

**The Preparatory Survey for
Metro Manila Subway Project in
Philippines**

Draft RAP Report

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ABBREVIATIONS

ADB	Asian Development Bank
AKPF	Abot Kaya Pabahay Fund
APs	Affected Persons
BCDA	Bases Conversion Development Authority
BGC	Bonifacio Global City
BIR	Bureau of Internal Revenue
BRC	Barangay Registration Committee
CA	Commonwealth Act
CA	Court of Appeals
CDA	Cooperative Development Authority
CENRO	City Environment and Natural Resources Officer
CGT	Capital Gains Tax
CMP	Community Mortgage Program
COA	Commission on Audit
DA	Department of Agriculture
DED	Detailed Engineering Design
DENR	Department of Environment and Natural Resources
DO	Department Order
DOLE	Department of Labor and Employment
DOST	Department of Science and Technology
DOTr	Department of Transportation
DPWH	Department of Public Works and Highways
DST	Documentary Stamps Tax
DSWD	Department of Social and Welfare Development
DTI	Department of Trade Industry
ECC	Environmental Compliance Certificate
EIA	Environmental Impact Assessment
EMA	External Monitoring Agent
EMB	Environmental Management Bureau
EO	Executive Order
FGD	Focus Group Discussion
FTI	Food Terminal Incorporated
GHTF	Grievance Handling Task Force
GIF	Government Financing Institution
GOP	Government of the Philippines

GR	General Registration
HDMF	Home Development Mutual Fund
HLURB	Housing and Land Use Regulatory Board
HOA	Homeowner's Association
HUDCC	Housing and Urban Development Coordinating Council
IA	Implementing Agencies
IAWG	Inter-Agency Working Group
IMA	Internal Monitoring Agent
INC	Iglesia ni Cristo
IO	Implementing Office
IOL	Inventory of Lost
IPA	Independent Property Appraiser
IRR	Implementing Rules and Regulation
ISFs	Informal Settler Families
JICA	Japan International Cooperation Agency
JST	JICA Study Team
LAPRAP	Land Acquisition Plan and Resettlement Action Plan
LGU	Local Government Unit
LIAC	Local Inter-Agency Committee
LMB	Land Management Bureau
LMS	Land Management Section
LRT	Land Registration Authority
MBLA	Master List of Beneficiaries with Loan Apportionment
MMDA	Metropolitan Development Authority
MMSP	Metro Manila Subway Project
MRH	Medium-Rise Housing
MRT	Metro Rail Transit
MOA	Memorandum of Agreement
NAMRIA	National Mapping and Resource Information Authority
NAPOCOR	National Power Corporation
NCR	National Capital Region
NEDA	National Economic and Development Authority
NGO	Non-Government Organization
NHA	National Housing Authority
NHMFC	National Home Mortgage Finance Corporation
OCT	Original Certificate of Title
OSM	Open Street Maps

PAFs	Project Affected Families
PAPs	Project Affected Persons
PCM	Public Consultation Meeting
PCUP	Presidential Commission for the Urban Poor
PD	Presidential Decree
PHIVOLCS	Philippine Institute of Volcanology and Seismology
PMO	Project Management Office
PMO-RIMT	PMO-Resettlement Implementation Management Team
PO	People's Organization
RA	Republic Act
RAP	Resettlement Action Plan
RCS	Replacement Cost Study
RFO	Right of First Offer
RFR	Right of First Refusal
RIMT	Resettlement Implementation and Management Team
ROW	Right-of-Way
ROWA	Right-of-Way Acquisition
RPT	Real Property Tax
RROW	Road Rights-of-Way
SCM	Stakeholder Consultation Meeting
SEC	Security Exchange Commission
SHFC	Social Housing Finance Corporation
SSS	Social Security System
TCT	Transfer Certificates of Title
TESDA	Technical Education and Development Authority
TOD	Transportation Oriented Development
UDHA	Urban Development and Housing Act
UPAO	Urban Poor Affairs Office
WB	World Bank

Chapter 1 Introduction

1.1 Study Area and Brief Project Description

The Metro Manila Subway Project (MMSP) will connect North Caloocan or Meycauayan in Bulacan and Dasmariñas in Cavite through the National Capital Region. The Project is envisioned to be implemented in two (2) phases namely:

Initial Phase: Central Zone in the North Capital Region i.e., between Valenzuela and Parañaque

Future Phase: North Zone and South Zone

The Resettlement Action Plan (RAP) shall be prepared for the Central Zone, which is briefly described in **Table 1-1** and depicted in **Figure 1-1**.

Table 1-1 The Central Zone

Project Type	Subway Project (underground tunnel railway, partially elevated)
Location	<ul style="list-style-type: none"> • The proposed route in Central Zone would be from Quirino Highway (Quezon City) to FTI (Taguig City/Parañaque) • The proposed depot locations would be located in Valenzuela City.
Project Scale	<ul style="list-style-type: none"> • Length of the route = approximately 25km • Area of the depot = approximately 29 ha
Stations	<ul style="list-style-type: none"> • As of the writing of this Report there would be 13 stations, namely starting from the North: <ul style="list-style-type: none"> ○ Quirino Highway ○ Tandang Sora ○ North Avenue ○ Quezon Avenue ○ East Avenue ○ Anonas ○ Katipunan ○ Ortigas North ○ Ortigas South ○ Kalayaan Avenue ○ Bonifacio Global City ○ Cayetano Boulevard ○ FTI

Source: JICA Study Team

METRO MANILA SUBWAY PROJECT

August 23, 2017

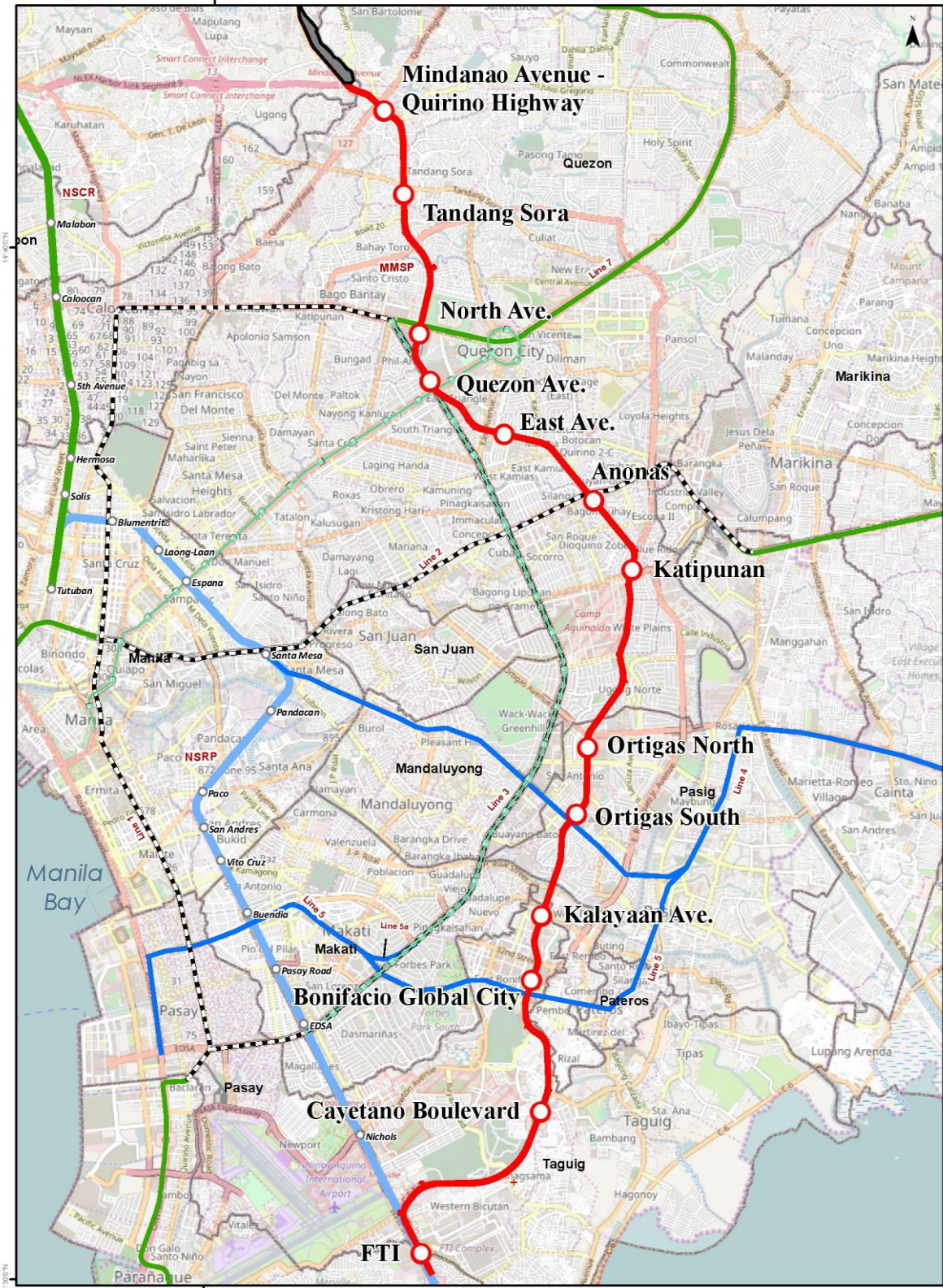


Figure 1-1 Location Map of the MMSPP Central Zone

1.2 Necessity of Resettlement

The implementation of the MMSP will entail land acquisition across highly urbanized areas in Metro Manila from the site of the depot in Valenzuela City in the north, down to the Cities of Quezon, Pasig, Makati, Taguig and Parañaque, towards the southern portion of what is referred to as the Central Zone. Although the basic subway will traverse subterranean sections, construction of the stations, along with the construction yards and shields would necessitate displacement of structures, and of course, affected persons (APs) who may own or lease, dwell or do business, or both, in said structures.

Alternative alignments were studied by the engineering team to come up with the option with the most economical yet least environmental and social impacts. However as expected of high density and well-developed areas, displacement of APs could not be avoided; only minimized. To achieve this, sizes, shapes, and areas of construction yards and shields were carefully drawn and optimized.

Figures 1-2 to Figure 1-14 shows the footprint of the stations and transition areas along the MMSP alignment. Version 22 of the basic design was used because configuration of stations has been disclosed to the PAPs during stakeholder meetings held except for Cayetano Boulevard Station where Version 26 is used. This is deemed more auspicious instead of causing unnecessary social unrest among ISF PAPs.

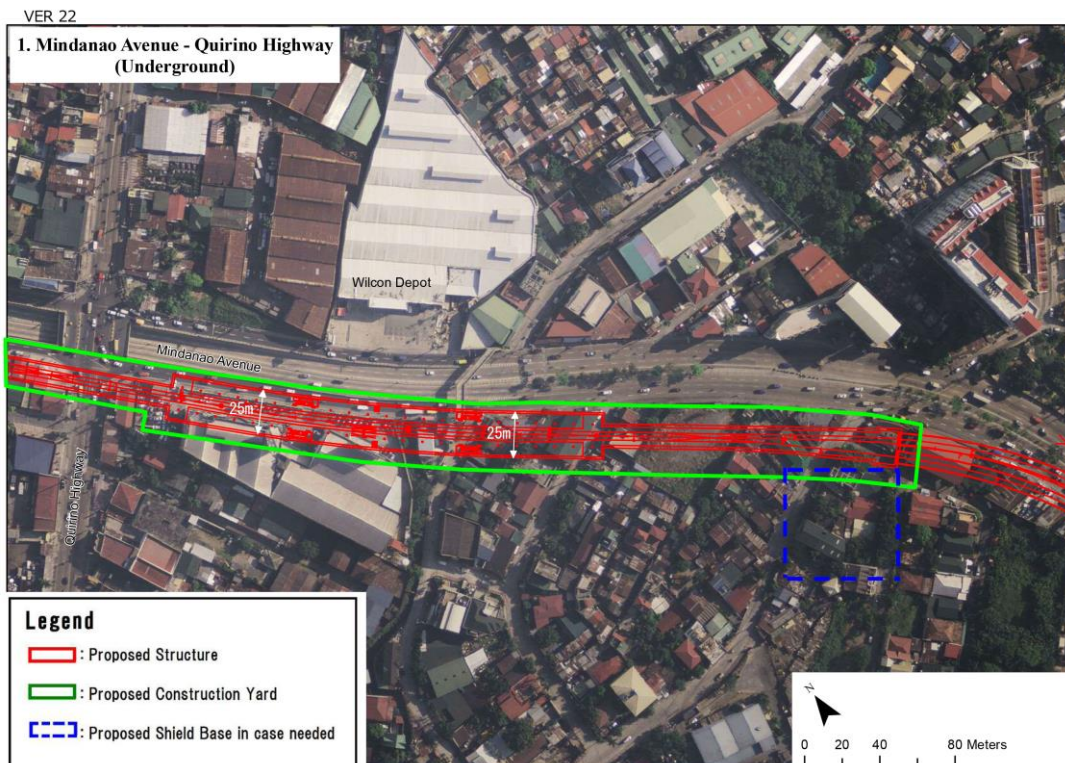


Figure 1-2 Quirino Highway Station



Figure 1-3 Tandang Sora Station

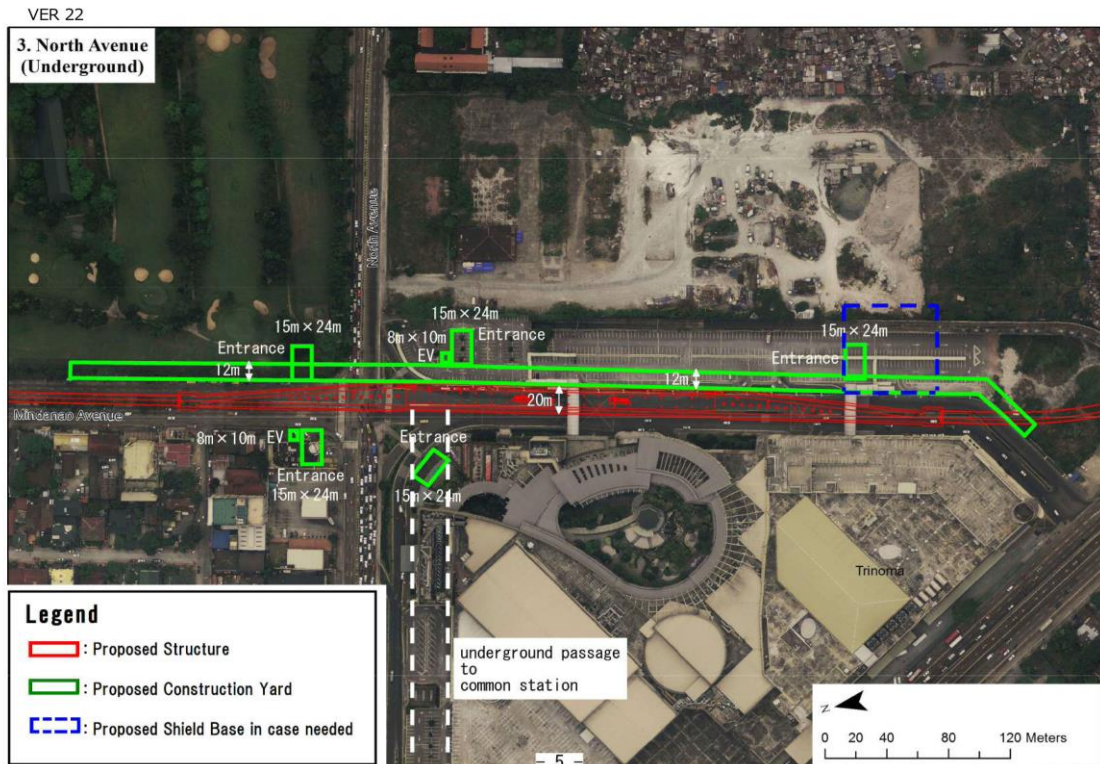


Figure 1-4 North Avenue Station

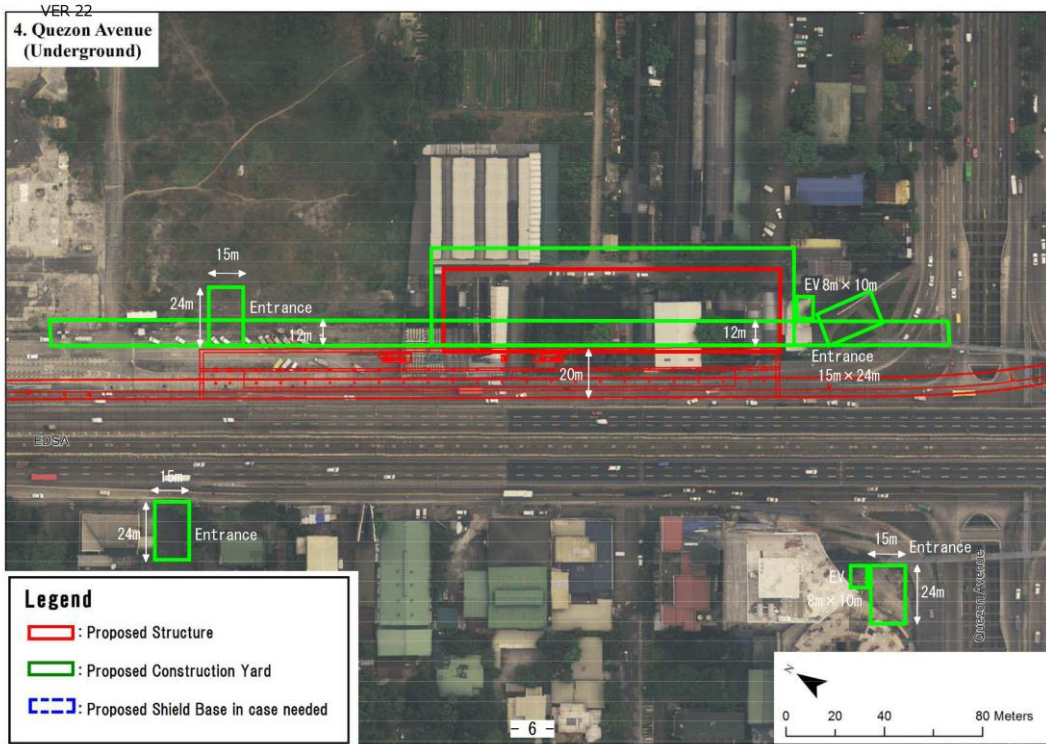


Figure 1-5 Quezon Avenue Station



Figure 1-6 East Avenue Station

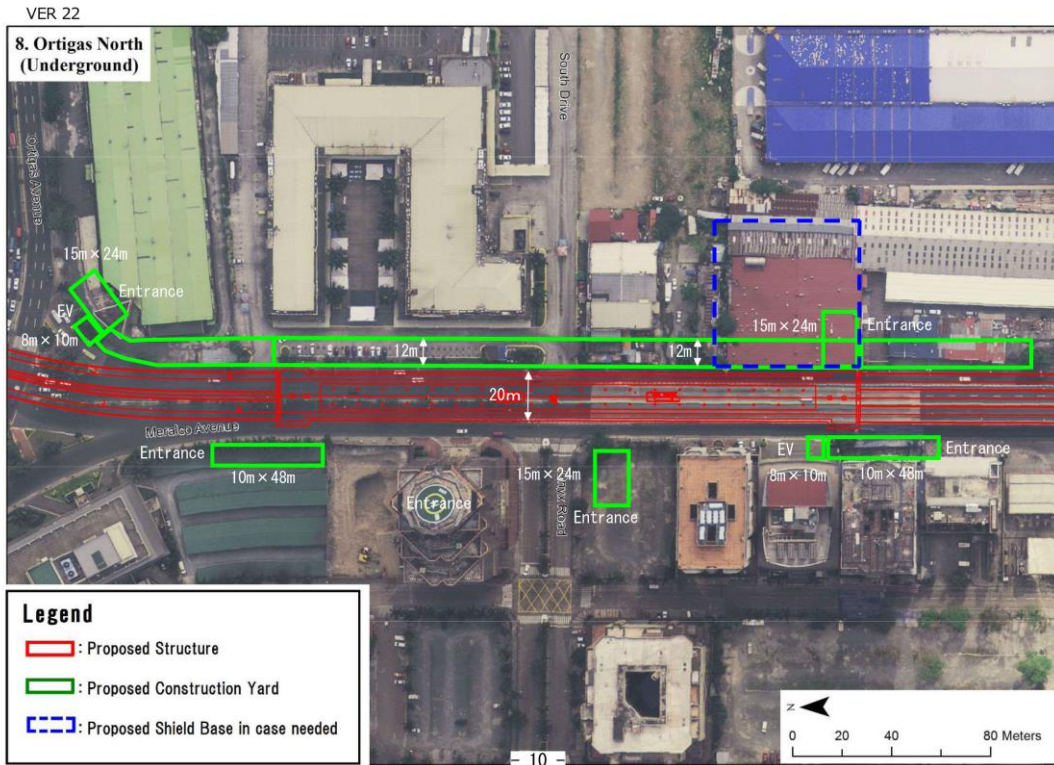


Figure 1-9 Ortigas North Station

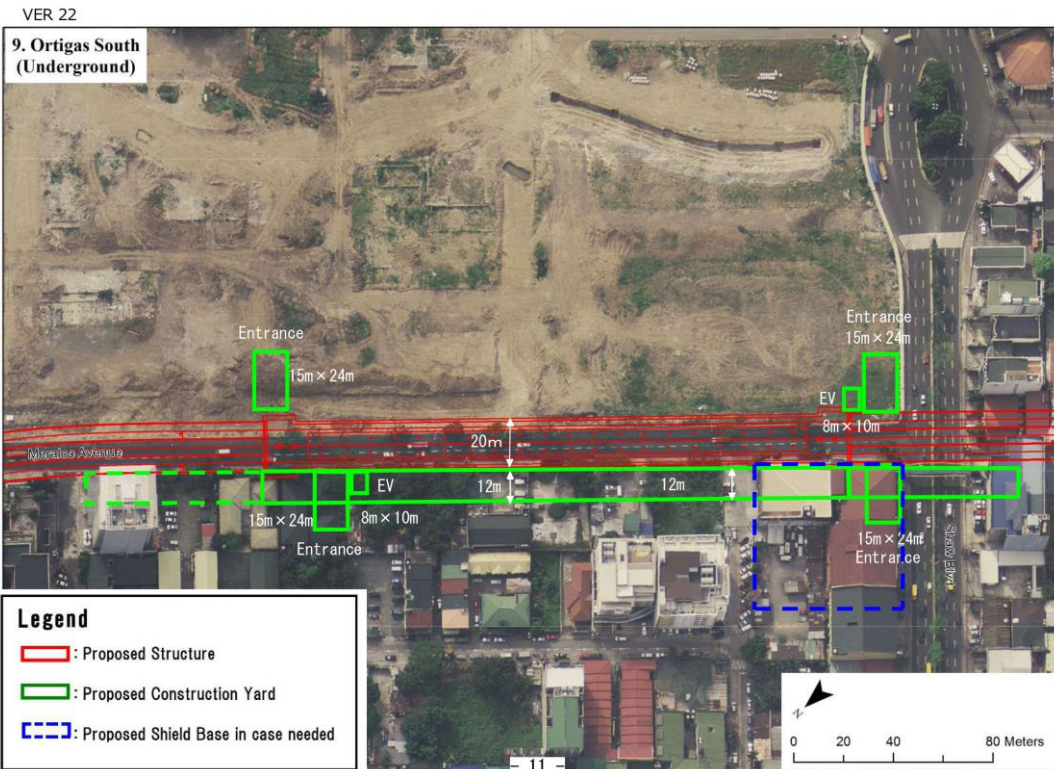


Figure 1-10 Ortigas South Station

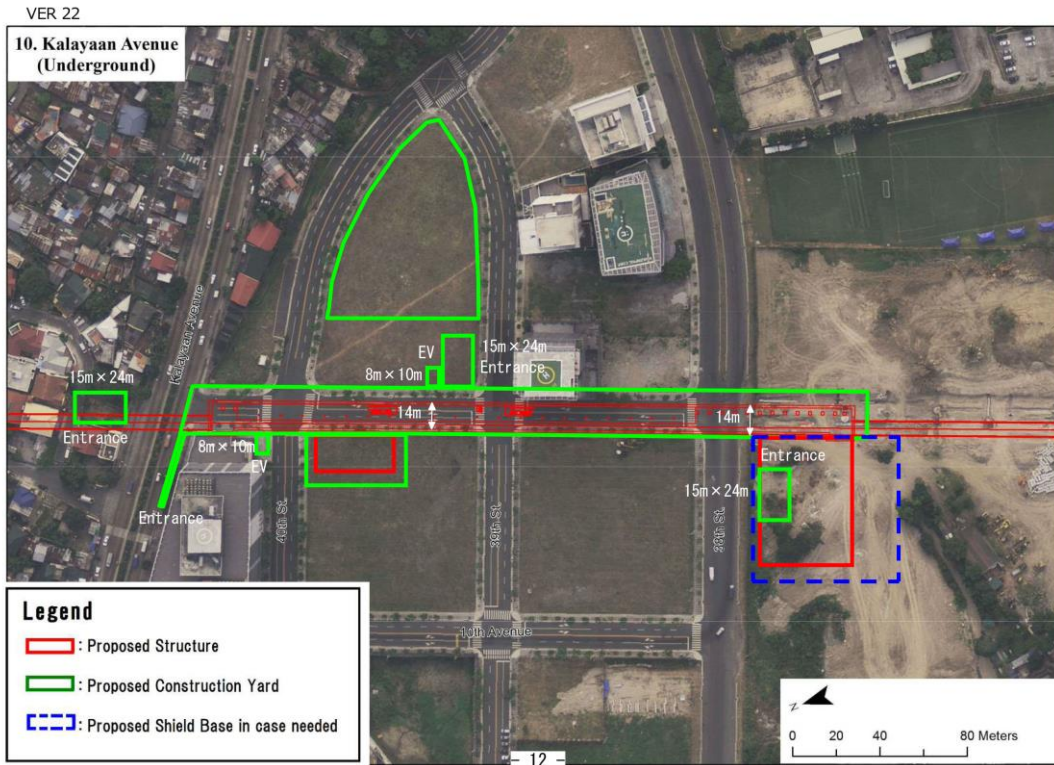


Figure 1-11 Kalayaan Avenue Station

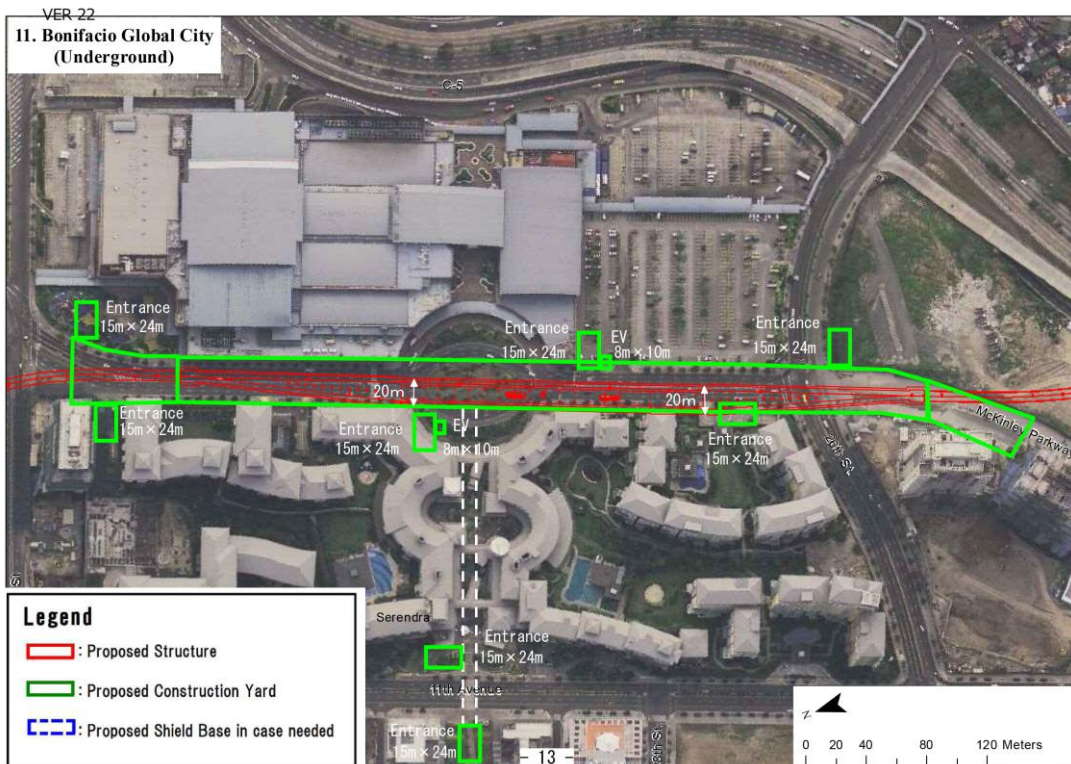


Figure 1-12 Bonifacio Global City Station

Chapter 2 Legislative Framework for Resettlement

It is important to ensure that no affected persons are worsened off by the implementation of a development project. The best way to achieve this is through the preparation of a RAP, which is founded on international guidelines on involuntary resettlement such as the Japan International Cooperation Agency (JICA) Guidelines for Environmental and Social Considerations (2010), World Bank's O.P. 4.12, and Asian Development Bank's Involuntary Resettlement Policy.

In the case of the MMSP certain limitations are evident given that the implementing agency--- the Department of Transportation (DOTr) is a government agency and has to abide by Philippine laws. Thus, it becomes necessary to adopt certain measures that would fill the gap between international standards and national laws.

2.1 Philippine Legislation, Guidelines, and Policies

2.1.1 Republic Act (R.A.) 10752

It is fortunate and timely that the latest legislation on Right-of-Way Acquisition (ROWA), specifically Republic Act (R.A.) 10752, An Act Facilitating the Acquisition of Right-of-Way, Site or Location for National Government Infrastructure Projects, was enacted in 2016 and was passed into law by the President of the Philippine Republic in the same year. Together with its Implementing Rules and Regulations (IRR), this law contains amendments to R.A. 8974 that significantly reduced the gap between international standards and Philippine legislation on ROWA.

The main objective of the amendments is to significantly expedite the implementation of infrastructure projects while ensuring that the rights of property owners and other project-affected persons are duly protected. Provisions that are equitable to both property owners and Government implementing agencies (IA) are envisioned to make "negotiation" the preferred mode of ROWA. The specific amendments being referred to are presented below followed by a brief description of its merits and advantages over the previous law, R.A. 8974.

Section 4 of R.A. 10752 and Section 8 of its IRR state that:

In case of lands granted through Commonwealth Act No. 141, as amended, otherwise known as the Public Land Act, the IA shall:

- (i) Follow the other modes of acquisition enumerated in this Act, if the landowner is not the original patent holder and any previous acquisition of said land is not through gratuitous title; or
- (ii) Follow the provisions under Commonwealth Act No. 141, as amended, if the landowner is the original patent holder or the acquisition of the land from the original patent holder is through a gratuitous title.

Other Modes of Acquisition for Non-Original Patent Holders of Commonwealth Act (C.A.) 141.

Item (i) above applies to cases wherein the owner lawfully acquired the land from an original patent holder, but not through gratuitous means (e.g., for free by inheritance or donation). Under the present law, he will be entitled to compensation if said land is subjected to ROW acquisition.

In past ROW acquisitions prior to effectivity of R.A. 10752, a 20-meter (prior to 1975) and 60-meter (1975 and after, by virtue of Presidential Decree, or P.D. 635) strip reserved by the government for public use on lands acquired through the Public Land Act, remain valid and in effect no matter how many times said land has been subsequently sold. In the said Act, the government is entitled to the above-described strip of land without having to compensate the owner. In such circumstances, the patent holder is required to execute a quit claim and only entitled to payment for the cost of damages for the improvements within said land, and financial assistance, as described in Executive Order (E.O.) 1035. Under the present law, as described in Item (ii) above, such provisions will only apply to original patent holders.

Section 4 of R.A. 10752 further states that:

The implementing agency may utilize donation or similar mode of acquisition if the landowner is a government-owned or government-controlled corporation.

When it is necessary to build, construct, or install on the **subsurface or subterranean portion** of private and government 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 the subsurface or subterranean portions 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.

Acquisition of Subsurface Right-of-Way. Prior to enactment of R.A. 10752, there were no laws that govern acquisition of ROW below the ground. However, there was a Supreme Court decision particularly General Registration (G.R.) No. 168732 of June 29, 2007, which upheld the decision of the Court of Appeals (CA) in C.A.-G.R. CV No. 57792, to let National Power Corporation (NAPOCOR) (the *Petitioner*) compensate L. Ibrahim et. al., the *Respondents* for damages incurred in connection with the construction of underground tunnels 115 meters below *Respondents'* property. Despite a series of hearings and counter filing of cases, *Petitioner* maintained that the sub-terrain portion where the underground tunnels were constructed does not belong to respondents because, even conceding the fact that respondents owned the property, their right to the subsoil of the same does not extend beyond what is necessary to enable them to obtain all the utility and convenience that such property can normally give. They further added that the underground tunnels 115 meters below respondents' property could not have caused damage or prejudice to respondents and their claim to this effect was, therefore, purely conjectural and speculative. However, the Courts found said contentions lacking in merit, citing Article 437¹ of the Civil Code, and denied NAPOCOR's petition to annul the CA's decision to let NAPOCOR pay the current market value of land with 6% interest per annum from the filing of the case until paid. With the passing of R.A. 10752, lengthy cases such as the above, which may drag ROW acquisition of sub-surface projects such as subways and tunnels may be avoided.

In accordance with **Section 11** of its **IRR**, 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. 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:

- (a) Negotiate with the property owner a perpetual easement of ROW for the subterranean portions of his property required by the project.
- (b) 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.

Further, the IRR avers that the easement price under Section 11a of this IRR shall be twenty percent (20%) of the market price of the land.

Section 5 (a) of R.A. 10752 and **Section 6.1** of its **IRR** state that

the IA may acquire through negotiated sale the required ROW for the project by offering to the property owner as compensation price the sum of the:

- (i) Current market value of the land;

¹ Article 437 Title II (OWNERSHIP), Chapter 1 (Ownership in General) of the Civil Code of the Philippines states that, "The owner of a parcel of land is the owner of its surface and of everything under it, and he can construct thereon any works or make any plantations and excavations which he may deem proper, without detriment to servitudes and subject to special laws and ordinances..."

- (ii) Replacement cost of structures and improvements therein; and
- (iii) Current market value of crops and trees therein

First offer for price of land is based on current market value. Unlike in the amended law, which offered Bureau of Internal Revenue (BIR) zonal value first (was rejected by landowners in most cases due to outdated zonal values), immediate offer of current market value makes it more attractive and just for the owners. As such negotiation time can be significantly shortened as the price offer would be more realistic and acceptable to owners. This also enables IAs to quickly adopt a market-based price without fear of disallowance by the Commission on Audit (COA).

Replacement cost compensation for structures and improvements. As defined in **Section 6.6** of the IRR, the replacement cost of a structure or improvement affected by the ROW is defined as the cost necessary to replace the affected structure/ improvement - i.e., asset - based on the current market prices of materials (Bill of Quantity or BOQ based), 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. It further states that: (i) if the affected structure has been damaged, then the replacement cost should be the pre-damaged condition of that structure; (ii) the replacement cost of the structure may vary from the market value of the existing structure, since the structure that would actually replace it may have a different cost at current market prices; and (iii) the replacement structure has to perform the same functions and meet the performance specifications as the original structure.

Section 5 (b) of R.A. 10752 and Section 6.8 of its IRR state that:

the replacement cost of structures and improvements shall also apply to all owners of structures and improvements who do not have legally recognized rights to the land, and who meet all of the following criteria:

- (i) Must be a Filipino citizen;
- (ii) Must not own any real property or any other housing facility, whether in urban or rural area; and
- (iii) 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”
- (iv) Must not occupy an existing government ROW

As defined in RA No. 7279, “professional squatters” refer to individuals or groups who occupy lands without the express consent of the landowner and who have sufficient income for legitimate housing, as identified by the proper Local Inter-Agency Committee (LIAC) with the assistance of the Urban Poor Affairs Office (UPAO) or other body of its equivalent. The term “professional squatters” also refers 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 of lands reserved for socialized housing.

“Squatting syndicate,” as defined in R.A. No. 7279, refers to a group of persons engaged in the business of squatter housing for profit or gain. The term shall not apply to individuals or groups who simply rent land and housing from professional squatters or squatting syndicates.

To complement the four criteria mentioned above, the owner and occupant of the structure or improvement must show a proof of ownership of the structure/improvement, e.g., a certification from the Barangay concerned.

Informal settler families (ISFs) classified as underprivileged and homeless citizens as defined in RA No. 7279 and not qualified under the four criteria above shall be entitled to relocation pursuant to RA No. 7279 in accordance with Section 14 of the IRR of R.A. 10752.

Section 5 (c) of R.A. 10752 and Section 6.9 of its IRR state that:

- (i) With regard to the taxes and fees relative to the transfer of title of the property to the Republic of the Philippines through negotiated sale, the implementing agency shall pay, for the account of the seller, the capital gains tax, as well as the documentary stamp tax, transfer tax and registration fees, while the owner shall pay any unpaid real property tax.
- (ii) If requested by the property owner, the implementing agency shall remit to the LGU concerned the amount corresponding to any unpaid real property tax, subject to the deduction of this amount from the total negotiated price. Provided, however, That the said amount is not more than the negotiated price

Payment of Capital Gains Tax by the Implementing Agency. In the previous ROWA laws, capital gains tax is shouldered by the landowner even if the sale is involuntary, and in a sense compulsory given that the government can resort to exercise its power of eminent domain (through expropriation proceedings) if the owner disagrees to sell his property. R.A. 10752 is the first ROWA legislation that requires the IA to pay the capital gains tax in addition to the previously paid documentary stamp tax, transfer tax, and registration fees. In this manner, landowners need not produce money upfront to pay for capital gains tax, prior to payment of compensation for the land to be acquired. It is important to note here that this provision is also aimed at encouraging negotiated sale over expropriation. As such, in cases where negotiation fails and expropriation is the mode followed, the landowner, in accordance with Section 6 (g) of R.A. 10752 will pay capital gains tax and any unpaid real property tax, and the IA will only pay the documentary stamp tax, transfer tax, and registration fees.

Advance Payment for Unpaid Real Property Tax to LGU. In terms of Item (ii) above, the IA, upon the request of the landowner, can remit to the concerned LGU any unpaid real property tax (RPT), in the form of an advance payment, and will be deducted from the landowner's compensation, based on the negotiated price. It can be noted that this provision has been in practice under certain department orders (D.O.) of the Department of Public Works and Highways (DPWH) even prior to the enactment of R.A. 10752.

Section 5 (f) and (g) of R.A. 10752 and Section 6.10 of its IRR state that

Upon the execution of a deed of sale, the implementing agency shall pay the property owner:

1. Fifty percent (50%) of the negotiated price of the affected land, exclusive of taxes remitted to the LGU concerned under subparagraph (d) herein; and
2. Seventy percent (70%) of the negotiated price of the affected structures, improvements, crops and trees, exclusive of unpaid taxes remitted to the LGU concerned

And that

The implementing agency shall, at the times stated hereunder, pay the property owner the remaining fifty percent (50%) of the negotiated price of the affected land, and thirty percent (30%) of the affected structures, improvements, crops and trees, exclusive of unpaid taxes remitted to the LGU concerned: Provided, That the land is already completely cleared of structures, improvements, crops and trees.

1. At the time of the 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

Payment of Partial Compensation for Land, Structures and Improvements, Crops and Trees. Previously ROWA laws and guidelines do not provide for, or silent on the provision of partial payments. As such the partial payments, if all provided, were not uniform in terms of basis (i.e., as a percentage of the total price) and at times were practiced on a "case-to-case" basis. In R.A. 10752 and its IRR, this provision is very explicit.

Section 10 (c) of R.A. 10752 states that

the government shall provide adequate appropriations that shall cover the funds needed to pay for the following expenses for activities directly related to right-of-way acquisition for the projects as provided in the Act including among others:

The cost of development and implementation of resettlement projects covered by this Act, including planning, social preparation, and other activities under the resettlement action plan.

Section 10 (c) of R.A. 10752 states that

the government shall provide adequate appropriations that shall cover the funds needed to pay for the following expenses for activities directly related to right-of-way acquisition for the projects as provided in the Act including among others:

The cost of development and implementation of resettlement projects covered by this Act, including planning, social preparation, and other activities under the resettlement action plan.

Section 15 (c) of its IRR states that

the government shall provide adequate appropriations that shall cover the funds needed to pay for the following expenses for activities directly related to right-of-way acquisition for the projects as provided in the Act including among others:

Cost of development and implementation of resettlement projects covered by this Act, including planning, social preparation, in accordance with HUDCC design standards and costings. Where necessary, this may include land development and housing construction, provision of basic services and community facilities, livelihood restoration and improvement, and other activities under the resettlement action plan in coordination with concerned government agencies.
[Underlined added by the author]

Provision of Adequate Government Appropriation for Implementation of RAP. This is also the first time that social preparation, livelihood restoration and improvement, and other activities under the RAP are included as eligible for government appropriation. In previous ROWA activities, only PAPs of foreign-assisted projects enjoy these kinds of entitlement. It is unfortunate, however, that income loss compensation still did not make it as a component of government appropriation.

Section 11 of R.A. 10752 states that:

Upon the approval of an infrastructure project by the head of the implementing agency concerned, with funding authorized in the General Appropriations Act and with defined right-of-way, no national government agency or LGU shall, within two (2) years from date of notice of taking, allow any development or construction, or issue any building, construction, development, or business permit, which is contrary to the approved plans and purposes of the project, within the right-of-way, unless explicitly authorized by the head of the implementing agency for justifiable reasons.

Section 16 of its IRR states that:

The date of notice of taking is the date of the letter issued by the IA to the concerned landowners, after the approval of the LAPRAP as part of the detailed engineering design, informing them of the intent of the IA to acquire their lands for the ROW. Once the notice of taking is issued, any new structure or improvement to an existing one on the land covered by the notice shall not be eligible for compensation.

In the same manner, no informal settlers will be eligible for compensation if their structures are built after the cut-off date for entitlements. In this IRR, the “cut-off date” refers to the first day of census undertaken as part of LAPRAP preparation after both the project approval by the IA and Detailed Engineering Design.

Legal basis for declaring cut-off date for compensation and entitlements. Prior to the enactment of R.A. 10752 there was no legal basis for the declaration of “cut-off date”. No cut-off date shall be declared with regards to formal settlers (i.e., property owners) as this shall be carried out in accordance with law (Section 11 of R.A. 10752 and Section 16 of its IRR). It was also mentioned that cut-off date may be declared for informal settlers considering that informal settling is an unlawful act in accordance with Section 30 of R.A. 7279. However, the latter may still be contested considering what is stated in Section 16 of the IRR (last paragraph above). Although there is a disagreement between the two provisions, it is deemed that R.A. 7279, which is a law, should prevail considering that it is in conflict with an IRR only.

2.1.2 Republic Act 7279 (Urban Development and Housing Act of 1992) and its IRR

Section 5 of R.A. 7279, and **Sections 3.1**, and **6.6** of its Annex (Guidelines for the Inventory and Identification of Lands and Sites for Socialized Housing) states that lands or portions thereof, set aside for government offices, facilities, and other installations, whether owned by the National Government, its agencies and instrumentalities, including government-owned or controlled corporations, or by the Local Government Units (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 National Housing Authority (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 8 of the Act and its Annex “A” mandated all local government units in coordination with the NHA, Housing and Land Use Regulatory Board (HLURB), National Mapping and Resource Information Authority (NAMRIA), and the DENR Land Management Bureau (LMB) to identify lands for socialized housing and resettlement areas for the immediate and future needs of the underprivileged and homeless in the urban areas.

Section 6.3 of the Act’s Annex sets the following criteria to be used for evaluating the suitability of sites for socialized housing:

- (i) To the extent feasible, socialized housing and resettlement projects shall be located in new areas where employment opportunities are available;
- (ii) Priority shall be given to areas where basic services and facilities are already existing or where they can be introduced within a very short time;
- (iii) Transportation costs to workplaces and other services should be affordable considering that the target beneficiaries are the homeless and underprivileged;
- (iv) The site shall not require excessive levelling, cutting, and filling. Sites requiring excessive engineering works shall be avoided. Likewise, sites on steep slopes and/or weak soil foundation shall not be considered;
- (v) Environmentally critical areas like those that are flood prone or earthquake zones or areas near rivers and canals shall be avoided;
- (vi) Compatibility with existing zoning;
- (vii) Financial feasibility and viability where land valuation offer is low; and
- (viii) Tenurial status must be ascertained

Section 16 of the Act provides the eligibility criteria for program beneficiaries as follows:

- (i) Must be a Filipino citizen;
- (ii) Must be an underprivileged and homeless citizen (i.e., as defined in Section 3 of the same Act, refers to beneficiaries of the Act and to individuals or families residing in urban and urbanizable areas whose income or combined household income falls within the poverty threshold as defined by the National Economic Development Authority (NEDA) and who do not own housing facilities, including those who live in makeshift dwelling units and do not enjoy security of tenure);
- (iii) Must not own any other real property whether in the urban or rural areas;
- (iv) Must not be a professional squatter or a member of squatting syndicates

Section 28 of the Act stipulates that eviction or demolition as a practice shall be discouraged; however, it may be allowed under the following conditions:

- (i) When persons or entities occupy danger areas such as *esteros*², railroad tracks, garbage dumps, riverbanks, shorelines, waterways, and other public places such as sidewalks, roads, parks, and playgrounds;
- (ii) **When government infrastructure projects with available funding are about to be implemented;** or
- (iii) When there is a court order for eviction and demolition

In the execution of the above Section 28, the following shall be mandatory:

- (i) Notice upon the affected persons or entities at least (30) days prior to date of eviction and demolition;
- (ii) Adequate consultations on the matter of resettlement with the duly designated representatives of the families to be resettled and the affected communities in the areas where they are to be relocated;
- (iii) Presence of Local Government Officials or their representatives during eviction or demolitions;
- (iv) Proper identification of all persons taking part in the demolition;
- (v) Execution of eviction or demolition only during regular office hours from Mondays to Fridays and during good weather, unless the affected families consent otherwise;
- (vi) No use of heavy equipment for demolition except for structures that are permanent and other of concrete materials;
- (vii) Proper uniforms for members of the Philippine National Police who shall occupy the first line of law enforcement and observe proper disturbance control procedures; and
- (viii) Adequate relocation, whether temporary or permanent; provided however, that in cases of eviction and demolition pursuant to a court order involving underprivileged and homeless citizens, relocation shall be undertaken by the LGU concerned and the NHA with assistance of other government agencies within (45) days from service of notice of final judgement by the court, after which period the said order shall be executed; provided further that should relocation not be possible within the said period, financial assistance in the amount equivalent to the prevailing minimum daily wage multiplied by (60) days shall be extended to the affected families by the LGU concerned.

² *esteros*: Similar to drainage canals

Section 30 of the Act stipulates that after the effectivity of the Act in 1992, the barangay, municipal or city government units shall prevent the construction of any kind of illegal dwelling units of structures within their respective localities.

Section 31 of the Act stipulates the promulgation of the Community Mortgage Program (CMP), which was defined as, “*a mortgage financing program of the National Home Mortgage Finance Corporation which assists legally organized associations of underprivileged and homeless citizens to purchase and develop a tract of land under the concept of community ownership. The primary objective of the program is to assist residents of blighted or depressed areas to own the lots they occupy, or where they choose to relocate to, and eventually improve their neighborhood and homes to the extent of their affordability.*”

Section 32 provided the kind of incentives to be enjoyed by participants of the CMP to wit:

- (i) Government-owned or -controlled corporations and local government units, may dispose of their idle lands suitable for socialized housing under the CMP through negotiable sale at prices based on acquisition cost plus financial carrying costs;
- (ii) Properties sold under the CMP shall be exempted from the capital gains tax; and
- (iii) Beneficiaries under the CMP shall not be evicted nor dispossessed of their lands or improvements unless they have incurred arrangements in payments of amortizations for three (3) months.

Section 33 stipulates that beneficiaries of the Program shall be responsible for: (i) their organization into associations to manage their subdivisions or places of residence, (ii) to secure housing loans under existing Community Mortgage Program and (iii) such other projects beneficiaries to them.

Subject to such rules and regulations to be promulgated by the National Home Mortgage Finance Corporation, associations organized pursuant to this Act may collectively acquire and own lands covered by this Program. Where the beneficiaries fail to form an association by and among themselves, the National Home Mortgage Finance Corporation shall initiate the organization of the same in coordination with the Presidential Commission for the Urban Poor and the local government units concerned. No person who is not a bona fide resident of the area shall be a member or officer of such association.

2.1.3 Executive Order 272 Series of 2004

Executive Order No. 272 (E.O.272), Series of 2004 created **Social Housing Finance Corporation (SHFC)** and directed the transfer of the Community Mortgage Program (CMP), Abot Kaya Pabahay Fund (AKPF) Program, and other social housing powers and functions of the National Home Mortgage Finance Corporation (NHMFC) to the SHFC.

Under this E.O., the SHFC shall be the lead government agency to undertake social 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 (amortization support program and development financing program).

2.1.4 Republic Act 6685, December 1988

This law is entitled, “*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”.

Section 1 of the Act requires all private contractors, including subcontractors, to whom awards are made for the undertaking of national and local public works projects funded by either the National Government or any local government unit including foreign-assisted projects to hire at least fifty percent (50%) of the unskilled and thirty percent (30%) of the skilled labor requirements from the unemployed bona fide and actual residents in the province, city and municipality who are ready, willing and able as determined by the governor, city mayor or municipal mayor concerned where the projects are to be undertaken. However, where the number of available resources is less than the required percentages provided in the Act, said requirements shall be based on the maximum number of locally available labor resources which fact shall be certified by the municipal, city, provincial or district engineer as sufficient compliance with the labor requirements under the Act.

2.2 JICA Policies on Involuntary Resettlement

Key principles of JICA policies on involuntary resettlement are summarized below.

- I. Involuntary resettlement and loss of means of livelihood are to be avoided when feasible by exploring all viable alternatives.
- II. When population displacement is unavoidable, effective measures to minimize the impact and to compensate for losses should be taken.
- III. People who must be resettled involuntarily and people whose means of livelihood will be hindered or lost must be sufficiently compensated and supported, so that they can improve or at least restore their standard of living, income opportunities and production levels to pre-project levels.
- IV. Compensation must be based on the full replacement cost as much as possible.
- V. Compensation and other kinds of assistance must be provided prior to displacement.
- VI. For projects that entail large-scale involuntary resettlement, resettlement action plans must be prepared and made available to the public. It is desirable that the resettlement action plan include elements laid out in the World Bank Safeguard Policy, OP 4.12, Annex A.
- VII. In preparing a resettlement action plan, consultations must be held with the affected people and their communities based on sufficient information made available to them in advance. When consultations are held, explanations must be given in a form, manner, and language that are understandable to the affected people.
- VIII. Appropriate participation of affected people must be promoted in planning, implementation, and monitoring of resettlement action plans.
- IX. Appropriate and accessible grievance mechanisms must be established for the affected people and their communities.

The above principles are complemented by the World Bank OP 4.12, since it is stated in the JICA Guideline that "JICA confirms that projects do not deviate significantly from the World Bank's Safeguard Policies." Additional key principles based on the World Bank OP 4.12 are as follows:

- X. Affected people are to be identified and recorded as early as possible in order to establish their eligibility through an initial baseline survey (including population census that serves as an eligibility cut-off date, asset inventory, and socioeconomic survey), preferably at the

<p>project identification stage, to prevent a subsequent influx of encroachers who wish to take advantage of such benefits.</p> <p>XI. h) Eligibility of Benefits include the PAPs who have formal legal rights to land (including customary and traditional land rights recognized under law), the PAPs who don't have formal legal rights to land at the time of census but have a claim to such land or assets and the PAPs who have no recognizable legal right to the land they are occupying.</p> <p>XII. Preference should be given to land-based resettlement strategies for displaced persons whose livelihoods are land-based.</p> <p>XIII. Provide support for the transition period (between displacement and livelihood restoration).</p> <p>XIV. 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.,</p> <p>XV. For projects that entail land acquisition or involuntary resettlement of fewer than 200 people. An abbreviated resettlement plan is to be prepared. In addition to the above core principles on the JICA policy, it also laid emphasis on a detailed resettlement policy inclusive of all the above points; project specific resettlement plan; institutional frame work for implementation; monitoring and evaluation mechanism: time schedule for implementation: and, detailed Financial Plan etc.</p>
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2.3 Other Relevant International Standards, Policies, and Guidelines

Presented below are involuntary resettlement policies, guidelines, and standards of international institutions such as World Bank (WB), and Asian Development Bank (ADB), which were used as a guide in preparing the RAP for the MMSP.

Table 2-1 World Bank

Legal Framework	Description
Operational Policy 4.12	<ul style="list-style-type: none"> • Involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternative project designs; • Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable the persons displaced by the project to share in project benefits; • Displaced persons should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement; and • Displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

Table 2-2 Asian Development Bank

Legal Framework	Description
ADB Policy on Involuntary Resettlement	<ul style="list-style-type: none"> • 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 Indigenous Peoples, and those without legal title to land, and ensure their participation in consultations. • Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for

Legal Framework	Description
	loss of non-land assets.
	<ul style="list-style-type: none"> Establish a grievance redress mechanism to receive and facilitate resolution of the affected persons' concerns;
	<ul style="list-style-type: none"> 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;
	<ul style="list-style-type: none"> Provide 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;
	<ul style="list-style-type: none"> 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;
	<ul style="list-style-type: none"> 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;
	<ul style="list-style-type: none"> Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout project implementation; and
	<ul style="list-style-type: none"> 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.

2.4 Gaps between Philippine's Legal Framework and JICA Guidelines/WB Safeguard Policies on Involuntary Resettlement

Below table presents some gaps that were identified between the Philippine's legal framework and the JICA Guidelines for Environmental and Social Considerations (2010).

Table 2-3 Comparison between JICA Guidelines and Philippines Legal Framework on Involuntary Resettlement

JICA Guidelines/World Bank OP 4.12	Laws of the Philippines	Comparison/Gaps	Project Policy to bridge the Gaps
1. Involuntary resettlement and loss of means of livelihood are to be avoided when feasible by exploring all viable alternatives.	- 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 (Constitution of the Republic of the Philippines, Article III, Section 1).	There is no directly corresponding provision in-laws of the Philippines, but no significant deviation is observed in the Philippines' policies.	The project shall explore various alternatives and select the most viable option where involuntary resettlement is minimized, while optimizing the railway alignment.
2. When population displacement is unavoidable, effective measures to minimize the impact and to compensate for losses should be taken.	- The Bill of Rights of the Constitution of the Republic of the Philippines Article II, Section 9 states that: Private property shall not be taken for public use without "just compensation".	There is no directly corresponding provision in-laws of the Philippines, but no significant deviation is observed in the Philippines' policies.	The RAP will be prepared which will evaluate the impacts of the project to the PAPs and formulate the compensation and entitlements for the losses incurred in terms of land, structures, improvements and crops and trees.
3. People who must be	- For informal settlers, relocation	In the Philippine laws	Based on the results of

JICA Guidelines/World Bank OP 4.12	Laws of the Philippines	Comparison/Gaps	Project Policy to bridge the Gaps
<p>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.</p>	<p>site and socialized housing program is developed by the National Housing Authority (NHA) and LGUs (RA 7279). - Section 15c of R.A. 10752 stipulates that "Cost of development and implementation of resettlement projects covered by this Act, including planning, social preparation, in accordance with HUDCC design standards and costings. Where necessary, this may include land development and housing construction, provision of basic services and community facilities, livelihood restoration and improvement, and other activities under the resettlement action plan in coordination with concerned government agencies.</p>	<p>mentioned, there are no specific laws and guidelines which stipulate compensation for loss of income.</p>	<p>socio-economic surveys, the Income Restoration and Livelihood Development Program are considered in the RAP. For informal settlers, relocation site and socialized housing program are developed (RA 7279).</p>
<p>4. Compensation must be based on the full replacement cost as much as possible.</p>	<p>- Section 5 of RA 10752 states that for negotiated sale, the implementing agency shall offer to the property owner concerned as compensation price, the sum of: (1) The current market value of the land, (2) The replacement cost of structures and improvements therein; and (3) The current market value of crops and trees therein. - Sec 6.6 of IRR of RA 10752 provides that the replacement cost of a structure or improvement affected by the ROW is defined as the cost necessary to replace the affected structure/ improvement - i.e., asset - 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.</p>	<p>Same as JICA Guidelines</p>	<p>The Project Policy on compensation will be based on the full replacement cost for land, structures and other improvements in line with JICA guidelines.</p>
<p>5. Compensation and other kinds of assistance must be provided prior to displacement.</p>	<p>- Based on RA 10752, owners would only be given partial payment prior to the acquisition of lot. The Implementing Agency (IA) shall pay 50% of the land cost and 70% of the structure and improvements and crops and trees upon the signing of the Deed of Absolute Sale. - Other entitlements under the LARRIP (2007) include: disturbance compensation, income loss, inconvenience allowance, rehabilitation</p>	<p>There is no directly corresponding provision in-laws of the Philippines.</p>	<p>Compensation, entitlements, and forms of assistance shall be provided to PAPs at the start of the project and before displacement of PAFs as part of the Project Policy. DOTr may opt to pay more than the advanced payment indicated in RA 10752 in order to incentivize voluntary sales and/or relocation.</p>

JICA Guidelines/World Bank OP 4.12	Laws of the Philippines	Comparison/Gaps	Project Policy to bridge the Gaps
	assistance, and rental subsidy and transportation allowance.		
6. For projects that entail large-scale involuntary resettlement, resettlement action plans must be prepared and made available to the public.	<ul style="list-style-type: none"> - Section 13 of the IRR for R.A. 10752 stipulates that the Implementing Agency, during the feasibility study/detailed engineering design of projects, also prepare a LAPRAP or an Indigenous People's Action Plan, as applicable - NEDA ICC Policy requires that "The proponent agencies should design and submit the right-of-way (ROW) acquisition plan and resettlement action plan. 	There is no gap. However the NEDA ICC does not require the RAP to be made available to the public.	The draft RAP is prepared for this project and shall be accessible to the public.
7. In preparing a resettlement action plan, consultations must be held with the affected people and their communities based on sufficient information made available to them in advance.	<ul style="list-style-type: none"> - IRR of RA7279 requires an ample consultation for affected people. - Constitution Article XIII Sec. 10: No resettlement of urban or rural dwellers shall be undertaken without adequate consultations with them and the communities where they are to be relocated. - Section 3 of EO 1035 entitled, Information Campaign states that Every agency, office and instrumentality of the government proposing to implement a development project which requires the acquisition of private real property or rights thereon shall first make consultations with the local government officials and shall conduct an extensive public information campaign among the local inhabitants that will be affected by the project to acquaint them with the objectives and benefits to be derived from the project and thus avoid any resistance to or objection against the acquisition of the property for the project. 	Same as JICA Guidelines	The consultation meetings are held for stakeholders and PAPs. Their opinions and comments are reflected in the RAP.
8. When consultations are held, explanations must be given in a form, manner, and language that are understandable to the affected people.	<ul style="list-style-type: none"> - DENR Administrative Order No. 2003-30, Section 1 states that the review of EIA Reports by EMB shall be guided by three (3) general criteria: (a) that environmental considerations are integrated into the overall project planning, (b) that the assessment is technically sound and proposed environmental mitigation measures are effective, and (c) that the EIA process is based on a timely, informed and meaningful public participation of potentially-affected communities; - DENR Administrative Order No. 96-37 (To Further Strengthen the Implementation of the 	There is no directly corresponding provision in laws of the Philippines, but no significant deviation is observed in the Philippines' policies.	When the consultations are held, explanations and open forum are provided in Filipino, the national language.

JICA Guidelines/World Bank OP 4.12	Laws of the Philippines	Comparison/Gaps	Project Policy to bridge the Gaps
	Environmental Impact Statement System), requires under Section 2 that "All information about the proposed project or undertaking shall be presented by the proponent to the public in a language and manner that are easily understood.		
9. Appropriate participation of affected people must be promoted in planning, implementation, and monitoring of resettlement action plans.	<ul style="list-style-type: none"> - Section 10 (c) of R.A. 10752 recognizes the need for social preparation and other activities under the resettlement action plan by including such in government appropriations for acquisition of Right-of-Way site or location - RA 7279 Sec. 23 requires LGUs in coordination with Presidential Commission for the Urban Poor (PCUP) and concerned government agencies, to enable program beneficiaries "to be heard and to participate in the decision-making process over matters involving the protection and promotion of their legitimate collective interests which shall include appropriate documentation and feedback mechanisms." 	There is no directly corresponding provision in laws of the Philippines, but no significant deviation is observed in the Philippines' policies.	Consultations with PAPs are held during the preparation of the RAP, and appropriate participation of the PAPs is proposed in the internal and external monitoring mechanism. Increase people's participation in LIAC and the Resettlement Implementation and Management Team (RIMT) through their respective people's organizations.
10. Appropriate and accessible grievance mechanisms must be established for the affected people and their communities.	- There is neither established law nor procedures requiring the establishment of a grievance mechanism.	There are no specific laws and guidelines which stipulate the grievance redress mechanisms in the Philippines.	The representatives of PAPs and NGOs are to be included in the organization that will handle grievance redress mechanisms in the RAP.
11. 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 socioeconomic survey), preferably at the project identification stage, to prevent a subsequent influx of encroachers of others who wish to take advance of such benefits (WB OP 4.12 Para. 6).	<ul style="list-style-type: none"> - Section 4 of the IRR for Registration of Socialized Housing Beneficiaries states that: <ul style="list-style-type: none"> (a) The city/municipal government shall be primarily responsible for carrying out the registration of underprivileged and homeless families within their respective jurisdictions. (b) Registration shall be undertaken at the barangay level by the Barangay Registration Committee (BRC) composed of the Barangay Chairman as head - The conduct of survey and tagging are established practice by the Urban Poor Affair Office (UPAO). 	No significant deviation is observed in the Philippines' regulations and policies.	The socioeconomic surveys are conducted for the affected areas in this study to prepare the draft RAP. No cut-off date shall be declared with regards to formal settlers (i.e., property owners) as this shall be carried out in accordance with law (Section 11 of R.A. 10752 and Section 16 of its Implementing Rules and Regulations or IRR). Cut-off date may be declared for informal settlers considering that informal settling is an unlawful act in accordance with Section 30 of R.A. 7279.
12. Eligibility of Benefits include, the PAPs (i) who have formal	- Section 5 (b) of R.A. 10752 and Section 6.8 of its Implementing Rules and Regulations (IRR)	No significant deviation is observed in the Philippines'	To address this, DOTr and Quezon City LGU must execute a MOA with the

JICA Guidelines/World Bank OP 4.12	Laws of the Philippines	Comparison/Gaps	Project Policy to bridge the Gaps
<p>legal rights to land (including customary and traditional land rights recognized under law), (ii) the PAPs who don't have formal legal rights to land at the time of census but have a claim to such land or assets and (iii) the PAPs who have no recognizable legal right to the land they are occupying (WB OP 4.12 Para. 15, page 6).</p>	<p>state that the replacement cost of structures and improvements shall also apply to all owners of structures and improvements who do not have legally recognized rights to the land, and who meet all of the following criteria:</p> <p>(a) Must be a Filipino citizen;</p> <p>(b) Must not own any real property or any other housing facility, whether in urban or rural area; and</p> <p>(c) Must not be a professional squatter or a member of a squatting syndicate, as defined in R. A. 7279, otherwise known as the "Urban Development and Housing Act of 1992"</p> <p>(d) Must not occupy an existing government ROW</p> <p>- Under Section 16 of RA 7279, informal settlers: To qualify for the socialized housing program, a beneficiary:</p> <p>(a) Must be a Filipino citizen;</p> <p>(b) Must be an underprivileged and homeless citizen</p> <p>(c) Must not own any real property whether in the urban or rural areas; and</p> <p>(d) Must not be a professional squatter or a member of squatting syndicates (RA 7279).</p>	<p>regulations and policies.</p> <p>However, socialized housing beneficiaries who will be affected by the project may become ineligible because of criteria (b) and (c)*</p> <p>* One of the definitions of professional squatters as provided by R.A. 7279 is "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"</p>	<p>HUDCC in terms of granting some sort of exemption or reconsideration to the PAPs given that they will be displaced by a national government project.</p>
<p>13. Preference should be given to land-based resettlement strategies for displaced persons whose livelihoods are land-based.</p>	<p>- EO 1035 provides for compensation to displaced agricultural tenants in the amount equivalent to the average of gross harvest for three (3) consecutive years</p> <p>- R.A. 6389 provides for compensation to displaced agricultural lessees in the amount equivalent to five (5) times the average gross harvest for the last five (5) years</p>	<p>There are no national nor local legislation which entitles displaced commercial nor industrial business establishments compensation for income losses</p>	<p>Explore project benefit sharing schemes that can be agreed upon with the business sector.</p> <p>Another possibility is to for the government to opt to lease land during construction period, instead of acquiring them. In this manner, the owners can somehow recover from income losses to be incurred.</p>
<p>14. Provide support for the transition period (between displacement and livelihood restoration) (WB OP 4.12 Para. 6).</p>	<p>- RA 7279 Section 28 says that relocation is not possible within the said period (45 days), financial assistance in the amount equivalent to the prevailing minimum daily wage multiplied by sixty (60) days shall be extended to the affected families by the local government unit concerned.</p>	<p>There are no specific laws and guidelines which mention the transition period.</p> <p>RA 7279 is not clear on the nature of this "transition" support.</p>	<p>This transitional support will be indicated in the RAP and implemented by a body, such as LIAC.</p>
<p>15. Particular attention must be paid to the needs of the vulnerable groups</p>	<p>- RA 7279, for informal settlers below the poverty line and landless, requires preparation of relocation sites.</p>	<p>There is no gap.</p>	<p>The RAP must identify "vulnerable groups" who will be affected by the project and establish the</p>

JICA Guidelines/World Bank OP 4.12	Laws of the Philippines	Comparison/Gaps	Project Policy to bridge the Gaps
among those displaced, especially those below the poverty line, landless, elderly, women and children, ethnic minorities etc. (WB OP 4.12 Para. 6).	<p>- Other related laws of the Philippines address needs of vulnerable groups:</p> <ul style="list-style-type: none"> • RA 8425 (Social Reform and Poverty Alleviation Program Act) • RA 9710 (Magna Carta of Women) • RA 8371 (Indigenous Peoples Rights Act) • RA 7277 (Magna Carta for Disabled Persons) • RA 8972 (Solo Parents Welfare Act) 		nature of its support and shall be implemented by a body, such as LIAC.

2.5 Project Resettlement Policy

The Government of the Philippines will adopt the Project Resettlement Policy (the Project Policy) for the Mega Manila Subway Project (MMSP) specifically because existing national laws and regulations have some gaps with the international practice, including JICA's policy. The Project Policy is aimed at filling in any gaps in order to help ensure that PAPs are able to rehabilitate themselves to at least their pre-project condition. This section discusses the principles of the Project Policy and the entitlements of the PAPs based on the type and degree of their losses. Where there are gaps between the Philippines' legal framework for resettlement and JICA's policy on involuntary resettlement, practicable mutually agreeable approaches will be designed consistent with the Philippine Government practices and JICA's policy.

- I. Land acquisition and involuntary resettlement will be avoided where feasible, or minimized, by identifying possible alternative project designs that have the least adverse impact on the communities in the project area.
- II. Where displacement of households is unavoidable, all PAPs (including communities) losing assets, livelihoods or resources will be fully compensated and assisted so that they can improve, or at least restore, their former economic and social conditions.
- III. Compensation and rehabilitation support will be provided to any PAPs, that is any person or household or business which on account project implementation would have his, her their;
 - Standard of living adversely affected;
 - Right, title or interest in any house, interest in, right to use, any land (including premises, agricultural and grazing land, commercial properties, tenancy, or right in annual or perennial crops and trees or any other fixed or moveable assets, acquired or possessed, temporarily or permanently;
 - Income earning opportunities, business, occupation, work or place of residence or habitat adversely affected temporarily or permanently;
 - Social and cultural activities and relationships affected or any other losses that may be identified during the process of resettlement planning.
- IV. 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 tenure status and social or economic status will not bar the PAPs from entitlements to such compensation and rehabilitation measures or resettlement objectives. All PAPs residing, working, doing business and/or cultivating land within the project impacted areas as of the date of the latest census and inventory of lost assets (IOL), are entitled to compensation for their lost assets (land and/or non-land assets),

- at replacement cost, if available, and restoration of incomes and businesses, and will be provided with rehabilitation measures sufficient to assist them to improve or at least maintain their pre-project living standards, income-earning capacity and production levels.
- V. PAPs that lose only part of their physical assets will not be left with a portion that will be inadequate to sustain their current standard of living. The minimum size of remaining land structures will be agreed during the resettlement planning process.
- VI. People temporarily affected are to be considered PAPs and resettlement plans address issues of temporary acquisition.
- VII. Where a host community is affected by the development of a resettlement site in that community, the host community shall be involved in any resettlement planning and decision-making. All attempts shall be made to minimize the adverse impacts of resettlement upon host communities.
- VIII. The resettlement plans will be designed in accordance with Philippines' Republic Act 10752 and JICA's policy on involuntary Resettlement.
Compensation, entitlements and forms of assistance shall be provided to PAPs at the start of the project and before the displacement. DOTr may opt to pay more than the advanced payment indicated in RA 10752 in order to incentivize voluntary sales and/or relocation.
- IX. The Resettlement Plan will be translated into local languages and disclosed for the reference of PAPs as well as other interested groups.
- X. Payment for land and/or non-land assets will be based on the principle of replacement cost.
- XI. Compensation for PAPs dependent on agricultural activities will be land-based wherever possible. Land-based strategies may include provision of replacement land, ensuring greater security of tenure, and upgrading livelihoods of people without legal titles. If replacement land is not available, other strategies may be built around opportunities for re-training, skill development, wage employment, or self-employment, including access to credit. Solely cash compensation 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.
- XII. Replacement lands, if the preferred option of PAPs, should be within the immediate vicinity of the affected lands wherever possible and be of comparable productive capacity and potential. As a second option, sites should be identified that minimize the social disruption of those affected; such lands should also have access to services and facilities similar to those available in the lands affected.
- XIII. Resettlement assistance will be provided not only for immediate loss, but also for a transition period needed to restore livelihood and standards of living of PAPs. Such support could take form of short-term jobs, subsistence support, salary maintenance, or similar to those available in the lands affected.
- XIV. The resettlement plan must consider the needs of those most vulnerable to the adverse impacts of resettlement (including the poor, those without legal title to land, ethnic minorities, women, children, elderly and disabled) and ensure they are considered in resettlement planning and mitigation measures are identified. Assistance should be provided to help them improve their socio-economic status.
- XV. PAPs will be involved in the process of developing and implementing resettlement plans.
- XVI. PAPs 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 decisions that are made concerning their resettlement.
- XVII. Adequate budgetary support will be fully committed and made available to cover the costs of land acquisition (including compensation and income restoration measures) within the agreed implementation period. The funds for all resettlement activities will come from the government.
- XVIII. Displacement does not occur before provision of compensation and other assistance

required for relocation. Sufficient civic infrastructure must be provided in the resettlement site prior to relocation. Acquisition of assets, payment of compensation, and the resettlement and start of the livelihood rehabilitation activities of PAPs will be completed prior to any construction activities, except when a court of law orders so in expropriation cases. (Livelihood restoration measures must also be in place but not necessarily completed prior to construction activities, as these may be on-going activities.)

- XIX. Organization and administrative arrangements for the effective preparation and implementation of the resettlement plan will be identified and in place prior to the commencement of the process; this will include the provision of adequate human resources for supervision, consultation, and monitoring of land acquisition and rehabilitation activities.
- XX. An appropriate reporting (including auditing and redress functions,) monitoring and evaluation mechanism, will be identified and set in place as part of the resettlement management system. An external monitoring group will be hired by the project and will evaluate the resettlement process and final outcome. Such groups may include qualified NGOs, research institutions or universities.

2.6 Cut-off Date of Eligibility

The cut-off date of eligibility refers to the date prior to which the occupation or use of the project area makes residents/users of the same eligible to be categorized as PAPs and be eligible to Project entitlements. Persons who encroach on the area after the cut-off date are not entitled to compensation or any other form of resettlement assistance.

With regards to formal settlers (i.e., property owners) no cut-off date shall be declared as this shall be carried out in accordance with law (Section 11 of R.A. 10752 and Section 16 of its Implementing Rules and Regulations or IRR). Upon the approval of an infrastructure project by the head of the implementing agency concerned, with funding authorized in the General Appropriations Act (i.e. approval at NEDA) and with defined right-of-way, no development or construction, or issuance of any building, construction, development, or business permit are allowed within two (2) years from date of the notice of taking, which is contrary to the approved plans and purposes of the project. The date of the notice of taking is the date of the letter issued by an implementing agency (IA) to the concerned landowners informing them of the intent of the IA to acquire their lands for the ROW. Once the notice of taking is issued, no new structure or improvement to an existing one on the land covered by the notice shall be eligible for compensation. As for the Project, Thus, the date of the letter issued by DOTr is the cut-off date for legal owners.

As for the informal settlers of the Project, the cut-off dates were the beginning date of the census conducted for each Local Government Unit (LGU) and announced during the consultations as shown in below table. This date has also been disclosed to each affected barangay by the relevant local governments, and the barangays have disclosed them to their populations. The establishment of the eligibility cut-off date is intended to prevent the influx of ineligible non-residents who might take advantage of Project entitlements.

The below table summarized the date First Public Consultation held and the commencement of the Census that is regarded as the Cut-off Date for the ISFs. The date for Taguig City will be announced during the next phase of the Project.

Table 2-4 Schedule of the First Public Consultation / Commencement of the Census

LGUs	First Round of Public Consultations	Commencement of Census (Cut-off Dates for the IFSSs)
Makati	April 18, 8:00 a.m.	NA
Pasig	April 18, 1:30 p.m.	May 10, 2017
Quezon	Group A: April 25, 1:30 p.m. Group B: April 26, 8:30 A.M.	Katipunan- May 24, 2017 Quirino - May 15, 2017 East Avenue - May 17, 2017 Tandang Sora –May 18, 2017 Anonas Station – May 22, 2017 Quezon Boulevard - May 23, 2017
Valenzuela (the Depot)	April 26, 1:30 p.m.	May 29,2017
Paranaque	April 27, 1:30 p.m.	May 20,2017
Taguig	April 28, 1:30 p.m.	To be announced during the next phase

Chapter 3 Socio-economic Surveys and Replacement Cost Study

3.1 Socio-Economic Surveys

The socio-economic survey includes three components namely the: (i) Census survey, (ii) Asset and land survey, and (iii) Livelihood & living survey. Each of these activities is briefly described below. Census was done on all Project Affected Persons (PAPs), and their assets: (land, structures, improvements, crops, and trees) were inventoried, and tagging was Livelihood and Living Survey shall be conducted on 20% of PAPs using the questionnaires and through focus group discussions.

The proposed route of the MMSP and the required ROW of the railway, stations (entrances/exits, vent shaft/ventilation system), and the depot were confirmed using KML files prepared by the JICA Study Team (JST). Identification of affected areas was made using available software such as Google Earth, Maps.ME, and Open Street Maps (OSM). With the help of the respective LGUs, lots, and structures that will be potentially displaced--- particularly those at the proposed location of stations, construction yards, shields, and depot, were identified.

The questionnaire forms to be used for these surveys were provided by the JICA Study Team. Census was carried on all PAPs, and their assets (land, structures, improvements, crops, and trees) will be inventoried and tagging will be done. Livelihood and Living Survey shall be conducted on 20% of PAPs using the questionnaires and through focus group discussions. It is important to note that no cut-off date shall be declared for formal settlers at this point as this shall be carried out in accordance with national law (*Section 11* of R.A. 10752 and *Section 16* of its Implementing Rules and Regulations or IRR).

A socio-economic survey in Taguig City was carried out under a different schedule from that of the other LGUs. Therefore, findings from the City is presented separately.

3.1.1 Census Survey

(1) The Main Purpose of the Census Survey

- To confirm the number of persons/families (including landowners, tenants, business owners, employees and informal settlers) to be compensated and assisted for the restoration of livelihood. All project-affected persons (PAPs) who will potentially be displaced shall be included in this survey. Please refer to **Appendix A-1** for a copy of the census survey questionnaires. **Appendix A-2** contains photographs of the tagged structures by station
- To determine the profile of the project affected persons including their socio-demographic profile, economic status, their access to basic facilities, project perception and project benefits, including their concerns and issues and recommendations to address their issues and livelihood rehabilitation measures;
- To determine the affected household's livelihoods and living standards, as well as information on vulnerable groups or persons. (Livelihood and living survey).

(2) Survey Methodology

The census survey was used in identifying the project affected persons (PAPs) through interviews. There were two survey forms used: (i) one is for the households and business establishments and (ii) the land survey form, which was used for the landowners. The interview entry into the community was only feasible after the consultation meetings were conducted. Among the covered LGUs, Taguig has not given its consent for the conduct of the consultations and hence, no census survey was undertaken in the locality.

The survey took about two (2) months to complete. There were various reasons for the lengthy period

of the survey. One is that the majority of the establishments had only the administrator on site, hence, had to inform the owners first of the purpose of the interview and only after the owner's approval, that the interviews were allowed. Some were based on the availability of the owners who specified date and time of interview. Some owners failed to show up on scheduled date and time for the interview. For others, the interviewers were asked to leave the interview forms for the establishment owners to fill-up and were informed as to when they can pick up the questionnaire. The collection period took about three weeks and for others, about two weeks. There were also call-backs for questionnaires that were not properly answered.

The depot station in Barangay Ugong in Valenzuela city took a shorter time, as more structures are residential and the household heads or the wives were interviewed right on site during the first interview call. The interviewers met the similar challenges and problems with the industrial and commercial establishments in the area, as the interviewers had to go through interview approval before an interview or sometimes, were asked to leave the interview forms and were told to pick up once the forms were completed.

Landowners who were interviewed are those who also own structure or business, and those who were present in the consultation meetings.

Considering that the MMSP will traverse a highly urbanized portion of Metro Manila, it is expected to impact a wide-ranging group of affected persons. The estimate social impact that covers all the LGUs is summarized as follows:

Category	Residential		Commercial ^{*2, *3}	Industry ^{*2, *3}	Subterranean ROW Acquisition
	Residential	Residential-Commercial			
Project Affected Structure (PASs)	367	1	151	27	221
Project Affected Persons (PAPs)	3,047	5	1,227 ^{*1}	214 ^{*1}	

Notes:

*1 Includes number of employees as reported by respondents.

*2 Assumption: one structure - one PAP in the case of commercial and industry, as the questionnaire did not require number of partners for partnership, nor incorporators for corporations

*3 Not all respondents answered when asked about number of employees. In some cases, responses do not seem realistic (e.g., three (3) of the large-scale industrial establishments reported less than 5 employees)

*4 Figures in this table include that of Taguig City in order to show the extent of the social impact as a whole.

3.1.2 Assets & Land Survey

The census survey covered a total of **1,114** respondents. Presented in **Table 3-1** are the number of censused structures, as well as the number of respondents to the socio-economic survey as of 16 July 2017. **Table 3-2** shows the type of affected structures by usage based on tagging.

Please refer to **Appendix A-1** for the list of structure owners (at the depot and by the station), **Appendix A-2** for photographs of the tagged structures by the station, and **Appendix A-3** for a copy of the census survey questionnaires.

Because of the different schedule of the socio-economic survey in Taguig City and the other LGUs, date and information of the city are presented separately in Section 3.3.

Table 3-1 Number of PASs and Surveyed Person

	Station	No. of PAS			No. of Surveyed Person		
		Total	Legal	ISFs	Total	Legal	ISFs
	Depot	354	292	62	903	841	62
1	Quirino	44	44	0	30	30	0
2	Tandang Sora	23	23	0	17	17	0
3	North Avenue	3	3	0	0	0	0
4	Quezon Avenue	3	3	0	2	2	0
5	East Avenue	26	26	0	35	35	0
6	Anonas	48	48	0	70	70	0
7	Katipunan	25	25	0	20	20	0
8	Ortigas North	6	6	0	7	7	0
9	Ortigas South	7	7	0	25	25	0
10	Kalayaan Avenue	0	0	0	1	1	-
11	Bonifacio Global City	2	2	0	2	2	-
12	Cayetano Boulevard	4	2	2	6	2	4
13	FTI: Taguig	0	0	0	-	-	-
	FTI: Parañaque	12	12	0	5	5	0
	Total	557	493	64	1,123	1,057	66

Notes

- Number of PAS and the surveyed person are based on the census and tagging activity after conduct of stakeholder consultation meetings,
- Number of structures and respondents do not match because:
 - There are structures with more than one occupant/household (e.g., renters of residential units, as well as lessees of commercial establishments);
 - There are respondents who own more than one (1) affected structure
- Quezon Avenue and North Ave: there were no respondents from the owners of the establishments as they required a letter from DOTr before any interview can be made.
- FTI Taguig portion – no structure; strip of land is apparently owned by government (DOTr) as indicated in the signage observed

Table 3-2 Number of Structures by Type of Use

	Station	Total No. of Structures	Structure Usage				
			Residential	Commercial	Commercial-Residential	Industrial	Institutional
	Ugong depot	354	268	56	1	27	2
1	Mindanao-Quirino	44	30	10	-	-	4
2	Tandang Sora	23	6	17	-	-	-
3	North Avenue	3	-	2	-	-	1
4	Quezon Avenue	3	-	3	-	-	-
5	East Avenue	26	8	14	-	-	4
6	Anonas	48	42	6	-	-	-
7	Katipunan	25	11	14	-	-	-
8	Ortigas North	6	-	6	-	-	-
9	Ortigas South	7	-	7	-	-	-
10	Kalayaan Avenue	0	-	-	-	-	-
11	BGC	2	0	2	-	-	-
12	Cayetano Boulevard	4	2	2	-	-	-
13	FTI: Station	-	-	-	-	-	-
	FTI: Parañaque	12	-	12	-	-	-
	TOTAL	557	367	151	1	27	11

3.1.2.1 Profile of Landowners

A total of 146 respondents indicated that they are landowners. This consists of both residential occupants, as well as business owners. It is important to note at this point that there is no parcellary survey conducted yet and as such the total number of lots affected as well as the number of landowners are not established yet.

(1) Proof of Land Ownership

As to the proof of ownership, the majority of the landowners (145 or 99%) claimed they have in their

possession a certificate of land ownership. The most common are Transfer Certificates of Title (TCT) - 25%; TCT & Real Property Tax/Tax Declaration - 20%; and OCT (Original Certificate of Title) - 19%. Other proofs cited include Deed of Sale, Deed of Donation. Please refer to **Table 3-3a** and **Table 3-3b**.

Table 3-3a Valid/Legal Document to Prove Ownership of Land

STATION	With Proof of Ownership?		
	Yes	No Answer	Total
Ugong Depot	102	1	103
%	99.00%	1.00%	100.00%
Quirino	5	-	5
%	100.00%	0.00%	100.00%
Tandang Sora	1	-	1
%	100.00%	0.00%	100.00%
Quezon Blvd	2	-	2
%	100.00%	0.00%	100.00%
East Ave	9	-	9
%	100.00%	0.00%	100.00%
Anonas	17	-	17
%	100.00%	0.00%	100.00%
Katipunan Ave	4	-	4
%	100.00%	0.00%	100.00%
Ortigas North	-	-	-
%	0.00%	0.00%	0.00%
Ortigas South	5	-	5
%	100.00%	0.00%	100.00%
FTI-Paranaque	-	-	-
%	0.00%	0.00%	0.00%
Total	145	1	146
%	99.30%	0.70%	100.00%

Table 3-3b Proof of Land Ownership Cited by Respondents

STATION	Proof of Ownership									
	A	B	C	D	E	F	G	H	NA	Total
Ugong Depot	14	41	33	7	1	-	3	1	3	103
%	13.59%	39.81%	32.04%	6.80%	0.97%	0.00%	2.91%	0.97%	2.91%	100.00%
Quirino	2	3	-	-	-	-	-	-	-	5
%	40.00%	60.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
Tandang Sora	1	-	-	-	-	-	-	-	-	1
%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
Quezon Blvd	-	1	-	-	-	1	-	-	-	2
%	0.00%	50.00%	0.00%	0.00%	0.00%	50.00%	0.00%	0.00%	0.00%	100.00%
East Ave	2	6	-	-	-	-	1	-	-	9
%	22.22%	66.67%	0.00%	0.00%	0.00%	0.00%	11.11%	0.00%	0.00%	100.00%
Anonas	7	5	3	-	1	-	-	1	-	17
%	41.18%	29.41%	17.65%	0.00%	5.88%	0.00%	0.00%	5.88%	0.00%	100.00%
Katipunan Ave	3	1	-	-	-	-	-	-	-	4
%	75.00%	25.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
Ortigas North	0	0	0	0	0	0	0	0	0	0
%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Ortigas South	-	3	-	-	-	-	-	-	2	5
%	0.00%	60.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	40.00%	100.00%
FTI-Paranaque	0	0	0	0	0	0	0	0	0	0
%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total	28	61	36	7	2	1	4	2	5	146
%	19.18%	41.78%	24.66%	4.79%	1.37%	0.68%	2.74%	1.37%	3.42%	100.00%

Note: A - OCT (Original Certificate of Title), B - TCT (Transfer Certificate of Title), C - Real Estate Tax, D - Deed/Mortgage, E - Contract, F - Deed of Donation, G - Deed of Sale, H - TCT in Process, NA - No Answer

(2) Payment of Real Property Tax

Whether paying real property or not was studied in order to prepare more appropriate compensation. Tax Out of the 146 landowners, majority or 94% revealed they are paying the real property tax and only 1% claimed they are not paying. The rest either do not know (1%) or had no response (4%). Please refer to **Table 3-4**.

Mortgaged Land

More than half (64%) of 146 landowners stated that the land is not mortgaged. On the other hand, about 11% claimed the land was mortgaged for a loan from a bank. There are about 27%. However, that did not reveal whether the land was used as a mortgage for a loan or not. The land ownership needs a closer study to verify land ownership status of the 27% respondents. If many mortgaged the land, transfer of the land title may require longer process compared to the not mortgaged land. Please refer to **Table 3-5**.

Table 3-4 Do You Pay the Real Estate Tax for the Land

STATION	If Real Property Tax (RPT) is paid				Total
	Yes	No	Don't Know	No Answer	
Ugong Depot	97	2		4	103
%	94.20%	1.90%	0.00%	3.90%	100.00%
Quirino	5	-	-	-	5
%	100.00%	0.00%	0.00%	0.00%	100.00%
Tandang Sora	1	-	-	-	1
%	100.00%	0.00%	0.00%	0.00%	100.00%
Quezon Blvd			1	1	2
%	0.00%	0.00%	50.00%	50.00%	100.00%
East Ave	9	-	-	-	9
%	100.00%	0.00%	0.00%	0.00%	100.00%
Anonas	16	-	-	1	17
%	94.10%	0.00%	0.00%	5.90%	100.00%
Katipunan Ave	4	-	-	-	4
%	100.00%	0.00%	0.00%	0.00%	100.00%
Ortigas North	0	0	0	0	0
%	0.00%	0.00%	0.00%	0.00%	0.00%
Ortigas South	5	-	-	-	5
%	100.00%	0.00%	0.00%	0.00%	100.00%
FTI-Paranaque	0	0	0	0	0
%	0.00%	0.00%	0.00%	0.00%	0.00%
Total	137	2	1	6	146
%	93.80%	1.40%	0.70%	4.10%	100.00%

Table 3-5 Is this Lot Currently Loaned or Use as Mortgage to a Bank Private Entity?

STATION	If lot is mortgaged				Total
	Yes	No	Not Applicable	No Answer	
Ugong Depot	11	51	-	41	103
%	10.70%	49.50%	0.00%	39.80%	100.00%
Quirino	-	5	-	-	5
%	0.00%	100.00%	0.00%	0.00%	100.00%
Tandang Sora	-	1	-	-	1
%	0.00%	100.00%	0.00%	0.00%	100.00%
Quezon Blvd	-	2	-	-	2
%	0.00%	100.00%	0.00%	0.00%	100.00%
East Ave	-	9	-	-	9
%	0.00%	100.00%	0.00%	0.00%	100.00%
Anonas	-	16	1	-	17
%	0.00%	94.10%	5.90%	0.00%	100.00%
Katipunan Ave	-	4	-	-	4
%	0.00%	100.00%	0.00%	0.00%	100.00%
Ortigas North	0	0	0	0	0
%	0.00%	0.00%	0.00%	0.00%	0.00%
Ortigas South	-	5	-	-	5
%	0.00%	100.00%	0.00%	0.00%	100.00%
FTI-Paranaque	0	0	0	0	0
%	0.00%	0.00%	0.00%	0.00%	0.00%
Total	11	93	1	40	146
%	7.50%	63.70%	0.70%	27.40%	100.00%

(3) Project Awareness Among Landowners

When asked if they were aware of the project, 86% of 146 landowners, said they were aware earlier before the interview. Only 13% expressed they were not aware of the project. Please see **Table 3-6**.

Table 3-6 Project Awareness Among Landowners

STATION	Awareness of MMSP			Total
	Yes	No	No Response	
Ugong Depot	91	10	2	103
%	88%	10%	2%	100%
Quirino	3	2	-	5
%	60%	40%		100%
Tandang Sora	-	1	-	1
%		100%		100%
Quezon Blvd	1	1	-	2
%	50%	50%		100%
East Ave	8	1	-	9
%	89%	11%		100%
Anonas	15	2	-	17
%	88%	12%		100%
Katipunan Ave	4	-	-	4
%	100%			100%
Ortigas North	-	-	-	-
%	-	-	-	-
Ortigas South	3	2	-	5
%	60%	40%		100%
FTI-Paranaque	-	-	-	-
%	-	-	-	-
Total	125	19	2	146
%	86%	13%	2%	100%

(4) Perceived Project Benefits Among Landowners

Perception of project benefits is dependent on whether one is affected or not. For the PAPs, it was hard for them to see what benefits the project could give them if they are displaced, lose their houses and their source of livelihood, or if they happen to be operating their business in the area, including those who have house/apartment rental business food/carinderias and restaurants, junk shops, factories, among others.

In general, about 46 persons or 21% of 220 respondents see no project benefits accruing to them. This is due to potential losses of their assets and income from their business. Of these, 38 (28%) are from Valenzuela, wherein respondents feel sad that they are leaving the place where they have investments and houses due to the construction of the depot.

Those who will be minimally affected see some positive benefits: (i) improving comfort and convenience to passengers and car owners including reduction in traffic (95 responses or 43%), (ii) improvement of access to social amenities and facilities, including schools, hotels, recreational facilities and hospitals (60 responses or 27%). Others see the benefit of an increase in the value of residential and commercial properties (13 responses or 6%). Please refer to **Table 3-7**.

Table 3-7 Perceived Project Benefits

	Perceived Project Benefits								
	A	B	C	D	E	F	None	Others	Total
Ugong Depot	1	56	-	34	-	7	38	1	138
%	0%	41%		25%		5%	28%	1%	100%
Quirino	-	2	-	1	-	1	1	-	5
%	-	40%	-	20%	-	20%	20%	-	100%
Tandang Sora									
%	-	0%	0%	0%	0%	0%	0%	0%	0%
Quezon Blvd		2		0		0	0		2
%	-	100%	-	0%	0%	0%	0%	0%	100%
East Ave		10		7		1	2		21
%	-	48%	-	33%	0%	5%	9%	0%	100%
Anonas		17		12		3	3		35
%	-	49%	0%	34%	0%	9%	9%	0%	100%
Katipunan Ave		5		4		1	1		11
%	-	45%	0%	37%	0%	9%	9%	0%	100%
Ortigas North		0	0	0	0	0	0	2	2
%	-	0%	0%	0%	0%	0%	0%	100%	100%
Ortigas South	-	3	1	2	1	-	1	-	8
%	0%	38%	13%	25%	13%	-	13%	-	100%
FTI-Paranaque	0	0	0	0	0	0	0	0	0
%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total	1	95	1	60	1	13	46	3	220
%	0%	43%	0%	27%	0%	6%	21%	13%	100%

Note: A - Better business, B - Will improve comfort and convenience to passengers /reduced traffic, C - Easy transport access, D - Project will improve access to social amenities such as schools, hotels, recreational/ hospitals, E - Rental income/ sales income/ capital acquisition, F - Value of commercial and residential properties will be increased

(5) Issues and Concerns of Landowners Cited During Interviews

The following are the project concerns and issues of the potentially affected landowners based on interviews:

- May not get the fair market price of the land
- May not able to buy the same quality and location at the price paid
- Payment may be delayed knowing government procedures
- May not be paid promptly and fairly
- Loss of income from rentals/leases
- Transfer the depot to a place where no or minimal number of structures and persons will be affected
- Compensation for loss of land, displacement, safety and noise pollution
- Displacement of property and business
- Big disturbance to residents
- Loss of residential house, and will have to look for a new one again
- More traffic misery and more congestion

(6) Recommendations from Landowners to Address Issues and Concerns

The following are recommendations of the respondents to address the concerns and issues identified:

- Be fair to landowners
- Adjust project plans to utilize vacant lots and minimize displacement of people/or transfer to other sites
- Pay adequate compensation for losses and without delay for us to be able to buy a new property

- There should be employment opportunities at the relocation site near the city, with electricity and water, and no flooding
- Government program for the purchase of land on installment basis
- Compensation should be “land for land”
- Provide a better relocation site/enough time to relocate and near to a work site and the school
- The government should consider other options, the value of the properties along Mindanao Avenue is not the most cost-efficient, the real market value of the property is Php 50,000/sqm
- Restore livelihood/business and pay adequately for our losses immediately before construction

3.1.2.2 Profile of Structure Owners/Occupants

This section describes the number and types of occupants to structures, their profiles and socioeconomic status, project perception, concerns, and issues as well as recommendations.

Out of the **551** structures censused, only **538** were with respondents. There are **13** business/commercial and institutional structures where PAPs either refused to be interviewed, owners were not available, or with scheduled interviews that never pushed through. These are from the following stations:

- **Quezon Avenue Station** – One (1) lot owned by Iglesia ni Cristo (INC); one (1) building – AVIDA, one (1) lot owned by NHA, and portion of one (1) building - Sky Suites;
- **East Avenue Station** – One (1) building owned by the Philippine Mental Health Association, one (1) building of the Land Registration Authority (LRA), and one (1) building of the National Intelligence Coordinating Agency;
- **Katipunan Station** – One (1) Petron gasoline station;
- **Ortigas North Station** – One (1) signage of MC Home Depot, entrance/access of Hi Square and Sun Tree buildings;
- **Ortigas South** – One (1) building, named ARDAN, (i) portion (corner) of Unimart.

(1) Ownership of Structure

Ownership of structure was asked among those using such for residential and residential/commercial purposes (i.e., 832 respondents). When asked if they own the structures where they are residing, **240** respondents or 29% said they own the structures where they are residing/ and or doing business in, while **583** or 70% occupants said otherwise. This indicates that at least two households are living in one structure or doing business, while there were cases where more than 10 households live in a particular apartment building. Please refer to **Table 3-8**.

(2) Occupancy Arrangement with Structure Owners

The **583** occupants who are not the structure owners were asked what their arrangement is with the owners. Responses were as follows:

Type of the Responses	Number	%
Tenant/lessee/renter	426	73%
Rent free occupant	112	19%
Caretaker	25	4 %
Sharer	7	1 %
No answer	13	3%
Total	583	100

Among the renters, most of them pay an average of **Php 2,000** per month.

There were varied arrangements with structure owners cited. In Barangay Ugong Valenzuela City, 99 or 18% rent free occupants live within the compound of the trucking companies or junk shop operators, including other units, where they are employed. Separate quarters were provided by the owner, so the workers need not experience the burden of experiencing traffic and the cost of travel. Please refer to **Table 3-9**.

Table 3-8 Ownership of Structure

STATION	Structure Owner?			Total
	Yes	No	No Answer	
Ugong Depot	199	557	7	763
%	26%	73%	1%	100%
Quirino	4	5	-	9
%	44%	56%	0%	100%
Tandang Sora	1	1	-	2
%	50%	50%	0%	100%
Quezon Blvd	-	-	-	-
%	-	-	-	-
East Ave	1	1	-	2
%	50%	50%	0%	100%
Anonas	23	16	2	41
%	56%	39%	5%	100%
Katipunan Ave	3	1	-	4
%	75%	25%	0%	100%
Ortigas North	-	-	-	-
%	-	-	-	-
Ortigas South	9	2	-	11
%	82%	18%	0%	100%
FTI-Paranaque	-	-	-	-
%	-	-	-	-
Total	240	583	9	832
%	29%	70%	1%	100%

Table 3-9 Type of Occupancy Arrangement with Structure Owner

STATION	Occupancy Arrangement						Total
	Tenant/ Renter /Lessees	Rent Free Occupant	Caretaker	Sharer	Occupied Without Permission	No Answer	
Ugong Depot	418	99	20	7	1	12	557
%	75%	18%	4%	1%	0%	2%	100%
Quirino	1	2	2	-	-	-	5
%	20%	40%	40%	0%	0%	0%	100%
Tandang Sora	-	1	-	-	-	-	1
%	0%	100%	0%	0%	0%	0%	100%
Quezon Blvd	-	-	-	-	-	-	0
%	-	-	-	-	-	-	-
East Ave	-	1	-	-	-	-	1
%	0%	100%	0%	0%	0%	0%	100%
Anonas	7	7	2	-	-	-	16
%	44%	44%	13%	0%	0%	0%	100%
Katipunan Ave	-	-	1	-	-	-	1
%	0%	0%	100%	0%	0%	0%	100%
Ortigas North	-	-	-	-	-	-	0
%	-	-	-	-	-	-	-
Ortigas South	-	2	-	-	-	-	2
%	0%	100%	0%	0%	0%	0%	100%
FTI-Paranaque	-	-	-	-	-	-	0
%	-	-	-	-	-	-	-
Total	426	112	25	7	1	12	583
%	73%	19%	4%	1%	0%	2%	100%

(3) Household Profile

Questions about household profile were asked among those using such for residential and residential/commercial purposes (i.e., **832** respondents).

1) *Household Head*

Out of the 832 households, **665** or 80% are male-headed with only **161** or 20 % that are female-headed. The average age of female household head is 44 while the average age of the male household head is 38. Overall average age of the household heads is 40 years old. Please refer to **Table 3-10**.

Table 3-10 Gender and Average Age of Household Head

STATION	Gender of Household Head			Total	Average Age of Household Head
	Female	Male	No Response		
Ugong Depot	139	619	4	762	39
%	18%	82%	0%	100%	
Quirino Ave	1	8	-	9	51
%	11%	89%	-	100%	
Tandang Sora	1	1	-	2	48
%	50%	50%	-	100%	-
Quezon Blvd	-	-	-	0	-
%					
East Ave	2			2	56
%	100%	0%		100%	
Anonas	17	23	2	42	51
%	40%	55%	5%	100%	
Katipunan Ave		4		4	58
%		100%		100%	-
Ortigas North	-	-	-	-	-
%	-	-	-	-	-
Ortigas South	1	10		11	52
%	9%	91%		100%	-
FTI- Paranaque	-	-	-	0	-
%	-	-	-	-	-
Total	161	665	6	832	40
%	19%	80%	1%	100%	

2) *Residency in the Area*

The households had varying lengths of stay in their current residences. About 30% answered staying from 1 to 5 years, 28% staying from 6-10 years, and 21% staying more than 20 years. The shortest length of stay was below 1 year. The average years of stay in the barangays were 30 years. Please refer to **Table 3-11**.

Table 3-11 No. of Years in Current Location

STATION	No. of Years in Current Location							Total
	< 1 yr.	1 - 5 yr.	6 - 10 yr.	11 - 15 yr.	16 - 20 yr.	20 + yr.	No Response	
Ugong Depot	22	242	221	62	72	137	7	763
%	2.9%	32%	29%	8%	9%	18%	0%	100%
Quirino Ave	-	5	-	-	1	3	-	9
%	0%	56%	0%	0%	11%	33%	0%	100%
Tandang Sora	-	-	1	-	-	1	-	2
%	-	-	50%	-	-	8%	-	17%
Quezon Blvd	-	-	-	-	-	-	-	0
%	-	-	-	-	-	-	-	0%
East Ave.	-	-	-	1	-	1	-	2
%	0%	-	-	50%	0%	50%	0%	100%
Anonas	3	2	4	1	4	25	2	41
%	9%	5%	10%	3%	10%	63%	3%	100%
Katipunan Ave.	-	1	-	-	-	3	-	4
%	0%	25%	0%	0%	0%	75%	0%	100%
Ortigas North	-	-	-	-	-	-	-	0
%	-	-	-	-	-	-	-	-
Ortigas South	-	1	3	3	1	3	-	11
%	0%	9%	27%	27%	9%	27%	0%	100%
FTI- Paranaque	-	-	-	-	-	-	-	0
%	-	-	-	-	-	-	-	-
Total	25	251	229	67	78	173	9	832
%	3%	30%	28%	8%	9%	21%	1%	100%

3) Place of Previous Residence

Majority of respondents live in the same barangay (41%), and some of the households lived outside Metro Manila (24%) and within Metro Manila (19%). Please refer to **Table 3-12**.

Table 3-12 Place of Previous Residence

STATION	Place prior to current location						Total
	Same Barangay	In City	Metro Manila	Outside Metro Manila	Not Applicable	No Response	
Ugong Depot	318	67	138	185	18	37	763
%	41.68%	8.78%	18.09%	24.25%	2.36%	4.85%	100.00%
Quirino Ave	4	0	4	1	0	0	9
%	44.44%	0.00%	44.44%	11.11%	0.00%	0.00%	100.00%
Tandang Sora	0	0	0	2	0	0	2
%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%
Quezon Blvd	0	0	0	0	0	0	0
%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
East Ave	1	0	0	1	0	0	2
%	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	100.00%
Anonas	16	5	9	5	4	2	41
%	39.02%	12.20%	21.95%	12.20%	9.76%	4.88%	100.00%
Katipunan Ave	1	1	1	1	0	0	4
%	25.00%	25.00%	25.00%	25.00%	0.00%	0.00%	100.00%
Ortigas North	0	0	0	0	0	0	0
%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Ortigas South	0	1	3	6	1	0	11
%	0.00%	9.09%	27.27%	54.55%	9.09%	0.00%	100.00%
FTI-Taguig	0	0	0	0	0	0	0
%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total	340	74	155	201	23	39	832
%	40.87%	8.89%	18.63%	24.16%	2.76%	4.69%	100.00%

4) Reason for Establishing Residence in Present Location

Most of the reasons for establishing residence in the area was proximity to livelihood and workplace (58%) and family relationships/ties (15%). Others bought a land and constructed house in the area or bought a house, and others due to cheap rent. Some households whose houses were demolished in 1994, in Caloocan 8th Avenue, also moved to the area. Others changed status and got married and moved to the area, also bought a house and lot. Others were displaced from road widening and found rent-free accommodation while some with affordable rate. Rent free accommodation was for

employees of trucking or junk shop operators that established units for the workers/employees within the factory compound. Please refer to **Table 3-13**.

Table 3-13 Reason for Establishing Residence in the Current Location

STATION	Reason for Establishing Residence in the Current Location												Total
	A	B	C	D	E	F	G	H	I	J	NA	NR	
Ugong Depot	438	114	36	1	1	1	16	9	52	85	2	36	791
%	57.7%	14.94%	4.72%	0.13%	0.13%	0.13%	2.10%	1.18%	6.82%	-	0.26%	4.72%	100.00%
Quirino	2	1	2	0	0	0	-	0	3	1	0	0	9
%	22.22%	11.11%	22.22%	0.00%	0.00%	0.00%	0.00%	0.00%	33.33%	-	0.00%	0.00%	100.00%
Tandang Sora	0	1	-	0	0	0	0	0	1	-	0	0	2
%	0.00%	50.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	50.00%	-	0.00%	0.00%	100.00%
Quezon Blvd.	0	0	0	0	0	0	0	0	0	-	0	0	0
%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.00%	0.00%	0.00%
East Ave	1	0	0	0	0	0	0	0	0	-	0	0	1
%	50.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.00%	0.00%	100.00%
Anonas	10	16	0	0	0	0	4	2	3	-	2	5	42
%	24.39%	39.02%	0.00%	0.00%	0.00%	0.00%	9.76%	4.88%	7.32%	-	4.88%	12.2%	100.00%
Katipunan Ave.	4	0	0	0	0	0	0	0	0	-	0	0	4
%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.00%	0.00%	100.00%
Ortigas North	0	0	0	0	0	0	0	0	0	-	0	0	0
%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.00%	0.00%	0.00%
Ortigas South	10	0	0	0	0	0	0	0	0	-	1	0	11
%	90.91%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-	9.09%	0.00%	100.00%
FTI-Taguig	0	0	0	0	0	0	0	0	0	-	0	0	0
%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.00%	0.00%	0.00%
Grand Total	465	132	38	1	1	1	20	11	59	86	5	41	860
	54%	15%	4%	0.1%	0.1%	0.1%	2%	1%	7%	10%			

Note: A - Proximity to workplace, B - Family ties, C - Proximity to livelihood & family ties, D - Near Church, E - Family ties & got married, F - Family ties & near school, G - Got married, H - Near school, I - Rent free / affordable rental fee, J - Others, NA - Not Applicable, NR - No Response

5) Membership to Financial Institution

There were varied memberships of the household heads in financial institutions. About 317 respondents are members of the Home Development Mutual Fund (HDMF) more commonly known as Pag-Ibig Fund, and Social Security System (SSS), accounting for 305 or 37% of the 832 respondents. This implies there may be an opportunity for households who will be relocated to access house financing from the said financial institution such as Pag-Ibig, having their housing assistance program. Please refer to **Table 3-14**.

Table 3-14 Financial Institution Membership

STATION	Financial Institution												Total
	A	B	C	D	E	F	G	Others	None	NA	Don't Know	NR	
Ugong Depot	297	9	271	1	1	3	1	2	42	1	2	133	763
%	38.93%	1.18%	35.52%	0.13%	0.13%	0.39%	0.13%	0.26%	5.50%	0.13%	0.26%	17.43%	100.0%
Quirino	5	0	3	0	0	0	0	0	1	0	0	0	9
%	55.56%	0.00%	33.3%	0.00%	0.00%	0.00%	0.00%	0.00%	11.1%	0.00%	0.00%	0.00%	100.0%
Tandang Sora	1	0	1	0	0	0	0	0	0	0	0	0	2
%	50.00%	0.00%	50.0%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.0%
Quezon Blvd.	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
East Ave	1	0	1	0	0	0	0	0	0	0	0	0	2
%	50.00%	0.00%	50.0%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.0%
Anonas	10	2	19	0	0	0	0	0	10	0	0	0	41
%	24.39%	4.88%	46.3%	0.00%	0.00%	0.00%	0.00%	0.00%	24.3%	0.00%	0.00%	0.00%	100.0%
Katipunan Ave.	0	0	3	0	1	0	0	0	0	0	0	0	4
%	0.00%	0.00%	75.0%	0.00%	25.0%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.0%
Ortigas North	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Ortigas South	3	1	7	0	0	0	0	0	0	0	0	0	11
%	27.27%	9.09%	63.6%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.0%
FTI-Taguig	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Grand Total	317	12	305	1	2	3	1	2	53	1	2	133	832
	38.10%	1.44%	36.6%	0.12%	0.24%	0.36%	0.12%	0.24%	6.37%	0.12%	0.24%	15.99%	100.0%

Note: A - PAGIBIG Fund - HDMF, B - GSIS, C - SSS, D - GSIS/Senior Citizen, E - PhilHealth, F - Senior Citizen, G - SSS/PhilHealth, NA - Not Applicable, NR - No Response

6) *Household Size or Number of Household Members*

A total of **3,049** household members was obtained from the responses. The average household number from all stations is **4**. East Avenue and Katipunan Avenue have the biggest average number of household members, with 7 each while Anonas and Tandang Sora accounted an average of 5 -member households. Please refer to **Table 3-15**.

Table 3-15 Number of Household Members

STATION	Number of HH Members								Total	Ave.
	1-2	3-4	5-6	7-8	3-4	9-10	More than 10	NR		
Ugong Depot	205	338	146	50		6	1	18	764	4
%	27%	44%	19%	7%	0%	1%	0%	2%	100%	-
Quirino Ave	1	200%	2	-	4	-	-	-	9	4
%	11%	22%	22%	0%	44%	0%	0%	0%	100%	-
Tandang Sora	-	1	1	-	-	-	-	-	2	5
%	0%	50%	50%	0%	0%	0%	0%	0%	100%	-
Quezon Blvd	-	-	-	-	-	-	-	-	0	-
%	-	-	-	-	-	-	-	-	-	-
East Ave	-	-	-	-	1	1	-	-	2	7
%	0%	0%	0%	0%	50%	50%	0%	0%	100%	-
Anonas	8	8	12	5	6	-	1	-	40	5
%	20%	20%	30%	13%	15%	0%	3%	0%	100%	-
Katipunan Ave	-	1	2	-	-	-	1	-	4	7
%	0%	25%	50%	0%	0%	0%	25%	0%	100%	-
Ortigas North	-	-	-	-	-	-	-	-	0	-
%	-	-	-	-	-	-	-	-	-	-
Ortigas South	3	2	-	-	5	1	-	-	11	4
%	27%	18%	0%	0%	46%	9%	0%	0%	100%	-
FTI- Paranaque	-	-	-	-	-	-	-	-	0	-
%	-	-	-	-	-	-	-	-	-	-
Total	217	352	163	55	16	8	3	18	832	4
%	26%	42%	20%	7%	2%	1%	0%	2%	100%	-

7) *Educational Attainment of Household Members*

A total of 2,955 household members was registered to have some formal schooling that ranges from pre-school to college. It comprised 1,474 females and 1,481 males, with the males slightly outnumbering the females by a small margin. A breakdown in terms of educational level indicates there are more females reaching college level (291) against the males, at 253. For vocational courses, more males are registered (88) compared to females (58).

At the senior high school level, there is an equal number of males (347) enrolled and the females (347). At the junior high school level, similarly, the males (288) outnumbered the females (266). For both the preschool and the elementary level, there were more males (382) compared to females (357).

Consistently, the males dominated the enrollment compared to females, except at the college level where there were more registered females. Please refer to **Table 3.1-16**.

Table 3-16 Educational Achievement of Female Household Members

STATION	Pre-School	Elem. School	Junior High School	Senior High School	Vocational Technical	College	NA	NR
Education, FEMALE								
Ugong Depot	84	244	245	329	49	266	60	34
%	6%	10%	10%	13%	2%	11%	2%	1%
Quirino Ave	-	-	1	4	1	7	-	-
%	0%	-	3%	14%	3%	24%	0%	0%
Tandang Sora	-	-	-	-	-	2	-	2
%	0%	-	0%	0%	0%	22%	0%	22%
Quezon Blvd	-	-	-	-	-	-	-	-
%	-	-	-	-	-	-	-	-
East Ave	-	3	-	1	-	2	1	-
%	0%	23%	0%	8%	0%	15%	8%	0%
Anonas	3	16	15	10	8	40	-	18
%	2%	8%	8%	5%	4%	20%	0%	9%
Katipunan Ave	-	-	1	-	-	8	-	-
%	0%	-	4%	0%	0%	33%	0%	0%
Ortigas North	-	-	-	-	-	-	-	-
%	-	-	-	-	-	-	-	-
Ortigas South	1	6	4	3	-	6	-	-
%	2%	14%	10%	7%	0%	14%	0%	0%
FTI-Paranaque	-	-	-	-	-	-	-	-
%	-	-	-	-	-	-	-	-
Total	88	269	266	347	58	291	61	36
%	3%	9%	9%	12%	2%	10%	2%	1%
Education, MALE								
Ugong Depot	86	284	279	335	85	231	69	48
%	3%	11%	11%	13%	3%	9%	3%	2%
Quirino Ave.	2	1	2	4	1	6	-	-
%	7%	3%	7%	14%	3%	21%	0%	0%
Tandang Sora	-	-	1	-	-	1	-	3
%	0%	0%	11%	0%	0%	11%	0%	33%
Quezon Blvd.	-	-	-	-	-	-	-	-
%	-	-	-	-	-	-	-	-
East Ave.	-	2	-	2	-	1	-	1
%	0%	15%	0%	15%	0%	8%	0%	8%
Anonas	9	10	16	16	6	26	-	7
%	5%	5%	8%	8%	3%	13%	0%	4%
Katipunan Ave.	-	1	1	2	-	11	-	-
%	0%	4%	4%	8%	0%	46%	0%	0%
Ortigas North	-	-	-	-	-	-	-	-
%	-	-	-	-	-	-	-	-
Ortigas South	1	5	5	4	2	3	-	2
%	2%	12%	12%	10%	5%	7%	0%	5%
FTI-Paranaque	-	-	-	-	-	-	-	-
%	-	-	-	-	-	-	-	-
Total	98	293	288	347	88	253	69	54
%	3%	10%	10%	12%	3%	9%	2%	2%

3.1.3 Livelihood & Living Survey

As mentioned above, Livelihood and Living survey was conducted on at least 20% of all PAPs using the questionnaires, and through focus group discussions. These will bear based on data of the affected households including their characteristics, livelihoods and living standard, as well as information on vulnerable groups or persons. PAPs perceptions toward the relocation/resettlement sites, about restoration of livelihood and living standards will also be evaluated.

3.1.3.1 Profile of Residential Structure Owners

(1) Employment Status of Household Members

Out of the 3,049 household members, **1,239** or 40% were economically productive or formally employed and/or informally employed and engaged in business. About 17% of the household members are unemployed. Please refer to **Table 3-17**.

Table 3-17 Employment Status of Household Members

STATION	Employment Status					
	Salaried	Self-Employed	Unemployed	Student	Elderly/Child	No Response
Ugong Depot	883	200	485	547	93	442
%	32%	7%	18%	20%	3%	16%
Quirino Ave.	6	6	6	9	0	6
%	18%	7%	18%	20%	0%	16%
Tandang Sora	0	2	1	1	0	5
%	0%	7%	11%	20%	0%	16%
Quezon Blvd.	0	0	0	0	0	0
%		7%	-	20%	-	16%
East Ave.	10	1	0	0	1	0
%	77%	7%	0%	20%	8%	16%
Anonas	64	20	29	42	12	24
%	32%	7%	15%	20%	6%	16%
Katipunan Ave.	3	11	1	6	2	1
%	13%	7%	4%	20%	8%	16%
Ortigas North	0	0	0	0	0	0
%	-	7%	-	20%	-	16%
Ortigas South	29	4	0	7	1	1
%	69%	7%	0%	20%	2%	16%
FTI-Paranaque	0	0	0	0	0	0
%	-	7%	-	20%	-	16%
Total	995	244	522	612	109	479
%	33%	7%	17%	20%	4%	16%

(2) Monthly Household Income

Average monthly income from all sources among the households was Php25,551.59. The main sources are from salaries and business, at an average of Php16,414.75 per month. The average remittance per month was Php 9,595.65 and from pensions and others, Php11,225.

Particularly, out of the 800 households declaring their income, 22% fall within the bracket Php12,000 and below while 30% registered an income between Php12,000-Php 20,000. About 20% accounted for the income bracket between Php20,000-Php30,000 while Php30,000 -Php49,000 income was declared by 16%. The higher income bracket, above Php50,000 income, is accounted for 9% of the households.

Income of the potentially affected household varies: the most major income brackets are between Php12,000-Php 15,999 with 22.8%, Php30,000 -Php 49,999 with 15.5%, and Php 20,000-Php24,999 with 13.8%. Please refer to **Table 3-18**.

Table 3-18 Monthly Household Income (All Sources)

Income Bracket	Total	%
Below Php2,000	1	0.1%
Php 2,000-Php3,999	12	1.5%
Php4,000- Php5,999	14	1.8%
Php 6,000-Php7,999	36	4.5%
Php8,000-Php 9,999	53	6.6%
Php 10,000-Php11,999	63	7.9%
Php12,000-Php 15,999	182	22.8%
Php 16,000-Php 19,999	57	7.1%
Php 20,000-Php24,999	110	13.8%
Php25,000-Php29,999	59	7.4%
Php30,000 -Php 49,999	124	15.5%
Php50,000-& Above	78	9.8%
No answer	11	1.4%
Total	800	100%

The annual per capita poverty threshold of NCR in 2015 was about Php25,007 (*Philippine Statistics Authority, 2015*). In order to meet a 5-member household's basic food and other non-food requirements, the household should have at least an income of about Php10,500 per month. The number falling within this amount and below Php 10,500 accounted for 149 households or 20% of the 800 households reporting their income or 18% of the total censused households. This vulnerable group is subject to the pressure on emergencies, unemployment, and work disruption including physical and economic displacement.

(3) Monthly Expenditures

The average monthly expense was Php 21,424. There may be potential savings for some of the households with a smaller number of children or those with income Php50,000 and above. But some households may not have enough for emergencies and other unexpected expenses.

Tax expense has the highest proportion (53%) of household income for 49 respondents reporting. Expense on food comprised about 36% of monthly household income, as reported by 774 respondents. On the other hand, water expense contributed the lowest proportion of household income at 3%, with 736 respondents reporting. Education accounted for 26% of the monthly household income while rent for land and house/room accounted for 24%. Overall, the proportion of savings to income is 272% of the reporting households that belong to the upper-income level, Php50,000 and above. Please refer to **Table 3-19**.

Table 3-19 Monthly Household Expenditures

Average Monthly Expense	No. of Resp. Reporting	Monthly Average Expense	%
Rent (Land)	73	2,664.38	12 %
Rent (House/Room)	401	2,597.01	12 %
Tax	49	11,287.46	53 %
Food	774	7,769.81	36 %
Light	716	1,496.97	7 %
Water	736	559.74	3 %
Education	407	5,570.42	26 %
Telephone, CP, etc.	660	760.17	4 %
Transportation	556	2,052.90	10 %
Recreation	310	2,150.03	10%
Gas/groceries/medicine, etc.	180	3,368.28	16%
Average, Total Expense	-	21, 424.42	-
Savings	93	58, 354.29	272 %

(4) Basic Household Amenities

Some basic social amenities contribute to the health and well-being of residents and communities, in general. They also lend support to the sustainable and better environmental surroundings that prevent the proliferation of rodents, insects, and other pathogens in the environment. Access to these are also indicators of the respondent PAP's socio-economic status.

1) Access to Water

There are various sources of water for the potentially affected households. Out of the 811 households reporting, 524 or 65% are connected to a piped system provided by either one of the two concessionaires, Maynilad and Manila Water. Aside from the piped water, 149 or 18% buy purified water from water vendors. Others also share a public community faucet with their neighbors. Some households use deep wells and shallow wells if there is no pipe connection in their area.

Clean water brings many benefits including improved health to individuals and communities. Some

places in Barangay Ugong have not been connected with the individual piped system, so about 19% share a community faucet or sub-connect to their neighbors. Based on observations, there are pipe leaks that may cause water contamination. The results of the survey proved reported cases of water-borne diseases such as diarrhea, typhoid, and skin disorders including vector-borne diseases like malaria, dengue, and leptospirosis might have been caused by contaminated and limited water supply and dirty surroundings. These diseases are life-threatening and will cause additional burden including medical cost and time-care to a sick household member. Please refer to **Table 3-20**.

Table 3-20 Access to Water

STATION	Access to Water					
	Maynilad/ Manila Water (Piped Connection)	Shared with Neighbor (Community Faucet)	Shallow Well	Deep well	Buy from Water Vendors	Free
Ugong Depot	468	141	2	18	109	5
%	63%	19%	0%	2%	15%	1%
Quirino Ave.	7	0	-	-	1	1
%	78%	0%	0%	-	11%	11%
Tandang Sora	2	0	-	-	-	-
%	100%	0%	0%	-	0%	0%
Quezon Blvd.	-	-	-	-	-	-
%	-	-	-	-	-	-
East Ave.	2	-	-	-	-	-
%	100%	-	-	-	-	-
Anonas	36	2	-	2	-	-
%	90%	5%	-	5%	-	-
Katipunan Ave.	4	0	-	-	-	-
%	100%	0%	0%	-	0%	0%
Ortigas North	-	0	-	-	-	-
%	-	-	-	-	-	-
Ortigas South	5	6	-	-	-	-
%	45%	55%	0%	-	0%	0%
FTI-Paranaque	-	0	-	-	-	-
%	-	-	-	-	-	-
Total	524	149	2	20	110	6
%	65%	18%	0%	2%	14%	1%

2) Access to Sanitation

About 86% of the households own and use water-sealed toilets inside their houses. There are still households in Barangay Ugong that have no toilet (16 or 2%), use open pit (13 or 2%), or share toilets with their neighbors (15 households). Since the portion of the affected area is beside the Tullahan River including a creek traversing part of the project impact area, these may have been used by residents without toilets to throw their feces on or just do their moving at the river bank. The open pit type which is being used by 13 households, is considered unsanitary based on WHO standard Please refer to **Table 3-21**.

Table 3-21 Access to Sanitation Facilities

STATION	Access to Sanitation					Total
	Toilets/Inside House	Communal/Barangay Toilet	Open Pit	No Toilet	Neighbor's toilet	
Ugong Depot	648	72	13	16	14	763
%	85%	9%	2%	2%	2%	100%
Quirino	8	1	--	-	-	9
%	89%	11%		-	-	100%
Tandang Sora	2	-	-	-	-	2
%	100%	-	-	-	-	100%
Quezon Blvd.	-	-	-	-	-	0
%	-	-	-	-	-	100%
East Ave.	2	-	-	-	-	2
%	100%	-	-	-	-	100%
Anonas	40	-	-	-	1	41
%	100%	-	0%	-	2%	100%
Katipunan Ave.	4	-	--	-	-	4
%	100%	-	-	-	-	100%
Ortigas North	-	-	-	-	-	0
%	-	-	-	-	-	100%
Ortigas South	9	2	-	-	-	11
%	82%	18%	-	-	-	100%
FTI-Paranaque	-	-	-	-	-	0
%	-	-	-	-	-	100%
Total	713	75	13	16	15	832
%	86%	9%	2%	2%	2%	100%

3) *Access to electricity*

About 490 households (59%) are electrified and own a meter for power connection. On the other hand, 285 households (35%) have shared some connections with their neighbors while 25 households (3%) have no connection instead use gas/kerosene, rechargeable battery, LPG, or oil for their lighting needs. Free connection is enjoyed by workers who are living in the compound of their company. Please refer to **Table 3-22**.

Table 3-22 Access to Electricity

STATION	Access to Electricity					Total
	Own Electric Meter for Power Connection	Shared Connection	Free Connection	No Connection	No Response	
Ugong Depot	465	266	4	23	22	763
%	61%	35%	1%	3%	3%	100%
Quirino	6	-	1	2	2	9
%	67%	0%	11%	22%	22%	100%
Tandang Sora	2	-	-	-	-	2
%	100%	-	-	-	-	100%
Quezon Blvd.	-	-	-	-	-	0
%	-	-	-	-	-	100%
East Ave.	2	-	-	-	-	2
%	100%	-	-	-	-	100%
Anonas	10	13	-	2	3	41
%	25%	33%	-	5%	7%	100%
Katipunan Ave.	-	-	3	2	1	4
%	0%	0%	75%	25%	25%	100%
Ortigas North	-	-	-	-	-	0
%	-	-	-	-	-	100%
Ortigas South	5	6	-	-	-	11
%	45%	55%	-	-	-	100%
FTI-Paranaque	-	-	-	-	-	0
%	-	-	-	-	-	100%
Total	490	285	4	25	28	832
%	59%	35%	2%	3%	3%	

4) *Cooking Facilities*

About 77% (632) of 744 households reporting, use gas for cooking. Other cooking materials currently used include (i) wood (6%), (ii) charcoal (3%), (iii) electricity (3%), and (iv) kerosene (2%). Please refer to **Table 3-23**.

Table 3-23 Cooking Facilities of Households Interviewed

STATION	Cooking Facility								Total
	Gas	Kerosene	Wood	Electricity	Charcoal	Share Gas	None	No Answer	
Ugong Depot	572	14	48	24	25	3	2	76	763
%	75%	2%	6%	3%	3%	0%	0%	10%	100%
Quirino Ave.	7	-	2	-	-	-	-	-	9
%	78%	-	22%	-	-	-	-	-	100%
Tandang Sora	2	-	-	-	-	-	-	-	2
%	100%	-	-	-	-	-	-	-	100%
Quezon Blvd.	-	-	-	-	-	-	-	-	0
%	-	-	-	-	-	-	-	-	100%
East Ave.	2	-	-	-	-	-	-	-	2
%	100%	-	-	-	-	-	-	-	100%
Anonas	35	2	1	-	1	-	-	1	41
%	88%	5%	3%	-	3%	0%	0%	3%	100%
Katipunan Ave.	4	-	-	-	-	-	-	-	4
%	200%	-	-	-	-	-	-	-	100%
Ortigas North	-	-	-	-	-	-	-	-	0
%	-	-	-	-	-	-	-	-	100%
Ortigas South	10	-	-	1	-	-	-	-	11
%	91%	-	-	9%	-	-	-	-	100%
FTI-Paranaque	-	-	-	-	-	-	-	-	0
%	-	-	-	-	-	-	-	-	100%
Total	632	16	51	25	26	3	2	77	832
%	77%	2%	6%	3%	3%	0%	0%	9%	100%

(5) Vulnerability

Vulnerable persons will experience the most adverse impact if they are economically or physically displaced and to move to another place or a relocation site, without appropriate support and assistance. The study found the following Vulnerabilities:

Vulnerabilities	No. Person having Vulnerabilities
Elderly over 60 years old	84
Person who has difficulties in communication in visual Blindness	33
Person who needs special medical care or with serious illness	29
Other disabilities/sickness Parkinson's, cerebral palsy, amputated arms/fingers	22
Person who needs assistance to walk	18
Person who has difficulties in communication speaking, hearing	14
Person with mental disorder	7
Households living below the poverty line	149 households
Single parent -	2 persons
Persons with physical and mental disabilities	n/a

These various physical and mental disabilities that need caring and assistance from household members and medical institutions for continuing treatment. Documentation is needed to confirm the type of disabilities during DED and before relocation including the type of intervention needed. The households living below the poverty threshold should also be determined to assess their needs and

issues in case of relocation. Please refer to **Table 3-24**.

Table 3-24 Vulnerability of PAPs Based on Interview

STATION	Vulnerability								
	A	B	C	D	E	F	Others	None	Total
Ugong Depot	65	4	7	26	24	8	15	2579	2728
%	2%	0%	0%	1%	1%	0%	1%	95%	100%
Anonas	7	1	2		4	2	1	183	200
%	4%	1%	1%	0%	2%	1%	1%	92%	100%
East Ave	3						3	7	13
%	23%	0%	0%	0%	0%	0%	23%	54%	100%
FTI-Taguig	-	-	-	-	-	-	0	0	0
%	-	-	-	-	-	-	-	-	-
Katipunan Ave	1	2	2	2	-	-	1	16	24
%	4%	8%	8%	8%	0%	0%	4%	67%	100%
Quirino Ave	1	-	-	-	-	-	0	32	33
%	3%	0%	0%	0%	0%	0%	0%	97%	100%
Ortigas North	0	-	-	-	-	-	0	-	0
%	-	-	-	-	-	-	-	-	-
Ortigas South	6	-	7	1	5	3	2	18	42
%	14%	0%	17%	2%	12%	7%	5%	43%	100%
Quezon Blvd	0								0
%	-	-	-	-	-	-	0	-	-
Tandang Sora	1	-	-	-	-	1	0	7	9
%	11%	0%	0%	0%	0%	11%	0%	78%	100%
Total	84	7	18	29	33	14	22	2842	3049
%	3%	0%	1%	1%	1%	0%	1%	93%	100%

Note: A – Elderly (Over 60 Years Old) B – Person with Mental Disorder, C – Person Who Needs Assistance to Walk, D – Person Who Needs Special Medical Care or With Serious Ill, E – Person Who Has Difficulties in Communication in Visual (Blindness), F – Person Who Has Difficulties in Communication (Speaking, Hearing)

(6) Project Awareness Among Households Interviewed

1) *Project Awareness*

When asked if they have heard about the project, out of the 967 respondents reporting, 734 (76%) of the respondents expressed they are aware of the project. Please refer to **Table 3-25**.

Table 3-25 Awareness of the MMSP

STATION	Have You Heard About the MMSP Project		
	No	Yes	Total
Ugong Depot	165	635	800
%	20.63%	79.38%	100.00%
Quirino Ave	12	13	25
%	48.00%	52.00%	100.00%
Tandang Sora	9	7	16
%	56.25%	43.75%	100.00%
Quezon Blvd	0	0	0
%	0.00%	0.00%	0.00%
East Ave	14	11	25
%	56.00%	44.00%	100.00%
Anonas	18	35	53
%	33.96%	66.04%	100.00%
Katipunan Ave	5	11	16
%	31.25%	68.75%	100.00%
Ortigas North	2	5	7
%	28.57%	71.43%	100.00%
Ortigas South	4	16	20
%	20.00%	80.00%	100.00%
FTI-Taguig	4	1	5

STATION	Have You Heard About the MMSP Project		
	No	Yes	Total
%	80.00%	20.00%	100.00%
Total	233	734	967
%	24.10%	75.90%	100.00%

2) *Perceived Project Benefits Among Households Interviewed*

Some do not see any project benefits (101 respondents) because they will be adversely affected. A significant number of respondents, however, tried to see the ultimate impact of the project as follows:

- Fast and efficient transport/travel - 680 responses
- More beautiful and modernized environment- 3 responses
- More jobs - 3 responses

As can be gleaned from their responses, fast and efficient transport system is the most recognized and appreciated project benefit. Please refer to **Table 3-26**.

Table 3-26 What Benefits Can You and Your Family Derive from the Project?

STATION	Perceived Project Benefits									
	A	B	C	D	E	Others	None	Don't know	NR	Total
Ugong Depot	1	573	2	70	3	29	89	29	4	800
%	0.13%	71.63%	0.25%	8.75%	0.38%	3.63%	11.13%	3.63%	0.50%	100.00%
Quirino Ave	0	6	0	4	0	0	2	0	13	25
%	0.00%	24.00%	0.00%	16.00%	0.00%	0.00%	8.00%	0.00%	52.00%	100.00%
Tandang Sora	0	2	0	0	0	0	0	0	14	16
%	0.00%	12.50%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	87.50%	100.00%
Quezon Blvd	0	0	0	0	0	0	0	0	0	0
%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
East Ave	0	2	0	2	0	0	1	0	20	25
%	0.00%	8.00%	0.00%	8.00%	0.00%	0.00%	4.00%	0.00%	80.00%	100.00%
Anonas	0	4	0	4	0	0	6	0	39	53
%	0.00%	7.55%	0.00%	7.55%	0.00%	0.00%	11.32%	0.00%	73.58%	100.00%
Katipunan Ave	0	4	0	1	0	0	3	0	8	16
%	0.00%	25.00%	0.00%	6.25%	0.00%	0.00%	18.75%	0.00%	50.00%	100.00%
Ortigas North	0	0	0	2	0	0	0	0	5	7
%	0.00%	0.00%	0.00%	28.57%	0.00%	0.00%	0.00%	0.00%	71.43%	100.00%
Ortigas South	0	5	1	1	0	0	0	0	13	20
%	0.00%	25.00%	5.00%	5.00%	0.00%	0.00%	0.00%	0.00%	65.00%	100.00%
FTI-Taguig	0	0	0	0	0	0	0	0	5	5
%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%
Total	1	596	3	84	3	29	101	29	121	967
%	0.10%	61.63%	0.31%	8.69%	0.31%	3.00%	10.44%	3.00%	12.51%	100.00%

Note: A - Value of commercial and residential properties will be increased, B - Will reduce the traffic jam in Metro Manila, C - Modernized country, D - Will improve access to working place/office, E - More jobs, NR – No Response

3) *Project Concerns and Issues Raised by Households Interviewed*

The two most crucial concerns about the project are (i) relocating to another place (730 responses) and (ii) livelihood (206 responses). Particularly for ISFs who will be relocated, they worry about the type of relocation, its location, and the amenities that will be provided, such as basic water and electricity and its proximity to social centers and health services and how far the school is to the relocation site.

Livelihood concerns relate to the availability of jobs/employment at the relocation sites, including a livelihood support that the PAPs need while restoring their lost income. Some expressed its hard in starting again as their house has to be rebuilt and whether available jobs will match their current

employment and income.

The affected respondents worry that compensation (16 responses) and valuation of properties (40 responses) will not be fair and adequate for them to be able to purchase a property of the same size, price and in a good location. Further, it is their concern that compensation should be paid immediately without delay.

One respondent is also concerned about project efficiency as it will affect the delivery of the compensation and support to project affected persons.

During construction, public inconvenience (81%) may be experienced due to traffic, pollution, and dust. Public safety during construction (1 response) and safety of passengers once in operation (1 response) are also some of the issues identified.

4) Recommendations from Households to Address Project Concerns

The following are the recommendation of the residents with number of the response:

- Good Relocation site - 330
- Fair compensation to landowners/affected residents - 160
- Fair distance of relocation site from original location - 122
- Financial assistance - 61
- Good source of income - 44
- Relocation of livelihood - 31
- Utilities should be available at the relocation site - 21
- Immediate relocation of affected residents - 12
- Conduct consultations/ special meetings with concerned people - 2
- Be responsible and ensure safety of everyone - 2
- Close coordination with all stakeholders during design and construction stage - 1
- Be transparent to public to avoid mishandling of funds
- Commitment - 1
- Advance notice of demolition - 1
- Change the alignment, not use secondary road - 1
- Divert the project to countryside by building bridges and commuting islands in Visayas and Mindanao - 1
- Avoid destroying the environment while building the subway - 1
- Prepare alternative routes during construction - 1
- Avoid working at night or during rest hours - 1

5) Recommendations from Households to Address Livelihood Concerns

One of the most adverse project impacts is the loss of livelihood and employment of the affected residents. As it takes time to re-establish or restore income/ livelihood loss, it is important to undertake a comprehensive assessment of the needs and interest of the affected households.

The following are the respondents' suggested livelihood restoration measures with number of response:

- Any job/ employment near the relocation site - 134
- Business capital /funds to set up new business - 126
- Business capital/funds to restart the same business - 1116
- Job /employment within the current sector and the same barangay - 183
- Job /employment with the same occupation in the same city - 179
- Vocational training /other livelihood skills - 50
- Provide relocation aside from adequate compensation- - 1
- Necessity for transportation - 1
- Prioritized displaced families - 1
- Financial assistance and relocation site - 1

The respondents emphasized the need for a good relocation site, near employment site, capital to restart the same business or start a new business and livelihood and vocational skills training in order to mitigate project impacts.

3.1.3.2 Profile of Commercial/Industrial Establishment Owners

This section will describe the profile of the business/commercial, industrial and institutional owners. There are **211** business/commercial establishment owners that were identified and interviewed. This consist of **71** residential-commercial, **144** business/commercial, **2** industrial and **1** institutional owners.

(1) Type of Business Ownership

This includes all the business/commercial, residential commercial, industrial and institutional establishments. A total of 144 business establishments were identified. The biggest ownership category falls into the single proprietorship (80 or 56%), followed by corporation (48 or 33%), partnership (10 or 7%). There is one government corporation and one cooperative that were identified. Please refer to **Table 3-27**.

Table 3-27 Type of Business Ownership

STATION	Type of Business Ownership						Total
	Single Proprietorship	Partnership	Corporation	Government Corporation	Cooperative	NR	
Ugong Depot	33	6	6	0	0	1	46
%	72%	13%	11%	0%	0%	2%	100%
Quirino Ave	13	0	3	0	0	0	16
%	81%	0%	19%	0%	0%	0%	100%
Tandang Sora	5	1	8	0	0	0	14
%	36%	7%	57%	0%	0%	0%	100%
Quezon Blvd	0	0	0	0	0	0	0
%	-	-	-	-	-	-	-
East Ave	13	1	8	1	0	1	24
%	54%	4%	33%	4%	0%	4%	100%
Anonas	5	1	5	0	0	0	11
%	45%	9%	45%	0%	0%	0%	100%
Katipunan Ave	5	1	4	0	1	1	12
%	0%	0%	0%	0%	0%	0%	0%
Ortigas North	2	0	5	0	0	0	7
%	29%	0%	71%	0%	0%	0%	100%
Ortigas South	0	0	9	0	0	0	9
%	0%	0%	100%	0%	0%	0%	100%
FTI-Paranaque	4	0	0	0	0	1	5
%	80%	0%	0%	0%	0%	20%	100%
Total	80	10	48	1	1	4	144

STATION	Type of Business Ownership						Total
	Single Proprietorship	Partnership	Corporation	Government Corporation	Cooperative	NR	
%	56%	7%	33%	1%	1%	3%	100%

The establishments have an average of 9 years in operation. The shortest was less than one year, declared by 15 establishments. Up to 5 years was accounted for 47 or 32% of the 211 establishments. The longest period, in operation for more than 20 years, was declared by 22 or 10% of the total. Also, a big proportion, 40 or 19% has been in operation for about 6 to 10 years while those covering 11 to 20 years, comprised 36 establishments or 18% of the total establishments. Please refer to **Table 3-28**.

Table 3-28 No. of Years in Business (Business/Commercial)

STATION	No of Years							Total
	< 1 year	1-5 yr.	6-10 yr.	11-15 yr.	16-20 yr.	20+ yr.	No answer	
Ugong Depot	5	15	10	2	0	3	11	46
%	11%	33%	22%	4%	0%	7%	24%	100%
Quirino Ave	0	6	4	2	3	1	0	16
%	0%	38%	25%	13%	19%	6%	0%	100%
Tandang Sora	2	7	3	0	1	1	0	14
%	13%	44%	19%	0%	6%	6%	13%	100%
Quezon Blvd	0	0	0	0	0	0	0	0
%	-	-	-	-	-	-	-	-
East Ave	1	3	2	1	0	3	14	24
%	4%	13%	8%	4%	0%	13%	58%	100%
Anonas	0	8	2	0	0	1	0	11
%	0%	73%	18%	0%	0%	9%	0%	100%
Katipunan Ave	0	0	0	1	1	0	10	12
%	0%	0%	0%	8%	8%	0%	83%	100%
Ortigas North	0	3	1	1	1	1	0	7
%	0%	43%	14%	14%	14%	14%	0%	100%
Ortigas South	2	3	1	0	1	1	1	9
%	22%	33%	11%	0%	11%	11%	11%	100%
FTI-Paranaque	0	2	1	0	1	1	0	5
%	0%	40%	20%	0%	20%	20%	0%	100%
Total	10	47	24	7	8	12	36	144
%	7%	32%	16%	5%	5%	8%	26%	100%

(2) Number of Employees

Of the 139 establishments that responded, the average number of employees of these business establishments is 9. The smallest number of employees, between 1-2 employees, was declared by 55 or 34% while those declaring more than 10 employees, accounted for 30 or 19% of the total. Those having 3-6 employees, was registered by 48 or 29% while those with bigger staffing, between 5-10 persons, was declared by 43 or 26 % of the total. These establishments include the micro/small scale to medium and large enterprises. An actual number of employees based on 116 establishments reporting is 1,267. Please refer to **Table 3-29**.

Table 3-29 Number of Employees

STATION	No of Employers		
	Actual No. of Employers Documented	No. of Respondents Declaring Number of Employees	Number of Employees Declared
Ugong Depot	4	36	427
Quirino Ave	16	13	63
Tandang Sora	14	6	86
Quezon Blvd	-	-	0
East Ave	23	20	167
Anonas	11	11	130
Katipunan Ave	11	11	212

STATION	No of Employers		
	Actual No. of Employers Documented	No. of Respondents Declaring Number of Employees	Number of Employees Declared
Ortigas North	7	7	87
Ortigas South	9	8	84
FTI-Taguig	5	4	11
Total	139	116	1,267

(3) Business Permits/License

Almost all business/commercial establishments claimed they have a license to operate and are registered with either the Securities and Exchange Commission (SEC) or Department of Trade and Industry (DTI) with 126 or 88%. Only 5 establishments claimed they do not have a license to operate. Please refer to **Table 3-30**.

Table 3-30 Business License/Permit (Business/ Commercial)

STATION	Business/ Commercial				
	With license/registered (license/business registration DTI/SEC)	DTI	Without License	NR	Total
Ugong Depot	35	1	5	5	46
%	76%	2%	11%	11%	100%
Quirino	16	0	0		16
%	100%	0%	0%	0%	100%
Tandang Sora	13	0	0	1	14
%	93%	0%	0%	7%	100%
Quezon Blvd	-	0	0	-	0
%	-	-	-	-	-
East Ave	21	0	0	3	24
%	88%	0%	0%	13%	100%
Anonas	10	0	0	1	11
%	91%	0%	0%	9%	100%
Katipunan Ave	11	0	0	1	12
%	92%	0%	0%	8%	100%
Ortigas North	6	0	0	1	7
%	86%	0%	0%	14%	100%
Ortigas South	9	0	0		9
%	100%	0%	0%	0%	100%
FTI-Paranaque	5	0	0		5
%	100%	0%	0%	0%	-
Grand Total	126	1	5	12	144
%	88%	1%	3%	8%	100%

(4) Monthly Gross Income as Declared by Business Owners

The monthly average income of the 144 commercial/establishments is Php 775,177. Although the highest recorded monthly income of one company is Php16,000,000, it is believed to be an understated amount knowing the business of the bigger companies in the area. The larger average amount declared between Php700,000 to Php 2.5 M among stations came from Anonas, East Avenue, Ortigas South and Tandang Sora Stations. Please refer to **Table 3-31**.

Table 3-31 Monthly Gross Income (Business /Commercial)

STATION	Monthly Income								Total	Average Monthly Income
	Below 10,000	10,000 to 20,000	21,000 to 40,000	41,000 to 50,000	50,001 to 60,000	60,001 to 100,000	100,001 to 500,000	100,00 to above 500,000		
Ugong Depot	14	13	24	12	1	6	11	10	91	583,783
%	15%	14%	26%	13%	1%	7%	12%	11%	100%	-
Quirino Ave	2	3	-	1	1	1	2	3	13	689,082
%	-	-	-	-	-	-	-	-	-	-
Tandang Sora	-	-	1	-	-	1	3	7	7	1,112,857
%	0%	0%	14%	0%	0%	14%	43%	29%	100%	-
Quezon Blvd	-	-	-	-	-	-	-	-	-	-
%										
East Ave			1	1		1	1	2	6	2,402,842
%	0%	0%	17%	17%	0%	17%	17%	33%	100%	-
Anonas	1		3	2		1	2	3	12	1,225,017
%	8%	0%	25%	17%	0%	8%	17%	25%	100%	-
Katipunan Ave	-	-	-	1	-	-	1	3	5	830,000
%	0%	0%	0%	20%	0%	0%	20%	60%	100%	-
Ortigas North	-	-	-	-	-	-	1	2	3	933,333
%	0%	0%	0%	0%	0%	0%	33%	67%	100%	-
Ortigas South	-	1	1	-	-	-	2	1	5	1,095,200
%	0%	20%	20%	0%	0%	0%	40%	20%	100%	-
FTI-Paranaque	-	1	-	-	-	-	1	-	2	105,000
%	0%	50%	0%	0%	0%	0%	50%	0%	100%	-
Total	17	18	30	17	2	10	24	51	144	775,177
%	12%	13%	21%	12%	1%	7%	17%	18%	100%	-

(5) Total of Monthly Gross Income

Out of the 139 business commercial establishments documented, and 116 declaring the number of their employees, only 69 provided monthly gross income. The total of the monthly gross income of the 69 establishments that provided the information on their monthly gross income is Php 104,914,049. Please refer to **Table 3-32**.

Table 3-32 Sum of Monthly Income of Business/Commercial Income

STATION	Monthly Income	
	Number of Companies Providing Information	Amount (Php)
Ugong Depot	30	49,211,000
Quirino Ave	10	8,891,000
Tandang Sora	3	5,380,000
Quezon Blvd.	-	
East Ave	6	14,417,049
Anonas	8	14,585,000.00
Katipunan Ave	4	4,100,000.00
Ortigas North	3	2,800,000.00
Ortigas South	3	5,320,000.00
FTI-Taguig	2	210,000.00
Total	69	104,914,049.00

(6) Average Salary of Employees

The average salary of employees of the establishments in all Stations/Depot is **Php12,404.20**. The lowest registered salary is Php 3,000, and the highest is Php 45,000 per month for a supervisory/managerial position in a law firm. The salaries of employees declared by companies were

reviewed and found out that 49 employees were paid below Php 10,500 per month, which is an income amount falling within the poverty threshold in NCR in 2015. Please refer to **Table 3-33**.

Table 3-33 Sum of Average Monthly Salary of Employees (Business/Commercial)

STATION	Average Salary of Employees	
	Number of Employees Covered	Sum of Average Amount (Php)
Ugong Depot	427	396,202
Quirino Ave.	63	88,900
Tandang Sora	86	47,500
Quezon Blvd.	-	-
East Ave.	167	17,7436.78
Anonas	130	123,330
Katipunan Ave.	212	116,097.25
Ortigas North	87	100,732
Ortigas South	84	76,000
FTI-Taguig	11	40,000
Total	1,267	1, 166,198.00

(7) Project Awareness Among the Business Sector

More than half (57%) or 78 claimed they heard about the project before the interview while 43% (59) said, they have not heard about the project.

1) *Perceived Project Benefits Among the Business Sector*

The following project benefits were claimed by the respondents:

- Will reduce traffic jam - 98 responses
- Will improve access to social amenities and facilities such as schools, hotels, recreational facilities, and hospital- 52 responses
- Will improve comfort and convenience for passengers and car owners - 25 responses
- Will improve access to working place and office - 18 responses
- Value of commercial and residential properties will increase - 10 responses

Some respondents do not see any project benefits as their business will be affected and will be losing their business income, their workers will be displaced, and they will be homeless if the project pushes through.

2) *Support to the Project*

Despite their concerns and issues about the project, 65% (88) of the 211 business/commercial establishment owners claimed they support the project while 28% (44) are against it.

Asked why they are not willing to support the project, the main reason was that many establishments will be affected, and owners and the workers will be economically displaced, incur significant losses or business will completely stop due to relocation. It would be too expensive to relocate a business and even workers to follow to the new business site.

3) *Project Issues and Concerns*

As their issues are both on resettlement and economic displacement, they feel bad that what they have

accumulated over the years will be negatively affected. Workers will lose their jobs, and business income will be disrupted or lost. Their houses will be demolished and fear they may not be compensated fairly and even payment may be delayed. During construction, noise and dust will be experienced due to diggings and value of properties may even decrease. For them, safety is an overall concern during construction.

4) Recommendation to Mitigate Concerns

The following are the recommendations to address concerns and issues:

- For loss of building - compensate properly, adequately and timely
- For disturbance/ disruption of business
 - Find a suitable relocation where to locate the old or new business/possible land purchase be installed/not cash or for rental arrangement
 - Valenzuela or national government should implement a program to look for a suitable and safe relocation/alternative site where to locate the new/or old business (for business owners needing to acquire land or for leasing/renting a building for an office to be rented with a reasonable rental fee;
 - Provide technical assistance to business affected; how to set-up the business at the new location
- For landowners
 - Pay compensation in full and immediately for displaced landowners to buy land near or within the same city
- For staff/employment workers
 - Pay disturbance fee for employees and staff that will be relocated
 - Ensure fast processing not to affect the companies and workers who will be affected
 - Provide alternative source of income and employment
- For the implementing Agency
 - There must be proper coordination between all project stakeholders before and during construction
 - Transfer alignment of project

5) Type of Livelihood Assistance

The type of livelihood assistance that is identified by the potentially affected business-commercial establishments are as follows:

- Business capital/ funds to re-start the same business----63 responses
- Job/employment with the same occupation in the same city—45 responses
- Any job employment near the potential relocation site -22 responses
- Any job /employment within the same barangay ----11 responses
- Business capital/funds to set up new business ---7 responses
- Vocational training /other livelihood skills---4 responses

The responses on the need for vocational training and other livelihood skills are from the affected families of Barangay Ugong, Valenzuela City (4 responses). Most are interested in the capital funds to

restart their current business or create new business with 63 responses)

Other additional comments include the (i) prioritization of displacing families, (ii) right compensation for affected properties and (iii) need for a place of worship.

3.1.4 Focus Group Discussion

Focus group discussions (FGDs) were carried out for two (2) sectors of PAPs of the MMSP, namely the business and informal sector. The business sector consists of owners of (i) commercial establishments; (ii) buildings with lessees; and (iii) manufacturing and other industrial plants. The vulnerable sector consists of: (i) residents who do not own the land where their structures are built upon; (ii) renters of informal structures; and (iii) beneficiaries of socialized housing program of the government (local and national).

Three (3) FGD sessions were conducted for owners of business establishments who will be displaced from proposed sites of stations and the depot. For the vulnerable sector, two (2) sessions were conducted: one for the informal settlers who will be displaced from depot site in Brgy. Ugong, and the other for the socialized housing program beneficiaries of the Quezon City LGU who will be displaced from Anonas Station.

The main reason for holding FGDs with the business sector is that the Philippines have no law for compensating income losses incurred by owners of business establishments, whether income is derived from the business (e.g., gasoline station, restaurant, general merchandise, etc.) or totally from the structure itself (from rentals of rooms/spaces in buildings). Through the FGD, PAPs from the business sector are able to express their ideas on how such losses can somehow be recovered, if not compensated. DOTr would also achieve a certain level of trust from this sector because opinions are heard and incorporated in the RAP, as they were told during SCMs. In terms of the vulnerable sector, the FGD focused on relocation options and livelihood restoration.

For the details of the FGD, see “10.3 Focus Group Discussions (FGDs)”. A copy of the Guide Questions for the affected business sector is provided in **Appendix B-1**, and for the affected vulnerable sector, **Appendix B-2**.

3.2 Replacement Cost Study

The objective of the Replacement Cost Study (RCS) is to determine the current market value of lands, structures (such as houses, fences, posts, etc.), improvements, crops and trees and other physical properties or non-land-based incomes that will be affected by the Project. Market values were used as the basis for calculating compensation and entitlements for project affected persons, families, and properties. These values are important inputs to the ROW Budget computed.

The RCS shall be carried out based on information collected from both desk research, interviews with realtors, developers, banks, building contractors, real estate agents, government agencies such as DENR and the likes, to obtain a good estimate of the current market values of land properties and other improvements. For this Project, a licensed Independent Property Appraiser undertook the RCS as stipulated by relevant laws--- RA No.10752 and its IRR.

The adopted measures of compensation and assistance to all the PAPs are based on the JICA Guidelines for Environmental and Social Considerations (2010), World Bank OP4.12 and other established and applicable Philippine Laws and similar policies and guidelines, such as the R.A. No. 897410752, and R.A. No. 7279 (Urban Development and Housing Act of 1992 or UDHA) .in addition to the RA No. 10752

3.2.1 Valuation of Land

Valuation for land is based on market value. Data from real estate agencies, on-site banks, such as the

Land Bank of the Philippines and Development Bank of the Philippines, and other credible sources were utilized. Aside from these, the *sales comparison approach* or *market approach* were applied. This valuation is based on the concept that an informed buyer would not pay more for a property than the cost of acquiring an existing property that is similar. Using this approach, property facts and accumulation of market data in the form of current market sales and offerings are assembled. Latest BIR zonal values shall also be utilized in the valuation process to develop an estimate of market value.

Table 3-36 shows a summary of land acquisition costs for the MMSP. Please refer to **Appendix C** for more details.

Table 3-34 Summary Land Acquisition Cost for MMSP

Affected Asset	Estimated Affected Area (m ²)	Estimated Total Value (PhP)
LAND (SURFACE)		
Valenzuela City		
Valenzuela Depot	317,300.00	7,932,500,000.00
Quezon City		
Quirino Station	16,990.00	849,500,000.00
Tandang Sora Station	5,910.00	295,500,000.00
North Avenue Station	9,440.00	566,400,000.00
Quezon Avenue Station	9,670.00	1,160,400,000.00
East Avenue Station	11,620.00	522,900,000.00
Anonas Station	8,050.00	563,500,000.00
Katipunan Station	13,880.00	971,600,000.00
Pasig City		
Ortigas North Station	6,560.00	787,200,000.00
Ortigas South Station	5,320.00	532,000,000.00
Taguig City*		
Kalayaan Avenue Station	13,240.00	2,648,000,000.00
Bonifacio Global Station	22,670.00	4,534,000,000.00
Cayetano Avenue Station	8,090.00	485,400,000.00
Parañaque City		
FTI Station – Taguig-Parañaque	11,520.00	288,000,000.00
TOTAL	416,260.00	22,136,900,000.00
LAND (SUB-TERRANEAN)		
Segment	Estimated Land Area (m ²)	Estimated Easement Value (PhP)
Depot to Quirino	3,500.00	17,600,000.00
Kalayaan to Aurora Blvd.	26,360.00	217,169,400.00
Aurora Blvd. to Katipunan	21,740.00	75,220,400.00
Temple Drive to Meralco	23,800.00	376,040,000.00
Shaw Blvd to Pasig River	22,080.00	136,896,000.00
Pasig River to Kalayaan	8,900.00	76,540,000.00
Kalayaan to FTI*	-	-
TOTAL	106,880.00	899,465,800.00
GRND TOTAL		23,036,365,800.00

*Sub-terranean portions from Kalayaan to FTI are along existing government ROW.

3.2.2 Valuation of Structures

Estimates of compensation for affected structures are based on the principle of replacement cost, as defined in **Section 2.1.1** of this report.

Necessary information was mainly collected from direct interviews with parties involved, including owners of structures and construction contractors. Information obtained will be validated using latest published industry standards such as those by Langdon & Seah Philippines, Inc., an Arcadis Company.

Shown below in **Table 3-37** is a summary of cost estimates for the structure that will be affected by ROW acquisition.

Table 3-35 Summary Replacement Cost of Affected Structures for MMSP

Affected Assets	No. of Structures	Replacement Cost (PhP)
Valenzuela City		
Valenzuela Depot	354	1,062,870,000.00
Quezon City		
Quirino Station	47	655,861,350.43
Tandang Sora Station	23	141,278,000.00
North Avenue Station	1	6,300,000.00
Quezon Avenue Station	2	9,064,000,000.00
East Avenue Station	22	185,932,000.00
Anonas Station	51	204,394,000.00
Katipunan Station	31	181,430,000.00
Pasig City		
Ortigas North Station	8	85,589,000.00
Ortigas South Station	8	1,098,442,000.00
Taguig City*		
Kalayaan Avenue Station	0	-
Bonifacio Global City Station	2	2,180,683,000.00-
Cayetano Avenue Station	4	51,474,000.00-
FTI Station - Taguig	0	-
Parañaque City		
FTI Station – Parañaque side only	12	83,732,000.00
TOTAL		15,001,985,350.43

3.2.3 Structure Map

The structure maps were prepared, which show the location of the affected structure and other physical properties owned by all occupants on the project site based on the results of the Census Survey and the Tagging Operations. These maps bear on a per station location basis. Please refer to **Appendix E**.

3.3 Socio-Economic Survey of Formal PAPs in Taguig

Results of socio-economic survey undertaken for PAPs from Kalayaan, BGC, and Cayetano Boulevard Stations are presented below. There are no PAPs identified at the FTI Station-Taguig side considering that there are no structures on the strip of land that is government-owned (apparently by DOTr, as what is indicated in the signage). As presented in Table 3-2, that there are only six (6) structures that will be affected in Taguig City. These consist of two (2) commercial structures in BGC Station and two (2) commercial structures in Cayetano Blvd. Station. For Kalayaan Station, only lots will be affected (no structures).

3.3.1 Profile of Landowners, Taguig

In terms of valid or legal documents as proof of ownership, 67% responded that they have proofs of ownership while 33% did not provide any answer. When asked about proof of land ownership, 55.5% cited Tax Declaration and 44.4% OCT (Original Certificate of Title). Please refer to **Table 3-36** and **Table 3-37**.

Table 3-36 Valid/Legal Document to Prove Ownership of Land

STATION	With Proof of Ownership?		
	Yes	No Answer	Total
Kalayaan	1	0	1
%	100.00%	0.00%	100.00%
Bonifacio Global City	2	0	2
%	100.00%	0.00%	100.00%
Cayetano	2	0	2
%	50.00%	50.00%	100.00%
Total	6	3	5
%	66.66%	33.33%	100.00%

Table 3-37 Proof of Land Ownership Cited by Respondents

STATION	Proof of Ownership									
	A	B	C	D	E	F	G	H	NA	Total
Kalayaan	1	0	0	0	0	0	0	0	0	1
%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
Bonifacio Global City	2	0	0	0	0	0	0	0	0	2
%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
Cayetano	1	0	1	0	0	0	0	0	0	2
%	16.66%	0.00%	83.33%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
Total	4	0	1	0	0	0	0	0	0	5
%	80%	0.00%	20%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%

Note: A - OCT (Original Certificate of Title), B - TCT (Transfer Certificate of Title), C - Real Estate Tax, D - Deed/Mortgage, E - Contract, F - Deed of Donation, G - Deed of Sale, H - TCT in Process, NA - No Answer

(1) Payment of Real Property Tax

In terms of real property tax, two (2) indicated as paying (22.22), with five (5) not paying. The rest either had no response (22.22%). Please refer to **Table 3-38**.

Table 3-38 Do You Pay the Real Estate Tax for the Land

STATION	If Real Property Tax (RPT) is paid				Total
	Yes	No	Don't Know	No Answer	
Kalayaan	1	0	0	0	1
%	100.00%	0.00%	0.00%	0.00%	100.00%
Bonifacio Global City	0	0	0	2	2
%	100.00%	0.00%	0.00%	0.00%	100.00%
Cayetano	1	1	0	0	2
%	16.66%	83.33%	0.00%	0.00%	100.00%
Total	2	1	0	2	5
%	40%	20%	0.00%	40%	100.00%

Mortgaged Land

None of the respondents indicated that their land is mortgaged as shown in **Table 3-39**.

Table 3-39 Is this Lot Currently Loaned or Use as Mortgage to a Bank Private Entity?

STATION	If lot is mortgaged				Total
	Yes	No	Not Applicable	No Answer	
Kalayaan	0	1	0	0	1
%	0.00%	0.00%	100.00%	0%	100.00%
Bonifacio Global City	0	2	0	0	2
%	0.00%	0.00%	0.00%	0.00%	100.00%
Cayetano	0	2	0	0	6
%	0.00%	0.00%	100.00%	0.00%	100.00%
Total	0	5	0	0	9
%	0.00%	100.00%	100.00%	0.00%	100.00%

(2) Project Awareness Among Landowners

When asked if they were aware of the project, 66.7% landowners, said they were aware earlier before the interview. Only 13% expressed they were not aware of the project. Please see **Table 3-40**.

Table 3-40 Project Awareness Among Landowners

STATION	Awareness of MMSP			Total
	Yes	No	No Response	
Kalayaan	1	0	0	1
%	100.00%	0.00%	0.00%	100.00%
Bonifacio Global City	2	0	0	2
%	100.00%	0.00%	0.00%	100.00%
Cayetano	1	1	0	2
%	50.00%	50.00%	0%	100.00%
Total	4	1	0	5
%	80%	20%	0%	100%

(3) Perceived Project Benefits Among Landowners

Five (5) PAPs or 55.5% answered “D” or improvement of access to social amenities and facilities, including schools, hotels, recreational facilities and hospitals. Others see the benefit of better business (22.2%), and “None” with also 22.2%. Please refer to **Table 3-41**.

Table 3-41 Perceived Project Benefits

	Perceived Project Benefits								Total
	A	B	C	D	E	F	None	Others	
Kalayaan	0	0	0	1	0	0	0	0	1
%	0%	0%		100%		0%	0%	0%	100%
Bonifacio Global City	0	0	0	2	0	0	0	0	2
%	0%	0%	0%	100%	0%	0%	0%	0%	100%
Cayetano	0	1	0	1	0	0	0	0	2
%	-	50%	0%	50%	0%	0%	0%	0%	100%
Total	0	1	0	4	0	0	0	0	5
%	0%	20%	0%	80%	0%	0%	0%	0%	100%

Note: A - Better business, B - Will improve comfort and convenience to passengers /reduced traffic, C - Easy transport access, D - Project will improve access to social amenities such as schools, hotels, recreational/ hospitals, E - Rental income/ sales income/ capital acquisition, F - Value of commercial and residential properties will be increased

3.3.2 Profile of Commercial/Industrial Establishment Owners, Taguig

(1) Type of Business Ownership

In terms of business ownership, two (2) are commercial, two (2) are corporations, and fiver (5) have no answer. Please refer to **Table 3-42**.

Table 3-42 Type of Business Ownership

STATION	Type of Business Ownership						Total
	Single Proprietorship	Partnership	Corporation	Government Corporation	Cooperative	No Answer	
Kalayaan	0	0	1	0	0	0	1
%	0%	0%	100%	0%	0%	0%	100%
Bonifacio Global City	0	0	1	1	0	0	2
%	0%	0%	50%	50%	0%	0%	100%
Cayetano	0	0	0	1	0	1	2
%	0%	0%	0%	50%	0%	50%	100%
Total	0	0	2	2	0	1	5
%	0%	0%	40%	40%	0%	20%	100%

Two of the establishments have been more than 20 years in operation; One (1) answered 6-10 years, one (1) answered 16-20 years, and five (5) with no answer. Please refer to **Table 3-43**.

Table 3-43 No. of Years in Business (Business/Commercial)

STATION	No of Years							Total
	< 1 year	1-5 yr.	6-10 yr.	11-15 yr.	16-20 yr.	20+ yr.	No answer	
Kalayaan	0	0	1	0	0	0	0	1
%	0%	0%	100%	0%	0%	0%	0%	100%
Bonifacio Global City	0	0	0	0	1	1	0	2
%	0%	0%	0%	0%	50%	50%	0%	100%
Cayetano	0	0	0	0	0	1	1	2
%	0%	0%	0%	0%	0%	50%	83.33%	100%
Total	0	0	1	0	1	2	1	5
%	0%	0%	20%	0%	20%	40%	20%	100%

(2) Number of Employees

All respondents declared 60 or more employees. Please refer to **Table 3-44**.

Table 3-44 Number of Employees

STATION	No of Employers		
	Actual No. of Employers Documented	No. of Respondents Declaring Number of Employees	Number of Employees Declared
Kalayaan	1	1	60
Bonifacio Global City	1	1	60
Cayetano	1	1	120
Total	3	3	240

(3) Business Permits/License

Majority or 55.5% claimed they don't have a license to operate and are registered with either the Securities and Exchange Commission (SEC) or Department of Trade and Industry (DTI) with three (3) having license from DTI and SEC. Please refer to **Table 3-45**.

Table 3-45 Business License/Permit (Business/ Commercial)

STATION	Business/ Commercial				Total
	With license/registered (license/business registration DTI/SEC)	DTI	Without License	NR	
Kalayaan	1	0	0	0	1
%	100%	0%	0%	0%	100%
Bonifacio Global City	1	1	0	0	2
%	50%	50%	0%	0%	100%
Cayetano	1	0	1	0	2
%	50%	0%	50%	0%	100%
Total	3	1	1	0	5
%	60%	20%	20%	0%	100%

(4) Monthly Gross Income as Declared by Business Owners

Only one respondent agreed to divulge their monthly gross income (12%), while the rest did not give any answer. Please refer to **Table 3-46**.

Table 3-46 Monthly Gross Income (Business /Commercial)

STATION	Monthly Income								Total	Average Monthly Income
	No Answer	10,000 to 20,000	21,000 to 40,000	41,000 to 50,000	50,001 to 60,000	60,001 to 100,000	100,001 to 500,000	100,00 to above 500,000		
Kalayaan	1	0	0	0	0	0	0	0	1	0
%	100%	0%	0%	0%	0%	0%	0%	0%	100%	
Bonifacio Global City	2	0	0	0	0	0	0	0	2	0
%	100%	0%	0%	0%	0%	0%	0%	0%	100%	
Cayetano	1	0	0	0	1	0	0	0	2	50,000
%	50%	0%	0%	0%	50%	0%	0%	0%	100%	
Total	4	0	0	0	1	0	0	0	5	50,000
%	80%	0%	0%	0%	20%	0%	0%	0%	100%	

(5) Total of Monthly Gross Income

In the same manner, only one (1) respondent provided their total monthly gross income. Please refer to **Table 3-47**.

Table 3-47 Sum of Monthly Income of Business/Commercial Income

STATION	Monthly Income	
	Number of Companies Providing Information	Amount (Php)
Kalayaan	0	0
Bonifacio Global City	0	0
Cayetano	1	50,000
Total	1	50,000

(6) Average Salary of Employees

The average salary of employees of the establishments in all Stations/Depot is **Php11,000.00**. The lowest indicated salary is Php 6,000. Please refer to **Table 3-48**.

Table 3-48 Sum of Average Monthly Salary of Employees (Business/Commercial)

STATION	Average Salary of Employees	
	Number of Employees Covered	Sum of Average Amount (Php)
Kalayaan	60	660,000
Bonifacio Global City	60	660,000
Cayetano	170	1,620,000.00
Total	290	2,940,000.00

(7) Project Awareness Among the Business Sector

The majority (66%) claimed they heard about the project before the interview while 11.1% (1) said, he has not heard about the project, and 2 did not provide any response.

1) *Perceived Project Benefits Among the Business Sector*

The following project benefits were claimed by the respondents:

- Will reduce traffic jam - 0 responses
- Will improve access to social amenities and facilities such as schools, hotels, recreational

facilities, and hospital- 5 responses

- Will improve comfort and convenience for passengers and car owners - 2 responses
- Will improve access to working place and office - 0 responses
- Value of commercial and residential properties will increase - 0 responses

2) Support to the Project

100% of the interviewed formal PAPs expressed full support for the Project.

3) Project Issues and Concerns

The following issues and concerns were cited by the respondents:

- My business will be negatively affected - 1 response

4) Recommendation to Mitigate Concerns

The following are the recommendations to address concerns and issues:

- For disturbance/ disruption of business
 - Manage traffic during construction - 3 responses
 - Identify possible relocation of property - 1 response
- For landowners
 - Connect the station to Market Market - 1 response
 - Find feasible area for station - 1 response

5) Type of Livelihood Assistance

The type of livelihood assistance that is identified by the potentially affected business-commercial establishments are as follows:

- Job/employment with the same occupation in the same city - 3 responses
- Business capital/funds to set up new business - 1 response

Chapter 4 Compensation and Entitlement

This section will describe the valuation of compensation for losses as Compensation and Entitlement Matrix and other resettlement assistance measures.

4.1 Compensation and Entitlement Matrix

Criteria for the eligibility of compensation and resettlement assistance for the various types of PAPs described in Section 3.1 (including property owners, business owners, lessees, employees, and informal settlers). That was formulated into an entitlement matrix based on the results of the socio-economic survey and FGD, using the applicable national laws, implementing rules and regulations, and international standards, and established best practices (Please refer to **Table 4.1-1** for the Compensation and Entitlement Matrix).

Eligibility to compensation will be subject to a cut-off date, which is to be reckoned as the date of the issuance of the Notice of Taking for formal property owners, as stipulated in Section 11 of R.A. 10752, and the first day of census survey and tagging for ISFs.

In preparing the entitlement matrix, the value of properties owned by eligible PAPs was appraised, and gaps of compensation standards defined by full replacement cost between domestic laws such as R.A. 10752 and international guidelines including the JICA Guidelines and the World Bank policies were examined. For gaps identified through the gap analysis, a mitigation measure is recommended to bridge said gaps. When physical relocation is necessary, relocation costs are allotted for eligible PAPs.

Table 4-1 Compensation and Entitlement Matrix for the MMSP

Type of Loss	Application	Entitled Person	Compensation & Entitlement	Responsible Organization
I. PRIVATE LAND and ALIENABLE & DISPOSABLE (A&D) PUBLIC LAND	A-1. NEGOTIATED SALE: SEVERELY AFFECTED More than 80% of the total landholding is lost OR Remaining landholding no longer economically viable	<ul style="list-style-type: none"> PAPs who have full title such as Original Certificate of Title (OCT) or Transfer Certificate of Title (TCT) Successor in interest PAPs who are NOT the original patent holders of lands granted through Commonwealth Act (C.A.) 141, and where any previous acquisition of said land is not through a gratuitous title For untitled land, PAPs who are holders of Tax Declaration showing his and his predecessors' open and continuous possession of the property for at least 30 years 	Package I 1. Subject to availability, provision of land (must be equivalent to size of entire landholding) already owned by the government OR Package II 1. Provision of replacement land (must be equivalent to entire landholding) to be acquired by DOTr, the LGU, or other relevant government agency OR Package III 1. Cash compensation for loss of land at full replacement cost: ³ computed at current market value, free of taxes, including capital gains tax (CGT), documentary stamps tax (DST), transfer tax, and registration fees, except RPT and Tax Declaration arrears. AND Option to sell remaining portion of affected landholding to the government ⁴	Department of Transportation (DOTr)
		<ul style="list-style-type: none"> PAPs who holds title of land through government socialized housing program (e.g., CMP, NHA or LGU administered) 	Package I 1. Subject to availability, provision of land already owned by the government 2. Cash compensation of Rehabilitation Assistance equivalent to minimum daily wage multiplied by 60 days 3. Cash compensation to cover cost of reconnecting the facilities such as water and power OR Package II 4. Provision of replacement land to be acquired by DOTr, the LGU, or other relevant government agency; 5. Cash compensation of Rehabilitation Assistance equivalent to minimum daily wage multiplied by 60 days 6. Cash compensation to cover cost of reconnecting the facilities	

³ This is in terms of the concept as provided in the WB and JICA guidelines and not R.A. 10752

⁴ Source: Table 3.1, World Bank Involuntary Resettlement Sourcebook 2004

Type of Loss	Application	Entitled Person	Compensation & Entitlement	Responsible Organization
			<p>such as water and power OR Package III</p> <p>7. Cash compensation for loss of land at full replacement cost computed at current market value, free of taxes, including capital gains tax (CGT), documentary stamps tax (DST), transfer tax, and registration fees except RPT and Tax Declaration arrears. AND Option to sell remaining portion of affected landholding to the government⁵</p> <p>8. Cash compensation of Rehabilitation Assistance equivalent to minimum daily wage multiplied by 60 days</p> <p>9. Cash compensation to cover cost of reconnecting the facilities such as water and power OR Package IV</p> <p>10. Assistance in availing replacement land thru CMP or other low-cost housing government programs (thru SSS, HDMF)</p> <p>11. Cash compensation of Rehabilitation Assistance equivalent to minimum daily wage multiplied by 60 days</p> <p>12. Cash compensation to cover cost of reconnecting the facilities such as water and power</p>	
		<ul style="list-style-type: none"> PAPs who are beneficiaries of government socialized housing program but has not completed amortization of awarded property 	<p>1. Cash compensation equivalent to the amount that the PAP has amortized to the mortgagee-institution OR if PAP is able to pay amortization balance, cash compensation for loss of land at full replacement cost:⁶ computed at current market value, free of taxes, including capital gains tax (CGT), documentary stamps tax (DST), transfer tax, and registration fees, except RPT and Tax Declaration arrears.</p> <p>2. DOTr shall allow the PAPs to stay in acquired land for an agreed period to allow the PAPs enough time to resettle</p> <p>3. Assistance in availing replacement land thru CMP or other low-cost housing government programs (thru SSS, HDMF)</p> <p>4. Cash compensation of Rehabilitation Assistance equivalent to</p>	

⁵ Source: Table 3.1, World Bank Involuntary Resettlement Sourcebook 2004

⁶ This is in terms of the concept as provided in the WB and JICA guidelines and not R.A. 10752

Type of Loss	Application	Entitled Person	Compensation & Entitlement	Responsible Organization
			<p>minimum daily wage multiplied by 60 days</p> <p>5. Cash compensation to cover cost of reconnecting the facilities such as water and power</p> <p>NOTE: For all cases where value of replacement land is lower than the value of the land acquired, DOTr to pay cash compensation equivalent to the difference between the two.</p>	
	<p>A-2. NEGOTIATED SALE: SEVERELY AFFECTED</p> <p>More than 20% of the total landholding is lost</p>	<ul style="list-style-type: none"> PAPs 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 	<ol style="list-style-type: none"> No compensation for land up to 20 meters width if patent was granted prior to 1975, and up to 60 meters width for patents granted thereafter See entitlement below for structures and improvements Financial assistance in accordance with E.O. 1035 <p>Note: In excess of government lien as specified above, follow other entitlements for PAPs who have full title</p>	
		<ul style="list-style-type: none"> PAPs who have full title such as Original Certificate of Title (OCT) or Transfer Certificate of Title (TCT) Successor in interest PAPs who are NOT the original patent holders of lands granted through Commonwealth Act (C.A.) 141, and where any previous acquisition of said land is not through a gratuitous title For untitled land, PAPs who are holders of Tax Declaration showing his and his predecessors' open and continuous possession of the property for at least 30 years 	<p>Package I</p> <ol style="list-style-type: none"> Subject to availability, provision of land (must be equivalent to size of entire landholding) already owned by the government <p>OR</p> <p>Package II</p> <ol style="list-style-type: none"> Provision of replacement land (must be equivalent to entire landholding) to be acquired by DOTr, the LGU, or other relevant government agency <p>OR</p> <p>Package III</p> <ol style="list-style-type: none"> Cash compensation for loss of land at full replacement cost⁷ computed at current market value, free of taxes, including capital gains tax (CGT), documentary stamps tax (DST), transfer tax, and registration fees, except RPT and Tax Declaration arrears. 	

⁷ This is in terms of the concept as provided in the WB and JICA guidelines and not R.A. 10752

Type of Loss	Application	Entitled Person	Compensation & Entitlement	Responsible Organization
		<ul style="list-style-type: none"> PAPs who holds title of land through government socialized housing program (e.g., CMP, NHA or LGU administered) 	<p>Package I</p> <ol style="list-style-type: none"> Subject to availability, provision of land already owned by the government Cash compensation of Rehabilitation Assistance equivalent to minimum daily wage multiplied by 60 days Cash compensation to cover cost of reconnecting the facilities such as water and power <p>OR</p> <p>Package II</p> <ol style="list-style-type: none"> Provision of replacement land to be acquired by DOTr, the LGU, or other relevant government agency; Cash compensation of Rehabilitation Assistance equivalent to minimum daily wage multiplied by 60 days Cash compensation to cover cost of reconnecting the facilities such as water and power <p>OR</p> <p>Package III</p> <ol style="list-style-type: none"> Cash compensation for loss of land at full replacement cost computed at current market value, free of taxes, including capital gains tax (CGT), documentary stamps tax (DST), transfer tax, and registration fees. Cash compensation of Rehabilitation Assistance equivalent to minimum daily wage multiplied by 90 days Cash compensation to cover cost of reconnecting the facilities such as water and power <p>OR</p> <p>Package IV</p> <ol style="list-style-type: none"> Assistance in availing replacement land thru CMP or other low-cost housing government programs (thru SSS, HDMF) Cash compensation of Rehabilitation Assistance equivalent to minimum daily wage multiplied by 90 days Cash compensation to cover cost of reconnecting the facilities such as water and power <p>NOTE: For all cases where value of replacement land is lower than the value of the land acquired, DOTr to pay cash compensation equivalent to the difference between the two.</p>	

Type of Loss	Application	Entitled Person	Compensation & Entitlement	Responsible Organization
		<ul style="list-style-type: none"> PAPs who are beneficiaries of government socialized housing program but has not completed amortization of awarded property 	<p>Package 1</p> <ol style="list-style-type: none"> Subject to availability, provision of land already owned by the government Cash compensation of Rehabilitation Assistance equivalent to minimum daily wage multiplied by 60 days Cash compensation to cover cost of reconnecting the facilities such as water and power <p>OR</p> <p>Package II</p> <ol style="list-style-type: none"> Provision of replacement land to be acquired by DOTr, the LGU, or other relevant government agency; Cash compensation of Rehabilitation Assistance equivalent to minimum daily wage multiplied by 60 days Cash compensation to cover cost of reconnecting the facilities such as water and power <p>OR</p> <ol style="list-style-type: none"> Cash compensation equivalent to the amount that the PAP has amortized to the mortgagee-institution OR if PAP is able to pay amortization balance, cash compensation for loss of land at full replacement cost:⁸ computed at current market value, free of taxes, including capital gains tax (CGT), documentary stamps tax (DST), transfer tax, and registration fees, except RPT and Tax Declaration arrears. DOTr shall allow the PAPs to stay in acquired land for an agreed period to allow the PAPs enough time to resettle Assistance in availing replacement land thru CMP or other low-cost housing government programs (thru SSS, HDMF) Cash compensation of Rehabilitation Assistance equivalent to minimum daily wage multiplied by 60 days Cash compensation to cover cost of reconnecting the facilities such as water and power <p>NOTE: For all cases where value of replacement land is lower than the value of the land acquired, DOTr to pay cash compensation</p>	

⁸ This is in terms of the concept as provided in the WB and JICA guidelines and not R.A. 10752

Type of Loss	Application	Entitled Person	Compensation & Entitlement	Responsible Organization
			equivalent to the difference between the two.	
		<ul style="list-style-type: none"> PAPs 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 	<ol style="list-style-type: none"> No compensation for land up to 20 meters width if patent was granted prior to 1975, and up to 60 meters width for patents granted thereafter See entitlement below for structures and improvements Financial assistance in accordance with E.O. 1035 <p>Note: In excess of government lien as specified above, follow other entitlements for PAPs who have full title</p>	
	<p>B. EXPROPRIATION: SEVERELY AFFECTED</p> <p>More than 20% of the total landholding is lost or where less than 20% is lost but the remaining land holding becomes economically non-viable.</p>	<ul style="list-style-type: none"> PAPs who have full title such as Original Certificate of Title (OCT) or Transfer Certificate of Title (TCT) Successor in interest PAPs who are NOT the original patent holders of lands granted through Commonwealth Act (C.A.) 141, and where any previous acquisition of said land is not through a gratuitous title For untitled land, PAPs who are holders of Tax Declaration showing his and his predecessors' open and continuous possession of the property for at least 30 years 	<ol style="list-style-type: none"> To get possession, check will be deposited to the court upon filing of complaint. Amount computed at BIR zonal value for land and replacement cost for structures and improvements, free of DST, transfer tax, and registration fees. CGT to be paid by property owner. At the end of the expropriation proceeding the DOTR will pay the necessary just compensation as ordered by the court 	DOTr, Office of the Solicitor General (OSG), Judicial Court
		<ul style="list-style-type: none"> PAPs who holds title of land thru government socialized housing program (e.g., CMP, NHA or LGU administered) 	<ol style="list-style-type: none"> To get possession, check will be deposited to the court upon filing of complaint. Amount computed at BIR zonal value for land and replacement cost for structures and improvements, free of DST, transfer tax, and registration fees. CGT to be paid by property owner. Cash compensation of Rehabilitation Assistance equivalent to minimum daily wage multiplied by 60 days Cash compensation to cover cost of reconnecting the facilities such as water and power At the end of the expropriation proceeding the DOTR will pay the necessary just compensation as ordered by the court 	

Type of Loss	Application	Entitled Person	Compensation & Entitlement	Responsible Organization
		<ul style="list-style-type: none"> PAPs who are beneficiaries of government socialized housing program but has not completed amortization of awarded property 	<ol style="list-style-type: none"> To get possession, checks (one for the mortgagee and the other for the mortgagor, or for mortgagor only if he is able to settle remaining amortization) will be deposited to the court upon filing of complaint. Amount computed at BIR zonal value for land and replacement cost for structures and improvements, free of DST, transfer tax, and registration fees. Pro rata CGT to be paid by property owner. Cash compensation of Rehabilitation Assistance equivalent to minimum daily wage multiplied by 60 days Cash compensation to cover cost of reconnecting the facilities such as water and power At the end of the expropriation proceeding the DOTR will pay the necessary just compensation as ordered by the court <p>NOTE: For all cases where value of replacement land is lower than the value of the land acquired, DOTr to pay cash compensation equivalent to the difference between the two.</p>	
		<ul style="list-style-type: none"> PAPs who are original patent holders of lands granted through Commonwealth Act (C.A.) No. 141 	<ol style="list-style-type: none"> No compensation for land See entitlement below for structures and improvements 	
	<p>C. NEGOTIATED SALE: MARGINALLY AFFECTED</p> <p>Less than 20% of the total landholding, and the remaining land is still economically viable.</p>	<ul style="list-style-type: none"> PAPs who have full title such as Original Certificate of Title (OCT) or Transfer Certificate of Title (TCT) Successor in interest PAPs who are NOT the original patent holders of lands granted through Commonwealth Act (C.A.) 141, and where any previous acquisition of said land is not through a gratuitous title For untitled land, PAPs who are holders of Tax Declaration showing his and his predecessors' open and continuous possession of the property for at least 30 years 	<ol style="list-style-type: none"> Cash compensation for affected portion of land at full replacement cost computed at current market value, free of taxes, including capital gains tax (CGT), documentary stamps tax (DST), transfer tax, and registration fees. 	<p>DOTr, Office of the Solicitor General (OSG), Judicial Court</p>

Type of Loss	Application	Entitled Person	Compensation & Entitlement	Responsible Organization
		<ul style="list-style-type: none"> PAPs who holds title of land thru government socialized housing program (e.g., CMP, NHA or LGU administered) PAPs who are beneficiaries of government socialized housing program but has not completed amortization of awarded property 		
		<ul style="list-style-type: none"> PAPs who are original patent holders of lands granted through Commonwealth Act (C.A.) No. 141 	<ol style="list-style-type: none"> No compensation for land See entitlement below for structures and improvements 	
	<p>D. EXPROPRIATION: MARGINALLY AFFECTED</p> <p>Less than 20% of the total landholding, and the remaining land is still economically viable</p>	<ul style="list-style-type: none"> PAPs who have full title such as Original Certificate of Title (OCT) or Transfer Certificate of Title (TCT) Successor in interest PAPs who are NOT the original patent holders of lands granted through Commonwealth Act (C.A.) 141, and where any previous acquisition of said land is not through a gratuitous title For untitled land, PAPs who are holders of Tax Declaration showing his and his predecessors' open and continuous possession of the property for at least 30 years PAPs who holds title of land thru government socialized housing program (e.g., CMP, NHA or LGU administered) PAPs who are beneficiaries of government socialized housing program but has not completed amortization of awarded property 	<ol style="list-style-type: none"> To get possession, check will be deposited to the court upon filing of complaint. Amount computed at BIR zonal value for portion of affected land and replacement cost for structures and improvements, free of DST, transfer tax, and registration fees. CGT to be paid by property owner. At the end of the expropriation proceeding the DOTR will pay the necessary just compensation as ordered by the court 	DOTR

Type of Loss	Application	Entitled Person	Compensation & Entitlement	Responsible Organization
		<ul style="list-style-type: none"> PAPs who are original patent holders of lands granted through Commonwealth Act (C.A.) No. 141 	<ol style="list-style-type: none"> No compensation for land Cash compensation for affected structures, improvements, crops, and trees, computed at replacement cost, as defined in R.A. 10752 and its IRR 	
	E. LEASE OF LAND DURING CONSTRUCTION	<ul style="list-style-type: none"> PAPs who have OCT/TCT/ Tax Declaration, other patents 	<ol style="list-style-type: none"> Negotiated market rental/lease rates Cash compensation for affected structures/improvements Restoration of land to previous condition 	Construction Contractor
	F. SUB-TERRANEAN EASEMENT AGREEMENT Loss of sub-terranean beneficial use but surface land remains economically viable	<ul style="list-style-type: none"> PAPs who have full title such as Original Certificate of Title (OCT) or Transfer Certificate of Title (TCT) Successor in interest PAPs who are NOT the original patent holders of lands granted through Commonwealth Act (C.A.) 141, and where any previous acquisition of said land is not through a gratuitous title For untitled land, PAPs who are holders of Tax Declaration showing his and his predecessors' open and continuous possession of the property for at least 30 years PAPs who holds title of land thru government socialized housing program (e.g., CMP, NHA or LGU administered) PAPs who are beneficiaries of government socialized housing program but has not completed amortization of awarded property 	<ol style="list-style-type: none"> Cash compensation for affected portion of land computed at 20% of current market value with PAPs retaining ownership of land 	DOTr
		<ul style="list-style-type: none"> PAPs who are original patent holders of lands granted through Commonwealth Act (C.A.) No. 141 	<ol style="list-style-type: none"> No compensation 	

Type of Loss	Application	Entitled Person	Compensation & Entitlement	Responsible Organization
		<ul style="list-style-type: none"> National and local government who own land 	<ol style="list-style-type: none"> No compensation Execution of MOA on usage of land/ROW 	
II. NATIONAL and LOCAL GOVT-OWNED LAND	SEVERELY & MARGINALLY AFFECTED LANDS	<ul style="list-style-type: none"> National or local government agency 	<ol style="list-style-type: none"> No compensation Execution of MOA on usage of land/ROW 	
III. STRUCTURES & IMPROVEMENTS	A. SEVERELY AFFECTED STRUCTURES & IMPROVEMENTS More than 20% of the structure is affected or where less than 20% is affected but the remaining portion can no longer serve its function or if structural integrity is impaired.	<ul style="list-style-type: none"> PAPs who also own land where affected structure and improvements are built 	<ol style="list-style-type: none"> Cash compensation for entire structure equivalent to full replacement cost without depreciation, as defined in R.A. 10752 upon presentation of proof of ownership in accordance with same law; PAPs can keep salvage materials from demolished structures without deduction to compensation 	DOTr, LGU, Social Housing Finance Corporation (SHFC), National Housing Authority (NHA)
		<ul style="list-style-type: none"> PAPs who own machinery, as defined in Section 199 of the Local Government Code (LGC) of 1991 and Article 290 of its IRR 	<ol style="list-style-type: none"> For machinery that can be removed or transferred without compromising functionality, cash compensation equivalent to cost of transportation, handling, and installation; For machinery that cannot be removed or transferred without compromising functionality, cash compensation equivalent to the depreciated book value of the affected machinery; For PAPs who will continue the same business, at another site, cash compensation for appurtenant service facilities necessary for operating the affected machinery For PAPs who will continue the same business at another site, cash compensation for necessary permitting expenses, within a reasonable and market standard rate to be approved by DOTr. 	
		<ul style="list-style-type: none"> PAPs who are renting/leasing the structures 	<ol style="list-style-type: none"> Rental subsidy equivalent to three (3) months of rental payment for temporary dwelling place and relocation expenses, maximum amount of which will be determined based on city standards, but not more than PhP15,000 or defer moving out for not more than three (3) months. Not applicable to lease contracts that will expire within three (3) months at the time of taking 	
		<ul style="list-style-type: none"> PAPs who own structures but do not own the land 	<ol style="list-style-type: none"> Cash compensation for entire structure equivalent to full replacement cost without depreciation, as defined in R.A. 10752 upon presentation of proof of ownership in accordance with same law PAPs can keep salvage materials from demolished structures 	

Type of Loss	Application	Entitled Person	Compensation & Entitlement	Responsible Organization
			<p>without deduction to compensation</p> <p>3. Option to avail of tenured land, or socialized housing package either through the:</p> <ul style="list-style-type: none"> - Local Housing Board of LGUs; - Community Mortgage Program (CMP) of the SHFC. <p>4. If vulnerable (i.e., households headed by elderly, women, solo parent, persons who need special assistance) additional inconvenience allowance in the amount equivalent to Php20,000;</p>	
		<ul style="list-style-type: none"> • PAPs who own structures but do not own the land and are homeless and underprivileged, as defined in Section 3 of R.A. 7279 	<ol style="list-style-type: none"> 1. Cash compensation for entire structure equivalent to full replacement cost without depreciation, as defined in R.A. 10752 upon presentation of proof of ownership in accordance with same law; 2. PAPs can keep salvage materials from demolished structures without deduction to compensation 3. Relocation package (house and lot, lot only, medium rise building) to be amortized by PAP on a monthly basis through: <ul style="list-style-type: none"> - Local Housing Board of LGUs; OR - Community Mortgage Program (CMP) of the SHFC; OR - Relocation package administered by the NHA. 4. Transportation assistance and food provision during transfer to relocation site; 5. If relocation site is offsite, transportation cost subsidy in going to original place of work for a period of six (6) months 6. If vulnerable (i.e., elderly, women headed families, PAFs whose household income is below the poverty level as defined by NEDA, persons who need special assistance) additional inconvenience allowance in the amount equivalent to Php30,000; 	
		<ul style="list-style-type: none"> • PAPs who are renting/leasing the structures and are homeless and underprivileged, as defined in Section 3 of R.A. 7279 	<ol style="list-style-type: none"> 1. Relocation package (house and lot, lot only, medium rise building) to be amortized by PAP on a monthly basis through: <ul style="list-style-type: none"> - Local Housing Board of LGUs; OR - Community Mortgage Program (CMP) of the SHFC; OR - Relocation package administered by the NHA. 2. Transportation assistance and food provision during transfer to relocation site; 3. If relocation site is offsite, transportation cost subsidy in going to 	

Type of Loss	Application	Entitled Person	Compensation & Entitlement	Responsible Organization
			<p>original place of work for a period of six (6) months</p> <p>4. If vulnerable (i.e., households headed by elderly, women, solo parent, PAFs whose household income is below the poverty level as defined by NEDA, persons who need special assistance) additional inconvenience allowance in the amount equivalent to PhP30,000;</p>	
	B. MARGINALLY AFFECTED STRUCTURES & IMPROVEMENTS	<ul style="list-style-type: none"> PAPs who own structures and also own the land 	<ol style="list-style-type: none"> Cash compensation for affected portion of structure equivalent to full replacement cost without depreciation, as defined in R.A. 10752 and its IRR Priority in employment during construction and operation phase. 	
	Less than 20% of the structure is affected or where remaining portion can still serve its function or if structural integrity is intact.	<ul style="list-style-type: none"> PAPs who own structures but do not own the land 	<ol style="list-style-type: none"> Cash compensation for affected portion of the structure equivalent to full replacement cost without depreciation, as defined in R.A. 10752 and its IRR, upon presentation of proof of ownership of said structure in accordance with same law; Priority in employment during construction and operation phase. 	
IV. TREES		<ul style="list-style-type: none"> PAPs with or without full title to the land, who own compensable trees 	<ol style="list-style-type: none"> Cash compensation for fruit-bearing trees at current market value as prescribed by the Department of Agriculture (DA) <p>AND/OR</p> <ol style="list-style-type: none"> Cash compensation for timber trees at current market value as prescribed by the Department Environment and Natural Resources 	DOTr, DA, DENR
V. LOSS OF INCOME/ LIVELIHOOD	A. SEVERELY AFFECTED REAL PROPERTY	<ul style="list-style-type: none"> PAPs who have OCT or TCT, Tax Declaration, or other proof of land ownership, whose primary source of income is lease of property 	<p>Package 1</p> <ol style="list-style-type: none"> Provision of replacement land (same as mentioned in Item 1 of this matrix); Cash compensation to cover transactional (e.g., permitting) cost of reestablishing the business in the replacement land; Assistance in securing soft loan to enable self-rehabilitation for those restarting business elsewhere; <p>OR</p> <p>Package 2</p> <ol style="list-style-type: none"> Acquire the property but allow the owner of the structure use of the land for a defined period to give the owner time to transfer, subject to agreement on a case to case basis; Assistance in securing soft loan to enable self- rehabilitation 	DOTr, LGU, Department of Finance (DOF), Department of Trade and Industries (DTI)
	More than 20% of the total landholding is lost or where less than 20% is lost but the remaining land holding becomes economically non-viable.			

Type of Loss	Application	Entitled Person	Compensation & Entitlement	Responsible Organization
		<ul style="list-style-type: none"> PAPs who are owners of small, medium to large commercial establishments built inside own affected property 	Package 1 1. Provision of replacement land (as mentioned in Item 1 of this matrix) 2. Cash compensation to cover transactional (e.g., permitting) cost of reestablishing the business in the replacement land; 3. Assistance in securing soft loan to enable self-rehabilitation for those restarting business elsewhere; 4. Livelihood Restoration and Improvement scheme such as, but not limited to Right of First Offer (RFO) in locating at commercially developed areas during project operation OR	
			Package 2 1. Acquire the property but allow the owner of the structure use of the land for a defined period to give the owner time to transfer, subject to agreement on a case to case basis; 2. Cash compensation to cover transactional (e.g., permitting) cost of reestablishing the business elsewhere; 3. Assistance in securing soft loan to enable self-rehabilitation for those restarting business elsewhere; Livelihood Restoration and Improvement scheme such as, but not limited to Right of First Offer (RFO)	
		<ul style="list-style-type: none"> PAPs who are owners of small, medium to large industrial establishments built inside own affected property 	Package 1 1. Provision of replacement land (as mentioned in Item 1 of this matrix) 2. Cash compensation to cover transactional (e.g., permitting) cost of reestablishing the business in the replacement land; 3. Assistance in securing soft loan to enable self-rehabilitation for those restarting business elsewhere; OR Package 2 1. Acquire the property but allow the owner of the structure use of the land for a defined period to give the owner time to transfer, subject to agreement on a case to case basis; 2. Cash compensation to cover transactional (e.g., permitting) cost of reestablishing the business elsewhere; 3. Assistance in securing soft loan to enable self-rehabilitation for those restarting business elsewhere;	
		<ul style="list-style-type: none"> PAPs who are leasing/renting 	1. Rental subsidy equivalent to three (3) months or rental payment	

Type of Loss	Application	Entitled Person	Compensation & Entitlement	Responsible Organization
		structures	for temporary dwelling place, plus relocation expenses, maximum amount of which will be determined based on city standards, but not more than PhP15,000 or defer moving out but not more than three (3) months	
		<ul style="list-style-type: none"> PAPs who are owners of micro commercial establishments built inside own affected property 	<ol style="list-style-type: none"> Cash compensation to cover income losses during transition period corresponding to stoppage of business activities, but not exceeding three (3) month period; Cash compensation to cover transactional (e.g., permitting) cost of reestablishing the industry elsewhere; Assistance in securing soft loan to enable self-rehabilitation for those restarting business elsewhere. 	
		<ul style="list-style-type: none"> PAPs who are owners of commercial establishments and are leasing space from property owners 	<ol style="list-style-type: none"> For those who will continue with their commercial activities elsewhere, rental subsidy for three (3) 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 within three (3) months at the time of taking; Cash compensation to cover transactional (e.g., permitting) cost of reestablishing the business elsewhere; 	
		<ul style="list-style-type: none"> PAPs who are owners of industrial establishments and are leasing space from property owners 	<ol style="list-style-type: none"> For those who will continue with their commercial activities elsewhere, rental subsidy for three (3) 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 within three (3) months at the time of taking Cash compensation to cover transactional (e.g., permitting) cost of reestablishing the industry elsewhere; 	
		<ul style="list-style-type: none"> PAPs who are employed in displaced commercial or industrial establishment losing job due to closure of business with salaries above the minimum wage based on latest Department of Labor and Employment (DOLE) guidelines 	<ol style="list-style-type: none"> Cash compensation equivalent to two (2) months salary Priority in employment during construction and operation stage of the project 	DOTr, DOLE, LGU, Contractor
		<ul style="list-style-type: none"> PAPs who are employed in 	<ol style="list-style-type: none"> Cash compensation equivalent to four (4) months salary; 	

Type of Loss	Application	Entitled Person	Compensation & Entitlement	Responsible Organization
		displaced commercial or industrial establishment losing job due to closure of business or laying off as a result of minimized operation with salaries equal to or below the minimum wage based on latest Department of Labor and Employment (DOLE) guidelines	<ol style="list-style-type: none"> 2. Provision of skills training in anticipation of available job positions during construction and operation 3. Priority in employment during construction and operation stage of the project 	
	<p>B. MARGINALLY AFFECTED REAL PROPERTY</p> <p>Less than 20% of the total landholding, and the remaining land is still economically viable.</p>	<ul style="list-style-type: none"> • PAPs who have OCT or TCT, Tax Declaration, or other proof of land ownership, whose primary source of income is lease of property 	<ol style="list-style-type: none"> 1. Coordinate property owner's development plan into development plan for station through close coordination during DED stage 	DOTr,
		<ul style="list-style-type: none"> • PAPs who are owners of medium to large commercial establishments built inside own affected property 	<ol style="list-style-type: none"> 1. Upon request of property owner coordinate owner's development plan into development plan for station through close coordination during DED stage. 	
		<ul style="list-style-type: none"> • PAPs who are employed in displaced commercial or industrial establishment losing job due to laying off as a result of minimized operation with salaries above the minimum wage based on latest Department of Labor and Employment (DOLE) guidelines 	<ol style="list-style-type: none"> 1. Cash compensation equivalent to two (2) months salary; 2. Priority in employment during construction and operation stage of the project. 	DOTr, DOLE, LGU, Contractor
		<ul style="list-style-type: none"> • PAPs who are employed in displaced commercial or industrial establishment losing job due to laying off as a result of minimized operation with salaries equal to or below the minimum wage based on latest Department of Labor and Employment (DOLE) guidelines 	<ol style="list-style-type: none"> 1. Cash compensation equivalent to four (4) months salary; 2. Provision of skills training in anticipation of available job positions during construction and operation; 3. Priority in employment during construction and operation stage of the project. 	

4.2 Income Restoration and Livelihood Development Plan

Resettlement measures were formulated to improve or at least restore the PAPs' standard of living to pre-displacement levels. The measures may include compensation, project-benefit sharing schemes, provision of employment opportunities, compensation of salaries, credit facilities, job training. To help ensure that the recommended measures are acceptable to the PAPs, FGDs were undertaken with the PAPs.

As mentioned earlier three (3) FGD sessions were conducted for owners of business establishments who will be displaced from proposed sites of stations and the depot and two (2) sessions for the vulnerable sector. Outputs derived from these FGDs were integrated with recommended schemes based on best practice to come up with the livelihood restoration and improvement options.

4.2.1 Income Restoration for the Business Sector

During the 2nd Series of Stakeholder Consultation Meetings (SCM), it was explained to the PAPs that to date no national legislation would allow compensation for income losses, except for agricultural tenants, lessees, and holders of the free patent. Despite this knowledge, FGD participants still mentioned "*compensation for income losses*" as a means to restore their socio-economic status to pre-project level. Although payment for loss of income is prescribed in WB's O.P. 4.12, it would increase the ROW acquisition cost substantially to a point that it would strain the Project's financial viability. This is particularly true in the case of the proposed 27-hectare property to be acquired in Brgy. Ugong, Valenzuela City, where medium to heavy industries is located. To address this quandary, it is deemed best to explore other possible livelihood restoration options, some of which were mentioned by the PAPs during the FGDs.

One option is to provide replacement land to the business sector. An alternative land of the same size or of a size that permits relocation of the affected enterprise, possibly within the same city would probably be fair and acceptable to the PAPs.

In the case of shield bases and construction yards, another option would be to initially lease the needed property during construction and proceed to acquisition after project completion. Or better yet, just lease the property during construction, compensate for structures and improvements lost, and return ownership to the owner upon completion of construction activities.

Above options can be offered to PAPs during negotiation, depending on the type of loss and entitlement. In any case, outcomes must be such that it would allow a shortest period of financial rehabilitation for PAPs whose primary source of income would be lost due to displacement.

Further, for both cases, the government must compensate PAPs losing structures and improvements at full replacement cost without depreciation, in accordance with WB O.P. 4.12 and as defined in R.A. 10752 and its IRR.

For PAPs who own machinery as defined in Section 199 of the Local Government Code (LGC) of 1991 and Article 290 of its IRR, the following compensation is recommended:

- Cash compensation for all machinery equivalent to full replacement cost without depreciation, plus the cost of transportation, handling, and installation;
- Cash compensation for appurtenant service facilities;

The government must also provide PAPs losing commercial business, supplementary compensation such as, but not limited to:

- Cash compensation to cover transactional (e.g., permitting) cost of reestablishing the business in the replacement land;

- Assistance in securing soft loan (long-term payment, low interest) to enable self-rehabilitation;
- Project benefit-sharing agreement with DOTr such as, but not limited to Right of First Offer (RFO) or Right of First Refusal (RFR) in locating at commercially developed areas during project operation (This option is deemed more practicable for commercial rather than industrial establishments).

The case is different for PAPs who lease land and/or structures for operating their commercial/industrial enterprise. The following are deemed in order:

- Rental subsidy for three (3) months based on prevailing average monthly rental for a similar structure of equal type and dimension to the property being leased. Not applicable to expiring contracts at the time of taking;
- Cash compensation to cover transactional (e.g., permitting) cost of reestablishing the industry elsewhere;

For marginally affected commercial establishments, it would be beneficial to the PAPs if the property owner's development plan can be integrated into the development plan of particular stations. In this manner, decreased incomes incurred as a result of limited access or other forms of disruptions during construction phase can be countered with higher returns during project operation brought about by enhanced economic development in and around the vicinity of the station.

For employees of commercial and industrial enterprises who will lose their jobs either due to closure or minimized operations, the following entitlements are recommended:

- Cash compensation equivalent to separation pay;
- Cash compensation equivalent to two (2) months salary for those who are receiving wages that are above the minimum wage, and four (4) months for those below;
- Priority in employment during construction and operation stage of the project.

4.2.2 Income Restoration for the Vulnerable Sector

The vulnerable sector being referred to here consists of:

- ISFs from Brgy. Ugong, Valenzuela City (proposed depot)
- PAPs of Brgy. Bagumbayan, Quezon City (Anonas Station) who holds the title of land thru local government socialized housing program, who depend on small business enterprises such as *sari-sari* (variety) stores, eateries, auto-mechanic shops, etc., as the primary source of income. This also includes those who would incur higher transportation costs if relocation site is far from their present place of work.

Some ISFs are expected from Taguig City where no RAP survey activities have not commenced yet.

The following livelihood restoration strategies are recommended for the MMSP vulnerable sector:

- Cash compensation equivalent to income losses
- Alternative livelihood training plus seed capital to start new business
- Skills training and priority in hiring of qualified labor force from the displaced PAPs must be given (e.g. labor force during construction)

Cash compensation is recommended for PAPs who depend primarily on small business enterprises such as *sari-sari* (variety) stores, eateries, auto-mechanic shops, a source of income. This will enable them to continue with same livelihood activities at the relocation site.

For PAPs who do not have business activities and depend on wages and salaries, one way to augment their household income is to provide alternative livelihood training at the Technical Education and Skills Development Authority (TESDA). However, completion of the training course is not deemed sufficient to enable PAPs to self-rehabilitate. Thus, provision of seed capital is also recommended for PAPs who would successfully finish.

To prepare PAPs for possible hiring during the commencement of construction activities, it is highly recommended that skills training be provided to them. This must be undertaken with ample lead-time prior to construction phase of the Project. Strict compliance to R.A. 6685 (i.e., requiring hiring of at least fifty percent (50%) of the unskilled and thirty percent (30%) of the skilled labor requirements for national and local public works projects funded by either the national government or any local government unit including foreign-assisted projects) must be observed by Contractors to achieve livelihood restoration goals.

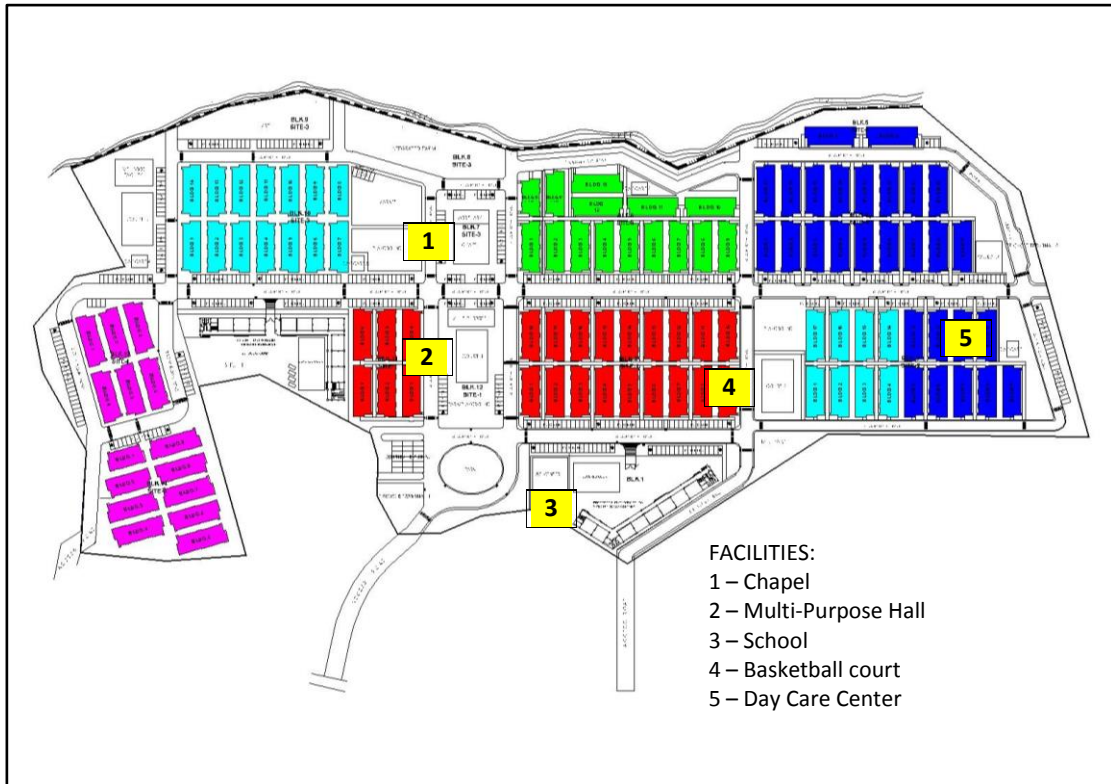
4.3 Relocation Sites and Housing Programs and Plans for ISF PAPs from the Depot Site in Valenzuela City

Valenzuela City has a good track record when it comes to relocation of informal settler families. One example is Disiplina Village, located in Brgy. Ugong, which provided socialized housing to families living in danger zones of Valenzuela City particularly the victims of Ondoy in 2009 and Habagat in 2012.

Another Disiplina Village is being developed in Brgy. Bignay, which covers around 11 hectares, which is the largest In-City Relocation to be built in history. It is planned to have 3,000 units of medium-rise buildings. The Medium-Rise Housing (MRH) concept was adopted due to high cost of land in highly urbanized areas. This scheme makes in-city relocation, which is the more preferred option for relocations feasible. Both villages are for the exclusive occupancy of Valenzuela residents.

The standard MRH Model is five (5) story walk-up building with 60 dwelling units per building, and a dimension of 15 meters wide and 26 meters long, with total footprint of 366 m². The site has its own facilities within the area, consisting of, day care centers, school sites, whole and half courts, and multipurpose halls (Please refer to **Figure 4-1**). The place is accessible to road networks through jeepney and tricycle terminals just outside the site. Photo numbers **4-1** to **4-7** were taken last 23 July 2017.

Coordination meeting with the Head of the Local Housing Board Office of Valenzuela revealed that to date, Disiplina Village in Brgy. Bignay has been allotted for various relocation needs, both of Valenzuela City and the national government. As such the Mayor was said to be looking into other sites within the City to be developed for ISFs to be displaced from the proposed depot in Brgy. Ugong.



Source: Local Housing Board of Valenzuela City

Figure 4-1 Site Development Plan of Disiplina Village in Brgy. Bignay, Valenzuela City.



Photo No. 4-1 Disiplina Village Resettlement Site in Brgy. Bignay, Valenzuela City



Photo 4-1 Medium-Rise Building (MRB)



Photo 4-2 Barangay Hall Annex



Photo 4-3 Closer view of MRB



Photo 4-4 Bignay Elementary School



Photo 4-5 Small market



Photo 4-6 Existing settlements

4.4 Homelot Beneficiaries at the Proposed Anonas Station

Some of the PAPs in Anonas Station are homelot beneficiaries of the Quezon City local government. During the stakeholder meetings it was explained to them that although they are now owners of land they occupy, the RAP study still considers them vulnerable to impoverishment, if they are not properly assisted. To address this concern, the following options were presented to them as an additional safeguard that will help them cope with adverse impacts of displacement. These options will be in addition to either the provision of replacement land, or cash compensation for their property.

- CMP in Quezon City or adjacent City through coordination with the Local Housing Board
- Existing low cost social housing project, through Social Security System (SSS)* or Home Development Mutual Fund in Quezon City or adjacent City: e.g. Bistekville
- NHA relocation site (off-city)

* Social Security System (SSS) is a social insurance program in the country for workers in the private and informal sectors.

Although the Anonas PAPs have previously been recipients of Quezon City socialized housing program, they would still be eligible to a CMP as provided by Corporate Circular No. 16-047 Series of 2016 of the Social Housing Finance Corporation (SHFC), which states that the prohibition against double availment shall not apply to:

- Victims of disaster or calamity (natural or man-made)
- Economic migrants (those required to move/relocate because of work assignment)
- Those with family crises or emergency
- Those affected by government infrastructure

Under R.A. 7279, beneficiaries can only avail once, and the moment they sell it, they will be classified as professional squatters. To address this, DOTr will coordinate with the LGU for the smoother implementation the relocation. and Quezon City LGU must work together to seek the assistance of the Housing and Urban Development Coordinating Council (HUDCC) in terms of granting some sort of exemption or reconsideration to the PAPs given that they will be displaced by a national government project. Then, Memorandum of Agreement(MOA) between DOTr, Quezon City, and HUDCC shall be made in order to formalize and facilitate the arrangement.

(1) The Community Mortgage Program (CMP)

The Community Mortgage Program (CMP) is a mortgage financing program of the SHFC which assists legally organized associations of underprivileged and homeless citizens to purchase and develop a tract of land under the concept of community ownership. The primary objective of the program is to assist residents of blighted areas to own the lots they occupy, or where they choose to relocate to and eventually improve their neighborhood and homes to the extent of their affordability.

Under the CMP beneficiaries must form and register a CA with the Securities and Exchange Commission (SEC). The CA shall borrow and initially own and mortgage the land. Individual beneficiaries' right over the land and eventual ownership of the lot is achieved through a Lease Purchase Agreement (LPA) with the CA. In terms of eligibility as CMP borrower, beneficiary must:

- a. Be a Filipino citizen, of legal age (18) at the time of the loan application and shall not be more than 60 years old upon loan release;
- b. Certify under oath that he/she has not been a recipient of any CMP loan or other govt. housing programs. Does not own or co-own a real property and is not a professional squatter as defined in RA 7279; and
- c. Must be a structure owner, a renter or a sharer at the site.

It can be noted that Item b above would make the PAPs in Brgy. Bagumbuhay ineligible as CMP borrower considering that they have been previously awarded under the Quezon City housing program, and that they now own the land they are occupying. To address this, DOTr and Quezon City LGU must work together to seek the assistance of the HUDCC in terms of granting some sort of exemption or reconsideration to the PAPs given that they will be displaced by a national government project. This can be done through a tripartite MOA between DOTr, HUDCC, and LGU of Q.C (through its Local Housing Board and LIAC).

The processing of CMP loan application basically involves due diligence verification by the Social Housing Finance Corporation (SHFC) on the CMP loan application and the collateral. Upon acceptance of complete documentary requirements, SHFC shouldn't take more than one hundred twenty (120) working days to complete the due diligence process from CMP loan application to loan release.

The land to be acquired by the Community Association (CA) shall serve as the CMP loan collateral, and will be acceptable if the following criteria are met:

- The title to the land is free from all liens and encumbrances at the time of release of the CMP loan;
- The land is not classified as agricultural;
- The land is not within environmentally-constrained/ hazardous or high-risk areas as certified by the DENR and the concerned local government unit;
- The land has a road right of way or an access road lot to a city, municipal or barangay road; and
- The landowner should have the legal capacity to sell or transfer the subject property for loan collateral under the CMP.

To assist the borrowers in organizing themselves into CAs, Community Mobilizers, also known as "CMP-M" are accredited by the HUDCCC/SHFC. CMP-Ms may either be any government entity, non-government organizations (NGO) and People's Organizations (PO) and must possess the needed skills to organize communities, document CMP project applications, and provide access to other government agencies involved in the program.

The following is a checklist of requirements for a loan under the CMP:

- Community Profile with list of beneficiaries
- Lot Plan with vicinity Map and Technical Description of the proposed CMP site duly signed by a Geodetic Engineer
- Schematic subdivision plan signed by a licensed Geodetic Engineer
- Photocopy of the present title
- Master list of Beneficiaries with Loan Apportionment (MBLA)
- Passbook with updated savings (equivalent to 3 months amortization and one (1) year MRI premium
- Original MOA between CA and landowner
- 1-government issued ID of landowner and their representative
- Notarized Board resolution or Secretary's Certificate issued by the homeowner's association (HOA) to its authorized representative
- Conceptual Plan
- Road Right-of-Way

(2) Socialized Housing Programs

Social Housing Programs is to cater to the formal and informal sectors in the low-income bracket and socialized houses are low-cost houses targeted at the above sectors and built for private ownership. Implementation of socialized housing programs under R.A. 7279 are administered either by the LGU or NHA and available for both ISF and non-ISF.

Quezon City has been implementing 20 programs since early 2000's. In-city socialized housing programs in the city can either be thru SSS or Pag-IBIG or CMP (funded by SHFC), or a combination of these.

The followings are beneficiary requirements set by the city.

- Registered Voter in Quezon City
- Certification of NO property in Quezon City
- To meet requirements of Social Housing Finance Corporation or Pag-IBIG fund

The City also set out the beneficiary pre-qualification as follows:

- First priority: On-site ISFs & ISFs in danger areas
- Second Priority: ISFs affected by government infrastructure projects/ ISFs affected by demolitions
- Third Priority: Other ISFs in Quezon City

Although the financing process is different between the CMP and the Socialized Housing Programs, the site is sometime same: one of which is Bistekville II.

Bistekville II is a public-private partnership that includes the Quezon City local government, PHINMA Properties as the land and housing developer, the landowner, and Pag-IBIG Fund and Social Housing Finance Corporation (SHFC) as financing institutions. In addition, PHINMA has also partnered with the Quezon City local government for estate management and with community-based organizations for livelihood training and community- building initiatives.

According to Quezon City's Housing Community Development and Resettlement Department (formerly Urban Poor Affairs Office), the local government acquired the land for the project and allocated Php105M million to subsidize the development of Bistekville II, which included land development, the opening of a right-of-way, financial assistance to informal settlers, the construction of a retaining wall and multi- purpose hall, an improved drainage system, and expenses on permits and licenses. To date, 575 families who were previously informal settlers have moved into new homes.



Bistekville 2 in Novaliches Quezon City

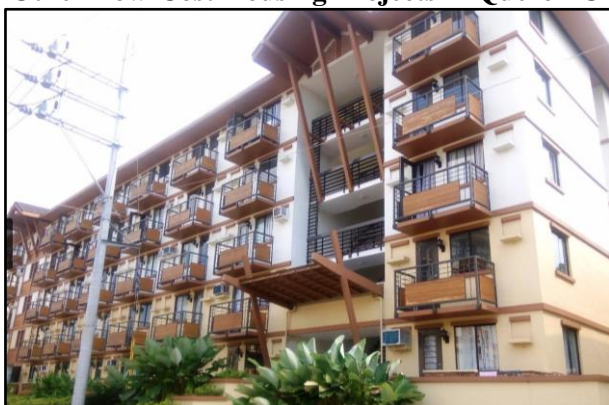


Bistekville 6 in North Fairview, Quezon City in partnership with Habitat for Humanity Philippines



Bistekville 9 in Barangay Gulod, Quezon City

Other Low-Cost Housing Projects in Quezon City



1bedroom condominium in Novaliches, Quezon City
available thru SSS funding



2-storey housing units in Novaliches, Quezon City
funded thru SHFC

(3) The NHA Relocation Option

If relocation will be done through the NHA, the DOTr shall submit the list of PAPs being targeted for relocation.

The DOTr will then enter a MOA with NHA. Said MOA will include the responsibilities of DOTr and NHA, which includes the following:

- Provision of a budget for the expenses for site development and construction of housing units for the affected ISFs by the MMSP, or equivalent budget for existing units that will be reserved for the ISFs
- Provision for a social development package for the PAPs, and the management fee of NHA;
- The NHA will select the sites according to their criteria and in consideration of JICA guidelines
- NHA will design, develop and construct the relocation sites for the PAPs, and provide the social development package (community organization, skills trainings and livelihood programs).
- NHA will also be the estate manager for the relocation sites
- NHA will lead actual relocation of the PAPs in coordination with DOTr through its Resettlement Implementation and Management Team (RIMT), and LIAC

The MOA will provide the details for the transfer of funds from DOTC to NHA, and the modes and schedules for such fund transfer. NHA will coordinate with TESDA, DSWD and other government agencies including LGUs for the implementation of the social development package. Ideally, the MOA must be entered into during the detailed engineering design (DED) stage to allow enough time for site development and housing construction prior to the removal of the ISFs from the needed ROW.



NHA relocation site in Pandi, Bulacan

(4) Learnings from PCUP's Evaluation and Intervention Activities to be adopted in the MMSP

The Presidential Commission for the Urban Poor (PCUP) has been mandated to coordinate and monitor the creation of national legislations and implementation of programs for the urban poor sector. One of its study found that most of the relocated families do not stay within the provided resettlement areas but rather sell their rights due to lack of social preparation, and at least two years of social preparation is needed to make the RAP a success. These findings were reviewed and summarized below to be considered in the RAP Implementation Planning of the MMSP.

- Strengthen a comprehensive and full cycle social preparation program from pre-project stage, actual implementation up to post-relocation to avoid the usual problems encountered by the resettled families.
- Ensure that ISF-PAPs are well informed and are consulted in all phases of the resettlement activity and equip them with the power to speak and decide on the resolution of their issues.
- Design and implement the MMSP RAP based on a benchmark resettlement standard that shall ensure access to all basic services, social facilities and programs as stipulated in Section 21 of the R.A. 7279 (Urban Development Housing Act).
- Consider "in-city relocation" as a default option for the ISF-PAPs who shall be affected by the MMSP to address the concern of lack of livelihood and employment opportunities triggered by displacement.
- Closely coordinate with the Local Inter-Agency Committee (LIAC) of the concerned LGUs in the pre-project stage to facilitate resolutions and interventions on unanticipated social and economic impacts and address resettlement issues in the actual and post relocation stage such as immediate community planning and organizing.
- Intensify the implementation of post-relocation monitoring to further evaluate the effectiveness of the resettlement plan and take immediate corrective measures to mitigate negative impacts that may worsen the physical and economical well-being of the relocatees.

Chapter 5 Grievance Redress Procedures

Procedures shall be examined to justify an application of their existing procedures or a new procedure for settlement of disputes arising from resettlement under the Project. If there will be grievances arising from any aspect of the Project, these will be handled through negotiations following the succeeding procedures.

A Grievance Handling Task Force (GHTF) will be formed within the PMO-Resettlement Implementation Management Team (PMO-RIMT) in each traversed City (maybe except for Makati, which is mostly indirectly affected) to facilitate the resolution of the PAPs' grievances. The GHTF's Chairperson shall head this Committee. Each representative from concerned Barangay government shall be his Co-Chairperson(s). The formation of the GHTF shall be towards the end of the Detailed Engineering Design (DED) Stage. The GHTF shall consist of the following members:

- Chairperson of the PMO-RIMT - Chairperson
- Barangay Captains of traversed barangays – Co-Chairpersons
- DOTr ROW Engineer
- DENR-NCR Land Management Section (LMS) Chief or Representative
- City Assessor
- City Environment and Natural Resources Officer (CENRO)
- City Urban Poor Affairs Office (UPAO)
- RAP Consultant (Construction Supervision Stage)
- Representatives of NGOs operating in the area

The grievance procedure is triggered once a PAP files a formal complaint to the GHTF. It is recommended that the respective barangay captains, as co-chairperson of the GHTF shall be the first recipient of the letter of grievance.

All letters shall be consolidated by the respective Co-chairpersons and presented to the members for deliberation and appropriate action, on a weekly basis. The GHTF, after consolidating the official complaints shall recommend to the DOTr the next course of action.

Grievances relating to formal property owners shall be handled by the GHTF. Unresolved grievances at the GHTF level shall be elevated to the DOTr for resolution of complaints. If there are still unresolved grievances, a case can be filed in the proper courts.

Grievances involving informal settlers is deemed to be best handled in close coordination with the respective LGU's Local Housing Boards or Local Inter-Agency Committee (LIAC) in the absence of the former.

Chapter 6 Implementation Arrangements

Responsible organizations (implementing organizations, local authorities, consultants, NGOs, etc.) for the resettlement measures shall be identified. The authorities and their organizational responsibilities shall be described including roles, organization structures, role of departments and staff, employment criteria and budget. If necessary, examine needs for capacity development of relevant organizations.

6.1 The DOTr MMSP-PMO

The DOTr shall manage and supervise the Project including land acquisition and resettlement in coordination with other offices such as (i) DPWH, for sections that are along existing Road Rights-of-Way (RROW), other relevant Government agencies such as the (ii) Housing and Urban Development Coordinating Council (HUDCC) and other key government housing agencies, and most importantly (iii) concerned City LGUs, including its Local Housing Board/ LIAC, and the Urban Poor Affairs Office (UPAO). DOTr shall ensure that funds are available so that the RAP can be implemented in a timely manner.

As an option DOTr may create a Project Management Office for the MMSP for this purpose. The MMSP-PMO, during the DED Stage shall:

- (i) Formulate the DED RAP, including census of PAPs, socio-economic survey, land and structure valuation survey, canvassing of construction costs and listing of assets that will be affected by the project. This can be done with technical assistance from JICA and/or through private consultants;
- (ii) Secure approval of the Final RAP and the corresponding budget for compensation, implementation, and monitoring activities;
- (iii) Organize the RAP Implementation and Management Team (RIMT) for the implementation of the Final RAP and conduct of grievance process, in case there are complaints;
- (iv) Implement the LAPRAP, including disbursement of compensation to PAPs, in coordination with the CRIC; and
- (v) Monitoring implementation of the RAP

6.2 The RIMT

The establishment of the RIMT shall be made through the signing of MOU between DOTr and the concerned LGUs. The functions of the RIMT are to:

- (i) Assist the project construction supervision consultants and DOTr staff engaged in RAP preparation activities in:
 - a. Validating the list of PAPs;
 - b. Validating the assets of the PAPs that will be affected by the project;
 - c. Assist DOTr in arranging for a suitable relocation facility for the displaced PAFs, and
 - d. Participate in monitoring the RAP implementation;
- (ii) Assist the DOTr staff engaged in the RAP preparation in the public information campaign, public participation and consultation meetings;
- (iii) Receive complaints and grievances from PAPs and other stakeholders and refer the matter to the appropriate authorities;
- (iv) Maintain a record of all public meetings, complaints and actions taken to address

complaints and grievances; and

- (v) In coordination with concerned government authorities, assist in the enforcement of laws/ordinances regarding encroachment into the project site or ROW.

The RIMT shall be composed of:

- (i) DOTr MMSP-PMO as the Chairperson
- (ii) Barangay Chairperson of affected barangays, as Co-chairperson
- (iii) DOTr Legal Office Representative
- (iv) Representative of PAPs from each sector (i.e., private residential, informal settler families, business, industrial, and institutional)
- (v) Representative of relevant NGOs operating in the area

6.3 The LGUs

As stipulated in Republic Act 7279, the local government unit, in coordination with the National Housing Authority, “shall provide relocation or resettlement sites with basic services and facilities and access to employment and livelihood opportunities sufficient to meet the basic needs of the affected families”.

The role of the concerned LGUs will be to:

- (i) Chair the LIAC and execute the work plans and actions.
- (ii) Identify possible areas for development as relocation site within the locality and provide funds for its acquisition/infrastructure projects in accordance with Section 8 of R.A. 7279;
- (iii) In cooperation with concerned agencies, provide resettlement/relocation sites with basic services and facilities such as potable water, power and electricity and an adequate power distribution system, sewerage facilities and an efficient and adequate solid waste disposal system, access to primary roads and transportation facilities, and ensure that these basic services are provided at the most cost- efficient rates (Section 21, R.A. 7279);
- (iv) Planned and give priority for implementation to other basic services and facilities such as health, education, communications, security, recreation, relief and welfare (Section 21, R.A. 7279);
- (v) Constitute a surveying team from among concerned agencies and set up initial funds to carry out its function as lead agency in the relocation of affected families;
- (vi) Facilitate the smooth relocation of families and the orderly removal of structures
- (vii) Assist in the conduct a series of dialogues with the affected families
- (viii) Undertake necessary action to safeguard the proposed project site and prevent the entry of new illegal dwellers in the project area;
- (ix) Submit periodic reports to DOTr, copy furnished HUDCC, relative to the status of project implementation activities; and
- (x) Perform such other functions as may be necessary to effectively carry out the provisions of RAP formulated.
- (xi) Provide assistance in the conduct of social preparation activities in accordance with Section 23 of Republic Act 7279;

- (xii) Assist in the identification of legitimate urban poor representation in all LIAC levels
- (xiii) Review and assess documentary requirements submitted by demolition and eviction proponent and take the necessary action.

6.4 The Local Housing Board/LIAC

The Local Inter-Agency Committee (LIAC) shall be convened and institutionalized at all local levels where relocation of ISFs will take place. LIAC will be involved actively in the implementation of the relocation and resettlement plan. It shall be headed by the concerned city/municipal mayor under whose jurisdiction the project area is located.

The LIAC, headed by the respective City mayors and assisted by a Secretariat, will be composed of the following sub-committees:

- (i) Social preparation with community organizing, if necessary
- (ii) Beneficiary selection, awards, and arbitration
- (iii) Legal and security, and
- (iv) Relocation and livelihood restoration

LIAC will be the central decision-making, coordinating and consultative body, a pool of manpower, resources and expertise of concerned local government units and national government agencies, as well as the working group that will implement and/or effect the conduct of various activities, plans, programs and projects regarding relocation of ISFs. LIAC members will meet periodically, attend all open dialogues, and observe all demolition works to secure the rights of the affected families/persons as well as to prevent conflicts.

Specifically, the LIAC shall:

- (i) Serve as the local clearing house of all relocation and resettlement activities, and resolve issues and concerns that may arise in the actual conduct of census and tagging operations and dismantling operations, as well as in the planning and development of resettlement sites;
- (ii) Facilitate the orderly, peaceful and humane relocation of the ISFs occupying the affected areas;
- (iii) Ensure that all qualified ISFs are relocated to acceptable, secure, and affordable resettlement sites that are provided with basic utilities, facilities and services;
- (iv) Enable all ISF PAPs to participate in planning and implementing the program through a coordinative and integrated multi-sectoral approach; and
- (v) Monitor the implementation of plans, programs and projects as well as the operations of the subcommittees under it.

6.5 The Key Housing Agencies

The key housing agencies may consist of:

- (i) Housing and Urban Development Coordinating Council (HUDCC) – a Memorandum of Understanding will be executed between DOTr and HUDCC to allow Socialized housing program beneficiaries avail of another loan from the SHFC
- (ii) National Housing Authority (NHA) – if relocation sites cannot be provided by the LGUs of Valenzuela and Quezon City, NHA shall provide the necessary near city of off-city relocation site

- (iii) Social Housing Finance Corporation (SHFC) – facilitate loan applications made by ISF Homeowners’ Association to ensure timely acquisition of relocation site through the CMP or LCMP

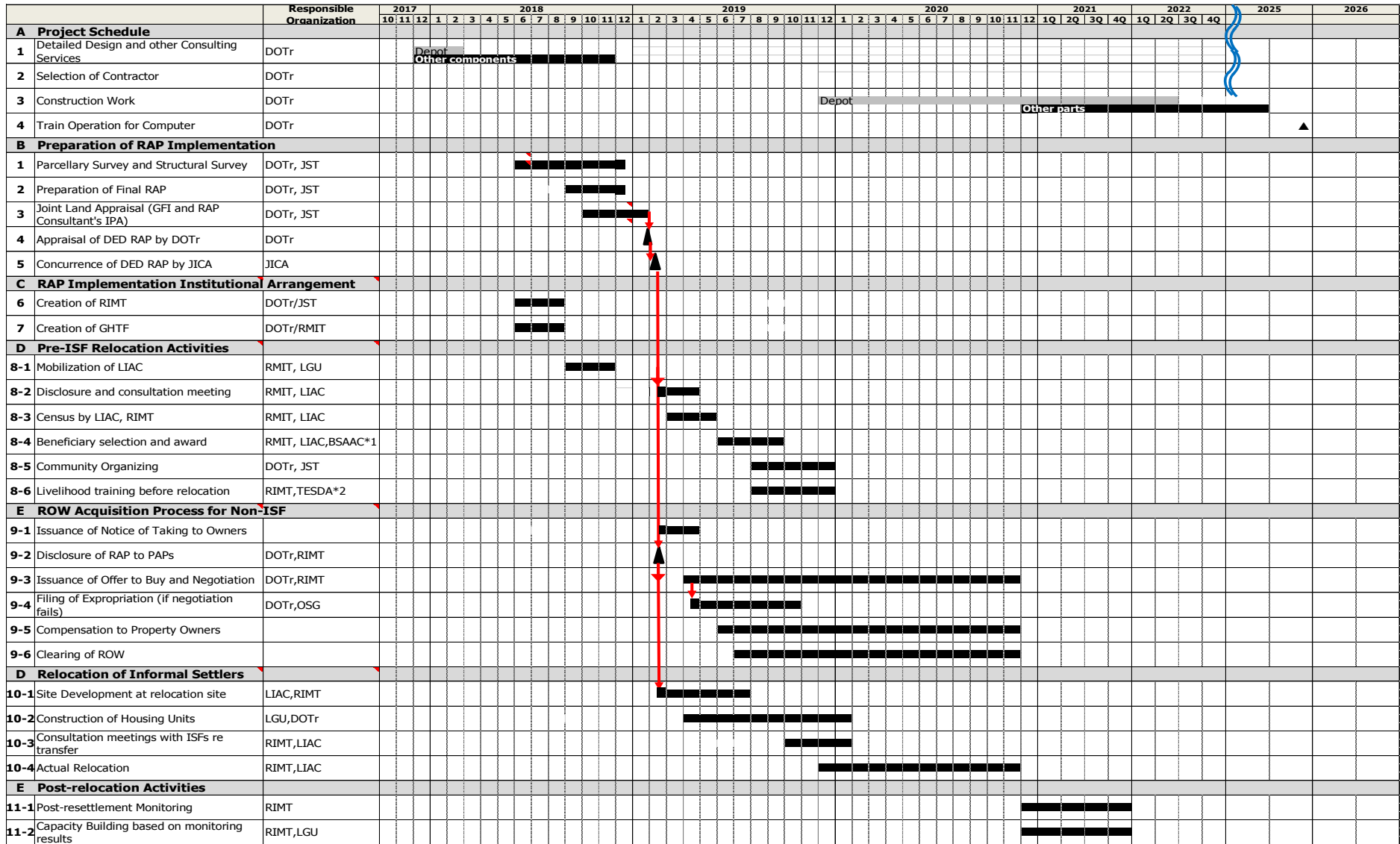
Other relevant government agencies, such as the Technical Education and Skills Development Authority (TESDA), Cooperative Development Authority (CDA), Department of Trade and Industry (DTI), Department of Science and Technology (DOST) and other agencies with related expertise and experience may be tapped to provide livelihood rehabilitation, assistance and trainings to PAPs.

Chapter 7 Implementation Schedule

Physical Relocation shall be scheduled to commence when 1) necessary assistance such as compensation and relocation arrangement has been completed and 2) infrastructure and social services (such as hospitals and schools) of relocation site have been developed.

The tentative RAP Implementation Schedule is shown in **Figure 7-1** for the Depot and **Figure 7-2** for other components.

Figure 7-2 Implementation Schedule for the MMSP: the Other Components



*1 Beneficiary Selection Awards and Arbitration Committee
 *2 Technical Education and Skills Development Authority

Chapter 8 Cost and Budget

A schedule of the entire expenditure shall be prepared by cost and by item, including compensation, the Pre-FS level development cost for resettlement sites, cost for resettlement assistance measures, and administration fees. Compensation shall be estimated based on the valuation of representative lands and assets of the eligible people. Also, potential funding sources are investigated in the case of funds required for land acquisitions and relocation which does not stipulated by the laws and regulations of the Philippines or implementing agencies (e.g., DOTr).

This section shall be presented in the Final RAP Report.

Table 8-1 MMSP RAP Implementation Budget

Activity	Cost Items	Amount (Php)
A. ROW Acquisition*	Land	23,036,368,800.00
	Structures and Improvements	15,001,985,350.43
	Machinery	To be computed during DED
	Trees and Crops	40,990.00
	Relocation for informal settlers 62 PAFs x P550,000	34,100,000.00
	Financial Assistance for underprivileged ISFs (assume all ISFs): 62 PAFs x 30,000.00	1,860,000.00
	Livelihood Restoration Budget	
	Income Loss compensation for Micro business enterprises: 17 PAPs	205,800.00
	Rental subsidy (residential): 426 renters x P2,000/mo x 3 mos	2,556,000.00
	Rental subsidy (commercial): 2 renters x P50,000.00 x 3 mos	300,000.00
	Compensation for employees' income losses: 1,267 employees' x P12,500 x 2 months	31,675,000.00
	Rehabilitation Assistance to –PAPs who are socialized housing beneficiary: 21 PAFs x 10,500 x 90 days	13,230,000.00
	Additional assistance for vulnerable PAPs: 185 PWDs x 30,000 and 149 PAFs below poverty threshold x 30,000	10,020,000.00
Total		38,132,341,940.43
B. Contingency	+ 10% Contingency	3,813,234,194.04
	+ 5% Managerial Cost	1,906,617,097.02
GRAND TOTAL		43,852,193,231.49

Chapter 9 Monitoring and Supervision

The DOTr-PMO and RIMT will organize an Internal Monitoring Agent (IMA) to undertake independent internal monitoring and evaluation of the RAP.

The tasks and obligations of the IMA are to:

- Supervise and monitor the implementation of the RAP, on a regular basis, in coordination with the concerned Local Housing Boards/LIAC. The findings will be documented by IMA in the quarterly report to be submitted to the RIMT, for eventual submission to JICA by the DOTr-PMO.
- Verify the validate baseline information of all PAPs whether it has been carried out and that the valuation of assets lost or damaged, the provision of compensation and other entitlements, and relocation, if any, has been carried out in accordance with the JICA Guidelines and other applicable Philippine laws, and the RAP.
- Ensure that the RAP is implemented as designed and planned.
- Verify that funds provided by the RIMT for the implementation of the RAP are given in a timely manner and the amount is sufficient for each activity and for the purpose.
- Record all grievances, specially its nature, and its corresponding resolution, and ensure that complaints are handled in a prompt manner.

The RIMT will also commission an External Monitoring Agent (EMA) to undertake independent external monitoring and evaluation. The EMA is either a qualified individual or a consultancy firm with qualified and experienced staff.

The Terms of Reference of the engagement of the EMA shall be prepared by the DOTr and should be acceptable to JICA prior to the engagement.

The tasks of the EMA shall be the following:

- Verify results of internal monitoring done by the IMA;
- Verify and assess the results of the information campaign for PAPs rights and entitlements;
- Verify that the compensation process has been implemented with the established procedures are properly communicated with the PAPs during the consultation meetings;
- Assess whether resettlement objectives have been met, specifically, on the restoration or enhancement of livelihoods and living standards;
- Assess the efficiency, effectiveness, impact and sustainability of the implemented resettlement plan and draw lessons from it (RAP) to serve as guide to future resettlement;
- Ascertain whether the resettlement was appropriate to meet the objectives, and whether the objectives were suited to PAP conditions;
- Suggest modification in the implementation procedures of the RAP, if necessary, to achieve the principles and objectives of the Resettlement Policy;
- Review how compensation rates were evaluated; and
- Review of the handling of compliance and grievance cases.
-

External monitoring and evaluation will be of two types, namely: (i) random observation visits and (ii) consultation with PAFs, both at their current residence area and at their relocation site.

9.1 Stages and Frequency of Monitoring

The stages and monitoring frequency by the IMA and EMA shall be as follows:

- Inception Report
- IMA Monthly Monitoring
- IMA Final Evaluation
- IMA Post Resettlement Semi-Annual Monitoring and Evaluation
- EMA Semi-annual Monitoring
- IMA/EMA Final Evaluation and proposal Report

9.2 Schedule of Implementation of RAP and Monitoring

The PMO/RIMT with the aid of other entities and agencies shall establish a schedule for the RAP implementation and the required monitoring taking into account the project's implementing schedule. It is expected that one month prior to the start of the civil works, all RAP activities have been determined by the IMA and EMA as having been concluded.

	Internal Monitoring	External Monitoring
RAP Implementation Period	<ul style="list-style-type: none"> • Inception Report (1) • Monthly Monitoring and Reporting (27) • Final evaluation (1) 	<ul style="list-style-type: none"> • Inception Report (1) • Semi-Annual Report (4)
Construction Period	<ul style="list-style-type: none"> • Semi-Annual Monitoring and Reporting (7) • Final Evaluation Report (1) 	<ul style="list-style-type: none"> • Semi-Annual Report (7) • Final Evaluation Report (1)

9.3 Monitoring Indicators

Monitoring Indicators for the Project are shown in **Table 9-1**.

Table 9-1 Monitoring Indicators for the MMSP RAP

Monitoring Indicators	Basis for Indicators/Check List
A. For the IMA	
1. Budget and timeframe	<ul style="list-style-type: none"> • Have all land acquisition and resettlement staff been appointed and mobilized for the field and office work on schedule? • Have capacity building and training activities been completed on schedule? • Are settlement implementation activities being achieved against the agreed implementation plan? • Are funds for resettlement being allocated to resettlement agencies on time? • Have resettlement offices received the scheduled funds? • Have funds been disbursed according to the RAP? • Has the social preparation phase taken place as scheduled? • Have all land been acquired and occupied in time for project implementation?
2. Delivery of Compensation and Entitlements	<ul style="list-style-type: none"> • Have all PAFs received entitlements according to amounts and categories of loss set out in the entitlement matrix? • Have PAFs received payments for affected structures on time? • Have all received the agreed transport costs, relocation costs, income substitution support and any resettlement allowances, according to schedule? • Have all replacement land plots or contracts been provided? Was the land developed as specified? Are measures in train to provide land titles to PAFs? • How many PAFs resorted to expropriation? • How many PAF households have received land titles? • How many PAFs have received housing as per relocation options in the RAP? • Does house quality meet the standards agreed? • Have relocation sites been selected and developed as per agreed standards? • Are the PAFs occupying the new houses? • Are assistance measures being implemented as planned for host communities? • Is restoration proceeding for social infrastructure and services? • Are the PAFs able to access schools, health services, cultural sites and activities at

Monitoring Indicators	Basis for Indicators/Check List
	<p>the level of accessibility prior to resettlement?</p> <ul style="list-style-type: none"> • Are income and livelihood restoration activities being implemented as set out in income restoration plan? For example, utilizing replacement land, commencement of production, numbers of PAFs trained and provided with jobs, micro-credit disbursed, number of income generating activities assisted? • Have affected businesses received entitlements including transfer and payments for net losses resulting from lost business and stoppage of production?
3. Public Participation and Consultation	<ul style="list-style-type: none"> • Have consultations taken place as scheduled including meetings, groups, and community activities? Have appropriate resettlement leaflets been prepared and distributed? • How many PAFs know their entitlements? How many know if they have been received? • Have any PAFs used the grievance redress procedures? What were the outcomes? • Have conflicts been resolved? • Was the social preparation phase implemented?
4. Benefit monitoring	<ul style="list-style-type: none"> • What changes have occurred in patterns of occupation, production and resources use compared to the pre-project situation? • What changes have occurred in income and expenditure patterns compared to pre-project situation? What have been the changes in cost of living compared to pre-project situation? Have PAFs' incomes kept pace with these changes? • What changes have taken place in key social and cultural parameters relating Monitoring Indicators Basis for Indicators / Check List to living standards? • What changes have occurred for vulnerable groups?
B. For the EMA	
1. Basic information on PAP households	<ul style="list-style-type: none"> • Location • Composition and structures, ages, education and skills levels • Gender of household head • Ethnic group • Access of health, education, utilities and other social services • Housing type • Land use and other resource ownership patterns • Occupation and employment patterns • Income sources and levels • Agricultural production data (for rural households) • Participation in neighborhood or community groups • Access to cultural sites and events • Value of all assets forming entitlements and resettlements and resettlement entitlements
2. Restoration of living standards	<ul style="list-style-type: none"> • Were house compensation payments made free of depreciation, fees or transfer costs to the PAF? • Have PAFs adopted the housing options developed? • Have perceptions of "community" been restored? • Have PAFs achieved replacement of key social cultural elements?
3. Restoration of Livelihoods	<ul style="list-style-type: none"> • Were compensation payments made free of deduction for depreciation, fees or transfer costs to the PAF? • Were compensation payments sufficient to replace lost assets? • Did transfer and relocation payments cover these costs? • Did income substitution allow for re-establishment of enterprises and production? • Have enterprises affected received sufficient assistance to re-establish themselves? • Have vulnerable groups been provided income-earning opportunities? Are these effective and sustainable? • Did the jobs provided restore pre-project income levels and living standards?
4. Levels of PAP Satisfaction	<ul style="list-style-type: none"> • How much do PAFs know about resettlement procedures and entitlements? • Do PAFs know their entitlements? • Do they know if these have been met? • How do PAFs assess the extent to which their own living standards and livelihood been restored? • How much do PAFs know about grievance procedures and conflict resolution procedures? How satisfied are those who have used said mechanisms?
5. Effectiveness of Resettlement Planning	<ul style="list-style-type: none"> • Were the PAFs and their assets correctly enumerated? • Was the time frame and budget sufficient to meet objectives? • Were entitlements too generous? • Were vulnerable groups identified and assisted? • How did resettlement implementers deal with unforeseen problems?
6. Other Impacts	<ul style="list-style-type: none"> • Were there unintended environmental impacts? • Were there unintended impacts on employment or incomes?

Chapter 10 Community Participation

In order to ensure public involvement through the RAP planning process, strategies were prepared to ensure public participation through the followings: stakeholder analysis, public consultations on the alternatives in the initial design stage, socio-economic survey, focus group discussions (FGDs) with the business sector, vulnerable groups or persons, and stakeholder consultation meetings on the RAP.

Just like in any development project that would entail involuntary resettlement, best practices worldwide prescribe that project-affected persons (PAPs) be fully informed, consulted, and encouraged to participate in the decision-making that will affect their lives. Information dissemination and meaningful consultation at and the early stage provide a good venue for PAPs to express their opinions, apprehensions, even objections. It laid down the table for discussion, which will enable DOTr to address matters raised. After careful consideration, these can be incorporated in the next study stage---detailed engineering design and preparation of Final RAP. Once this is achieved, delays in implementation due to unforeseen conflicts are minimized, if not avoided.

10.1 First Round of the Public Consultation Meetings (PCM)

The 1st round of Public Consultation Meeting (PCM) was in each LGU as shown in below table. The 1st PSCM started with the disclosure of the Project in terms of (i) areas that the Project will traverse, (ii) its components such as the stations, depot, construction yards and shields, and (iii) other features such as possible transportation oriented development (TOD) areas. This was followed by a description of the RAP Study, with particular focus on the following topics: (i) Basic principles of resettlement; (ii) Socio-economic survey activities, and (iii) RAP schedule of activities. At the end of each meeting, the invited PAPs were encouraged to participate in the open forum to express their views/opinions.

Having considered the low attendance of the first round of PCM at some LGUs, follow-up meeting was organized at barangay level.

Table 10-1 Outline of the First Round of Public Consultations

LGUs	the Venue	Date and Time	Stations	Main Participants	No. of Participants
Makati	17/F Training Room, Building 1, Makati City Hall,	April 17, 2017 9:00 AM	Underground - No station	PAPs, LGU, DOTr	54
Pasig	Legislative Session Hall, Pasig City Hall	April 18, 2017 1:00 PM	Ortigas North Ortigas South	PAPs, LGU, DOTr	19
Quezon (Group A) (Group B)	2nd Floor, DFA Conference Room, Civic Center Building C, Quezon City Hall	April 25, 2017 1:00 PM April 25, 2017 1:00 PM	Quirino, Tandang Sora North Ave. Quezon Ave. East Ave. Anonas Katipunan	PAPs, LGU, DOTr	Group A: 23 Group B: 22
Valenzuela	2nd Floor, Valenzuela Town Center, Valenzuela Town Hall A, Valenzuela City Hall,	April 26, 2017 1:30 p.m.	Depot	PAPs, LGU, DOTr	63
Paranaque	2nd Floor, Session Hall, Brgy. Hall of San Martin De Porres,	April 25, 2017 1:00 PM	FTI	PAPs, LGU, DOTr	28
Taguig	People's Hall, Taguig City Hall Satellite Office, 9th Floor, SM Aura,	April 25, 2017 1:00 PM	Kalayaan Ave. Bonifacio Global City Cayetano Blvd.	PAPs, LGU, DOTr	12

Source: JICA Study Team

Table 10-2 Outline of the Follow-up Meeting at Barangay Level

LGUs	the Venue	Date and Tim	Stations	Main Participants	No. of Participa nts
Quezon	Brgy. Hall of Talipapa,	April 25, 2017 1:00 PM	Quirino	PAPs, LGU, DOTr	27
	Brgy. Hall of Tandang Sora	April 25, 2017 1:00 PM	Tandang Sora	PAPs, LGU, DOTr	10
	Brgy. Hall of Pinyahan	May 17, 2017 1:00 PM	East Avenue	PAPs, LGU, DOTr	38
	Brgy. Hall of Bagumbuhay	May 18, 2017 1:00 PM	Anonas	PAPs, LGU, DOTr	217
	Brgy. Hall of Blueridge A	19-May	Katipunan	PAPs, LGU, DOTr	14
Quezon	Brgy. Hall of St. Ignatius,	May 19, 2017 1:00 PM	Katipunan	PAPs, LGU, DOTr	24
Pasig	Brgy. Hall of San Antonio	May 19, 2017 9:00 AM	Ortigas South Ortigas North	PAPs, LGU, DOTr	30

Source: JICA Study Team

Table 10-3 Main Topics at the 1st PCM

Major Opinions/Concerns	Refection / Countermeasures
<p>Legal Framework / Rights of ISFs</p> <ul style="list-style-type: none"> - Compensation and benefits to affected lots and structures shall be paid for both surface and underground acquisition - What are ISFs' rights under R.A. 10752 - If R.A. 7279 (Urban Development and Housing Act) is still applicable - Basis of compensation of affected structures - If market value means prevailing market value - If the property owners will be justly compensated; - Basis of payment of properties during actual ROW acquisition; 	<ul style="list-style-type: none"> • The details of the rights of the PAPs including ISFs are stipulated in RA 10752, • Affected properties shall be fairly compensated under RA 10752 of 2016; • For affected structures, payment shall be based at replacement cost • The details legal framework of the RAP was explained in the second round of consultation meetings • The ROW acquisition cost will be updated during the RAP to be undertaken during the Detailed Engineering Design (DED) stage; • All properties above the subway line will be paid 20% of the market value of the land as stated in the section pertaining to the subterranean rights of the property owners in RA 10752. Structures will not be compensated as these are not affected;
<p>Timing of the Payment and Relocation</p> <ul style="list-style-type: none"> - Interval of payment after signing of sale agreement; - Grace period the government would allow the owners to stay in the property once compensation is completed; - The owners will need time for transition, since it is very difficult to find a land - Guarantee that there will be no worse-off policy after the project is implemented 	<ul style="list-style-type: none"> • Explained that JICA guidelines states that the property owners must be compensated first before they are ordered to vacate the property; • Dependent on the time when the DOTr would need the ROW. If the Proponent needs the ROW and affected property owner has yet to find a land to re-construct his house, the Proponent will have to provide temporary living area to the affected owners; • The DOTr will consider the timing and the concern is noted. • The JICA requirement is to fill the gap between the international ROW acquisition law and the national law. The

Major Opinions/Concerns	Refection / Countermeasures
	<ul style="list-style-type: none"> conditions in the loan agreement to be signed by Japan and the Philippines will be upheld and shall be strictly followed
<p>Business Owners and Income Loss Compensation</p> <ul style="list-style-type: none"> - Protection for rights of business owners who refuse - to cooperate with the government - Will R.A. 10752 compensate those who will be forced to stop business activities due to ROW Acquisition - Assistance of the government to the affected business establishment owners that might close down their business; - Income loss compensation due to disruption of business operation 	<ul style="list-style-type: none"> • RA 10752 which is the most recent Philippine law on ROW acquisition and is very protective of the PAPs and compensation is fair and just; • Aside from the RA 10752, JICA guidelines will ensure to fill the gap and shall serve as added safeguards; • The ROW acquisition procedure will be strictly followed, and no property shall be taken without due process and just compensation; • RA 10752 does not include any rights on Income Loss Compensation. FGD with business sectors was conducted to collect necessary inputs to be included in the recommendation in the RAP Report • Compensations and entitlements for affected lands and structures will be accorded to the owners as defined in RA 10752;
<p>Affected area</p> <ul style="list-style-type: none"> - If there is still a chance to reduce the area to be acquired for the construction yard; - Exact location of the stations, construction yards, entrance and exit points, etc. to determine whether their lots will be affected and depth of the alignment - If the resident above the tunnel construction area of the subway will not be relocated during the construction - Treatment for the remaining portion of the property after the acquisition; 	<ul style="list-style-type: none"> • Reiterated that the project is still in the FS stage and the design will be finalized during the DED stage; • Basic design of the stations, construction yards, entrance and exit points were presented. In addition, it was explained that the final area to be affected will be defined in the Detailed Design Phase • It was explained that resident above the tunnel will not be requested the relocation. • If 20% and higher of the property is affected, then the entire property will be acquired;
<p>Relocation</p> <ul style="list-style-type: none"> - If relocation site is available for ISFs who may be affected and where - Possibility of replacement of the affected lot and structure in the same area 	<ul style="list-style-type: none"> • In case there will be ISFs to be affected, 2 options for relocation are available. If the LGU has lots allocated for socialized housing, then the in-city relocation is highly possible. If there is none, relocation to other areas (off-city) will be considered • It is not in the mandate of the DOTr to purchase land to exchange to a land that was acquired for a project; The structure will be compensated based on replacement cost and the land will be paid based on current market value so it is possible for the affected property owner to find the same type of land and construct the same type of house in the same area
<p>Value of the land</p> <ul style="list-style-type: none"> - If the MMSP have impact on the market value of the property ground - Sentimental value of their property. The valuation of the BIR will be way low than the previous offers from buyers, which is very 	<ul style="list-style-type: none"> • It was clarified the MMSP will have no effect on the market value of the property. Only the appraised are giving valuation to the surface. • Clarified that the BIR zonal valuation mentioned earlier is applicable only to expropriated properties, meaning no negotiations transpired. In negotiated sale, the first offer

Major Opinions/Concerns	Refection / Countermeasures
unfair;	would be the current market value. In other areas, the BIR zonal is higher than the fair market value, so in this case, the BIR zonal shall be the basis;
Rent/Lease of lots - Any possibility of the Implementing Agency to enter a lease agreement with the lot owners so their properties will be returned after being used for construction	<ul style="list-style-type: none"> This suggestion was included in the RAP Report; DOTr would look at the possibility of this arrangement.
Employment Opportunities - Would the displaced PAPs be prioritize which to be include livelihood restoration in the RAP	<ul style="list-style-type: none"> This is an ECC component to be issued by DENR wherein a condition that the locals shall be prioritized in hiring laborers during the construction period is stipulated.
Meetings during the Detailed Design Phase - Barangay-level meeting is necessary to ensure the attendance of all concerned parties particularly the vulnerable. - If the consultation with the stakeholders will be undertaken as a part of the DED	<ul style="list-style-type: none"> Noted by DOTr and to be included the recommendation for the conduct of RAP in the Detailed Design Phase Assured DOTr will again coordinate and consult with the LGUs, concerned government agencies, and directly affected stakeholders in the project area during the DED stage
Project Timeline - Certainty that the project will materialize - When is the start date of acquisition, construction, operation stage, etc. so PAPs will have sufficient time to prepare for transition - When affected structures will be identified;	Informed the owners that <ul style="list-style-type: none"> The MMSP is one of the priority projects mentioned by the DOTr, DPWH, MMDA, BCDA in the government campaign in the social media FS is still on-going and acquisition will depend on the NEDA Approval and the conduct of the Detailed Engineering Design. DED shall start later this year for 18monthg to complete. The acquisition will start after the completion of the DED; As per DOTr's initial time line, construction of the project will start in 2021 and is expected to be completed by the 2nd quarter of 2025
Technology to be used - If Japanese technology will be adopted in constructing the subway line	<ul style="list-style-type: none"> As of the on-going Feasibility Study, Japanese technology will be used to construct the subway
Construction work shifting - Since the proposed construction yards will be mostly within the residential area, to limit the working hours during night time has been requested	<ul style="list-style-type: none"> Noted by DOTr and to be included in the recommendation for the conduct of RAP in the Detailed Design Phase
Traffic - Formulation of an efficient Traffic Management Plan is to ensure that traffic will not worsen during the construction stage - Improvement of existing modes of transportation - such as MRT and LRT rather than constructing a subway line	<ul style="list-style-type: none"> Impact of the MMSP to the traffic was well-studied as ordered by the DOTr Secretary, so as not to disturb the traffic flow in the affected areas. Noted by DOTr
Integrate plans with current developments - consider developments of affected business entities adjacent to the stations	<ul style="list-style-type: none"> This is noted by DOTr and to be included in the RAP Report and to be considered by the TOD Group
Invite technical persons such as architects	<ul style="list-style-type: none"> This is to be included in the recommendation for the conduct of

Major Opinions/Concerns	Refection / Countermeasures
and engineers from the affected barangays - Design team to have their plans and ideas incorporated in the Detailed Design Phase	RAP in the Detailed Design Phase

Source: JICA Study Team

10.2 Second Round of the PCM

The 2nd round of SCMs involved the (i) presentation of the legal framework that will be the basis for compensation and entitlements along with the corresponding eligibility requisites. As in the 1st SCMs, the invited PAPs were encouraged to participate in the Open Forum at the end of each meeting.

Table 10-4 Outline of the Second Round of Public Consultations

LGUs and Barangay	the Venue	Date and Time	Stations	Main Participants	No. of Participants
Quezon City	Brgy. Hall of Talipapa,	June 05, 2017 9:00 AM	Quirino, Tandang Sora, North Avenue Quezon Avenue	PAPs, LGU, DOTr	29
	Brgy. Hall of Bagumbuhay,	June 05, 2017 1:00 PM	East Avenue Anonas	PAPs, LGU, DOTr	65
	Brgy. Hall of St. Ignatius,	June 06, 2017 1:00 PM	Katipunan	PAPs, LGU, DOTr	26
Pasig City	Brgy. Hall of San Antonio,	June 07, 2017 8:30 AM	Ortigas South Ortigas North	PAPs, LGU, DOTr	33
Makati City	Brgy. Hall of West Rembo	June 7, 2017	No station	PAPs, LGU, DOTr	28
Paranaque City	Brgy. Hall of San Martin De Porres	June 08, 2017 1:00 PM	FTI	PAPs, LGU, DOTr	25
Valenzuela City	Brgy. Hall of Ugong	June 09, 2017 8:30 AM	Depot	PAPs, LGU, DOTr	147

Source: JICA Study Team

Table 10-5 Main Topics at the 2nd PCM

Major Opinions/Concerns	Refection / Countermeasures
Shield base and construction yard - What is the purpose of the shield base and construction yard after the construction period	<ul style="list-style-type: none"> There is another study on-going which is the TOD (Transit Oriented Development) that will consider the utilization of the acquired lots after construction
the Depot - Why the alternative location of the depot in Gen. Luis was not selected; - To transfer the depot to Kaybiga, in case of Katipunan: to transfer the station to Camp Aguinaldo where they believe have lesser impact to structures - If the proposed depot area can still be reduced	<ul style="list-style-type: none"> Based on engineering and technical criteria, the Gen. Luis option is not feasible; The major impact is within the location of the depot area given its vast size of 27 hectare. The DOTr is still studying whether the entire 27 hectares will be required for utilization.
Affected Area - Exact location of the stations, construction yards, entrance and exit points, etc. to determine whether their lots will be affected and depth of the	<ul style="list-style-type: none"> Explained that Feasibility Study is still on-going and final area to be affected will be defined in the Detailed Design Phase

Major Opinions/Concerns	Refection / Countermeasures
alignment	
<p>JICA Loan Agreement</p> <ul style="list-style-type: none"> - if the Japanese government will cover the ROW Acquisition; if not will the Implementing Agency have sufficient budget to pay for ROW 	<ul style="list-style-type: none"> • The Government of the Philippines (GOP) will shoulder all ROW-Acquisition related expenses; the purpose of the RAP is to come up with an estimated budget which will be subject for NEDA's approval
<p>Project Timeline</p> <ul style="list-style-type: none"> - Start date of acquisition, construction, operation stage, etc. so PAPs will have sufficient time to prepare for transition - Expected date of ROW acquisition so that the PAPs could plan ahead - Business owners in the vicinity are concern on the government's work plan since their business plans are at stake and there is no even guarantee whether they will be affected or not. - How the possible displacement of the school children be addressed 	<ul style="list-style-type: none"> • Once the FS is approved, the DED will start, and bidding for the DED consultant will follow. The DED is expected to be completed in 18 months. If there are no delays, the ROW acquisition will start around the last quarter of 2019; • As per DOTR's initial timeline, construction of the project will start in 2021 and is expected to be completed for operation by 2025 Informed that the feasibility study is still on-going and acquisition will depend on the NEDA Approval and the conduct of the Detailed Engineering Design. • Conduct of Focus Group Discussion to address particular issues of involved sectors such as those with businesses. RAP Team to incorporate in the report how to balance income loss and how these displaced businesses can benefit once the project is operational • For informal settler families, transfer of the school children is included in the relocation process. Unfortunately, it is not provided in the ROW law that legal owners should be assisted in looking for educational facilities
<p>Traffic</p> <ul style="list-style-type: none"> - the lot owners suggested that the project must be done in phases to ensure that traffic will not worsen - Ensure effective traffic management plan during implementation of the project; 	<ul style="list-style-type: none"> • This has been well noted by DOTr. A Traffic Management System is also taken into consideration since the project has an Inter-Agency Working Group (IAWG) composed of DOTr, DPWH, MMDA and BCDA to ensure that each potential risk will be addressed accordingly
<p>Livelihood</p> <ul style="list-style-type: none"> - Affected owners will incur loss of source of livelihood (apartment rental); What would be the livelihood of the PAPs in case they relocate; - Procedure compensation for the lessors and the tenants (apartment renters); 	<ul style="list-style-type: none"> • Clarified that there is no income loss compensation provided in the ROW law. Livelihood restoration is one of the major concerns to be included in the preparation of the RAP • The lessors will be entitled to the compensation. The renters will only be given some amount of transitional allowance, which is equivalent to three (3) months of their current rental rate;
<p>Rent/Lease of lots</p> <ul style="list-style-type: none"> - possibility of DOTr to enter a lease agreement with the lot owners so their properties will be returned after being used for construction 	<ul style="list-style-type: none"> • To be included in the RAP Report; DOTr to look at the possibility of this arrangement
<p>Employment Opportunities</p> <ul style="list-style-type: none"> - to prioritize the displaced PAPs and to include livelihood restoration in the RAP 	<ul style="list-style-type: none"> • This will be a post ECC component (to be issued by DENR) wherein a condition that the locals shall be prioritized in hiring laborers during the construction period is stipulated
<p>Compensation</p> <ul style="list-style-type: none"> - What if the DOTr deems that the compensation for the properties and assets affected is reasonable enough; 	<ul style="list-style-type: none"> • There is a law on ROW to ensure that the properties and assets to be taken will be justly compensated; If the owners believe that the compensation is unfair, they can always go to court to settle. The compensation is based on negotiated sale and expropriation proceeding.

Major Opinions/Concerns	Refection / Countermeasures
<ul style="list-style-type: none"> - The classification of the area is commercial and market value of the properties will escalate especially when news about the location of the depot in the area broke out - Clarification on the assessment of bare land as opposed to a land with improvements - If compensation of the properties be based on the tax declarations - The compensation if government project is 50 meters below and 0-50 meters with 20% land market value compensation. What happens to the land title - the properties to be taken must be justly compensated 	<ul style="list-style-type: none"> • During the DED stage the RAP will be updated and the value of the properties will be reassessed and adjusted to current prices. The classification of the area according to the Valenzuela LGU is industrial; • Value of raw land is relatively lower than an improved property. Valuation of bare land also depends on the size and shape, there are criteria for the appraisal of such properties; • Appraisal of properties will be based on current market value • If a government project will traverse a private property from a depth of 50 meters and below from the surface, the property owner cannot prevent the undertaking. If a government project will traverse underneath a private property within the 50-meter depth, the owner will be compensated 20% of the land's current market value. The government will be entitled to a perpetual easement below the surface, but the property owner retains ownership; If the property owner does not agree with the easement, the government will acquire the property and the title will be transferred under the implementing agency. Compensation will be based on current market value of the land. • During the DED stage, property appraisers will be commissioned by the DOTr, either a government financing institution (GIF) or a licensed independent property appraiser (IPA) to undertake appraisal of the properties, which will be the basis of compensation
<p>Refusal</p> <ul style="list-style-type: none"> - If the owners can refuse to sell his/her property; 	<ul style="list-style-type: none"> • The owner can refuse to sell his property but the government shall exercise its power eminent domain and expropriation proceeding will be carried out;
<p>Livelihood Restoration</p> <ul style="list-style-type: none"> - The PAPs proposed that livelihood restoration shall be part of the Resettlement Action Plan. 	<ul style="list-style-type: none"> • This has been noted
<p>Next Meeting</p> <ul style="list-style-type: none"> - When and what is the topic for the next meeting - Hopeful that everything will go smoothly and that all stakeholders would participate actively so that all salient issues and concerns are aired and addressed 	<ul style="list-style-type: none"> • The next meeting would be an FGD with the possibly affected business sector, together with the DOTr • the objective of the SCM to gather issues, concerns, and suggestions from the stakeholders so that these could be included in the study

Source: JICA Study Team

10.3 Focus Group Discussions (FGDs)

Focus Group Discussions (FGDs) were also held with the business sector, as well as the vulnerable sector to consult the PAPs on issues concerning livelihood rehabilitation programs and special assistance for vulnerable groups.

The business sector consists of owners of: (i) commercial establishments; (ii) buildings with lessees; and (iii) manufacturing and other industrial plants. One of the reasons for holding FGDs with the business sector is that the Philippines have no law for compensating income losses incurred by owners of business establishments, whether income is derived from the business (e.g., gasoline station, restaurant, general merchandise, etc.) or from the structure itself (from rentals of rooms/spaces in buildings).

The vulnerable sector covers (i) residents who do not own the land where their structures are built upon; (ii) renters of informal structures; (iii) beneficiaries of socialized housing programs.

Through the FGD, PAPs from the business sector expressed their ideas on how such losses can somehow be recovered, if not totally compensated. DOTr would also achieve a certain level of trust from this sector because opinions are heard and incorporated in the RAP, as they were told during SCMs.

In terms of the vulnerable sector, the FGD focused on relocation options and livelihood restoration.

Table 10-6 FGDs for the Business Sector and Vulnerable Sector

Sector	Date & Time	Venue	No. of Participants
BUSINESS SECTOR			
Group A: Valenzuela depot, Tandang Sora Station, Quirino Station	July 6, 2017 8:00 a.m.	Tony's Grill, Mindanao Avenue	37
Group B: Katipunan Station	July 7, 2017 8:00 a.m.	Brgy. Hall of St. Ignatius, Quezon City	17
Group C: Ortigas North Station Ortigas South Station	July 7, 2017 1:00 p.m.	Brgy. Hall of San Antonio, Pasig City	18
VULNERABLE SECTOR			
Group A: Valenzuela depot	July 6, 2017 1:00 p.m.	Brgy. Hall of Ugong, Valenzuela City	22
Group B: Anonas Station	July 8, 2017 1:00 p.m.	Brgy. Hall of Bagumbuhay, Quezon City	27

Source: JICA Study Team

Table 10-7 Summary of the FGD: Business Sector

Guide Questions	Remarks/Expected responses/Duration
1. What are your apprehensions/concerns regarding acquisition of your property?	<ul style="list-style-type: none"> Loss of / decrease in income Opportunity lost Who will pay separation pay for employees who will lose jobs? Loss of prime location of business Difficulty of moving machineries that are attached to the ground; Difficulty in processing/securing new business permits
2. What are your expectations regarding livelihood restoration and improvement?	<ul style="list-style-type: none"> Cash compensation equivalent to income losses Opportunity cost compensation Assistance in accessing loans with low interest to reestablish lost business Early appraisal and acquisition of property for ROW Land for land compensation,
3. What possible project benefit sharing schemes can you suggest?	
- During Construction?	<ul style="list-style-type: none"> Land and/or structure rentals during the construction phase Partial land acquisition only Participation in project sub-contracting activities Prioritize affected business owners in the operation in case the area will be developed for commercialization; Tap/support local business industries in the area as suppliers of oil, lubricant, fuel, construction materials and related supplies;
- During Operation?	<ul style="list-style-type: none"> Right of first refusal (RFR) or right of first offer (RFO) in terms of

Guide Questions	Remarks/Expected responses/Duration
	future commercial development, if any; <ul style="list-style-type: none"> • Priority as locator / concessionaire
4. What is your expected timeline for this?	
- During Construction?	<ul style="list-style-type: none"> • No direct responses
- During Operation?	<ul style="list-style-type: none"> • No direct responses
5. What do you consider as “deal breakers” for the schemes presented?	<ul style="list-style-type: none"> • Non-payment or too much delay in land rentals • Unwillingness of the government to enter into agreements with business sector PAPs • Unrealistic demands from PAPs

Source: JICA Study Team

Table 10-8 Summary of the FGD: Vulnerable Sector

Guide Questions	Remarks/Expected responses/Duration
1. What are your apprehensions/concerns regarding displacement of communities?	<ul style="list-style-type: none"> • Loss of job/ business • Age discrimination among the elderlies
2. What are your expectations regarding livelihood restoration and improvement?	<ul style="list-style-type: none"> • Access to free schooling for special child • Cash compensation equivalent to income losses • Alternative livelihood training plus seed capital to start new business
3. What other options to augment loss of livelihood can you suggest?	
- During Construction?	<ul style="list-style-type: none"> • Qualified labor force from the displaced PAPs must be given priority such as labor force during construction) • Alternative jobs for individuals who will permanently lose their jobs
- During Operation?	<ul style="list-style-type: none"> • Employment • Stall in the business area of the station;
4. What is your relocation preference and why?	<ul style="list-style-type: none"> • In-city relocation (Valenzuela for Ugong ISFs) • Lot of own choice (through Community Mortgage Program (CMP))
5. Explanation for choice made	<ul style="list-style-type: none"> • Access to schools, market, hospital, place of work, and other basic social services
6. Other suggested entitlements	<ul style="list-style-type: none"> • Additional capital for existing small business to be relocated elsewhere; • Community organizing schemes; • Bigger and better living space • Business/financial management and skills training

Source: JICA Study Team

10.4 The Third Round of the PCM

The 3rd round of SCMs will focus on the explanation of relocation options for informal settlers, as well as a discussion on the possible livelihood restoration programs that were derived from FGDs held.

Table 10-9 Outline of the Third Round of Public Consultations

DATE	TIME	CITY	VENUE
August 14, 2017 (Monday)	8:00 AM	Valenzuela City	Valenzuela Town Hall A, Valenzuela Town Center
	1:00 PM	Quezon City	Barangay Hall of Tandang Sora
August 16, 2017 (Wednesday)	8:00 AM	Makati City	Barangay Hall of West Rembo
	1:00 PM	Parañaque City	Barangay Hall of San Martin de Porres
August 22, 2017 (Tuesday)	1:00 PM	Quezon City	Barangay Hall of Bagumbuhay
August 23, 2017 (Wednesday)	8:00 AM	Quezon City	Barangay Hall of St. Ignatius
	1:00 PM	Pasig City	Barangay Hall of San Antonio

Source: JICA Study Team

Table 10-10 Outline of the Third Round of Public Consultations

Major Opinions/Concerns	Refection / Countermeasures
<p>Compensation</p> <ul style="list-style-type: none"> - How is the market price of the properties established - When structures to be affected is known - Clarification on the 3-month rental subsidy that will be provided by the government to the affected business owner - Are the properties will be assessed at the same prices similarly (if assessment of properties the same); - Clarification on the statement that the RAP Consultant will recommend the valuation of the properties; - If the negotiation procedure will undergo a court proceeding. If the documents are complete, collection of the compensation will not be delayed - If the property is under mortgage - Suggested that the affected business owners be given the first right to offer in the commercial areas within the station 	<ul style="list-style-type: none"> • Location, current use, shape, development, zonal valuation, based on research. It is also provided in the law that the appraised price should enable the owner to purchase a similar land to replace the property taken; • Not certain yet as the parcellary survey has not been carried out yet • a 3-month rental subsidy will be provided to the affected commercial establishments • Current market value will only apply if it is negotiated sale. If it is expropriated land, it will be automatic BIR zonal value as stated in the law. • The independent appraiser who evaluated the properties is licensed as it is required in the law. The assessed values of the properties will not be the basis of offer to the owner as these will be obsolete during the time actual ROW acquisition. The primary purpose of the appraisal was to have a budget for the ROW to ensure that there will be funds allotted for the cost during implementation of the project. • For negotiated sale the property owner will directly negotiate with the DOTr. Only the expropriated properties are settled in court. Collection of the compensation will be prompt • If the property is under mortgage, it will still be appraised. The remaining portion of the loan will be paid off and will be deducted from the proceeds of the sale • The suggestion is already included as one of the recommendations in the compensation and entitlements matrix presented earlier
<p>the Depot</p> <ul style="list-style-type: none"> - How the 27-ha depot was chosen without the parcellary survey. - If the market value be based on industrial or commercial use; - Status of the study for the proposed depot option 2 in Caloocan City; Criteria in the selection of the depot and why was Brgy. Ugong selected; 	<ul style="list-style-type: none"> • The parcellary survey is being carried out once the project is approved by NEDA and the DED is being undertaken. • The independent licensed appraiser will be assessing the properties based on the actual use of the property. • There were 2 options considered, 1 in Caloocan City and the other in Valenzuela City. The depot in Caloocan City will require additional station and extension of the tracks as it is further away compared to Brgy. Ugong. Considering the cost, it will be very expensive to construct the depot in Caloocan City. Being a national project headed by the DOTr, other government agencies among others the MMDA, BCDA, DPWH, and NEDA are involved in the planning and decision-making of the project. Explained that the demand forecast for the depot requirement is not just for the first year of operations, but for the next 10 years.

Major Opinions/Concerns	Reflection / Countermeasures
- If there are other national projects to be implemented in the area;	<ul style="list-style-type: none"> Segment 8.2, which is a DPWH project
Affected Area - Measures to be taken if the main access to the plant will be affected by the ROW acquisition - The proposition of constructing a station in Katipunan area, when volume of ridership in the area is relatively low;	<ul style="list-style-type: none"> Access to properties will not be blocked or denied. All access will be maintained and provided if it will be affected by the project The final design will be determined during the DED stage of the project
JICA Loan Agreement and GOP's Fund - It is an added security that JICA is overseeing the project. - If the GOP does not have the fund for the ROW acquisition cost	<ul style="list-style-type: none"> JICA is ensuring that the guidelines are strictly adhered to in order to protect the interests of the stakeholders; If NEDA approved the budget of the ROW acquisition cost in the RAP, it means there is a fund for ROW cost. If the GOP does not have the fund for the ROW cost, then the loan agreement will not be signed;
Project Timeline - Target date that the DED will be started - Expected start of the property taking so that the landowner can plan ahead especially when it comes to the development of their properties	<ul style="list-style-type: none"> A few months after the NEDA approval which is expected to be by this year. So, the DED is expected to start by the first quarter of 2018; When the project is approved, the DED will be undertaken and the parcellary will be carried out. By then 3 notices will be sent out to the property owners, the notice informing the property will be affected, the 1st notice of offer, and the 2nd notice of offer;
Meeting - Clarification on the statement that it is the last discussion. If the discussion be forwarded to the Engineering Team	<ul style="list-style-type: none"> The meeting will be the last for the FS stage. Consultation meetings will be held again during the DED stage
Rent/Lease of lots - Which lands will be leased and which are to be acquired; Leasing the properties must be considered	<ul style="list-style-type: none"> The properties to be leased or acquired will be decided during the next stage. The DOTr at present is open to the possibility of leasing the property instead of acquiring; But the first option is to avoid acquisition of properties;
Traffic - Possible traffic congestion during construction	<ul style="list-style-type: none"> the purpose of the construction yard is to function as alternate route to minimize traffic

10.5 PCMs (1st to 3rd) with Taguig PAPs

Due to delays in securing clearance from the Taguig City Administrator's Office, the three rounds of consultation meetings were conducted all at the same time for two (2) sessions. The first session was with the informal PAPs from Brgy. Pinagsama, which will be affected by the Cayetano Blvd. Station. The second session was with the formal PAPs who will be affected by the Kalayaan Avenue and BGS Stations. Details are provided in Tables 10.5-1 and 10.5-2.

Table 10-11 Outline of Public Consultations in Taguig City

City	DATE	VENUE	Attended by	No. of attendees
Taguig City	August 24, 2017 (Thursday)	Barangay Hall of Pinagsama, Taguig City	ISF PAPs, DOTR, LGU	18
Taguig City	Sept. 4, 2017 (Monday)	Barangay Hall of Pinagsama, Taguig City	ISF PAPs, DOTR, LGU	10
Taguig City	Sept. 18, 2017 (Wednesday)	BCDA Office	Non ISF PAPs, DOTr, LGU	14

Table 10-12 Outline of the Public Consultations in Taguig City

Major Opinions/Concerns	Reflection / Countermeasures
<p>Affected Area</p> <ul style="list-style-type: none"> - President of Pinagsama Village Homeowners Association clarified area to be affected by station because City LGU informed them that the affected area would be 200 meters from the roadway - The project will be delayed if the area to be affected is 200 m because the residents will rally against it; - Expressed thankfulness on the conduct of consultation to correct the misinformation; - Are the fault lines in the area considered; - If the tunnel in Bonifacio was identified - Exact area to be covered by the exhaust vents and the entry/exit gates - Closing of the road (McKinney Parkway) in Market Market area during construction will severely affect the business operation; - 	<ul style="list-style-type: none"> • There is no initial study as the Team has not yet visited the affected barangays, because there is no go signal from the City Administrator yet; • It was suggested by the Taguig City LGU to reduce the numbers of entrance and exit gates; • Yes the tunnel in Bonifacio was identified; • The fault lines were considered. The DOTr coordinated with the PHIVOLCS regarding the presence of the fault lines align the alignment and their possible effects to the project • The exact dimension of the entrance/exit gates is 15x24 meters. And the Taguig City LGU is requesting to decrease the numbers of the gates • As of now, there is alignment on the ground. Only the footprint of the stations is available. Once the DED is undertaken, and the parcellary survey is carried out, the demarcation on the ground will be determined. By then, the exact areas to be affected by the station and the exit/entrance gates will be known; • The existing 2-lane road will be maintained; • The strips of land (construction yard) will be utilized as alternative roads to ensure continuous traffic flow and avoid congestion;
<p>Design</p> <ul style="list-style-type: none"> - Use of the construction yard; - Depth of the tunnel in BGC; - Added that they will provide structural plan of the building to help the project; - If the existing building will have to be demolished - If the possibility to locate the entrance/exit gates of the subway in a building like in other countries will be discussed; - Expressed full support to the project - How affected properties were identified and extent of impact - Will existing underground utilities to be considered during the DED stage prior to construction to avoid service interruption; 	<ul style="list-style-type: none"> • There is no official instruction regarding the use of the yard at this point in time. As of now, the project is still in the FS stage, and all the designs and drawings are not yet final. These will all be finalized during the DED stage. There will be series of consultation meetings during the DED stage and the final design will be presented to the stakeholders; • The depth of the tunnel is not yet determined at the moment. During DED stage, detailed borehole data gathering will be undertaken; • Yes. During the DED stage, interview with the stakeholders will be conducted; • In the presentations during the SCM in the DED stage, the exact configuration of the station; • Requested full cooperation when geodetic engineers borrow title to determine the technical description of the property, which will be plotted on the map • Uncertain if there will be, unless the design requires the demolition of existing structures; • Location of the entrance/exit gates within the building is also an option and will depend on the owner's negotiation with the DOTr • At the FS stage the footprints (of the project) that are presented are from aerial photographs; • Explained that during the DED stage, the parcellary survey will be carried out to determine configuration and the technical descriptions of the properties to be affected. It is only during the parcellary survey that the size and exact portion of the property to be affected can be determined; • During the DED stage, more detailed tests will be undertaken. All underground utilities that may possibly affected will be located and determined
<p>Compensation</p> <ul style="list-style-type: none"> - Basis of compensation of structures, if based on assessment or appraised 	<ul style="list-style-type: none"> • Appraised value equivalent to replacement cost will be the basis of compensation for structures; • The structure estimates during the FS stage is carried out by a

Major Opinions/Concerns	Reflection / Countermeasures
<p>value;</p> <ul style="list-style-type: none"> - If who will pay the structures; - If the Consultant determines the value of the structures; - If the compensation package will be paid by the DOTr regardless of the availability of an off-city relocation; - Clarification regarding the entitlement for relocation aside from the compensation of the structures; - Assurance that the affected ISFs will be justly compensated (for the structures) - What happens if the market value and the appraised value of the ILA does not match; - Are the owners allowed to commission his own appraiser 	<p>private and licensed independent property appraiser;</p> <ul style="list-style-type: none"> • The structures were appraised based on replacement cost, meaning the estimates were based current value of the materials, including labor cost, materials, and other costs without depreciation; • Estimates during the FS are just for budgetary purposes only, and will not be the basis of offer; • Once the project is approved by NEDA and JICA, the DED will be undertaken, and the RAP will be updated to adjust the estimates of properties and structures based on current prices; • The structures will be certainly compensated, and a relocation package will be offered if the PAPs would want to avail. Anyway the relocation is not for free. The PAPs will be paying monthly amortization at an affordable rate; • According to the latest ROW law, the owner has to present a certification from the barangay as a proof ownership of structure.
<p>Consultation</p> <ul style="list-style-type: none"> - If the stakeholders would have the opportunity to discuss again with the Consultant before the recommendation comes out; - Relayed their experience on previous projects that they were consulted only during the actual implementation and they were not given the opportunity to negotiate; 	<ul style="list-style-type: none"> • Explained that the appraisal of the properties done during FS will just be for budgetary purposes so that the government can prepare the necessary amount to pay the ROW during acquisition; • During the DED stage, another appraisal will be conducted to update the valuations of the lands and structures to current market prices; • There is an option that the property owner can have his own appraiser, and the DED appraiser and the owner's appraiser can work together to come up with a very reasonable valuation of the property
<p>Relocation</p> <ul style="list-style-type: none"> - If the relocation will be automatically off the city if there is no in-city relocation site; - Clarification on the principle that the affected ISFs are only eligible to one entitlement, relocation or payment of affected structures; - Clarification on the understanding that the compensation will be doubled if the affected ISFs settled for both the relocation and cash compensation; 	<ul style="list-style-type: none"> • Yes, the qualified PAPs (based on the criteria) are entitled to a relocation; • It is not actually being doubled, since the ISFs' entitlement to a relocation will not be for free. Anyway, it is the ISFs who spent for the construction of their structures, therefore it is only but fair to compensate them separately for the structures; • The objective of relocation is to give the ISFs the opportunity to own a lot and to have a secured tenure; •
<p>Project Timeline</p> <ul style="list-style-type: none"> - Start of the implementation if it is approved; - Target completion date of the construction of stations; - 	<ul style="list-style-type: none"> • If the project is approved by NEDA, the DED is targeted to start by the 1st quarter of 2018; • We don't have a definite schedule yet. The DOTr plans to start operation by 2025. Construction of the project is estimated to be completed in 4.5 years. The construction is projected to start by 2020; • A training area will be constructed within the depot, which might be implemented ahead. The training center will serve the existing LRTs and MRTs because it will be a major training center for training operators.

Please refer to **Appendix F** for the highlights of issues and concerns raised during said meetings, photographs taken, and attendance sheets.