committee once the ROWSA Committee is created.

1. Evaluate, examine, and approve documents pertaining to all properties to be acquired that have already undergone due diligence by the NSCR PMO⁸³; and
2. Endorse documents for compensation as per the entitlement matrix of this RAP.

2. Composition of the Technical Working Committee

667. The DOTr's TWC is established under the Office of the Undersecretary for Legal and Procurement. D.O. No. 2013-05 specifies the composition of the TWC as shown in **Table 10-4: Composition of the Technical Working Committee** Table 10-4.

Table 10-4: Composition of the Technical Working Committee

| | Position | Member |
|---|----------|--|
| 1 | Leader | Chairman: Director, Legal Service Vice-chairman: Director, Planning Service |
| 2 | Member | Executive Director concerned Chief, Legal Affairs and Research Division Project manager/engineer concerned Representative of Legal Service Representative of Planning Service Representative of Finance and Comptrollership Service Representative of Procurement Supply and Property Management Service |
| 3 | Observer | Representative of the Commission on Audit (COA) Resident Auditor |

Source: DOTr.

C. North South Commuter Railway Project Management Office

The NSCR PMO will be the primary project implementing unit of the DOTr for the project including the RAP implementation in accordance with the Guidelines for Environmental and Social Considerations (2010) of the Japan International Cooperation Agency (JICA) and ADB's Safeguard Policy Statement (SPS, 2009) on involuntary resettlement. The NSCR PMO carries out the responsibilities laid out in this RAP.

1. Roles and Responsibilities of the Project Management Office

The role and responsibilities of the NSCR PMO pertaining to the RAP are summarized below.

83 The assistant secretary for procurement and project implementation will sign the offer to buy (OTB) to be issued by the DOTr's PMO to property owners.

a. General Functions

- Lead and manage the overall implementation of this RAP;
- Synchronize resettlement activities and land acquisition with the project construction schedule and similarly closely coordinate with contractors to ensure that civil works are aligned with the RAP implementation;
- Coordinate with other partner institutions in the RAP implementation such the Social Housing Finance Corporation (SHFC), the Department of Human Settlements and Urban Development (DHSUD), formerly the Housing and Urban Development Coordinating Council (HUDCC), local government units (LGUs), government financial institutions (GFIs), and the Department of Finance (DOF);
- Coordinate with DPWH to ensure that the APs in the commonly affected properties of both projects will receive supplemental entitlements prior to displacement;
- Ensure the timely implementation of the RAP, specifically, the acquisition of the ROW, the resettlement of affected persons (APs), and the implementation of the livelihood restoration and improvement program (LRIP);
- Supervise the general consultant in matters pertaining to the RAP;
- Create a database of APs accessible to all involved agencies nationwide and set guidelines in accessing this database to maintain confidentiality of information to protect the privacy of APs;
- Lead responses to unanticipated impacts due to the project, preparing safeguards documents/reports as required by JICA and ADB;
- Lead all project-related committees and organize a secretariat;
- Prepare detailed action plans, schedules, targets, and resource allocation plans to effectively implement the RAP;
- Ensure that sufficient human resources are available to implement the RAP;
- Operate and maintain the grievance redress mechanism (GRM), ensuring availability of all required resources such as budgets, staff, office space, transport, and supplies;
- Ensure that adequate budgets and required funds are available to implement the RAP and all related safeguards plans and activities and make all required payment to APs including monthly rental allowances in a timely manner;
- Disclose information about the RAP implementation in a timely and meaningful manner, and involve APs in the RAP implementation;
- Monitor and report all RAP-related activities, identifying issues and implement corrective actions, as outlined in the RAP;
- Update the RAP including any other safeguard documents as required by JICA and ADB;
- Ensure that unanticipated impacts are addressed according to the RAP;
- Prepare monthly and quarterly monitoring reports on the RAP implementation, post-completion and evaluation reports and semi-annual internal monitoring and evaluation reports for submission to JICA and ADB;
- Ensure the engagement of the external monitor agent (EMA) during the RAP implementation; and
- Act under the overall direction of the undersecretary for railways.

b. Right-of-Way and Land Acquisition

1. Conduct all required surveys to determine affected persons and assets as needed;
2. Ensure that all eligible APs provided with their respective entitlements are identified according to the RAP and are relocated and/or compensated as per the RAP;
3. Update and maintain the database on APs and their assets needed for the effective implementation and monitoring of RAP activities;
4. Conduct the validation of APs (both landowners and informal settlers) and assets and the verification of eligibility jointly with or independently from other agencies;
5. Provide assistance to APs to complete the preparation of necessary documents when needed;
6. Carry out due diligence on land when property owners cannot be identified;
7. Ensure the timely procurement of GFI services and monitor appraisal of affected properties, thereafter;
8. Issue the notice of taking (NoT) and offer to buy (OTB) duly approved and signed by proper authorities;⁸⁴
9. Assist APs in securing required documents, particularly in extra judicial settlement (EJS) cases;
10. Pay full compensation to APs prior to incurrence of loss and land clearing;
11. Provide supplemental entitlements to those APs who are commonly affected by both projects (NSCR-Ex and NLEX-SLEX Connector Project of the DPWH) prior to displacement;
12. Lead and manage the timely clearing of the ROW and relocation of APs; and
13. Any additional land acquisition is required to be assessed for resettlement impacts, and safeguard documentation will be prepared and approved by JICA and ADB prior to acquisition and clearing.

c. Relocation and Resettlement

1. Set guidelines and policies in issuing the official master list of affected households (AHs) and APs ensuring that the only legitimate AHs and APs will be provided with compensation and relocation assistance;
2. In coordination with LGUs and the Presidential Commission for the Urban Poor (PCUP), observes the process of issuance of demolition/dismantling notices;
3. Initiate the application and completion of requirements for the issuance of the certificate of compliance (COC) prior to displacement of APs and dismantlement of their structures;
4. Ensure that a resettlement site is complete with all necessary utilities, community facilities, and social services;
5. Implement and monitor rental subsidies for temporary accommodation during the interim stage including the timely payment of allowances to APs;
6. Provide transportation for APs and their belongings including salvageable materials;
7. Provide food assistance for APs;

84 The NoT will be signed by the head of the ROWSA Team, while the OTB will be signed by the TWC Chairman.

8. Develop, establish, and implement public rental facilities;
9. Implement self-relocation options;
10. Provide resettlement assistance to affected landowner claimant households.

d. Implementation of the Livelihood Restoration and Improvement Program

1. In coordination with concerned member agencies of the Project Inter-agency Committee (PIAC), the RAP Implementation and Management Committee (RIMC), the Local Inter-agency Committee (LIAC), and the Local Housing Board (LHB), implement the LRIP;
2. Create a division within the NSCR PMO or assign dedicated persons to supervise and implement the LRIP that is not covered by partner agencies;
3. Monitor the use of the compensation capital provided to APs;
4. Maximize the use of other livelihood programs where they are available for APs; and
5. Arrange employment for APs in construction works for the project.

e. Preparation and Submission of Reports

1. Submit all necessary reports to the undersecretary for railways periodically (on a monthly basis) pertaining to the RAP implementation;
2. Conduct internal monitoring of the RAP implementation and prepare monthly, quarterly and semi-annual monitoring reports/updates; and
3. Prepare and consolidate reports for the future reference.

2. Composition of the Project Management Office

668. As of September 2022, the NSCR PMO has filled up a total of 104 positions, including 46 positions specifically for the RAP implementation and has planned to keep recruiting new staff. The current 46 staff dedicated for the RAP implementation are given tasks with land acquisition, resettlement, livelihood and the GRM.

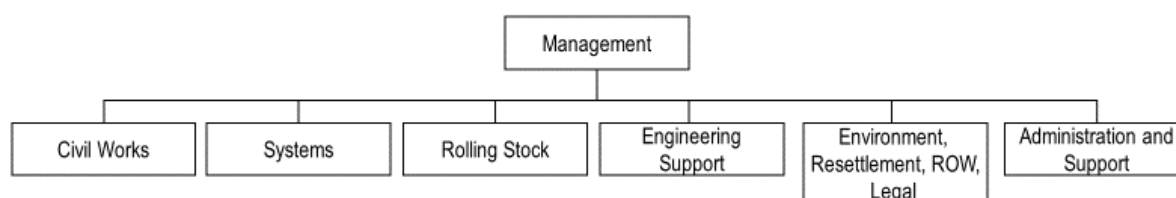


Figure 10-2: Planned Structure of the NSCR PMO (as of 15 September 2022)

Source: DOTr

Table 10-5: Planned Composition of the NSCR PMO (as of September 2022)

| No. | Division | Positions | No. of Positions |
|-----|------------|-----------|------------------|
| 1 | Management | Engineer | 17 |

| | | | |
|--------------|--|---|------------|
| | | Project Officer Project Development Officer | |
| 2 | Civil Works | Engineer Architect Project Development Officer | 180 |
| 3 | Systems | Engineer | 23 |
| 4 | Rolling Stock | Engineer | 11 |
| 5 | Engineering Support | Attorney Project Development Officer Engineer | 56 |
| 6 | Environment, Resettlement and ROW, and Legal | Attorney Project Development Officer Community Development Officer Engineer Architect | 128 |
| 7 | Administration and Support | Project Development Officer Administrative Officer Budget Officer Accountant | 35 |
| Total | | | 450 |

Source: DOTr

D. Partner Institutions

669. The DOTr as the IA cooperates with other government agencies to implement this RAP. The partner institutions are categorized as (i) project-wide partners at the national level and (ii) site-specific partners at the local level.

1. Project-Wide Partner Institutions

a. Project Inter-Agency Committee

1. PIAC is responsible for creating inter-agency policies or agreements regarding resources, information exchanges, and program linkages for effective implementation of the RAP in accordance with relevant laws of the Philippines, JICA Guidelines (2010), and ADB SPS (2009), and the policies outlined in this RAP. It is a project-wide coordination committee to make required resources, programs, and information available and accessible to local-level units of national departments and LGUs. PIAC was de facto established on 12 December 2018, and PIAC meetings have since been held three times.

670. The functions of PIAC are as follows:

- Make a final approval of project-specific policies that will support the RAP implementation within the policies outlined in the RAP;

- Establish and support PIAC's Technical Working Group (TWG) and assist the NSCR PMO in the RAP implementation and the provision of social welfare benefits; and
- Review, deliberate, and provide resolutions and actions on grievances and complaints elevated to PIAC.

671. The composition of PIAC is shown in Table 10-6.

Table 10-6: Composition and Member Agencies of the Project Inter-Agency Committee

| Position | Member |
|----------|---|
| Chair | DOTr |
| Co-Chair | DHSUD (formerly HUDCC) |
| Members | <ul style="list-style-type: none"> • Philippine National Railways (PNR) • Department of the Interior and Local Government (DILG) • Department of Trade and Industry (DTI) • Department of Labor and Employment (DOLE) • Department of Social Welfare and Development (DSWD) • Department of Environment and Natural Resources (DENR) • Department of Agrarian Reform (DAR) • Department of Finance (DOF) • Department of Agriculture (DA) • Department of Education (DepEd) • Department of Health (DOH) • Social Housing Finance Corporation |

Source: JICA Design Team and DOTr

672. The roles and responsibilities of PIAC members are summarized in Table 10-7.

Table 10-7: Roles and Responsibilities of PIAC Members

| Agency/Organization | Roles and Responsibilities |
|---|--|
| 1 DOTr (Undersecretary for Railways) | <p>Serve as the PIAC Chair and preside on all meetings of the committee;</p> <p>Present desired and specific policies needed to ensure the compliance to ADB and JICA guidelines and effective implementation of the RAP;</p> <p>Act on the matters elevated to PIAC by the GRM's local help desk in coordination with other partner agencies and based on the recommendations of the TWG; and</p> <p>Assign a dedicated secretariat to document meetings of the</p> |

| Agency/Organization | | Roles and Responsibilities |
|---------------------|---------------|--|
| | | committee, prepare letters, set a meeting schedule and venue, consolidate reports, provide updates to member agencies, TWG, and its committees, and follow up on actions/reports of participating agencies, TWG, and its committees. |
| 2 | DHSUD | Serve as the PIAC Co-chair; If necessary, craft policies that will provide flexibility to the DOTr's partner key shelter agencies (KSAs) with regards to the provision of relocation sites to APs such as, but not limited to, the involvement of Pag-IBIG Fund and other socialized housing projects administered by non-government organizations (NGOs) or civil society organizations (CSOs); and Inform the committee on issues that can only be resolved at the PIAC level and recommend solutions. |
| 3 | Other members | Attend meetings; Approve and implement policies presented by the DOTr, the Chair; Sign all PIAC instruments on behalf of their agency; and Provide inputs and recommendations to address implementation issues. |

Source: JICA Design Team

b. Technical Working Group

673. Under PIAC is the TWG composed of representatives from the concerned PIAC members. The TWG is responsible for drafting policies and resolutions on RAP issues to be approved by PIAC. During the third PIAC meeting on 26 September 2019, the creation and composition of the TWG was agreed by representatives from agencies. The TWG may decide on matters pertaining to the RAP without a PIAC approval as long as the decision is clearly within the agreed actions and policies stated in the RAP.

674. The functions of the TWG are as follows.

- Determine how to mobilize resources of PIAC member agencies to support the RAP implementation;
- Define other roles and responsibilities and corresponding deliverables of each member agencies/units in the RAP implementation including the LRIP;
- Identify gaps in policies and resources and inform department heads (when necessary) to allocate resources or create a policy at the PIAC level to ensure efficient implementation of this RAP; and
- Act upon RAP issues within its capacity and allocate resources when needed.

675. There are two clusters to be formed under the TWG: (i) Cluster for Relocation and Resettlement and (ii) Cluster for Livelihood and Income Restoration. These clusters may conduct meetings independently, but the DOTr may call for a joint meeting whenever necessary.

676. The composition of the TWG is summarized in Table 10-8.

Table 10-8: Composition of the Technical Working Group

| Position | Agency/Organization |
|----------|---|
| Chair | DOTr's Undersecretary for Railways/NSCR-Ex PMO Project Director |
| Co-chair | DHSUD |
| Member | <ul style="list-style-type: none"> • LGU's representative for livelihood Restoration (i.e., Public Employment Service Office (PESO)) • DSWD (Operations and Programs Group – Promotive Programs) • Technical Education and Skills Development Authority (TESDA) • PNR • LGU's representative for relocation (Local Housing Office (LHO)/Local Housing Board (LHB) Head) • Social Housing and Finance Corporation (SHFC) • Home Development Mutual Fund (HDMF or Pag-IBIG Fund) • Bureau of Internal Revenue (BIR) District Office • Department of Environment and Natural Resources – Land Management Bureau (DENR-LMB) • Philippine Overseas Employment Administration (POEA) • Construction Manpower Development Foundation (CMDf) under the Construction Industry Association of the Philippines (CIAP) • Small Business Corporation (SBC) under the DTI • Cooperative Development Authority (CDA) • PCUP • DA • DAR District Office • Commission on Human Rights (CHR) • DOH • DepEd |

Source: JICA Design Team and DOTr

677. The roles and responsibilities of TWG members are summarized in **Table 10-9**.

Table 10-9: Roles and Responsibilities of Members of the Technical Working Group

| Position | Roles and Responsibilities |
|---------------------------|---|
| DOTr PMO Project Director | <ul style="list-style-type: none"> • Serve as the Chair of the TWG and preside on all meetings; • Draft the necessary policies being requested by PIAC members; • Recommend measures/resolutions on GRM cases that are elevated to the PIAC; • Supply all necessary data or information to National Government Agencies (NGAs) as needed; |

| Position | Roles and Responsibilities |
|------------|---|
| | <ul style="list-style-type: none"> • Consolidate all reports presented by WG members and identify gaps in policies or areas where groups of APs are not yet served by any of the agencies and recommend solutions; and • Assign a dedicated secretariat. |
| DHSUD | <ul style="list-style-type: none"> • Serve as the Co-chair of the TWG; • Consolidate reports of member agencies regarding relocation and resettlement and present them to the committee; and • Identify gaps in the implementation of relocation of Informal Settler Families (ISFs) and recommend gap-filling measures. |
| TWG member | <ul style="list-style-type: none"> • Attend meetings; and • Review, update, and revise as necessary and recommend the respective Chief of Office on policies requested by the Chair of the PIAC; • Submit reports or provide information as may be required by the committee; • Inform the committee on implementation issues, if any, and recommend solutions; • Act as a signatory to all TWG instruments on behalf of their agencies; and • Responsible for cascading agreements, policies, and plans to the central and field offices or concerned sub-units including the function/role of their respective agencies as members of the PIAC. |

Source: JICA Design Team

2. Key National-Level Partners

678. Below are details of national-level government partners which have key responsibilities for the RAP implementation. Some of the agencies are key partners where the DOTr has the existing memorandum of agreement (MOA) that relates specifically to the project, and the others are valuable PIAC members (or both).

679. Department of Human Settlements and Urban Development. DHSUD, formerly HUDCC, is an executive department responsible for the management of housing and related development in the Philippines. It is mandated to coordinate and monitor activities of all government agencies undertaking housing projects including those of LGUs to ensure the accomplishment of goals of the government's housing programs. Thus, the DOTr has partnered with DHSUD for this project and a Memorandum of Agreement (MOA) was signed with the following DHSUD responsibilities (in addition to its responsibilities as the Co-chair of the PIAC):

- Coordinate with other NGAs for the implementation of the RAP and the LRIP;
- Monitor activities of partner agencies in terms of the RAP implementation;

- Initiate the formulation of relocation programs for the project and draft policies to support and enable them;
- Adopt or sponsor policies to allow innovative relocation strategies;
- Assist in the creation of the RIMC and the LIAC at each LGU;
- In coordination with the Housing and Land Use Regulatory Board (HLURB), consolidate inventory of vacant/idle land that may be used as relocation sites;
- Facilitate fast accreditation/registration of homeowners' associations;
- Coordinate with the Department of Education (DepEd) to facilitate the seamless transfer of students;
- Coordinate with the DOH to facilitate the seamless transfer of health records of APs to continue their access of health services in their new locations;
- Ensure that all activities related to clearing and demolition of structures or eviction are in accordance with provisions of relevant laws;
- When necessary, contract a non-government organization (NGO) or create a dedicated group of staff within DHSUD to implement the LRIP envisioned in this RAP that is not covered by key shelter agencies (KSAs);
- Submit quarterly reports to the NSCR PMO on the progress and the results of its coordination and monitoring activities including, but not limited to, relocation site preparation, the number and names of APs relocated (from where to where), the schedule of relocation, the number and names of APs not yet relocated, target completion of all relocation activities, and other reports as may be required by the NSCR PMO; and
- Provide data and documents as may be needed by EMA during project monitoring and evaluation.

680. **Social Housing Finance Corporation.** The DOTr has partnered with SHFC to implement its socialized housing program for the project through the MOA signed and duly notarized on December 20, 2018. In addition to its role as a PIAC member, SHFC's roles and responsibilities are as follows.

- Assist in the validation of non-landowner AHs by initially cross-checking the validated master list against the Alphabetical Lists of Government Housing Beneficiaries;
- Implement the Community Mortgage Program (CMP) processes and procedures to ensure that the selection of resettlement sites involves the participation of APs;
- Identify and develop resettlement sites with all utilities, community facilities, and other related infrastructure;
- Assist LGUs and the DOTr in securing temporary accommodations or rental facilities for AHs for immediate transfer while waiting for the completion of housing units in resettlement sites;
- Organize the transfer of non-landowner (NLO) families and provide transportation to temporary accommodations and resettlement sites⁸⁵;
- Submit quarterly reports of obligations and disbursement including a report of checks issued, as required by the NSCR PMO; and
- Perform other functions as necessary to effectively carry out the provisions of this RAP relating to NLOs or informer settler families (ISFs).

85 Funds to be provided by the DOTr from the RAP budget.

681. **Philippine National Railways.** The PNR is an attached agency of the DOTr and will provide the NSCR PMO with assistance as follows.
- Supply information, data, or documents as necessary about the PNR's ROW and other PNR properties around the project area;
 - Provide or allow access to PNR properties to participating agencies in the conduct of their activities related to the implementation of this RAP;
 - Issue Notice to Vacate for non-landowner APs pursuant to the Implementing Rules and Regulations (IRR) of Section 28 of R.A. 7279;
 - Provide lists of lessees/tenant within the PNR's ROW; and
 - Provide police force for the security of RAP implementers or for other purposes as needed.
682. **Department of the Interior and Local Government (DILG).** The DILG as a national agency focused on local governments is responsible for the following.
- Ensure cooperation of LGUs in the conduct of resettlement activities by exercising general supervision over local governments;
 - Coordinate/Liaise with LGUs refusing the relocation of NLOs or ISFs from other cities or municipalities and determine possible assistance to accommodate relocatees;
 - Provide capacity building to LGUs, particularly, the LHB, the Local Housing Office (LHO), and the Social Welfare, and Livelihood Office pertaining to the implementation of housing and resettlement programs as necessary; and
 - Facilitate coordination between sending and receiving LGUs.
683. **Department of Trade and Industry (DTI).** The DTI will provide support to the LRIP implementation as follows.
- Provide industry road mapping per receiving LGU;
 - Facilitate access to grants, government soft loan programs through accredited micro-finance institutions (MFIs) or the Small Business Corporation (SBC), other forms of financial assistance including shared service facilities and equipment, and other support for micro, small, and medium enterprises (MSMEs) through NGAs;
 - In coordination with the Department of Labor and Employment (DOLE), provide training and help create a network for establishing online businesses or other home-based enterprises for interested APs including homemakers, female household heads, persons with disability (PWDs), and the elderly; and
 - Provide data and documents as may be needed by EMA during project monitoring and evaluation.
684. **Construction and Manpower Development Foundation under the Construction Industry Association of the Philippines.** The Construction and Manpower Development Foundation (CMDF) supports the construction industry by providing capacity building and training programs for its workforce. The CMDF will support the LRIP as follows:
- Provide information on the skills required for construction and hard-to-fill jobs; and

- Link APs for employment to the “Jobs Jobs Jobs” program in connection with the “Build Build Build” program of the current administration.
685. **Small Business Corporation under the DTI.** The SBC will support the LRIP through its priority support, as follows.
- Assist APs in accessing soft loans through government loan programs; and
 - Link qualified APs to the Microfinance Institutions (MFIs) and banks to access a higher loan amount to help them re-establish their businesses.
686. **Department of Labor and Employment (DOLE).** The DOLE will similarly assist the LRIP through its mandate to support employment.
- In coordination with the NSCR PMO, provide Kabuhayan Starter Kits or facilitate access to the DOLE's Integrated Livelihood and Emergency Employment Program (DILEEP), Kabuhayan Restoration Package (PhP10,000), and Nego-Kart (Negosyo sa Kariton) Project to qualified/trained vulnerable and underprivileged APs;
 - Provide labor market information on key employment generators (KEGs) and hard-to-fill and in-demand occupations (domestic and overseas) to serve as a basis in identifying relevant training programs for APs through Technical Education and Skills Development Authority (TESDA);
 - Conduct job fairs in affected areas;
 - Conduct career guidance and employment coaching to APs; and
 - Provide data and documents as may be needed by EMA during project monitoring and evaluation.
687. **Philippine Overseas Employment Administration (POEA).** The POEA provides assistance to overseas workers and promotes overseas employment for Filipinos. For the project, it will be responsible for the following.
- Conduct job fairs for overseas employment opportunities;
 - Provide a list of employment opportunities abroad that can cater to the type of available skills and skills training completed by APs; and
 - Provide data and documents as may be needed by EMA during project monitoring and evaluation.
688. **Technical Education and Skills Development Authority (TESDA).** TESDA serves as the Philippines' technical vocational education and training authority and will support the project as follows.
- In coordination with the NSCR PMO, KSAs, DOLE, and the DTI, conduct series of skills training for APs;
 - Facilitate the provision of financial support to APs during training including food and transportation allowances and compensation for their daily income loss (for wage-based earners) incurred due to participation in training⁸⁶;
 - Partner with other institutions offering technical and skills development courses particularly where needed training is not included in its regular course list;

86 Funds will be transferred by the DOTr to TESDA.

- Offer scholarship or training vouchers to APs;
- Assist APs in acquiring desired certifications (such as NCII); and
- Provide data and documents as may be needed by EMA during project monitoring and evaluation.

689. **Department of Social Welfare and Development (DSWD).** The DSWD is responsible for the protection of social welfare rights of Filipinos and the promotion of social development. Following are its responsibilities:

- In coordination with the NSCR PMO and KSAs, validate and qualify vulnerable and underprivileged APs based on their National Household Targeting System for Poverty Reduction;
- Ensure that APs who are members of 4Ps will continually enjoy the benefits of the program and include in the program qualified APs who are not yet members of 4Ps;
- Validate senior APs for the Social Pension Program for Indigent Senior Citizens (SPISC) and facilitate their inclusion in the program;
- Assist APs who are not qualified under DTI/DOLE programs in qualifying for employment and livelihood opportunities provided by the DSWD for the vulnerable and underprivileged, i.e., *Trabang Lansangan Program* ("street jobs program"), capacity building, capital resource provision, and market linkage;
- Assign social workers to assist and monitor vulnerable and underprivileged households during relocation and after relocation; and
- Provide data and documents as may be needed by EMA during project monitoring and evaluation.

690. **Cooperative Development Authority (CDA).** The CDA promotes sustained growth and development of cooperatives in the Philippines and will contribute to the LRIP. Other responsibilities are enumerated below:

- Assist APs in organizing cooperatives;
- Conduct free seminars on cooperative development in areas accessible to APs;
- Facilitate the fast registration of APs' cooperatives;
- Provide links to funding agencies and grants to help APs' cooperatives start their operation;
- Provide market links for their products and services; and
- Provide data and documents as may be needed by EMA during project monitoring and evaluation.

691. **Home Development Mutual Fund (HDMF).** The HDMF or Pag-IBIG Fund supports adequate housing through an effective savings scheme. For the project, it will conduct the following.

- Provide a list of Pag-IBIG foreclosed properties to the NSCR PMO to inform APs of available options they have for assisted-resettlement;
- Conduct housing exhibits in each LGU twice before the ROW clearing; and
- Facilitate a fast approval of housing loans by assigning a special lane for interested APs.

692. **Presidential Commission for the Urban Poor.** The PCUP serves as the direct link of the urban poor to the government in policy formulation and program implementation addressed to their needs. For the project, the PCUP will conduct the following.
- Observe and monitor the issuance of Notices to Vacate/Notice of Eviction in case APs refuse to sign an ADRI and prepare corresponding reports;
 - Participate in pre-relocation consultation meetings with APs;
 - Assist the NSCR PMO in linking with concerned agencies as regards the provision of basic services and facilities such as roads, schools, livelihood sites, material recovery facilities (MRFs), and clinics;
 - Monitor all demolition and eviction activities involving underprivileged and homeless citizens in accordance with its mandate and Executive Order (E.O.) No. 152 as amended by E.O. 708 and E.O. 69;
 - Prepare reports on the compliance or non-compliance of the activities;
 - Document the actual conduct of relocation and dismantlement of structures and orient the NSCR PMO on the guidelines in the implementation and supervision of actual demolition and eviction pursuant to Sections 27, 28, and 30 of R.A. 7279 and its Implementing Rules and Regulations (IRR);
 - Facilitate a pre-demolition conference whenever necessary; and
 - Assist in securing the Eviction and Demolition Compliance Certificate from the responsible department /office of the LGU prior to the implementation of relocation/dismantling operations.
693. **Commission on Human Rights (CHR).** The CHR is an independent constitutional office with the primary function of investigating all forms of human rights violations involving civil and political rights in the Philippines. For the project, the CHR will perform the following:
- Monitor and observe the conduct consultations and eviction and demolition operations; and
 - Monitor the provision of basic social services at the relocation sites.
694. **Department of Agrarian Reform.** The Department of Agrarian Reform (DAR) is responsible for the redistribution of agrarian land in the Philippines. The department will conduct the following:
1. Provide recommendations and inter-agency support to fast-track land conversion for the project and social housing purposes, where needed;
 2. Provide/validate data on land ownership obtained through comprehensive land reform programs such as, but not limited to, Emancipation Patents (EP) and Certificate of Land Ownership Award (CLOA);
 3. In coordination with LGUs, support the PMO in researching land for land opportunities for APs;
 4. In coordination with LGUs, facilitate land conversion for social housing purposes;
 5. Identify agricultural lands suitable for conversion to the residential use for socialized housing purposes; and

6. Provide data and documents as may be needed by the EMA during project monitoring and evaluation.

695. **Department of Environment and Natural Resources.** The DENR is responsible for governing and supervising the exploration, development, utilization, and conservation of the country's natural resources. Specifically, for the project, the DENR will conduct the following.

- Facilitate the fast titling of untitled land that is suitable for relocation sites;
- Provide inter-agency links to fast-track the process of securing the environmental compliance certificate (ECC) and other environmental permits related to social housings;
- Recommend solutions to issues related to land titling; and
- Facilitate the issuance of certifications for alienable and disposal lands as supporting documents to untitled lands that will be subject to ROW acquisition.

696. **Department of Finance (DOF).** The DOF formulates revenue policies that will ensure funding of critical government programs that promote welfare among Filipinos and accelerate economic growth and stability. For the project-related resettlement and land acquisition activities within this RAP, the DOF will have specific duties as follows.

- Direct, through an appropriate circular, the Bureau of Internal Revenue (BIR) to allow partial payment of an estate or inheritance tax for ROW-affected properties instead of paying for all properties owned by the deceased;
- Facilitate the issuance of documentary requirements relating to EJS cases; and
- Facilitate the on-time issuance of BIR ruling and electronic certificate authorizing registration (eCAR) for the lot titling for relocation sites.

3. **Site-Specific (Local-Level) Partner Institutions**

697. Site-specific partners refer to offices, units, or special bodies in the LGUs which will complement the functions and responsibilities of the key departments/agencies of government earlier mentioned. These local partners will serve as the implementing arms of the LGUs and will work directly with APs.

698. **RAP Implementation and Management Committee.** The RIMC will be the venue for the NSCR PMO to coordinate activities in the RAP implementation at the city or municipal level. It will be responsible for channeling information across LGU offices and the NSCR PMO to bridge gaps in policies and resources and promptly deliver assistance and responses to APs. The MOA for the RIMC creation has been prepared, and the relevant endorsement letter was transmitted to the City of Manila LGU in July 2020 and is waiting for concurrence with the MOA. It is expected to be signed in February 2021.

699. The RIMC will have the following functions.

- Draft and approve project-specific policies applicable at the local level that are not against and may not be covered by the provisions of the approved RAP;
- If necessary, request the municipal or city council to pass a resolution to reduce penalties for delinquent business operators, i.e., those operating without business permits and real property taxpayers;
- Provide oversight functions in the planning, implementation, and monitoring and evaluation of resettlement-related activities including, but not limited to:
 - Implementation and monitoring of rental allowances;
 - Development, establishment, and implementation of public rental facilities;
 - Implementation of self-relocation options; and
 - Provision of resettlement assistance to legal/private affected households.
- Implement the LRIP particularly for the following:
 - Affected businesses, e.g., commercial, agricultural, aquaculture, institutional, industrial, and manufacturing;
 - Affected micro-enterprises (home-based or non-home based); and
 - Displaced employees/workers of affected businesses.
 - Gender-responsive interventions such as women participation in skills training, access to credit facilities to enhance homelife and income of affected APs.
- Act as the implementing arm of the TWG and the NSCR PMO for the actual execution of plans and programs for resettlement, livelihood restoration, and the provision of social services at each LGU;
- Consolidate and mobilize resources at the local level to hasten efficient implementation of the RAP; and
- Review, deliberate, and provide resolutions and actions on grievances elevated to the RIMC.

700. Table 10-10 presents the composition of the RIMC.

Table 10-10: Composition of the RIMC

| Committee | Members |
|------------------|--|
| 1 Main Committee | <ul style="list-style-type: none"> • Chairman: DOTr's NSCR-Ex PMO Project Director • Co-Chairman: Chief Executive, city/municipality <p><u>Members</u></p> <ul style="list-style-type: none"> • DOTr's Legal Office Representatives • DOTr's Right-of-Way and Site Acquisition (ROWSA) Committee Representative • LGU's Administrator/Legal Office Representative • LGU's Housing and Resettlement Office (HRO)/LHO Head • LGU's Local Economic and Investment Promotions Office (LEIPO)/PESO/City Development Office (CDO) Head • LGU's Assessor's Office Representative • LGU's Engineering Office Representative • LGU's Business Permit and Licensing Office (BPLO) Representative • LGU's Social Welfare Department Representative |

| Committee | | Members |
|-----------|--------------------------------------|--|
| | | <ul style="list-style-type: none"> • DTI Representative • SHFC Representative • Barangay Chairperson • Representative of formal APs • Representative of ISFs |
| 2 | Sub-committee on ROW Acquisition | Head: NSCR-Ex PMO <u>Members</u> <ul style="list-style-type: none"> • DOTr's Legal Office Representative • LGU's Legal Office • LGU's Assessor's Office Representative • LGU's BPLO Representative • LGU's Engineering Office Representative |
| 3 | Sub-committee Relocation | onHead: NSCR-Ex PMO <u>Members</u> <ul style="list-style-type: none"> • LGU's LHO Head • SHFC Representative • CHR Representative • LGU Representative • Representative of legal APs • Representative of ISFs |
| 4 | Sub-committee Livelihood Restoration | onHead: NSCR-Ex PMO <u>Members</u> <ul style="list-style-type: none"> • LGU's LEIPO/PESO/CDO • DTI Representative • TESDA Representative • LGU's SWD • Representative of legal APs • Representative of ISFs |
| 5 | Sub-committee Grievance | onHead: NSCR-Ex PMO <u>Members</u> <ul style="list-style-type: none"> • DOTr's Legal Office Representative • LGU's Legal Office Representative • Barangay Chairperson • Representative of legal APs • Representative of ISFs |

Source: JICA Design Team

701. Table 10-11 describes the roles and responsibilities of RIMC members.

Table 10-11: Roles and Responsibilities of RIMC Members

| Agency/Organization | | Roles and Responsibilities |
|---------------------|--|--|
| 1 | PMO Project Manager | <ul style="list-style-type: none"> • Serve as the Chair of the RIMC and preside on all meetings; • Gather all other issues related to the project, ROW acquisition, relocation, livelihood restoration, and grievances and discuss with RIMC members for appropriate actions; and • Assign a dedicated secretariat. |
| 2 | LGU's Chief Executive | <ul style="list-style-type: none"> • Serve as the Co-chair of the RIMC; • Make available local resources, networks, and programs for the project to prevent duplication of works and tasks; • Identify lands for relocation sites and public rental facilities; • In coordination with local offices, make information and resources available and accessible to project implementers; and • Instruct LGU officers, staff, and barangay officials to give full cooperation to project implementers which includes the on-time provision of services and, if needed, coordination to other agencies. |
| 3 | DOTr's Legal Office Representative | <ul style="list-style-type: none"> • Provide a legal opinion on EJS cases and other land acquisition issues; • Coordinate with NGAs and LGU offices to determine how APs can be assisted by the DOTr in securing documents regarding their properties; • Draft and review project-related policies; and • Initiate the filing of expropriation cases if needed. |
| 4 | City Administrator/Legal Office Representative | <ul style="list-style-type: none"> • Provide a legal opinion on grievances and issues related to local policies and processes; and • Provide legal advice and assistance on how APs can secure documents regarding their properties. |
| 5 | Barangay Chairperson | <ul style="list-style-type: none"> • Disseminate accurate information to constituents; • Gather issues from barangay residents and businesses and present them to the committee for discussion; and • Disseminate accurate information to barangay residents and businesses as discussed in the committee meeting. |
| 6 | Representatives of formal APs | <ul style="list-style-type: none"> • Represent formal APs in the committee and represent the committee to the formal sector; • Gather issues and questions of APs and present them to the committee for discussion; • Make clarification on agreements and disseminate accurate information to other APs; and • Gather and present recommendations of formal APs on certain issues. |
| 7 | Representatives of ISFs | <ul style="list-style-type: none"> • Represent informal APs in the committee and represent the committee to informal APs; • Gather issues and questions of APs and present them to the committee for discussion; • Make clarification on agreements and disseminate accurate information to other APs; and |

| Agency/Organization | | Roles and Responsibilities |
|---------------------|---|---|
| | | <ul style="list-style-type: none"> • Gather and present recommendations of ISFs on relocation issues. |
| 8 | Representatives of PIAC member agencies | <ul style="list-style-type: none"> • Attend meetings and provide updates on the progress of activities/programs assigned to their respective agencies; and • Report to their TWG and PIAC representatives on the status of RAP implementation at the LGU level and inform them of the implementation issues that can be addressed at the higher level of their respective agencies. |
| 9 | Other members | <ul style="list-style-type: none"> • Attend meetings and provide updates on the progress of tasks assigned to their office/unit; and • Inform the committee on implementing issues and recommend solutions. |

Source: JICA Design Team

702. As far as the four RIMC's sub-committees are concerned, their roles and responsibilities are summarized in Table 10-12.

Table 10-12: Roles and Responsibilities of the RIMC's Sub-Committees

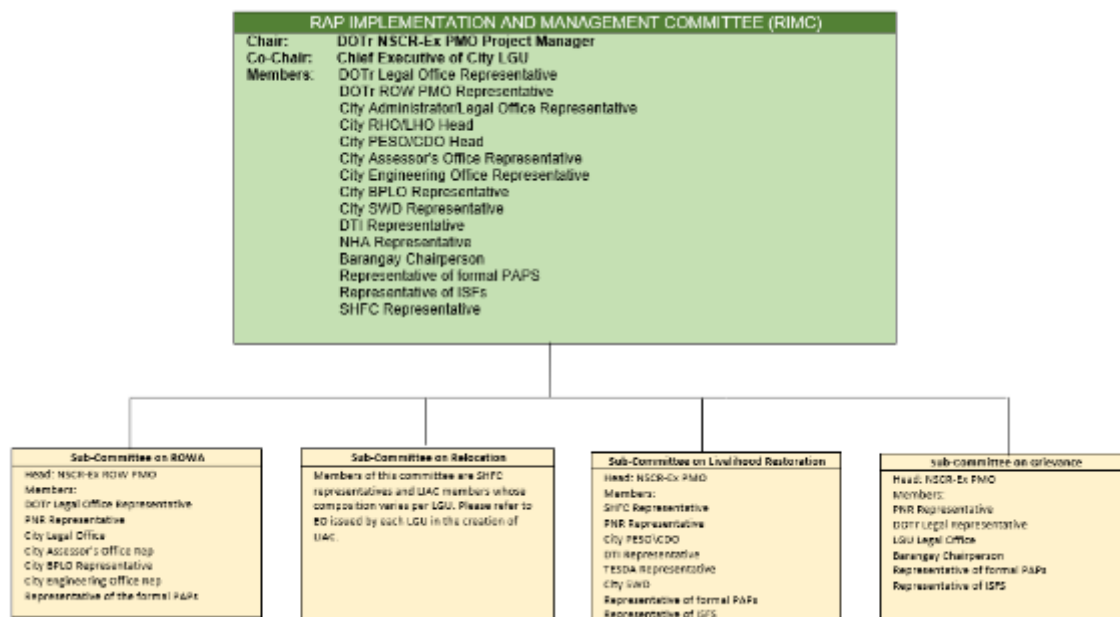
| Sub-committee | Function | Roles and Responsibilities |
|-----------------------------------|---|--|
| Sub-committee on ROWA Acquisition | The Sub-committee on ROWA will work with the DOTr's TWC/ROWSA Committee in land and other real property acquisition. It will be composed of representatives from the ROWSA Committee, the DOTr's Legal Office, and the following LGU offices: (i) Legal Office, (ii) City Assessor's Office, (iii) BPLO Representatives, and (iv) Engineering Office. A representative from legal APs will also be elected as a member of this sub-committee. | <ul style="list-style-type: none"> • Monitor issuance of the NoT; • Review and verify the list of affected real properties; • Conduct due diligence on the documents presented by a property claimant; • Expedite, as appropriate, the issuance of certified true copies of Tax Declaration for land and improvements or improvements only as well as other documents that may be required. • Expedite, as appropriate, the issuance of tax clearances; • Facilitate the issuance of business permits/licenses to APs who operate their own businesses; • Make representations, as appropriate, to the city/municipal councils to request for necessary resolutions that would relax stringent local ordinances that may inflict financial burdens to APs; • Identify other means to assist APs in securing necessary documents to avoid expropriation as much as possible; and • Prepare a list of legal APs who refuse the OTB and endorse it to the DOTr's Legal Department for the filing of expropriation cases. |
| Sub-committee on Relocation | The Sub-committee on Relocation will consist of the LIAC and will be chaired by mayors. Please refer to the section below for further details on the composition and roles and responsibilities of the LIAC. | <ul style="list-style-type: none"> • Validate the list of affected ISFs; • Verify eligibility and pre-qualify the families; • Finalize the list of vulnerable households; • Facilitate the issuance of necessary permits and certificates for the ROW clearing; • Facilitate the issuance of building permits to developers of relocation sites; • Link APs to developers with existing Pag-IBIG properties within the same city/municipality which they are coming from; • Facilitate the construction of basic and support social service facilities such as day-care centers, health centers, schools, livelihood centers; • Coordinate with DepEd to facilitate the seamless transfer of students; |

| Sub-committee | Function | Roles and Responsibilities |
|---|--|---|
| | | <ul style="list-style-type: none"> • Coordinate with the DOH to facilitate the seamless transfer of health records of APs to continue access of health services in their new locations; and • Ensure that all activities related to clearing of structures, demolition, or eviction are in accordance with provisions of the relevant laws and ADB and JICA guidelines. |
| Sub-committee on Livelihood Restoration | The Sub-committee on Livelihood Restoration will work with the DOTr's PMO in the implementation of LRIP. It will be composed of representatives from an LGU's LEIPO/PESO/CDO/SWD, the DTI, TESDA, and representatives from legal and informal APs. | <ul style="list-style-type: none"> • Prepare an action plan for the LRIP in coordination with the LGU concerned offices, the DTI, and TESDA; • Identify gaps and address them; • Execute the action plan along with the creation of special programs for affected APs and businesses; • In coordination with TESDA and other government agencies, conduct a series of skills training and financial management training; • Inform APs on skills required during construction and operation of the project; • Assist affected businesses and APs who want to engage in MSMEs in re-establishing/establishing their businesses; • Conduct due diligence on the number and identity of employees who will lose jobs due to the closure of businesses as a result of ROW acquisition; • Assist displaced wage-based APs in finding similar works with equal pay in a place near relocation sites; • Support city/municipal social welfare departments in the provision of rehabilitation assistance to vulnerable groups amounting to Php15,000 in the form of skills training and development; and • Lobby an LGU's PESO or livelihood office for the prioritization of livelihood implementation. |
| Sub-committee on Grievance | The Sub-committee on Grievance will work hand-in-hand with the DOTr's PMO in the implementation of the GRM. It will be composed of representatives from the DOTr's Legal Office, an LGU's City | <ul style="list-style-type: none"> • Maintain the Help Desk that is accessible to APs; • Provide responses or offer solutions to grievances in a timely manner; • Endorse unresolved grievances to appropriate levels of the GRM; and |

| Sub-committee | Function | Roles and Responsibilities |
|---|---|----------------------------|
| Legal Office, Barangay Chairperson, representatives of formal APs, and representatives of informal APs. | • Document grievance processes that APs go through and how they are resolved. | |

Source: JICA Design Team

703.



704.

705. **Figure 10-3** shows the composition and structure of the RIMC as of February 2020.

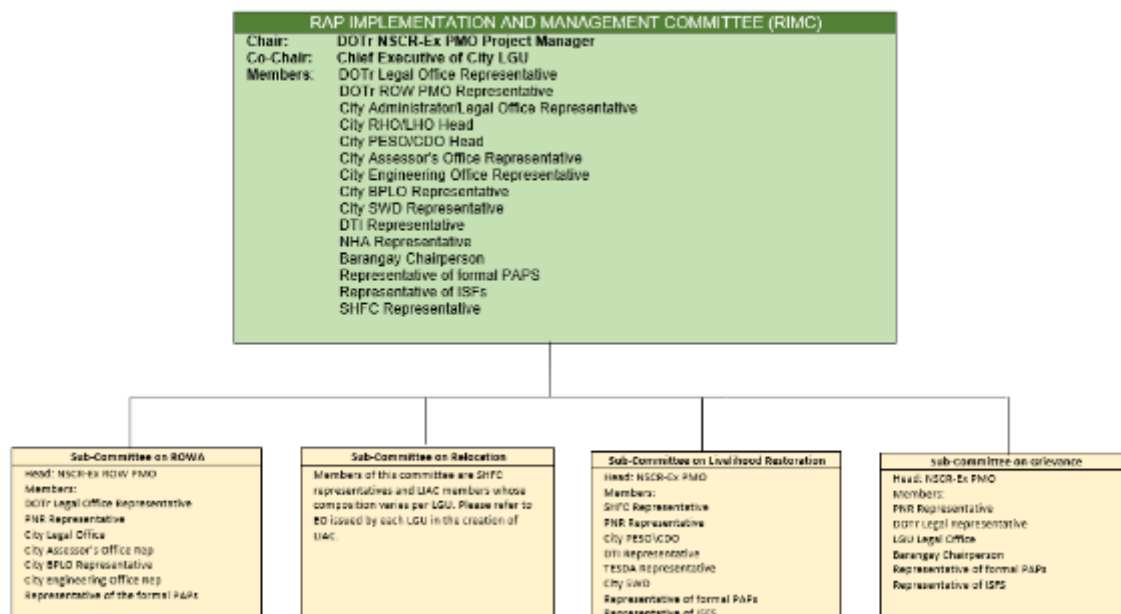


Figure 10-3: Composition and Structure of the RIMC (as of February 2020)

706. **Local Government Units.** Local relocation practices distinguish “sending LGU” from “receiving LGU”⁸⁷. The sending LGU refers to the LGU where APs will be displaced, while the receiving LGU refers to the LGUs where APs will be transferred or resettled. Since resettlement sites for this project is envisioned to be in the city, the sending LGU and receiving LGU may refer to the same LGU and will undertake both functions. However, for the purpose of clarity and in case that in-city relocation is not viable for this project (section), the roles of sending and receiving LGUs are described separately below.

707. Sending LGU

- Mobilize local resources, networks, and programs for the project to prevent duplication of works and tasks;
- Initiate or endorse the drafting of needed policies to align with local ordinances and project resettlement policies upon the request of the NSCR PMO or the RIMC;
- In coordination with LGU offices and departments, make information available and accessible to project implementers;

⁸⁷ *Sending and receiving LGUs as defined by Department of Interior and Local Government (DILG) Memorandum Circular 2020-160 in 20 Nov 2020 which sets the Guidelines for the Implementation of the Prescribed Standardized Memorandum of Agreement for Cooperative Arrangements Between Informal Settler Families-Sending and Receiving Local Government Units on Provision and Utilization of Financial Assistance. Sending LGU is from where the ISFs originate while Receiving LGU is the one which consented to resettlement of the ISFs in sites under its jurisdiction.*

- Inform the NSCR PMO on the dynamics within LGUs and how APs can be assisted in securing documents regarding their properties;
- In coordination with the NSCR PMO and the SHFC, provide assistance in the relocation of NLO families and ISFs;
- Whenever possible, forge a partnership with the DOTr in the development of public rental facilities;
- Assist the DOTr and the SHFC in verifying APs who are not in the original master list but are claiming to be *bona fide* residents prior to the declared cut-off date;
- Conduct a pre-relocation orientation to qualified APs jointly with the SHFC;
- Provide an inventory of public and private lands and identify possible areas for relocation sites within the LGU;
- Identify off-city or off-municipality sites (if in-city or in-municipality relocation is unavailable and recommend the local executive to forge an agreement with the proposed receiving LGUs regarding accommodations of relocatees from the LGU;
- Facilitate the fast issuance of business permits and licenses for affected businesses;
- Instruct LGU officers, staff, and barangay officials to give full cooperation to project implementers for the on-time provision of services and, if needed, coordination to other agencies; and
- Facilitate the issuance of the Certificate of Compliance by the LHO/LHB or substantially an equal body prior to the displacement of APs and the ROW clearing which shows that all legal requirements are satisfactorily complied.

708. Receiving LGU

- Issue a memorandum order to all LGUs' department heads to fast-track the issuance of permits and licenses related to resettlement and development of socialized housings;
- Forge a partnership with the DOTr and KSAs in the development of relocation sites or public rental facilities;
- Manage and maintain socialized housing sites or public rental facilities within the city or municipality which are equipped with public facilities (e.g., roads and drainage), utilities (e.g., power, water, and communications), community or social service facilities (e.g., schools, health centers, and livelihood centers), and other services (e.g., solid waste management and peace and order);
- Create a policy in line with the RAP on the occupancy and collection of rents from APs who will occupy the public rental facilities; Propose and create a policy on the use of (amortization) reflows; and

- Create local programs and policies geared towards making relocation sites sustainable and livable.

709. **Local Inter-agency Committee.** The LIAC forms a part of the RIMC as the Sub-committee on Relocation. The composition of the LIAC varies by LGUs, but typically the LIAC is composed of the members listed in Table 10-13.

Table 10-13: Composition of the LIAC

| Position | | Member |
|----------|------------------|--|
| 1 | Board members | <ul style="list-style-type: none"> • Chairperson: Local Chief Executive of the LGU affected or the City Administrator • Vice Chairperson: DOTr |
| 2 | Members | LGU representatives |
| | | <ul style="list-style-type: none"> • City Legal Office • Urban Poor Affairs Office (UPAO)/Urban Settlements Office/HRO • City Social and Welfare Development Office • Committee on Housing and Land Utilizations – City Council • City Planning and Development Office • City Engineering Office • Concerned/Affected Barangays |
| | | NGA representatives |
| | | <ul style="list-style-type: none"> • SHFC • DHSUD • PNR • PCUP • Department of Education • Other government agencies for livelihood and skills training provision at the local level (e.g., DOLE, TESDA, and DTI) |
| 3 | Extended Members | Representatives from ISFs/Landowners |
| | | NGO/CSO |
| | | LGU representatives |
| | | <ul style="list-style-type: none"> • City Assessor's Office • City Health Office • City Environment and Natural Resources Office |
| | | NGA representatives |
| | | <ul style="list-style-type: none"> • CHR • Philippine National Police |
| | | Utility Service Providers |

Source: JICA Design Team

710. LIAC can be composed of the sub-committees including all or any of the following.

- Social preparation with community organizing;

- Beneficiary selection, arbitration, and awards or the Beneficiary Selection, Arbitration and Awards Committee (BSAAC);
- Legal and security; and/or
- Relocation and livelihood restoration.

711. LIAC members will meet periodically, attend all open dialogues, and observe all demolition works to secure the rights of affected NLO families and ISFs as well as prevent conflicts. The roles and responsibilities of LIAC are summarized below.

- Facilitate orderly, peaceful, and humane relocation of NLO families and ISFs occupying affected areas;
- Facilitate and expedite activities of the Social Preparation Committee during pre-relocation, actual relocation, and post-relocation;
- Supervise and evaluate applicants and beneficiaries of NLO families and ISFs through the BSAAC;
- Ensure that all qualified NLO families and ISFs are relocated to acceptable, secure, and affordable resettlement sites that are provided with basic utilities, facilities, and services;
- Enable all NLO families and ISFs as APs to participate in planning and implementing livelihood and estate management programs through a coordinative and integrated multi-sectoral approach;
- Resolve grievance concerns elevated at the LIAC level;
- Monitor the RAP implementation as well as the operation of its sub-committees; and
- Facilitate organization and capacity building of Homeowners' Association in resettlement sites including estate management.

712. In summary, the RIMC will be the coordination committee for the overall acquisition of the ROW in each LGU. Chaired by the DOTr, it will lead and initiate all ROW acquisition activities on ground including resettlement of all APs including (i) business owners, (ii) landowners, (iii) households (legal and informal), and (iv) all other persons impacted by the project. The LIAC, which is normally created for mainstream resettlement projects of LGUs for its ISFs, will serve as a sub-committee for the RIMC, dedicated for the relocation of the project affected ISFs, as based on the guidelines set forth in this RAP 88 .The RIMC will have an oversight power over the relocation of ISFs to ensure that the conditions set forth in this RAP are followed.

713. Aside from main roles of LGUs and LIAC, LGU offices will carry out specific tasks as members of the RIMC as described below.

- Local Housing Board, Local Housing Office, or City Urban Development and Housing Office
 - Serve as the local clearing house of all relocation and resettlement activities for NLO families and ISFs, and resolve issues and concerns that may arise during the validation of census and tagging, dismantling operations, and planning and development of resettlement sites;

88 Please refer to resettlement projects of LGUs as part of its mandate to clear danger areas from ISFs.

- Guide the DOTr's NSCR PMO to acquire the Certificate of Compliance prior to the displacement of APs and dismantlement of structures;
 - Assist in the identification of suitable sites for public rental facilities and development thereof; and
 - Maintain and manage relocation sites and public rental facilities (post-relocation).
- LGU's Public Employment Service Office or Livelihood Office
 - Identify local livelihood programs that can include APs;
 - Provide information on local employment that can be offered to APs; and
 - Prioritize matching and provision of jobs to APs
- LGU's Assessor's Office
 - Provide property-related information as may be needed by the NSCR PMO and the RIMC or LIAC;
 - Advise or assist APs to secure necessary documents related to their affected properties; and
 - Provide a list of private- and government-owned idle land that may be suitable for relocation sites or public rental facilities within each LGU.
- LGU's Engineering Office
 - Provide information or building plans of affected structures; and
 - Facilitate fast issuance of building permits for relocation sites.
- LGU's Business Permits and Licensing Office
 - Facilitate fast issuance of business permit and licenses for affected businesses; and
 - Create a special lane or window for affected businesses and fast-track applications for permits and licenses.
- LGU's Social Welfare Office
 - Implement the provision of rehabilitation assistance to vulnerable groups amounting to PhP15,000 per household in the form of vocational training and development;
 - Re-evaluate the profile of vulnerable APs who are not yet beneficiaries of DSWD programs, assess their eligibility, and facilitate membership to DSWD programs if they are found qualified;
 - Provide social workers or caregivers to vulnerable households during relocation; and
 - Provide social workers to monitor vulnerable families after relocation.

CHAPTER 11 RAP IMPLEMENTATION SCHEDULE

A. Implementation Schedule of Construction

714. Civil work contracts can be awarded after the DED based RAPs have been approved by ADB and JICA and endorsed by DOTr. Civil works will prioritize project areas that are free and clear. Works on land that have resettlement impacts can only commence after compensation and required assistance have been provided in full. The project completion is expected by the end of October 2025.

B. Schedule of RAP

715. The general implementation schedule for the RAP is shown in Table 11-4. This schedule will be updated periodically by the Project Management Office (PMO) and shared among the members of the Project Inter- Agency Committee (PIAC), Technical Working Group (TWG), and RAP Implementation Management Committee (RIMC) and Local Inter Agency Committee (LIAC)⁸⁹. For the institutional arrangements for RAP implementation, please refer to Chapter 10. The activities presented in Table 11-4 are explained below:

C. RAP Implementing Institutions

716. **Creation of PIAC, TWG, RIMC, GRM.** It refers to the creation of special units to assist DOTr in implementing the RAP. As discussed in Chapters 9 and 10 of this RAP, PIAC and TWG have been created and a RIMC and a Helpdesk were set-up in the LGU of Manila.
717. **Mobilization of LIAC.** DOTr through the DHSUD and SHFC calls for the convening or re-convening of LIAC per LGU through an executive order.
718. **Coordination with sending LGUs and LIAC members.** DOTr, through the PMO, coordinates with the sending/receiving LGUs and the RIMC and LIAC of respective LGUs and determines the assistance that must be provided to facilitate timely relocation and accommodation of APs. During this coordination, DOTr also determines the basic social services and livelihood assistance that may be provided by the LGUs and identifies the gaps that need to be addressed. Various coordination meetings were conducted with each LGU namely: (i) IEC meetings; (ii) consultation meetings along with other agencies; (iii) Local Inter-Agency Committee meetings; and (iv) other livelihood coordination meetings with each LGU. A thematic workshop will be conducted on February 2023 to discuss the requests of the receiving LGUs for additional resources which will be hosted by the DHSUD.

⁸⁹ LIAC assist activities such as relocation and resettlement of the non-landowner claimants

- 719. **Appointment of APs representatives to RIMC/LIAC.** It indicates when an AP is nominated and selected as representative of the APs in their respective LIAC/RIMC.
- 720. **Set-up Helpdesk and GRM.** The GRM was set-up during the DED phase and will continue to operate until the completion of the construction of the project. Details on the set-up and processes of GRM is discussed in Chapter 9.

D. Land Acquisition

- 721. **Joint Site Validation of RAP Surveys.** It refers to the process of verifying the responses of APs in the socio-economic survey, validating claims of ownership on affected properties including crops and trees and determining the applicable entitlement and compensation for every household, businesses, farm owners/operators and property owners.
- 722. **Issuance of Notice of Taking.** Once the list of affected properties and rightful owners are identified, validated, and finalized, the list will be forwarded to the Office of the Undersecretary for Railways for his approval. Once this is secured, the PMO will issue the Notice of Taking (NoT) signed by USec for Railways, through registered mail. The timely issuance of NoT provides ample time for APs to prepare the required documents for compensation, and to avoid expropriation due to non-submittal of such. The date when the PAP received the NoT marks the cut-off-date for legal APs and no more improvement of structures may be done thereafter. Any improvements introduced after issuance of NoT will no longer be compensated.
- 723. Prior to the issuance of NoT, DOTr will provide a notice of information with regards to the location of the final alignment to the respected LGU. This notice will serve as the basis of LGU to revoke the building permit for those structures that are under construction and to stop any issuance of building permit within the approved project alignment.
- 724. **Procurement of IPA/GFI Services and Appraisal of Affected Properties.** Indicates the date of procurement of appraiser and appraisal of affected properties by the GFIs, and the duration of work. The result of this appraisal becomes the basis of the amount indicated in the Letter Offer to each AP.
- 725. **2nd SCM.** The 2nd Stakeholders Consultation Meeting (SCM) aims to inform APs about the relocation options (self-relocation or assisted resettlement), livelihood restoration plan and other livelihood opportunities (i.e., construction and operation phase of the project); and requirements for and process of compensation.
- 726. **Issuance of Offer to Buy. Issuance of Offer to Buy.** Once the properties have been appraised and RAP has been approved by JICA and ADB, NSCR-Ex PMO will, upon submission of the GFI report, start the issuance of Offer to Buy (OTB) by segment. It does not need to wait for the GFI to finish the appraisal for the whole alignment. Upon the concurrence and certification of the TWC, the Undersecretary for Railways will

issue the Letter Offer through registered mail. The 30-day policy in accepting the offer starts from the day the AP receives the Letter Offer based on the records of the registered mailing service.

- 727. **Issuance of ADRI / Deed of Absolute Sale.** An Agreement to Demolish and Remove Improvements (ADRI) and Deed of Absolute Sale (DOAS) will be sent to APs to allow DOTr to enter to the property and demolish on an agreed date after the payment of compensation.
- 728. **Payment to APs.** DOTr, upon the concurrence of the TWC, will initiate payment of compensation to APs after 30 days upon the issuance of OTB. Initial payment of compensation cost to legal APs will be paid only after DED RAP approval by JICA and ADB.
- 729. **Expropriation Proceedings.** Filing for expropriation will ensue if (i) the AP refuses the offer of DOTr or (ii) the AP failed to present required documents to support his/her claim of ownership to the affected property within 30 days upon receipt of OTB. Expropriation proceedings are explained in detail in Chapter 4 and 6 of this RAP.
- 730. **Relocation of Utilities.** PMO will coordinate with utility owners for them to clear utilities from the ROW and ascertain if any involuntary resettlement impacts would result. DOTr will take responsibility for provision of compensation and assistance as per the requirements of the RAP in case impacts cannot be avoided.
- 731. **Clearing of ROW by APs (landowner claimants).** NSCR-Ex PMO will demolish the structures on the date agreed in the ADRI. Thus, once the payment has been received as described in Chapter 5 and Chapter 6, the APs will dismantle their structures as indicated in the timeline.

E. Provision of Livelihood Restoration and Improvement Program

- 732. **Coordination with Relevant Agencies on Provision of Livelihood.** Coordination with relevant agencies has started prior to the implementation of LRIP and will continue during its implementation. RIMC in each LGUs is responsible for monitoring who were provided livelihood assistance and in making sure that all APs' livelihoods and incomes have been restored to pre-project condition upon project completion.
- 733. **Prepare Masterlist of APs to take part in LRIP.** Once the Masterlist of AHs is finalized, RIMC will further verify the household members who will avail of LRIP. The beneficiaries under each provision of the LRIP for each household will be confirmed.
- 734. **Inform and Make Necessary Arrangement for APs to Enroll to Trainings** provided during Community Organizing. During the community organizing, DOTr informs the APs about the LRIP and its arrangements. Additional consultation meetings will be organized in each LGU to inform the APs.

735. Implementation of LRIP. Implementation of the LRIP will commence prior to relocation with LRIP Kick-off and Induction. The first LRIP activity will be the registration and financial management Implementation of LRIP will be carried out up to the end of the construction period. Details on the packages and livelihood assistance are indicated in Chapter 8.
736. Monitoring of the Implementation of LRIP. DOTr NSCR-Ex PMO conducts an internal monitoring of the implementation of LRIP to identify gaps and recommend solutions. On the other hand, the external monitoring agent (EMA) will also monitor the implementation of LRIP for the entire project duration.

F. Relocation of Utilities

737. A number of utilities will be required to be relocated from the project affected areas covered under this RAP. These utilities consist of water pipes, electrical posts, telecommunication lines, as well as high-voltage power lines. Utilities will be relocated within existing Government easements wherever possible.
738. In the event that public utilities relocation produces involuntary resettlement impacts, then such impacts will be considered as impacts under the scope of RAP and mitigated in line with the provisions of this RAP.
739. All relocation of utilities will be undertaken by the utility owners. DOTr will take responsibility for the provision of compensation and assistance to those affected in the event of utility relocation causing involuntary resettlement impacts in line with the provisions of this RAP. A Due Diligence Report will be prepared by DOTr by the 1st Qtr of 2023 for the utility relocation and if an involuntary resettlement is identified, an Addendum RAP will be prepared. The relocation will be undertaken in coordination with respective utility providers and/or government entities with the budget for relocation coming from the IA through a MOA. See Table 11-1 for the Workplan for Utilities Relocation.
740. The table below shows the workplan of activities in the conduct of due diligence report for utility relocation for CP S-02.

Table 11-1. Workplan of Activities in the Conduct of Utilities Relocation - DDR

| CP S02 - Utilities Relocation ACTIVITIES | | Date | Year | 2023 | | | | | | | | | | | | | | |
|--|--------|-----------------------|-----------------|------|---|---|---|-----|---|---|---|-----|---|---|---|---|--|--|
| | | | Month | Jan | | | | Feb | | | | Mar | | | | | | |
| | | | Week No. | 1 | 2 | 3 | 4 | 1 | 2 | 3 | 4 | 1 | 2 | 3 | 4 | 5 | | |
| | | | % Completion | | | | | | | | | | | | | | | |
| 1. Conduct of Due Diligence/ Gather Relevant Data | Plan | Jan 02 - 20, 2023 | | | | | | | | | | | | | | | | |
| | Actual | | | | | | | | | | | | | | | | | |
| 2. Conduct Regular Meetings and Prepare Reports | Plan | <i>continuous</i> | | | | | | | | | | | | | | | | |
| | Actual | | | | | | | | | | | | | | | | | |
| 3. Draft Due Diligence Report (DDR) | Plan | Jan 23 - Feb 17, 2023 | | | | | | | | | | | | | | | | |
| | Actual | | | | | | | | | | | | | | | | | |
| 4. Endorse to DOTr for Review | Plan | Feb 20 - 24, 2023 | | | | | | | | | | | | | | | | |
| | Actual | | | | | | | | | | | | | | | | | |
| 5. Submit to ADB for Review and Approval | Plan | Feb 27 - Mar 03, 2023 | | | | | | | | | | | | | | | | |
| | Actual | | | | | | | | | | | | | | | | | |

741. During preparation of the DED-based RAP, detailed planning of utility relocation and assessment of potential impacts had not yet been undertaken. Accordingly, during RAP implementation, the following arrangements will be undertaken to assess, manage and mitigate potential impacts:

- i. Utility owners will prepare utility relocation plans that include locations of the relocation sites, implementation arrangements and timing of the relocation.
- ii. Copies of these plans will be submitted to LIAC and DOTr for review and screening. DOTr will conduct due diligence and site inspections of the utility relocation sites to assess the extent (if any) of involuntary resettlement impacts, such as loss of property, displacement of livelihood or residence.
- iii. DOTr will prepare a due diligence report and submit to LIAC, ADB and JICA for review and comment. The report will include details of the locations of the utility relocations, existing ownership and use of the land to be used, assessment of impacts and recommendations with respect to further required actions to mitigate any identified impacts.
- iv. In the event that involuntary resettlement impacts are identified, DOTr will prepare an Addendum RAP describing the impacts, mitigation measures, budget and implementation arrangements in line the principles set out in the project's Resettlement Framework. Any such Addendum RAP will require DOTr endorsement along with ADB and JICA review and concurrence. Should it be confirmed that no associated resettlement impacts will take place, only a due

diligence report is required and submitted prior to award of relevant civil works contract.

- v. Relocation of utilities along with implementation of any associated Addendum RAP will be covered under the RAP's internal and external monitoring arrangements.
- vi. The process of coordination between utility owners, LGUs, other relevant public entities and DOTr will be facilitated by the LIAC and RIMC.

G. Relocation of Community Facilities

742. There are 26 institutional and community structures as identified in Chapter 2. The remaining community will continue to have access to such facilities to be re-built by DOTr in nearby available land for acquisition in coordination with the Manila City LGU and other concerned agencies. Table 11.2 below shows the timeline for DDR preparation.

Table 11-2. Action Plan for Impact Assessment and Preparation of DDR for Affected Community Facilities.

| No. | Activities | Jan-23 | Feb-23 | Mar-23 | Apr-23 | May-23 | Jun-23 | Jul-23 | Aug-23 | Sep-23 | Oct-23 |
|-----|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 1 | Confirm status of each community facilities | | | | | | | | | | |
| 2 | Consult with the owner affected facilities | | | | | | | | | | |
| 3 | Prepare relocation plan | | | | | | | | | | |
| 4 | Prepare Due Diligence Report | | | | | | | | | | |
| 5 | Submit to ADB for review and approval | | | | | | | | | | |
| 6 | SCMs (Explanation to AHs) | | | | | | | | | | |
| 7 | Marking of Affected Community Facilities | | | | | | | | | | |
| 8 | Conduct Census, Tagging and SES | | | | | | | | | | |
| 9 | Conduct Parcellary, As-Built | | | | | | | | | | |
| 10 | Conduct DMS (Basic Plan) | | | | | | | | | | |
| 11 | Conduct LBP Appraisal Activity and Review of report | | | | | | | | | | |
| 1 | Prepare Addendum RAP | | | | | | | | | | |

744. All additional costs brought about by additional IR as identified in the above-mentioned and other due diligence reports (DDR's) to be prepared will be shouldered by the IA.

I. Monitoring of RAP Implementation

745. **Set-up Monitoring Agents.** The Internal Monitoring is undertaken by the DOTr PMO. External monitoring is undertaken by an EMA engaged by the DOTr. Upon completion of disbursement of compensation and assistance in any given section, the EMA will prepare a completion report to provide verification of payment of compensation and other entitlements to APs were in accordance with the entitlement matrix and fully disbursed to APs in the area in question. The compliance report will be reviewed by ADB and JICA prior to clearance to the contractor for civil works commencement for each section. Please refer to Chapter 13 for details on the internal and external monitoring program.

J. Arrangements for Implementation of RAP

746. Implementation of the RAP is undertaken by the PMO with the assistance from the RIMC, and in coordination with the respective LGUs through LIAC. The roles and responsibilities are briefly described in Chapter 10. As reflected in the implementation schedule, the creation of the NSCR-Ex PMO, RIMC and coordination with LGUs started in December 2018. As part of the Grievance Redress Mechanism, a Central Hotline was set up in December 2018, and Help Desks will be set up for Manila in March 2021.
747. Implementation of the RAP will be undertaken by the NSCR-Ex PMO with the assistance from the RIMC, and in coordination with the respective Local housing Offices (LHOs) or LIAC, whichever is applicable. The roles and responsibilities of the concerned office are briefly described in Chapter 10.
748. As reflected in the implementation schedule, the creation of the NSCR-Ex PMO, RIMC and coordination with LHO/ convening of LIAC started in April 2019 and as part of the Grievance Redress Mechanism, a Central Hotline was set up in December 2018, and Help Desks will be set up for Manila from March 2020.

K. Information Dissemination and Consultation

749. All information on resettlement activities – from pre-relocation to post-relocation – were made available to APs and concerned parties throughout the project in accordance with the communication plan developed for the Project. This includes information on the legal framework, eligibility criteria, processes and documents for relocation and receiving just compensation, options for resettlement sites, as well as compensation

and other forms of assistance. Mechanisms for information disclosure at each stage of project implementation is presented in Chapter 7 of this RAP.

Table 11-4: Implementation Schedule

| | Activity | Responsible Agency | 2021 | | | | | | | | | | | | 2022 | | | | | | | | | | | | 2023 | | | | | | | | | | | | 2024 | | | | | | | | | | | | |
|----|---|-------------------------|------|---|---|---|---|---|---|---|---|----|----|----|------|---|---|---|---|---|---|---|---|----|----|----|------|---|---|---|---|---|---|---|---|----|----|----|------|---|---|---|---|---|---|---|---|----|----|----|--|
| | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | |
| A. | Establishment of RAP Implementing Institution | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Helpdesk and GRM Operations | PMO, RIMC, LGU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | PIAC and PIAC-TWG Operations | PMO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | RIMC Operations and Coordination with LGU | LGU, PMO, PNR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Coordination with LGUs | LGU, PMO, PNR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | Appointment of AH representative in RIMC | PMO, RIMC, LGU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B. | Compensation for Loss of Assets | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Issuance of Notice of Taking | PMO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Appraisal of Affected Land, Structures, Crops and Trees by IPA/GFI | PMO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Validate Submitted Documentary Requirements from APs | PMO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Issuance of Offer to Buy and/or Compensate | PMO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | Update RAP to reflect budget based on appraised values. | PMO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | Issuance of ADR/Deed of Absolute Sale | PMO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Payment to APs | PMO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | Expropriation Proceedings (if applicable) | PMO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | Clear ROW | APs, PMO, LGU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C. | Provision of Livelihood Improvement and Restoration Program (LRIP) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Prepare Master Lists of Training Participants | PMO/LGU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Inform and Make Necessary Arrangement for APs to Enroll to Training During Community Preparation | PMO/LGU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Implement Mid-Term LRIP for Hiring for Construction Works | PMO/LGU/DOLE/ TESDA/DTI | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | Hire APs for Construction Works | LGU/PMO/Contractor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | Implement Long-Term LRIP for Improving Entrepreneurial Skills, Vocation Training, and Job Placement | PMO/LGU/DOLE/ TESDA/DTI | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Hold Job Fair/Job Matching Periodically | PMO/LGU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | Monitor Livelihood and Income Improvement | PMO/LGU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| D. | Monitoring of RAP Implementation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Set-up Monitoring Agents | PMO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Internal/External Monitoring | PMO/EMA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

CHAPTER 12 COST AND BUDGET FOR RESETTLEMENT AND ACQUISITION OF LAND ASSETS

A. Estimated Cost

750. The cost for implementing the RAP for the NSCR-Ex Manila 2 (Blumentritt-Paco) section is **PhP10,651,946,852.76** presented in **Error! Reference source not found.** while details of the cost are discussed further in the succeeding sections.
751. The budget in this version of the RAP is based on values obtained from the Government Financing Institution (GFI)'s – Land Bank of the Philippines, the official appraiser of DOTr for this section. .
752. Final appraisal of the IPA/GFI of affected properties is the basis to assess payment rates for land, structures, trees and crops. The result of this appraisal will be the compensation amount indicated in the Offer to Buy or Offer to Compensate to each AP. (Chapter 4, Section J describes the principles and methodology for determining compensation at replacement cost.)
753. The RAP budget has been updated based on the appraisal cost provided by the GFI with 203 private lots with RCS Cost (IPA appraised) but still pending GFI appraisal which will be available by February 2023. The DOTr will update the cost once the GFI appraisal cost is available. The DOTr as the implementing agency shall provide fund allocation for the budget requirements in this chapter for the implementation of this RAP.

Table 12-1: Estimated RAP Implementation Cost

| Activity | Cost Item | Qty/Unit | Amount (Php) | Remarks |
|-----------------------------------|-----------------|----------------|------------------|--|
| A.Land and Structures Acquisition | Private Land | 503 parcels | 3,840,421,632.15 | Estimated based on the GFI appraisal except for the 203 parcels which was estimated based on RCS cost and 2 remaining lots which has still pending cost estimate, the complete GFI appraisal cost will be available by February 2023 |
| | Government Land | 86 parcels | - | Government to Government arrangement |
| | Structures | 940 structures | 611,619,100.00 | Estimated based on GFI appraisal except for an additional 27 structures which is still pending appraisal, this will be available by February 2023 |
| | Associated Cost | Assortment | 270,672,960.44 | Cost for transfer, land title registration and issuances |

| | | | | |
|--------------------------------|---|--|-------------------------|---|
| | Subtotal for (A) | | 4,722,713,692.59 | |
| B. Relocation Site Development | House and lot/housing unit package | 3,238 AHs | 2,428,500,000.00 | Using the ceiling price of the Social Housing Finance Corporation (SHFC) for Vertical housing / Multi-storey building with 44 sqm per unit which is PhP 750,000 per house and lot package |
| | Subtotal for (B) | | 2,428,500,000.00 | |
| C. Resettlement Assistance | Rental Subsidy for Self-Relocation of LO AHs | 756 AHs | 37,800,000.00 | For LO AHs who will self-relocate, rental subsidy of PhP10,000 will be provided equivalent to 5 months of rental payment for an alternative dwelling |
| | Rental Subsidy for NLO AHs Opting for Assisted Resettlement | 3,238 AHs | 777,120,000.00 | For NLO AHs who will opt for assisted relocation, rental subsidy of PhP 10,000 will be provided equivalent to 24 months of rental payment for an alternative dwelling |
| | Transportation Assistance | 3,994 AHs | 79,880,000.00 | Transportation to new dwelling inclusive of transportation of household furniture and salvageable materials |
| | Reconnection fee for utility | 3,994 HHs | 66,264,454.00 | Connection of utilities such as water, electricity and others |
| | Food Allowance | 12,153 APs + estimated 771 APs Total: 15,237 | 13,713,300.00 | PhP 150 for relocating APs during relocation schedule (3 days) Additional estimated APs from the AHs not surveyed |
| | Allowance on hardship due to vulnerability | 1,380 surveyed vulnerable AHs + estimated 332 vulnerable non-surveyed AHs Total: 1,712 | 17,120,000.00 | Allowance for vulnerable AHs at PhP10,000 per AH |
| | Payment for MAT for HHs Requiring Special Assistance | 1,257 AHs | 2,700,036.00 | Cost of 2 assistants per AH who has members requiring special assistance during relocation for 2 days at PhP537/day/assistant |
| | Subtotal for (C) | | 994,597,790.00 | |

| | | | | |
|-------------------------|--|---|----------------|--|
| D.Livelihood Assistance | Income Loss of Micro Stand-Alone Business | 25 APs | 65,882,100.00 | Compensation for income loss for micro standalone businesses declared incomes, including cash compensation for income losses for 6 months and transitional cost. |
| | Income Loss of Small Stand-Alone Business | 4 APs | 4,200,000.00 | Compensation for income loss for small standalone businesses declared incomes, including cash compensation for income losses for 6 months and transitional cost. |
| | Income Loss of Home-Based Enterprises | 471 APs | 47,183,556.00 | Compensation for income loss of home-based enterprises declared incomes, including cash compensation for income losses for 6 months and transitional cost. |
| | Income Loss of Renting-Out Businesses | 41 APs | 4,357,200.00 | Compensation for income loss of renting-out businesses declared incomes, including cash compensation for income losses for 6 months and transitional cost. |
| | Income Loss of AH with members whose primary source of income is land-based within residence/house | 1 AP | 60,000.00 | A disturbance compensation equivalent to 6 months of the average gross monthly harvest |
| | Income Loss of Employees to Lose Jobs | 2,009 APs | 105,640,560.00 | Compensation for income loss of employees/workers of businesses which will be severely affected by the project |
| | Rental Subsidy (for Stand- Alone and Renting Out Businesses) | 70 APs | 2,100,000.00 | Rental subsidy equivalent to 3 months prevailing rate in the vicinity of equal size. |
| | Transportation Assistance (Stand-Alone, and Home-Based Enterprises) | 70 Stand-Alone/Renting-out Businesses + 472 Home-Based Businesses Total: 542 | 10,840,000.00 | Transportation to new business site as well as to new dwelling & small business location inclusive of transportation of household/business furniture, appliances, equipment/supplies and salvageable materials |

| | | | | |
|--------------------------------------|--|-----------------------|--------------------------|---|
| | LRIP Cost | Assortment | 170,045,980.50 | Cost to be transferred to NGAs and LGUs for organizing trainings |
| | Subtotal for (D) | | 410,309,396.50 | |
| E. Non-land asset and improvement | Compensation for fruit-bearing, and timber trees | 4,137 trees and crops | 18,351,360.86 | Market value of potentially affected fruit and timber trees within privately owned lands. |
| | Subtotal for (E) | | 18,351,360.86 | |
| F. RAP Implementation and Monitoring | Cost for RAP Implementing Institution | | 1,500,000.00 | Budget for operating RAP implementation Management Committee (RIMC) and Local Inter Agency Committee (LIAC) |
| | Cost to operate GRM | | 592,120.00 | Office supplies and recurring expenses to operate the Help Desk |
| | Cost for continuing information disclosure | | 258,750.00 | Printing of information materials |
| | Internal monitoring cost | | 4,800,000.00 | During RAP Implementation |
| | External monitoring cost | | 9,000,000.00 | Mobilization of External Monitoring Agency (EMA) |
| | Subtotal for (F) | | 16,150,870.00 | |
| Total (A+B+C+D+E+F) | | | 8,590,623,109.95 | |
| G. Contingencies and other costs | Provision of Public Access[1] | | 944,542,738.52 | 20% of Total (A) |
| | Administrative Cost | | 257,718,693.30 | 3% of Total (A+B+C+D+E+F) |
| | Contingency | | 859,062,311.00 | 10% of Total (A+B+C+D+E+F) |
| Grand Total (A+B+C+D+E+F+G) | | | 10,651,946,852.76 | |

Note: Price escalation is not considered

Source: JICA Design Team

B. Land and Structures Acquisition⁹⁰

754. Land and structures acquisition cost was prepared based on the Replacement Cost Survey. Refer to Appendix 2 Vol. 2 (Summary of the Replacement Cost Study) for further details.

1. Cost of Affected Land

755. Based on the IPA, there are a total **317** affected private lands for acquisition. The cost per IPA is **PhP2,638,920,580.00**. The summary of the estimated project land take and acquisition costs is shown in **Error! Reference source not found..**

Table 12-2: Summary of Affected Lands and Costs

| Barangay | Private Lands | |
|-----------|-----------------------------|------------------|
| | Estimated Project Land Take | Total Cost (Php) |
| | No. of Parcels | |
| Brgy 351 | 34 | 247,961,700.00 |
| Brgy 368 | 19 | 47,936,400.00 |
| Brgy 426 | 43 | 277,257,110.00 |
| Brgy 428 | 52 | 376,984,200.00 |
| Brgy 450 | 1 | 1,396,800.00 |
| Brgy 472 | 25 | 120,052,600.00 |
| Brgy 473 | 27 | 218,790,300.00 |
| Brgy 474 | 19 | 18,414,200.00 |
| Brgy 483 | 1 | 4,858,000.00 |
| Brgy 484 | 8 | 53,095,000.00 |
| Brgy 487 | 16 | 11,435,900.00 |
| Brgy. 497 | 2 | 4,389,440.00 |
| Brgy. 500 | 17 | 39,037,306.00 |
| Brgy 628 | 9 | 41,865,000.00 |
| Brgy 629 | 35 | 326,189,057.00 |
| Brgy 630 | 1 | 38,543,400.00 |
| Brgy 764 | 1 | 94,582,560.00 |

⁹⁰ The cost is based on the results of the Replacement Cost Survey data.

| | | |
|---|------------|-------------------------|
| Brgy 769 | 1 | 55,204,650.00 |
| Brgy 800 | 19 | 69,263,813.15 |
| Brgy 803 | 1 | 26,800,000.00 |
| Brgy 808 | 16 | 11,037,600.00 |
| Brgy 810 | 5 | 10,300,050.00 |
| Brgy 811 | 11 | 66,402,510.00 |
| Brgy. 815 | 58 | 246,797,235.00 |
| Brgy. 816 | 1 | 13,110,885.00 |
| Brgy. 825 | 4 | 133,875,000.00 |
| Brgy 865 | 2 | 19,438,000.00 |
| Brgy. 866 | 1 | 69,106,856.00 |
| Brgy 868 | 48 | 161,337,120.00 |
| Brgy 871 | 14 | 11,817,120.00 |
| Brgy 872 | 7 | 5,488,800.00 |
| Brgy 349, Brgy 350 | 1 | 12,174,300.00 |
| Brgy 473, Brgy 450 | 1 | 68,280,000.00 |
| Brgy 484, Brgy 483 | 1 | 246,668,800.00 |
| Brgy 868, Brgy 871 | 1 | 1,014,720.00 |
| Brgy 450, Brgy 442, Brgy 443, Brgy 444, Brgy 446 | 1 | 689,515,200.00 |
| Total | 503 | 3,840,421,632.15 |

2. Associated Cost for Land Acquisition

756. Computation for associated cost is shown in **Error! Reference source not found..** Computation for associated cost is shown in Table XII 3. This includes the issuance of necessary documents such as Notice of Taking and Offer to Buy among others. This was computed based on prevailing cost per registered mail. Cost for land title registration includes registration of deeds at Php 344.93 for each affected parcel to be acquired; transfer tax computed at 0.50% of market value, documentary stamp tax computed at 1.50% of market value, and capital gains tax to be shouldered by DOTr computed at 6% of the market value of land.

Table 12-3: Associated Costs for Land Acquisition (Unit: Php)

| Particular | Cost Item | Unit Cost | QTY/Amount | Total Cost |
|------------------------------|--|-----------|------------------|-----------------------|
| | | (Php) | | (Php) |
| Issuance of Notice of Taking | Registered mail | 50 | 522 | 26,100.00 |
| Issuance of Offer to Buy | Registered mail | 50 | 522 | 26,100 |
| Land Title Registration | Registration of Deeds | 344.93 | 522 | 180,053.46 |
| | Transfer Tax (0.50% of selling price or market value whichever is higher) | 0.50% | 3,380,508,837.15 | 16,902,544.19 |
| | Documentary Stamp Tax (1.50% of selling price or market value whichever is higher) | 1.50% | 3,380,508,837.15 | 50,707,632.56 |
| | Capital Gains Tax (6% of selling price or market value whichever is higher) | 6% | 3,380,508,837.15 | 202,830,530.23 |
| Total | | | | 270,672,960.44 |

3. Replacement Cost of Structures

757. The replacement costs of the structures were computed using the prepared Bill of Quantities, in accordance with the Implementing Rules and Regulations of R.A.10752. This includes direct costs (i.e., cost of materials and labor) and indirect costs (i.e., professional fees, overheads, taxes, finance costs profit margin or entrepreneurial profit to the creator of the asset). The replacement cost for the structures is summarized in **Error! Reference source not found..**

Table 12-4: Replacement Costs for Structures

| Type of Structure | No. of Affected Structure | Replacement Cost (Php) |
|-------------------|---------------------------|------------------------|
| Main | 825 | 606,374,800 |
| Associated | 115 | 5,244,300 |

| | | |
|--------------|------------|--------------------|
| Total | 940 | 611,619,100 |
|--------------|------------|--------------------|

C. Resettlement Assistance

1. Rental Subsidy

758. Rental subsidy for landowner AHs will be provided for five months if they will prefer self-relocation. For budgetary purposes, rental subsidy for landowner AHs is based on the prevailing average rental rates of Php10,000 per month in the City of Manila.

Table 12-5: Cost of Rental Subsidy for Self-Relocation of LO AHs

| No. of Beneficiary | Monthly Rental Fee as certified by the Manila LGU (PhP) | Duration(Month) | Total Amount(Php) |
|---------------------------|--|------------------------|--------------------------|
| 756 | 10,000 | 5 | 37,800,000.00 |

* This includes the 351 surveyed LO AHs and 353 non-surveyed LO AHs

759. A rental subsidy is computed based on the prevailing average rental rates in the City of Manila for a period of twenty-four (24) months. Based on the result of the PIB relocation survey, only 1% prefers self-relocation, 95% prefers assisted relocation, and 4% are undecided. Hence, out of the 3,238 NLO AHs, an estimated 3,205 or 99% will be opting for assisted relocation and to be provided with rental subsidy.

Table 12-6: Cost of Rental Subsidy for Assisted Relocation

| No. of Beneficiaries (NLO AHs) | Monthly Rental Fee as certified by the Manila LGU (PhP) | Duration (Month) | Total Amount (PhP) |
|---------------------------------------|--|-------------------------|---------------------------|
| 3,238 | 10,000 | 24 | 777,120,000.00 |

2. Reconnection Cost for Utilities

760. The basic utilities being considered for APs include water, electricity and other utilities such as but not limited to telecommunications. The cost for the reconnection of utilities is based on estimate installation cost for water, bill deposit equivalent to 5.00KW consumption for electricity, and landline and internet bundle cost for communication as summarized in **Error! Reference source not found.** Rates are based on prevailing cost in NCR.

Table 12-7: Cost of Reconnection/Connection of Utilities

| No. of Beneficiary (surveyed AHs) | Items | Unit Cost (Php) | Total (Php) |
|-----------------------------------|---------------------|-----------------|---------------|
| 3,994 | Water | 9,712 | 38,789,728.00 |
| | Electricity | 4,580 | 18,292,520.00 |
| | Other ⁹¹ | 2,299 | 9,182,206.00 |
| | Total | | 66,264,454.00 |

3. Transportation Assistance

761. Transportation assistance will be provided in terms of hiring cars and trucks to transport the affected households and their belongings during relocation. For budgetary purposes, the amount needed is calculated based on estimate PhP20,000 per household.

Table 12-8: Cost of Transportation Assistance

| No. of Beneficiary(AHs) | Unit Cost (PhP) | Total Amount(Php) |
|-------------------------|----------------------|-------------------|
| 3,994 | 20,000 ⁹² | 79,880,000.00 |

4. Food Assistance

762. Food allowance will be provided to relocating APs. Based on studies related to food expenses, PhP150 for food allowance will be provided per member per day.

Table 12-9: Cost of Food Assistance

| No. of Beneficiaries (APs) | Food Allowance (PhP) | No. of Days | Total Amount (PhP) |
|----------------------------|----------------------|-------------|--------------------|
| 15,237 | 150 | 6 | 13,713,300.00 |

5. Allowance for Hardship Due to Vulnerability

763. Vulnerable households are entitled to 1-time hardship allowance of PhP10,000.

⁹¹ Reconnection cost for internet, landline telephone or other utilities will be provided for those who have an existing connection.

⁹² Estimate transportation and hauling cost for Metro Manila area

Table 12-10: Allowance for Hardship Due to Vulnerability

| No. of Beneficiaries (Vulnerable AHs) | Unit Cost (PhP) | Total Amount (PhP) |
|--|-----------------|-----------------------|
| 1,712 | 10,000 | 17,120,000.00 |

6. Cost of Manpower Assistance Team for Households Needing Special Assistance

764. The total number of persons requiring special assistance during relocation is 1,257 including those who were surveyed during sweeping. A Manpower Assistance Team (MAT) composed of two persons, will be provided by DOTr for two days for each household to assist in packing, moving, lifting and unpacking of their belongings and other items.

Table 12-11: Cost for MAT for Households Needing Special Assistance

| Category | No. of Beneficiaries (AHs) | No. of MAT Staff (person) | Remuneration for MAT per person (PhP)* | Duration (Days) | Total Amount(Php) |
|--|-------------------------------|------------------------------|--|--------------------|----------------------|
| Baby/Toddler | 684 | 2 | 537 | 2 | 1,469,232.00 |
| Pregnant | 44 | 2 | 537 | 2 | 95,512.00 |
| Elderly | 442 | 2 | 537 | 2 | 949,416.00 |
| HH with member who is physically disabled | 61 | 2 | 537 | 2 | 131,028.00 |
| HH with member who is mentally challenged | 26 | 2 | 537 | 2 | 55,848.00 |
| Total | 1,257 | 12 | - | - | 2,700,036.00 |

*Minimum daily wage in the city

D. Livelihood Assistance

1. Income Loss (Enterprise)

765. APs who own stand-alone businesses, renting-out businesses, home-based enterprises with or without permits from the LGU concerned, and land-based livelihood sources are entitled to cash compensation for income losses during transition period corresponding to the stoppage of business, not to exceed six months. The compensation for income losses for stand-alone, renting-out, and home-based enterprises, including disturbance compensation for land-based livelihood sources, are summarized Table 12-12 to Table 12-15.

Table 12-12: Income Loss Compensation for Stand-Alone Microbusinesses

| No. of Enterprises | Total Declared Monthly Income | Duration (Month) | Total Amount (in PhP) |
|--------------------|----------------------------------|------------------|-----------------------|
| 25 | 10,980,350.00 | 6 | 65,882,100.00 |

Table 12-13: Income Loss Compensation for Stand-Alone Small Businesses

| No. of Enterprises | Total Declared Income | Duration (Month) | Total Amount (in PhP) |
|--------------------|-----------------------|------------------|-----------------------|
| 4 | 700,000.00 | 6 | 4,200,000.00 |

Table 12-14: Income Loss Compensation for Renting Out Businesses

| No. of Enterprises | Total Declared Income | Duration (Month) | Total Amount (in PhP) |
|--------------------|-----------------------|------------------|-----------------------|
| 41 | 726,200.00 | 6 | 4,357,200.00 |

Table 12-15: Income Loss Compensation for Home-Based Enterprises

| No. of Enterprises | Total Declared Monthly Income | Duration (Month) | Total Amount (in PhP) |
|--------------------|-------------------------------|------------------|-----------------------|
| 471 | 7,863,926.00 | 6 | 47,183,556.00 |

766. Land-based livelihood affected are likewise to be assisted with disturbance compensation equivalent to six months monthly income declared in the SES. The lone AH with members whose primary source of income is land-based declared a monthly income of PhP10,000.00. Thus, total disturbance compensation is PhP60,000.00.

2. Income Loss (Employee)

767. APs who are employed in a displaced commercial, agricultural or industrial establishment and lose their job due to closure of business or laying off as a result of minimized operation are entitled to cash compensation for a net salary of two months for those receiving above minimum wage and four months for those receiving minimum wage and below.

768. Meanwhile, 85 minimum wage-based earners and 1,739 contractual/seasonal wage-based workers, including those without response on type of employment, are estimated to opt to discontinue employment and find work near relocation area. The said number of wage-based workers are entitled to a 4-month (92 days) compensation at PhP537 per day.

769. The compensation of income losses for displaced employees is summarized in Table 12-16.

Table 12-16: Income Loss Compensation for Displaced Employees

| Employee Position Level | Income Loss Compensation (Php) | No. of Employees* | Duration (Month) | Total Amount (Php) |
|-------------------------|--------------------------------|-------------------|------------------|--------------------|
|-------------------------|--------------------------------|-------------------|------------------|--------------------|

| | | | | |
|---|----------------------|--------------|----------|-----------------------|
| Employees receiving above minimum wage* | 27,000 ⁹³ | 185 | 2 | 9,990,000.00 |
| Employees receiving minimum wage and below | 13,110 ⁹⁴ | 85 | 4 | 4,457,400.00 |
| Wage-based earners who may opt to discontinue employment and find work near relocation area | 13,110 | 1,739 | 4 | 91,193,160.00 |
| Total | - | 2,009 | - | 105,640,560.00 |

Note: *Based on the average employee incomes disclosed by businesses

3. Rental Subsidy (Business Enterprise)

770. For APs who are leasing space from property owners and will continue with their micro or small, medium and large business activities elsewhere, a rental subsidy for three months will be provided based on prevailing average monthly rental rates for a similar structure of equal type and dimension to the property being leased. The computation for rental subsidy is shown in Table 12-17 below.

Table 12-17: Subsidy for Stand-Alone and Renting Out Businesses

| Average Monthly Rent (Php) | No. of Establishments | Duration (Month) | Total Amount(Php) |
|----------------------------|-----------------------|------------------|-------------------|
| 10,000.00 | 70 ⁹⁵ | 3 | 2,100,000.00 |

4. Transportation Assistance for Businesses

771. Similarly, transportation assistance may also be provided to micro, home-based and may be for small businesses. Total compensation for medium to large businesses may include transfer costs for their displacement and relocation and will no longer be eligible for this assistance. For budgetary purposes, the amount needed is calculated based on the estimate similar to that for the affected households.

Table 12-18: Cost of Transportation Assistance Business Enterprise (Stand-Alone, Renting Out, and Home-Based)

| No. of Beneficiaries | Transport Assistance (PhP) | Total Amount (PhP) |
|----------------------|----------------------------|--------------------|
|----------------------|----------------------------|--------------------|

⁹³ Average of actual salary as reported in SES

⁹⁴ NCR minimum wage at Php570/day multiplied by 23 days

⁹⁵ Renting stand-alone mi businesses included

| | | |
|-----|--------|---------------|
| 542 | 20,000 | 10,840,000.00 |
|-----|--------|---------------|

5. LRIP Cost

772. The estimate number of Livelihood Restoration and Improvement Program (LRIP) participants in Manila 2 is based on the number of APs in employable age who are eligible for LRIP training as described in detail in Chapter 8 of this RAP. All these APs will be eligible to vocational training and corresponding training allowances. Additionally, APs who will be economically displaced, will be eligible to skills/vocational training, training allowances and income loss compensation at the duration of the training. Household heads and their spouses (if any) or other members of the household will be eligible to attend Financial Management Training to help them manage, invest and use prudently the compensation that their family will receive from the project. The total LRIP cost for the project is 170,045,980.50.

E. Non-Land Assets and Improvements

1. Crops and Trees⁹⁶

773. The table below shows the valuation of trees and other crops in the affected lands in the Manila 2 section.

Table 12-19: Valuation of Fruit-Bearing, Timber Trees and other Plants

| No. of Fruit-Bearing, Timber, and Other Plants | Total Value* (PhP) |
|--|--------------------|
| 4,137 | 18,351,360.86 |

*As declared in the RCS

F. RAP Implementation and Monitoring

1. Cost to Operate RAP Implementing Institutions

774. The budget for the operation of RAP Implementing Institutions is summarized in Table 12-20. The estimated cost is calculated based on a lump sum for each LGU. For the RIMC, cost items may include the following: (i) honorarium for LGU personnel to be assigned to RIMC, (ii) budget for processing of Certified True Copies (CTC) of documents and other requirements needed by the APs, particularly those who are

⁹⁶ Based on Replacement Cost Study as of 20 May 2019

indigent; (iii) budget for meetings to be held between DOTr and the LGU; and (iv) other incidental costs, which are not yet identified as of the preparation of the RAP.

775. For the LIAC, this may consist of additional budget for the following: (i) honorarium to non-regular members (if any); (ii) meals and transportation during site visits as part of RAP implementation; (iii) reproduction of forms to be filled up by APs, as part of SHFC requirements, (iv) other unanticipated incidental expenses.

Table 12-20: Budget for RAP Implementing Institutions

| City | RIMC | LIAC | Total |
|----------|-----------|---------|--------------|
| Manila 2 | 1,000,000 | 500,000 | 1,500,000.00 |

2. Cost to Operate Grievance Redress Mechanism

776. The budget for the implementation of the Grievance Redress Mechanism (GRM) is summarized in Table 12-21.

Table 12-21: Budget for GRM Implementation

| Particular | Frequency/Qty | LGUs | Unit Cost (PhP) | Total (PhP) |
|----------------------------------|---------------------------------|------|-----------------|-------------|
| Laptop/Desktop | 1 unit | 1 | 40,000 | 40,000.00 |
| Ink for Printer | 1 units*60 months | 1 | 600 | 36,000.00 |
| Printer | 1 unit | 1 | 10,000 | 10,000.00 |
| Cellphone | 3 unit | - | 20,000 | 60,000.00 |
| Internet Connection/Prepaid Load | 3 pieces (Load Card) *60 months | - | 1,000 | 180,000.00 |
| Paper | 25 reams | 1 | 300 | 7,500.00 |
| Paper Clips | 1 box | 1 | 50 | 500.00 |
| Expandable Envelope | 500 units | 1 | 25 | 12,500.00 |
| Fastener | 5 boxes | 1 | 50 | 250.00 |
| Stapler | 1 unit | 1 | 150 | 150.00 |
| Staple wires | 2 units | 1 | 50 | 100.00 |

| Particular | Frequency/Qty | LGUs | Unit Cost (Php) | Total (Php) |
|---------------------|---------------|------|-----------------|-------------|
| Tape | 2 units | 1 | 50 | 100.00 |
| Magfile Closed | 1 unit | 1 | 150 | 150.00 |
| Puncher | 1 unit | 1 | 190 | 190.00 |
| Correction Tape | 5 units | 1 | 20 | 100.00 |
| Ball pen | 25 pcs | 1 | 20 | 500.00 |
| Storage Box | 5 units | 1 | 800 | 4,000.00 |
| Logbook | 1 unit | 1 | 80 | 80.00 |
| Transportation Cost | 60 months | - | 4,000 | 240,000.00 |
| Total | - | - | - | 592,120.00 |

3. Cost for Continuing Information Disclosure

777. The budget for Information Disclosure and Stakeholder Consultation is summarized in Table 12-22.

Table 12-22: Cost for Information Disclosure

| Particular | Posting/ Distribution | Total Number to be Printed | Freque ncy | Unit Price* (Php) | Total Amount (Php) |
|--|---------------------------------|-------------------------------------|---------------|----------------------|-----------------------|
| NSCR-Ex Poster | Help Desk /Barangay Halls | 37 | 1 | 300.00 | 11,100.00 |
| Map Alignment | GRM Help Desk at the LGU | 3 | 1 | 1,000.00 | 3,000.00 |
| Backdrop with standee | | 3 | 1 | 2,200.00 | 6,600.00 |
| EJS Flowchart (Pull-up banner) | | 3 | 1 | 2,200.00 | 6,600.00 |
| Drop Boxes | | 3 | 1 | 450.00 | 1,350.00 |
| Security Lock | | 3 | 1 | 100.00 | 300.00 |
| Bulletin Board | | 3 | 1 | 500.00 | 1,500.00 |
| Public Information Brochure (English) | Help Desk/SCMs | 1500 | 2 | 17.00 | 51,000.00 |
| Public Information Brochure (Tagalog) | | 3000 | 2 | 13.00 | 78,000.00 |
| GRM Brochure (Tagalog) | | 3000 | 1 | 17.00 | 51,300.00 |
| GRM Brochure (English) | | 1500 | 1 | 17.00 | 25,500.00 |
| GRM Flyers | SCMs | 1500 | 1 | 5.00 | 7,500.00 |
| PIB Flyers | | 1500 | 2 | 5.00 | 15,000.00 |
| Total | | | | | 258,750.00 |

| Particular | Posting/ Distribution | Total Number to be Printed | Frequ ncy | Unit Price* (Php) | Total Amount (Php) |
|----------------|--------------------------|-------------------------------------|--------------|----------------------|-----------------------|
| September 2021 | | | | | |

4. Internal Monitoring Cost (During RAP Implementation)

778. Internal monitoring will be conducted over a period of 48 months with a Php 100,000-unit cost per month. The total lump sum cost is amounting of Php 4,800,000.00. Cost items are similar to budget provided for RAP implementation but for a longer period. Aside from DOTr's own requirement, this also includes for both RIMC and LIAC.

5. External Monitoring Cost

779. DOTr will hire an External Monitoring Agent (EMA) for the external monitoring after the mobilization of the General Consultant. After mobilization, the EMA will prepare the monitoring reports as indicated in Chapter 13. The total cost for the EMA Php 9,000,000.00.

6. Funds for RAP Implementation

780. DOTr will be responsible for the allocation of the resettlement and land acquisition budget. This will include funds for the implementation of the RAP, including compensation, relocation and livelihood assistance, internal and external monitoring. The estimated resettlement costs (used for assessment of compensation) are based on the prevailing market rates of the materials in 2018 will be updated by DOTr prior to the implementation period. The NSCR-Ex Project Management Office/RIMC, in coordination with its other internal department or committee and LIAC, will handle the compensation and payments of the APs.
781. If unanticipated involuntary resettlement impacts are found during project implementation, the DOTr will conduct a social impact assessment and update the RAP or formulate a new resettlement plan covering all applicable requirements specified in this document.

CHAPTER 13 MONITORING AND EVALUATION

A. Purpose of Monitoring and Evaluation

782. The DOTr has put in place a monitoring system that tracks (i) whether the planned resettlement activities for affected persons (APs) are delivered (e.g., whether compensation for lost assets are promptly paid, and according to replacement costs, etc.) and (ii) whether the planned activities contained in the resettlement action plan (RAP) such as relocation and livelihood restoration achieve desired outcomes.
783. Internal monitoring tracks the progress in the delivery of physical and financial targets, resettlement assistance, and other entitlements. To this end, an internal monitoring form (Please see Appendix 12 Vol. 3 Internal Monitoring Report Template) will be utilized to present progress. On the other hand, external monitoring assesses the results and impacts of the RAP implementation and the extent to which RAP objectives are achieved.

B. Institutional Arrangement

784. Internal monitoring is being conducted by the NSCR-Ex NSCR PMO, while external monitoring will be carried out by independent monitoring specialists. (Please see Appendix 13 Vol. 3 Terms of Reference of External Monitoring Agent).

C. Internal Monitoring

785. The tasks and obligations of the NSCRNSCR PMO pertaining to internal monitoring are the following.
- Supervise and monitor the RAP implementation on a regular basis;
 - Review if the RAP is implemented as designed and planned and if not report any gaps, and issues and provide recommendations to address these;
 - Collect and analyze key resettlement data (gender-disaggregated, as well as information on the vulnerable AHs whenever possible) for reporting;
 - Verify if funds are released in a timely manner and if the amount is sufficient for each activity and purpose;
 - Validate compensation paid and verify if 100% compensation is paid prior to relocation;
 - Review grievances to ensure that they are recorded and addressed properly in a timely manner; and
 - Prepare required monitoring reports based on the format prescribed in the RAP monitoring form.

D. External Monitoring

786. The RAP requires the engagement of EMA, which will not be involved in day-to-day project implementation or supervision but will verify the RAP's monitoring indicators and provide advice on safeguard compliance issues. If any critical involuntary resettlement issues are identified, EMA will prepare a time-bound corrective action plan. Also, EMA will prepare and submit semi-annual reports to the DOTr, JICA, and ADB, review documents and reports, hold discussions with project implementers and key stakeholders, conduct site inspection, and consult with APs. Main tasks of EMA are summarized as below:

- Review of internal monitoring reports;
- Assess the extent to which consultation and disclosure activities are inclusive, accessible, and effective in conveying key information from the RAP as well as provide conditions for APs to contribute to decision-making which affects them, for example, on resettlement and livelihood restoration;
- Verify if compensation and assistance is provided in accordance with the requirements specified in the RAP, checking whether it is done 100% prior to incurrence of losses or relocation;
- Assess whether resettlement objectives are likely to be achieved and specifically assess whether livelihood and living standards are restored or enhanced;
- Suggest modifications in the implementation procedure of the RAP, if necessary, to achieve its principles and objectives;
- Review of how compensation rates are evaluated;
- Validate compensation paid and verify if 100% compensation is paid prior to relocation;
- Review the effectiveness of the grievance redress mechanism (GRM) and its accessibility and responsiveness to resolving complaints; and
- Prepare corrective action plans when necessary.

E. Reporting

787. The NSCR PMO will submit internal monitoring reports to JICA and ADB. The monitoring reports sent to JICA and ADB will be disclosed on their websites. The different types of monitoring reports to be prepared either by the NSCR PMO or EMA are summarized in Table 13-1.

Table 13-1: Monitoring Reports

| Type of Report | | Internal Monitoring | External Monitoring | Frequency | Responsible Party | Submit to Whom |
|----------------|---------------------------|---------------------|---------------------|---|-------------------|---------------------------|
| 1 | Inception Report | | ✓ | One month after mobilization | EMA | EMA ⇒ DOTr, JICA, and ADB |
| 2 | Monthly Monitoring Report | ✓ | | Monthly submission from the commencement of | PMO | PMO |

| Type of Report | | Internal Monitoring | External Monitoring | Frequency | Responsible Party | Submit to Whom |
|----------------|--|---------------------|---------------------|---|-------------------|---|
| | | | | RAP validation on the progress | | |
| 3 | Quarterly Monitoring Report | ✓ | | Quarterly submission from the commencement of RAP validation until completion of the loan | PMO | PMO ⇒ JICA and ADB |
| 4 | RCS Verification Report | | ✓ | Following finalization of the IPA/GFI Replacement Cost Study report and prior to updated RAP implementation | EMA | DOTr, JICA, and ADB |
| 5 | Post-completion Evaluation Report | ✓ | ✓ | Three months after the completion of payment of compensation, six months following completion of relocation to permanent relocation sites, two years after the completion of relocation focusing on the Livelihood Restoration and Improvement Program (LRIP) | PMO/EMA | PMO ⇒ JICA and ADB |
| 6 | Semi-annual Monitoring and Evaluation Report | ✓ | ✓ | Every six months until the end of the loan closing | PMO/EMA | PMO ⇒ JICA and ADB EMA ⇒ DOTr, JICA, and ADB |
| 7 | Final Report | ✓ | ✓ | Upon loan closing | PMO/EMA | PMO ⇒ JICA and ADB EMA ⇒ DOTr, JICA, and ADB |

Source: JICA Design Team

788. **Inception Report.** The inception report will be prepared by EMA one month after the notice to proceed (NTP) for the EMA engagement. The report will set forth the proposed methodology for achieving objectives of external monitoring, the finalized monitoring indicators, and reporting formats. The report will be reviewed and revised to address comments from the NSCR PMO prior to its finalization.
789. **Monthly Monitoring Report.** The NSCR PMO conducts monthly monitoring on RAP implementation activities and prepares a monthly monitoring report. The monthly monitoring report focuses on the following:
- Progress of the RAP implementation in light of the planned activities including land acquisition and resettlement activities such as: status of clearing of the Project ROW, number of AHs who have transferred to resettlement sites; and number of AHs who are still in the Project ROW, to name a few
 - AHs and other stakeholders' consultations held, and key issues raised;
 - Grievance redress cases and measures to address the cases;
 - Schedule, status, and completion of compensation payment activities during the reporting period;
 - Identification and resolution of pending issues of the previous months; and
 - Recommendations and solutions for issues and challenges faced during implementation.
790. **Quarterly Monitoring Report.** The NSCR PMO prepares and submits a quarterly monitoring report to the DOTr, JICA, and ADB. The report includes a monitoring form which clearly identifies the proposed inputs, outputs, and indicators. The draft quarterly monitoring report form is attached in the appendices of this RAP (Please see Appendix 14 Vol. 3. Quarterly Monitoring Report Form).
791. **Post-completion and Evaluation Report.** The NSCR PMO will prepare a post-completion and evaluation report at the following stages of the RAP implementation: (i) upon completion of compensation disbursement and assistance with regards to any given section to be handed over for civil works. The report will include verification if the resettlement implementation is in compliance with the provisions defined in the approved DED RAP and verification if payments of compensation and other entitlements to APs were in accordance with the entitlement matrix and fully disbursed to APs. The report will include a section on vulnerable APs. The compliance report will be reviewed by ADB and JICA and disclosed on ADB website prior to clearance to the contractor for civil works commencement for each section; (ii) three months after completion of compensation payment; (iii) six months following completion of relocation to permanent relocation sites; and (iv) two years after completion of relocation focusing on the livelihood restoration and improvement program (LRIP). The EMA also needs to prepare the evaluation report to confirm the information provided in the post-completion and evaluation reports prepared by the NSCR PMO. Through the report, the evaluation will be made in accordance with the agreed monitoring indicators and reporting formats to assess the extent to which living standards and livelihood of APs have improved or are viable and meet at least national minimum standards. The assessment will also indicate whether the assistance provided is appropriate and whether the DOTr needs to modify its assistance to enable the achievement of the RAP objectives.

792. The evaluation will assess the extent to which living standards and livelihoods of APs are viable and meet at least national minimum standards in accordance with the agreed monitoring indicators and reporting formats. The assessment will indicate whether the assistance provided is appropriate and whether the DOTr needs to modify the assistance to enable the achievement of these objectives.
793. **Semi-annual Monitoring and Evaluation Report.** Semi-annual monitoring and evaluation activities are undertaken respectively by the NSCR PMO and EMA every six months until loan closing. The semi-annual monitoring and evaluation report will provide updates on the monitoring indicators as detailed in Table 13-2:.
794. **Final Report.** The final report will be prepared respectively by the NSCR PMO and EMA upon loan closing and evaluate if RAP objectives are achieved.

F. Monitoring Indicators

795. For internal monitoring, relevant indicators and means of verification are shown in Table 13-2, and guide questions are listed in Table 13-3. On the other hand, external monitoring indicators are presented in Table 13-4, and the relevant guide questions are listed Table 13-5.
796. As far as temporary impacts due to construction works are concerned, the impacts will be monitored and reported as part of monitoring activities of the environment management plan (EMP) and will be also reflected in internal and external social monitoring reports mentioned above.

Table 13-2: Internal Monitoring Indicators

| No. | Category | Checklist | Means of Verification |
|-----|--|---|--|
| 1 | Institutional arrangement for the RAP implementation and capacity building | Establishment of necessary institutions within the DOTr for the RAP implementation (names/dates of establishment) | DOTr's NSCR PMO structure and related order |
| | | Status of the signing of an agreement or a memorandum of agreement (MOA) with other agencies (names/dates of signing) | Signed agreement or MOA |
| | | Status of the recruitment of land acquisition and resettlement staff | Monthly record on the number of the staff by gender and their assigned positions |
| | | Details of capacity building for the staff engaged in the RAP implementation | Training records and gender-disaggregated attendance sheets |
| | | Details of orientation workshops for other agencies involved in the RAP implementation | Training records and gender-disaggregated attendance sheets |

| No. | Category | Checklist | Means of Verification |
|-----|---|---|--|
| 2 | Fund availability and allocation | Availability of required funds for the RAP implementation as planned | Allocated funds compared to planning |
| | | Allocation of funds to resettlement agencies as per schedule (names of agencies/dates of fund transfer /amount of transferred fund) | DOTr's fund transfer records and reporting from agencies regarding downloaded funds |
| 3 | Identification and notification | Number of informal settler families (ISFs)/APs | Finalized gender-disaggregated master list |
| | | Issuance of the notice of taking (NoT) and the offer to buy (OTB) | DOTr's records on the issued NoT and OTB compared to planning |
| | | Identification and verification of ISFs/APs | DOTr's validation records |
| | | Identification and verification of APs eligible for housing schemes | DOTr's validation records |
| | | Identification and verification of APs eligible for social housing schemes | Validation records of the DOTr and the National Housing Authority (NHA)/SHFC |
| | | Identification and verification of APs ineligible for social housing schemes | Validation records of the DOTr and the NHA/SHFC |
| | | Identification and verification of vulnerable APs | DOTr's validation records |
| | | Identification and verification of other APs with no permanent dwelling | DOTr's validation records |
| | | Identification and verification of LRIP beneficiaries | Final list of LRIP beneficiaries disaggregated by gender |
| 4 | Resettlement preparation and site selection | Number of available social housing units of the SHFC | SHFC's list of available housing units |
| | | Number of available public rental facilities; rental rates of relevant types of housing | DOTr's records on agreements with local government units (LGUs) stating units of public rental facilities developed or identified, and rental rates of housing |
| | | Number of organized housing exhibits, and tripping to prospective relocation sites | Records on organized housing exhibits, site tripping, and participant lists indicating gender of APs |
| | | Progress and schedule of housing construction by the SHFC | Actual status of housing development compared to the planned schedule and the latest schedule |
| | | Number of consultations conducted, and agreements reached with APs on available housing | Records of consultations where opinion of male and female participation are differentiated and agreements |
| | | Status on the creation of social infrastructure at resettlement sites | Actual status compared to the planned schedule and the latest schedule |
| | | | |

| No. | Category | Checklist | Means of Verification |
|-----|---|--|--|
| | | Number of consultations conducted on site selection by APs | Records of consultations and participant lists indicating gender of APs |
| | | Number and status of signing of agreements with APs for social housing units | Signed agreements |
| | | Progress and schedule of delivery of social housing units | Actual status compared to the planned schedule and the latest schedule |
| 5 | Payment of compensation and self-relocation | Status of the completion of validation on the replacement cost study (RCS) | Government financing institution (GFI) reports |
| | | Status of the finalization of the master list for self-relocation | Finalized master list indicating gender of APs |
| | | Payment of full compensation for lands, structures, and other properties, improvements, and assets | Records of payment compared to the planned payment schedule and amount and interviews with male and female APs |
| | | Details of the provision of various assistance to APs (including rental subsidies, food allowances, and transportation allowances) | Records of payment compared to the planned payment schedule and amount and interviews with male and female APs |
| | | Status of the provision of various assistance to APs | Records of payment compared to the planned payment schedule and amount and interviews with male and female APs |
| | | Number of APs who receive special assistance for their vulnerability | Records of payment compared to the planned payment schedule and amount and interviews with male and female APs |
| | | Number of signed agreements to demolish and remove improvements (ADRs) | Signed ADRs and interviews with male and female APs |
| 6 | Project-assisted resettlement | Number of APs availing social housing units and Pag-IBIG housing support | Final master list where the gender of APs is indicated |
| | | Number of APs resettled | DOTr's and SHFC's records on resettlement status of APs |
| | | Number of APs who relocate to temporary accommodations | DOTr's records on the status of APs who relocate to temporary accommodations |
| | | Number of APs who relocate to public rental facilities | DOTr's records on the status of APs who relocate to public rental facilities |
| | | Number of APs who receive special assistance for their vulnerability | DOTr's records on the status of special assistance provision |

| No. | Category | Checklist | Means of Verification |
|-----|-----------------------------|---|--|
| 7 | Consultation and disclosure | Number of consultations with APs during resettlement preparation | Records of consultations, photographs, and gender disaggregated participant lists |
| | | Number of consultations with APs for site selection | Records of consultations and gender disaggregated participant lists |
| | | Number of disclosure cases of communication materials including construction schedule | List of distributed materials and interview with male and female APs |
| | | Number of women and vulnerable groups or people participated in consultations | Records of consultations, photographs, gender disaggregated attendance sheets, and interview with male and female APs |
| 8 | LRIP | Number of identified livelihood restoration and improvement measures | Finalized LRIP assistance for each AP |
| | | Number of identified APs offered with specific livelihood restoration programs | Finalized LRIP beneficiary list |
| | | Number of signed agreements with service providers | Signed MOAs or agreements |
| | | Number of conducted LRIP workshops | Records of workshops and gender disaggregated attendance sheets |
| | | Number of assistances provided for financial management | Records of assistance provided or organized training |
| | | Number of the assistance provided for securing soft loans | Records of provided assistance or soft loans and gender disaggregated participant lists including gender information |
| | | Number of provided vocational training | List of training provided and participant lists including gender information |
| | | Number of employment opportunities offered to APs during construction of the project versus the percentage of APs who obtain employment | Records of conducted job fairs and gender-disaggregated participants lists as well as gender disaggregated applicants' and hired APs lists |
| 9 | GRM | Number of the central hotlines established | Operational phone numbers and records of phone calls |
| | | Number of operational Sub-committee on Grievance under the RAP Implementation Management Committee (RIMC) | Records of received and addressed grievances per GRM level |
| | | Number of established and operational local help desks | Established local help desks with photos |

| No. | Category | Checklist | Means of Verification |
|-----|--|---|--|
| | | Number of conducted trainings for GRM staff | Records of training, photographs, and gender-disaggregated participant lists |
| | | Number and type of grievance received at each GRM level | GRM records in the GRM database |
| | | Number of resolved and unresolved grievances | GRM records in the GRM database |
| 10 | Restoration of public facilities | Number and type of public facilities to be restored | Verified as-built master list |
| | | Number and type of public facilities restored | DOTr's records and onsite visits compared to as-built master list |
| 11 | Handover of land for civil works | Total area and length of the right-of-way (ROW) handed over by the Philippine National Railways (PNR) | Signed MOA; status of handover in monthly progress reports |
| | | Total area and length of other government-owned land handed over | Signed MOA; status of handover in monthly progress reports |
| | | Total area and length of private land handed over | Handover documents <u>For land only:</u> Permit to enter (PTE) issued by landowners <u>For land and structures under the same owners:</u> PTE with removal of structure <u>For structure only:</u> ADRI status of handovers in monthly progress reports |
| 12 | Gender-disaggregated resettlement and rehabilitation information | Number of woman-headed families | Final affected household (AH) master list |
| | | Number of woman-headed families which opt for self-relocation | Records of relocation preferences of AHs based on the DOTr's validation |
| | | Number of woman-headed families which receive full compensation | Final AH master list compared to records of compensation payment |
| | | Number of woman-headed families which receive all kinds of assistance | Final AH master list compared to records of provided assistance |
| | | Number of woman-headed families which opt for assisted relocation | Final list of beneficiaries of social housings |
| | | Number of organized women's group consultation meetings | Minutes of meetings (MOMs), photographs, and gender-disaggregated attendance sheets |
| | | Number of woman-headed families which complete self-relocation | Final AH master list compared to records of compensation payment |

| No. | Category | Checklist | Means of Verification |
|-----|----------|--|--|
| | | Number of woman-headed families which obtain relocation assistance | Final list of beneficiaries of social housing and public rental facilities |
| | | Number and type of the LRIP opted by woman-headed families | Final list of LRIP beneficiaries |
| | | Number and type of the LRIP participated by woman-headed families | Records of organized trainings, photographs, and participant lists |

Source: JICA Design Team and DOTr.

Table 13-3: Guide Questions for Internal Monitoring

| No. | Category | Guide Question | Means of Verification |
|-----|---------------------------------------|---|---|
| 1 | Recruitment, training, and deployment | Have all land acquisition and resettlement staff been appointed and mobilized for field and office work on time to meet the RAP implementation schedule? | List of the DOTr's NSCR PMO staff indicating position and gender and organizational structure |
| | | Have capacity building and training activities on the GRM been completed on schedule? | Organized training records and attendance sheets including gender information of participants compared to the planned schedule, post-activity reports, and minutes of the conducted trainings |
| | | Are all DOTr staff attending to GRM concerns, provided with sufficient training and orientation workshops prior to deployment? | Organized GRM training records, attendance sheets including gender information of participants, and competency assessment before deployment |
| 2 | Budget | Are funds for resettlement and livelihood being allocated to resettlement agencies on time? | Transfer records compared to the planned schedule |
| | | Have key shelter agencies (KSAs) received the scheduled funds? | Transfer records compared to the planned schedule |
| | | Have funds been timely disbursed according to the RAP? | Records of disbursement compared to the RAP |
| 3 | Timeframe | Was RIMC established and mobilized as planned? | Signed MOAs and MOMs compared to the planned implementation schedule |
| | | Are resettlement activities being implemented compared to the agreed implementation schedule? | Records of conducted resettlement activities compared to the implementation schedule |
| | | Was the validation of GFIs pertaining to fair market values for land, crops, and trees and replacement costs for structures and improvements completed on time? | Submission of valuation reports compared to the planned implementation schedule |

| No. | Category | Guide Question | Means of Verification |
|-----|---|---|---|
| | | Has the LRIP phase started as scheduled? | Records of the implemented LRIP compared to the planned implementation schedule |
| | | Have all NoT been issued to property owners? | Records of the NoT issuance compared to the master list |
| | | Were all OTB delivered on time? | Records of the OTB issuance compared to the implementation schedule and the master list |
| | | Was due diligence on the submitted ownership documents completed on time? | Comparison with the planned implementation schedule |
| | | Has all land been acquired and vacated on time for project implementation? | Records of land acquisition compared to the master list and the planned implementation schedule |
| 4 | Delivery of compensation and entitlements | Has the final entitlement matrix updated during the detailed design (DD) phase been presented to APs? | Records of stakeholder consultation meetings (SCMs) and attendance sheets where the gender information of each participant is indicated |
| | | Have all APs received entitlements according to the amount and the category of losses set out in the entitlement matrix? | Records on compensation payment compared to the plan and interviews with male and female APs |
| | | Have APs received payment for affected structures and land on time? | Records on compensation payment compared to the plan and interviews with male and female APs |
| | | Have APs received the agreed transport, relocation, income restoration support, and any available resettlement allowances according to the schedule or as required? | Records on compensation payment of recipients disaggregated by gender compared to the plan and interviews with male and female APs |
| | | Have replacement land plots or contracts been provided? Was the land developed as specified? Are measures to provide land titles to AHs being taken? | List of the provided replacement land plots compared to the plan and interviews with male and female APs |
| | | How many APs have received housing as per relocation options in the RAP? | Final master list of ISFs disaggregated by gender and records of social housing allocated by the SHFC |
| | | Are APs occupying new houses? | Site visits to check the occupancy and the SHFC's records on amortization payment |

| No. | Category | Guide Question | Means of Verification |
|-----|--------------|---|--|
| | | Are assistance measures being implemented as planned for host communities? | Records of assistance provided to host communities and interviews with LGUs |
| | | Is restoration proceeding for social infrastructure and services conducted? | DOTr's records on the provided social infrastructure and interviews with LGUs |
| | | Have affected businesses received entitlements including transfer and payment for net losses resulting from business closedown and stoppage of production? | DOTr's records on payment for compensation compared to the plan and interviews with male and female APs |
| 5 | Resettlement | Have relocation sites been selected and developed as per agreed standards? | Verification of locations, site development plans, and site visits |
| | | Does the housing quality meet the agreed standards? | Verification of constructed housings and basic infrastructure provided compared to the agreed standards specified in the RAP |
| | | Are APs able to access schools, health services, and cultural sites at the pre-relocation level? | Locations of social infrastructure from relocation sites, interviews with male and female APs, and comparison with the socio-economic survey (SES) |
| | | Was a rental subsidy for a temporary accommodation provided on time and are APs renting or staying per agreed standard? | Records on the disbursement of rental subsidies by the Land Bank of the Philippines (LBP) vis a vis planned schedule of disbursements and visits to temporary accommodations |
| | | Have APs found temporary accommodations on time? | Submission of documents required for rental subsidies compared to the planned schedule; interviews with APs |
| | | How many APs are ineligible for social housing, and have they been provided with public rental facilities? | Final master list of ineligible ISFs disaggregated by gender and list of those provided with public rental facilities |
| 6 | LRIP | Are income and livelihood restoration activities being implemented as set out in the plan? For example, the utilization of replacement land, the commencement of production, the number of APs trained and provided with jobs, disbursed microcredit, and the number of assisted income-generating activities will be monitored | Records on organized LRIP activities compared to the plan |
| | | How many eligible APs have participated in the LRIP? Among | Number of gender-disaggregated APs who |

| No. | Category | Guide Question | Means of Verification |
|-----|---------------------------------------|--|---|
| | | eligible APs, how many are poor, the elderly, single-headed households, and persons with disability (PWDs)? | participated in organized training and provided soft loans compared to the finalized list of LRIP beneficiaries; identify who among the participant-households are vulnerable |
| | | Has the livelihood of APs been restored or improved? | Interviews with male and female APs and comparison with the SES |
| | | Were job fairs organized as planned? How many? | Number of organized job fairs compared to the plan and participant lists where the gender information of each participant is indicated |
| | | Were APs hired for construction-related jobs? How many are vulnerable people? How many are women? | Monthly reports submitted by contractors on the number of hired APs disaggregated by gender, and who among those hired are vulnerable or belong to vulnerable households |
| 7 | Public participation and consultation | Have all post-RAP SCMs been conducted prior to the RAP implementation? | Records of SCMs and attendance sheets including gender information of attendees compared to implementation activities and photo documentation |
| | | Have other types of consultations taken place as scheduled including meetings, groups, and community activities? | Records of consultations compared to the schedule, attendance sheets including gender information of attendees, and photo documentation |
| | | Have appropriate resettlement information materials (i.e., leaflets) been prepared and distributed? | Number and type of distributed information, education, and communication (IEC) materials and interviews with male and female APs to verify the appropriateness |
| | | How many APs know their entitlements? How many APs know if they have been qualified to receive entitlements? | Interviews with male and female APs and MOMs of the second SCMs |
| 8 | GRM | How many APs have used the GRM procedure? What were the outcomes? | Status of grievances recorded in the GRM database where the gender information of complainants is indicated |
| | | Were a sufficient number of staff allocated at each local help desk? | List of the GR officers assigned at the local help desk compared to the plan |

| No. | Category | Guide Question | Means of Verification |
|-----|--|--|--|
| | | Were appropriate tools and resources provided to each local help desk? | List of provided resources compared to the plan |
| | | Were complaints and grievances addressed in a timely manner? | Status of grievances recorded in the GRM database where the gender information of complainants is indicated and interview with male and female APs |
| | | Have grievances been resolved? | Status of grievances recorded in the GRM database where the gender information of complainants is indicated |
| | | How many cases were resolved at the level of the local help desk, the RIMC, or the Project Inter-agency Committee (PIAC)? | Status of grievances recorded in the GRM database where the gender information of complainants is indicated |
| | | How many court cases were filed due to unresolved grievances? | Status of grievances recorded in the GRM database specifically regarding filed court cases where the gender information of complainants is indicated |
| 9 | Benefit monitoring and impact evaluation | What changes have occurred in patterns of occupation, production, and resource use compared to the pre-project situation? | Interview with male and female APs and comparison with the SES results |
| | | What changes have occurred in income and expenditure patterns compared to the pre-project situation? What have been changes in living costs compared to the pre-project situation? Have incomes of AHs kept pace with these changes? | Interviews with male and female APs and comparison with the SES results |
| | | What changes have taken place in key social and cultural parameters relating to monitoring indicators? | Interviews with male and female APs and comparison with the SES results |
| | | What changes have occurred for vulnerable groups? | Interviews with male and female vulnerable APs and comparison with the SES results |

Source: JICA Design Team and DOTr.

Table 13-4: External Monitoring Indicators

| No. | Category | Basis for Indicators | Means of Verification |
|-----|--|---|---|
| 1 | Institutional arrangement for the RAP implementation | Establishment of the NSCR PMO with required staffing for the RAP implementation | DOTr's NSCR PMO structure and related order |
| | | Adequacy of knowledge and experience of the NSCR PMO for the | Discussions with the NSCR PMO |

| No. | Category | Basis for Indicators | Means of Verification |
|-----|-----------------------------------|--|---|
| | | RAP implementation | |
| | | Effectiveness of undertaken capacity building measures | Discussions with the NSCR PMO and records of training with gender-disaggregated participant lists |
| | | Establishment of PIAC | Consultations with the DOTr and the order issued for PIAC establishment |
| | | Signing of the MOA with the SHFC | Signed MOA |
| | | Establishment of the RIMC | Signed MOA with LGUs |
| | | Establishment of the GRM as per the RAP provision | Consultations with the DOTr and visits to the local help desk |
| | | Availability of required funds with the DOTr | Allocated funds compared to the plan |
| | | Allocation of funds to resettlement agencies as per schedule | DOTr's transfer records compared to the and hearing from agencies regarding downloaded funds |
| 2 | Adequacy of resettlement planning | Finalization of the DD RAP | ADB, JICA, and DOTr review, and approval of the DD RAP |
| | | Compliance of the RAP with JICA and ADB policies | Review of the DD RAP and comparison with the JICA Guidelines for Environmental and Social Considerations (2010) and ADB's Safeguards Policy Statement (SPS, 2009) |
| | | Adequacy of provided entitlements | Review of the DD RAP and interviews with male and female APs on the adequacy of provided entitlements |
| | | Availability and adequacy of SES database based on DD surveys | Verification of the SES database |
| | | Verification of the RCS Adequacy of methodologies and standards for determining compensation rates; Ability of APs to replace affected assets with received compensation | Review of the RCS and interview with male and female APs pertaining to compensation amounts and their ability to replace affected assets |
| | | Establishment of an internal monitoring system | Discussions with the NSCR PMO and review of internal monitoring reports |
| | | Availability, accessibility, and adequacy of internal monitoring reports | Internal monitoring reports |
| 3 | Delivery of entitlements | Disbursed compensation as per the entitlement matrix | Records of disbursement compared to the planned schedule |
| | | Disbursed entitlements on time and before displacement | Records of disbursement compared to the planned |

| No. | Category | Basis for Indicators | Means of Verification |
|-----|------------------------------|---|---|
| | | | schedule |
| | | Adequate time given through a notification for self-relocation | Records of the notification issuance compared to the plan and interviews with male and female APs |
| | | Number of provided replacement land plots | Records of provided replacement land plots |
| | | Quality of new plots and issuance of land titles | Interview with male and female APs and records on issued land titles |
| | | Availability of social housing | List of SHFC-provided social housings compared to the final list of beneficiaries disaggregated by gender |
| | | Number of ISFs provided with adequate information to avail of social housing | Records of SCMs, attendance lists including gender information of attendees, and consultations with APs |
| | | Participation of ISFs in the selection and design of social housing locations and options | Records of SCMs, attendance lists including gender information of attendees, and consultations with APs |
| | | Quality of social housing | Field verification compared to the set standards and interviews with male and female APs |
| | | Availability of infrastructure at relocation sites | On-site verification compared to the plan |
| | | Availability of transitional rental assistance until housing schemes become available | Records of disbursement compared to the plan |
| | | Project assistance for APs who opt for social housing | Records of provided assistance compared to the plan; recipient APs disaggregated by gender |
| | | Timely disbursement of agreed assistance to APs | Records of disbursement compared to the plan and interviews with male and female APs |
| | | Number of special assistances provided for vulnerable APs in the resettlement process | Records of gender-disaggregated APs provided with special assistance compared to the plan |
| | | Satisfaction level of APs with availed social housing | Interviews with male and female APs |
| 4 | Consultations and grievances | Consultations organized as scheduled including meetings, groups, and community activities | Records of consultations with gender information of participants indicated compared to the plan |
| | | Knowledge of APs on their | Interviews with male and |

| No. | Category | Basis for Indicators | Means of Verification |
|-----|----------|--|---|
| | | entitlements | female APs |
| | | Conduct of consultation meetings exclusively with women | Records of consultations and gender disaggregated participant lists |
| | | Conduct of consultation meetings exclusively with vulnerable groups | Records of consultations with identified vulnerable households and gender-disaggregated participant lists |
| | | Dissemination of communication materials to APs in local languages | List of distributed materials, and documentation of actual dissemination |
| | | Knowledge of APs about the GRM including the local help desk | Interviews with male and female APs |
| | | Accessibility of the GRM to APs | Interviews with male and female APs |
| | | Information on resolution of grievances | Records on the GRM database |
| | | Timing of grievances redressed as per schedule | Records on the GRM database and interviews with male and female APs |
| | | Proper communications on GRM decisions to APs | Records on the GRM database |
| 5 | LRIP | Inclusion of APs under rehabilitation programs (data disaggregated by gender and vulnerable group) | Final list of LRIP beneficiaries disaggregated by gender |
| | | Availability and adequacy of vocational and entrepreneurial training | Interviews with male and female APs and records of provided training to APs disaggregated by gender |
| | | Availability of soft loans for APs | Interviews with male and female APs and records of provided soft loans |
| | | Availability of employment opportunities | Interviews with male and female APs and records of organized job fairs |
| | | Satisfaction level of LRIP assistance | Interviews with male and female APs disaggregated by gender |
| | | Number of successful enterprises (data disaggregated by gender and vulnerable group) | Interviews with male and female APs |
| | | Number of displaced persons who improve their incomes (data disaggregated by gender and vulnerable group) | Interviews with male and female vulnerable displaced APs and comparison with the SES results |
| | | Number of displaced persons who improve their standard of living (data disaggregated by gender and vulnerable group) | Interviews with male and female vulnerable displaced APs and comparison with the SES results |

| No. | Category | Basis for Indicators | Means of Verification |
|-----|--------------------|---|---|
| | | Number of displaced persons with agricultural replacement land lots (data disaggregated by gender and vulnerable group) | Records of provided replacement land lots indicating gender and vulnerability of recipients |
| | | Quantity of land owned or contracted by displaced persons (data disaggregated by gender and vulnerable group) | Interviews with male and female APs; monthly monitoring progress reports |
| 6 | Benefit monitoring | Changes occurred in patterns of occupations, production, and resource use compared to the pre-project situation | Interviews with male and female APs and comparison with the SES results |
| | | Changes occurred in income and expenditure patterns compared to the pre-project situation | Interviews with male and female APs and comparison with the SES results |
| | | Changes occurred in key social and cultural parameters | Interviews with male and female APs and comparison with the SES results |
| | | Changes occurred for vulnerable groups | Interviews with vulnerable male and female APs and comparison with the SES results |

Source: JICA Design Team and DOTr.

Table 13-5: Guide Questions for External Monitoring

| No. | Category | Guide Question | Means of Verification |
|-----|--------------------------|---|---|
| 1 | ROW acquisition process | How many APs who signed ADRIs vacated structures as agreed? | Records of negotiations on land acquisition |
| 2 | Delivery of entitlements | Were entitlements disbursed according to the number and the category of losses set out in the entitlement matrix? | Records of disbursement compared to the entitlement matrix and the master list |
| | | Was disbursement made to meet the timeline? | Records of disbursement compared to the schedule |
| | | Has the identification of displaced persons losing land temporarily, e.g., through soil disposal, borrow pits, and the contractor' camps, been included? | Records of validation activities |
| | | Was the disbursement of the agreed transport, relocation, income substitution support, and any available resettlement allowances made in a timely manner according to the schedule? | Records of payment, payment schedule, and recipients of compensation and assistance compared to the plan |
| | | Were replacement land plots provided? What was the quality of new plots and issuance of land titles? | Records of the provision of replacement land, issued land titles, and interviews with male and female APs |

| No. | Category | Guide Question | Means of Verification |
|-----|----------------------------------|---|---|
| | | Are social infrastructure and services restored? | List of constructed social infrastructure compared to the plan |
| | | Are LRIP activities being implemented as set out in the program, for example, utilizing replacement land, commencement of production, the number of the displaced persons trained for employment with jobs, disbursed microcredit, and the number of assisted income-generating activities? | Records of the land-for-land provision, the number of organized training and gender-disaggregated attendance sheets, the number of organized job fairs, and the number of provided soft loans |
| | | Have affected businesses received entitlements, including transfer and payment for net losses resulting from business closedown? | Records of compensation payment and comparison with the master list |
| 3 | Consultations and grievances | Are consultations organized as scheduled including meetings, groups, and community activities? | Records of SCMs compared to the plan |
| | | Do APs have knowledge of their entitlements? | Interviews with male and female APs |
| | | How many APs have used the local help desk? | Records on the GRM database |
| | | How many cases have been resolved? | Records on the GRM database |
| | | Which information on the implementation of the social preparation phase is available to APs? | Interviews with male and female APs |
| 4 | Communications and participation | How many general meetings were held (for both men and women)? | Records of SCMs and gender-disaggregated attendance lists |
| | | What is the percentage of women out of total participants? | Records of SCMs and gender-disaggregated attendance lists |
| | | How many meetings were held exclusively with women? | Records of SCMs and gender-disaggregated attendance lists |
| | | How many meetings were held exclusively with vulnerable groups? | Records of SCMs where gender-disaggregated participants are all vulnerable |
| | | How many meetings were held at new sites? | Records of SCMs |
| | | How many meetings were held between host communities and displaced persons? | Records of SCMs |
| | | What is the level of participation in meetings (data disaggregated by gender and vulnerable group)? | Records of SCMs and gender-disaggregated attendance lists |
| | | What is the level of information communicated? Is it adequate or inadequate? | Records of SCMs and interview with male and female APs |
| | | Was information properly disclosed? | Records of SCMs with disclosed information and |

| No. | Category | Guide Question | Means of Verification |
|-----|-----------------------------|--|---|
| | | | interview with male and female APs |
| | | Was the translation of information disclosure in local languages available? | Records of SCMs with disclosed information and interview with male and female APs |
| 5 | Budget and time frame | Were land acquisition and resettlement staff appointed and mobilized on schedule for field and office works? | Staffing records compared to the plan |
| | | Were capacity building and training activities completed on schedule? | Records of training compared to the plan |
| | | Were resettlement implementation activities achieved compared to the agreed implementation plan? | Records of disbursement of funds for activities compared to the plan |
| | | Were funds for resettlement agencies allocated on time? | Records of fund transfer compared to the schedule |
| | | Were the scheduled funds received by resettlement offices? | Records of fund transfer and interview with resettlement offices |
| | | Were the funds disbursed according to the DD RAP? | Records of fund transfer compared to arrangements in the RAP |
| | | Were social preparation activities implemented as per schedule? | Record of organized activities compared to the implementation schedule |
| | | Was land acquisition and occupation in time for implementation? | Records of land acquisition compared to the schedule |
| 6 | Resettlement and relocation | Were APs provided with adequate information, consulted on their preferences, and guided on procedures to avail of social housings? | Records of gender-represented consultations and interview with male and female APs |
| | | Did APs participate in the selection and design of social housing locations and options? | Records of meetings and interviews with male and female APs |
| | | What is the number and percentage of APs provided with social housing programs? | Final list of social housing beneficiaries disaggregated by gender compared to the AH master list |
| | | Were social housing provided to relocating APs timely? | SHFC records on the provision of housings of recipients disaggregated by gender compared to the schedule |
| | | Was the quality of social housing provided to APs sufficient (i.e., suitability of locations, utilities, and access to social services)? | On-site verification of relocation sites compared to the provisions specified in the DD RAP and interviews with male and female APs |
| | | Was transitional assistance such as transportation allowances provided? | Records on disbursement compared to the plan |
| | | Was rental assistance provided until | Records on the disbursement |

| No. | Category | Guide Question | Means of Verification |
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| | | social housing are available for eligible APs? | of rental subsidies by the LBP compared to the master list and records on resettlement to social housing |
| | | What is the percentage of relocated APs who are able to pay amortizations? | Records on the SHFC's collection of amortizations of payers disaggregated by gender compared to the master list |
| | | What is the percentage of relocated APs satisfied with social housing and the remaining in social housing? | Interviews with male and female APs and the list of APs disaggregated by gender occupying social housings |
| | | Was the management of the SHFC adequate? | Auditing with the SHFC and interviews with male and female APs |
| 7 | LRIP | What is the number of displaced persons under rehabilitation programs (data disaggregated by gender and vulnerable group)? | Final list of LRIP beneficiaries |
| | | What is the percentage of APs eligible for LRIP assistance who register in the program (data disaggregated by gender and vulnerable group)? | Final list of vulnerable and gender-disaggregated APs who register in the LRIP compared to the list of LRIP beneficiaries |
| | | What is the percentage of eligible APs applying for soft loans? | Records on APs disaggregated by gender who apply for soft loans compared to the master list |
| | | What is the percentage of successful applications for soft loans? | Record of APs disaggregated by gender who are provided with soft loans compared to the list of APs who apply for |
| | | What is the number of displaced persons and eligible APs who receive vocational or entrepreneurial training (data disaggregated by gender and vulnerable group)? | Records on organized trainings and attendance lists compared to the final list of LRIP beneficiaries |
| | | What is the type of training and the number of participants for each training? | Records of organized trainings and attendance lists including gender information of attendees |
| | | What is the number and percentage of displaced persons covered under the LRIP (data disaggregated by gender and vulnerable group)? | List of LRIP beneficiaries compared to the AH master list |
| | | What is the number of displaced persons who restore their incomes and livelihood patterns (data disaggregated by gender and vulnerable group)? | Interviews with vulnerable male and female APs |

| No. | Category | Guide Question | Means of Verification |
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| | | How many new jobs are generated? | Interviews with male and female APs, and LRIP implementer |
| | | What is the extent of participation in rehabilitation programs? | Records on the participation of APs compared to the list of LRIP beneficiaries disaggregated by gender |
| | | What is the extent of participation in vocational training programs? | Records on the gender-disaggregated participation of APs in training programs compared to the list of LRIP beneficiaries |
| | | What is the level of satisfaction with LRIP assistance? | Interviews with male and female APs |
| | | What is the percentage of successful enterprises reaching break-even (data disaggregated by gender and vulnerable group)? | Interviews with male and female APs and comparison with the SES results |
| | | What is the percentage of displaced persons who improve their incomes (data disaggregated by gender and vulnerable group)? | Interviews with male and female APs and comparison with the SES results |
| | | What is the percentage of displaced persons who improve their standards of living (data disaggregated by gender and vulnerable group)? | Interviews with male and female APs and comparison with the SES results |
| | | What is the number of displaced persons who are given agricultural land lots as a replacement for land loss (data disaggregated by gender and vulnerable group)? | Records of provided replacement land lots |
| | | What is the quantity of the land owned or contracted by displaced persons (data disaggregated by gender and vulnerable group)? | Interviews with male and female APs and land ownership documents |

Source: JICA Design Team and DOTr.