

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

**Draft RAP Report
For the Extension Section**

**Volume 1
(Main 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 |

| | |
|----------|--|
| PAHs | Project Affected Households |
| 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 study area is the rerouted section between Bonifacio Global City (BGC) Station and Food Terminal Inc. (FTI) Station, the line extension from the point approximately 100m in the west of Lawton West Station to the Ninoy Aquino International Airport Terminal 3 (NAIA-T3,) the transition section for connecting to the South Line of National Commuter Rail between FTI Station and Bicutan Common Station, of the Metro Manila Subway Project (MMSP) in the Republic of the Philippines.

The Metro Manila Subway Project in the Republic of the Philippines is a railway system project of DOTr, the primary agency responsible for the policy, planning, implementation, promotion, development, and regulation of the country's network of transportation, in partnership with the JICA. It aims to construct a subway with 15 underground stations in 28 kilometers length of land, servicing up to a thousand passengers a day. The underground stations and subway alignment will navigate highly populated cities along major thoroughfares starting at Quirino Avenue in Quezon City to FTI Taguig/Parañaque City, and extend to Ninoy Aquino International Airport terminal in Pasay City.

Construction activities for the subway are expected to start in the first quarter of 2019 with expected operation by 2025. The construction of the subway will be done in two phases, the Partial Operation (PO) Section phase will cover the 33 hectares aboveground depot area in Valenzuela City and the PO stations located at Quirino Avenue, Tandang Sora, and North Avenue; and the Full Section phase which will cover the underground stations and railway alignment after North Avenue until the FTI station and the extension to NAIA T3.

The Preparatory Survey for both the PO Section and Full Section was completed last January 2018. However, the Preparatory Survey for the extension to the NAIA T3, Bicutan Common Station, and Lawton East and West Stations has yet to be conducted. In line with this, activities for the Socio-Economic Survey, Replacement Cost Study, Preparation of a Compensation and Entitlement Study that includes Livelihood Restoration and Resettlement Plans, Preparation of an Implementation Plan and Schedule, Preparation of a Cost and Budget Plan, Creation of a Monitoring Plan and Schedule, and the Organization of the Affected Community for Public Consultations must be undertaken before construction.

The Survey and Preparation of the Resettlement Action Plan covers the following project area:

Table 1.1 Coverage of the Project Area

| Project Type | Subway Project (underground tunnel railway) |
|-------------------------------------|--|
| Location | <ul style="list-style-type: none"> The proposed alignment and station locations (See Figure 1-2 to 1-5) |
| Project Scale/ Area for the Work | <p>Alignment/Route Length</p> <ul style="list-style-type: none"> BGC station to FTI Station = approximately 8 km FTI Station to Bicutan Common Station = approximately 1.45 km FTI Station to NAIA T3 extension = approximately 1.44 km <p>Area of the stations</p> <ul style="list-style-type: none"> Lawton East = approximately 0.65 ha Lawton West = approximately 0.85 ha FTI station = approximately 3.0 ha Bicutan Common Station = approximately 0.75 ha NAIA Terminal 3 = approximately 0.78 ha |

Source: JICA Study Team

Future Railway Network

Alignment Map

July 26, 2019

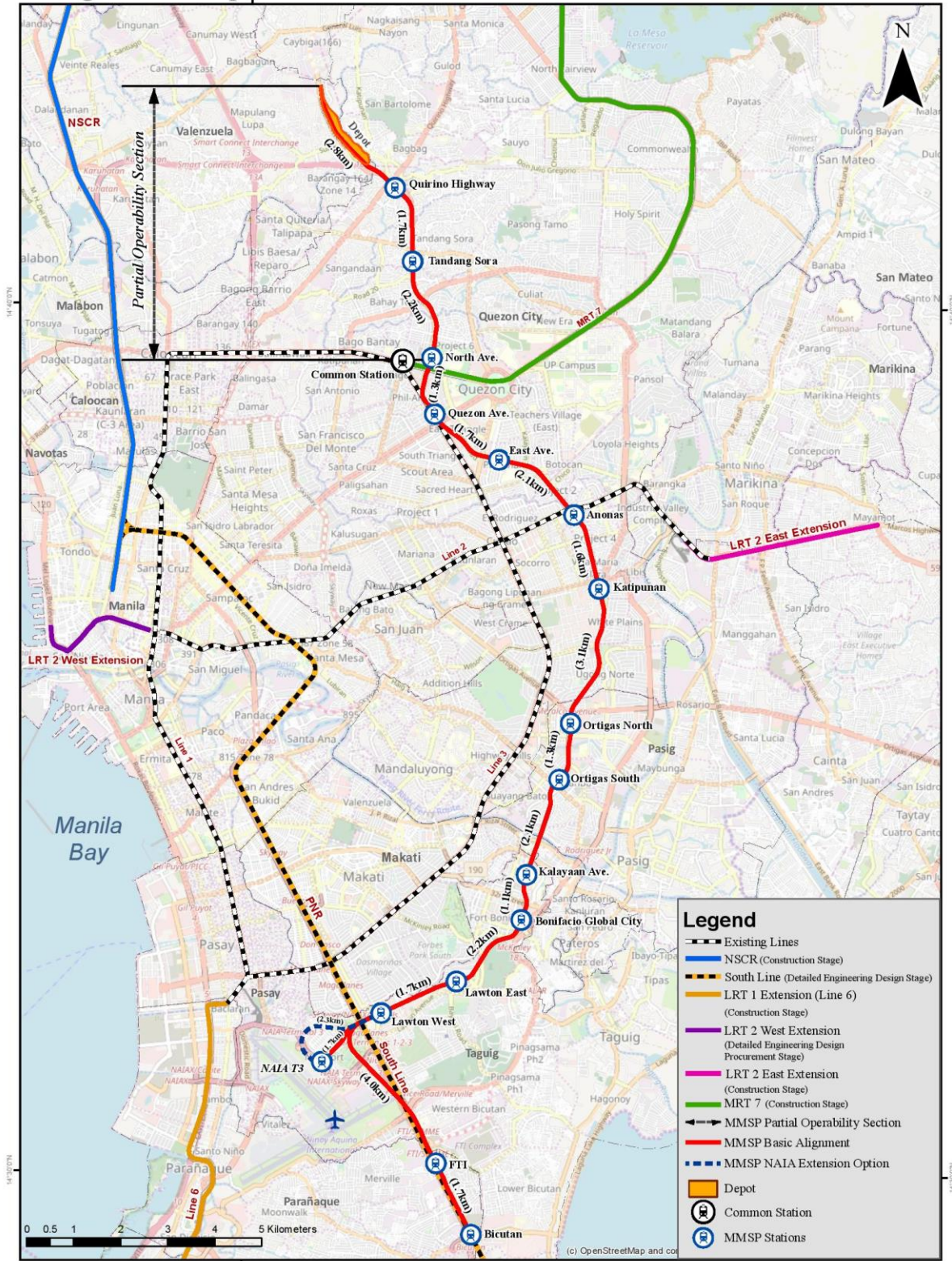
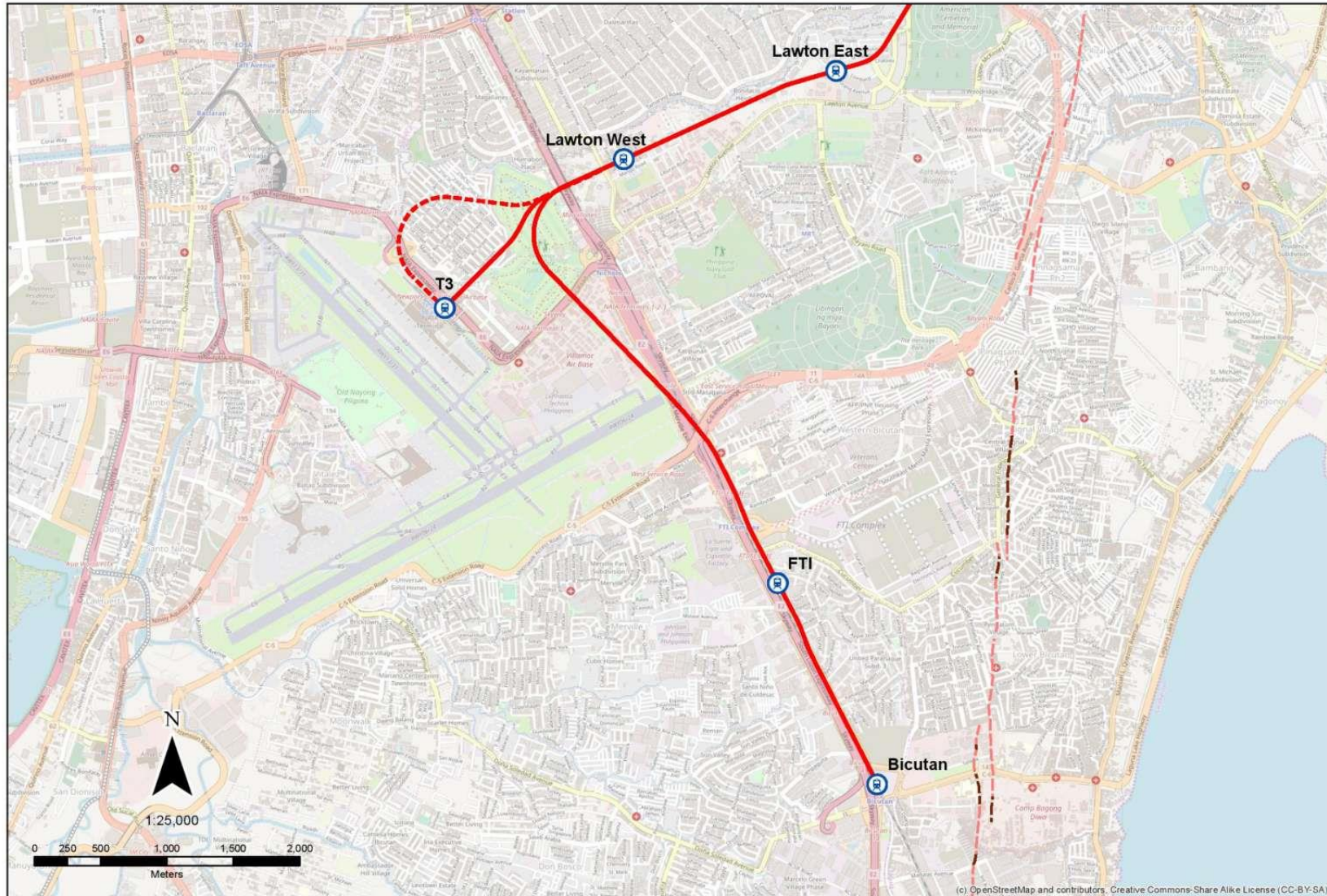


Figure 1-1 Alignment Map of the MMSP

MMSP Alignment Map (Extension Section)

September 25, 2019



1.2 Necessity of Land Acquisition and 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, Parañaque, and Pasay 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 1-6 shows the footprint of the stations and transition areas along the MMSP alignment of the Extension Section.

The total land area that needs to be acquired to achieve the technical and engineering requirement for the safe construction and operation of these stations is 140,500 square meters. Aside from land, 181 structures will be affected by the project based on the current alignment and location of the stations. This number (181 structures) is based on the tax declarations obtained from the Taguig and Paranaque LGUs. Out of these number, only 70 structures were physically tagged due to refusal of property owners.

Table 1-1 Estimated Affected Land Area and Structures Per Station

| STATION | ESTIMATED AFFECTED LAND AREA | AFFECTED STRUCTURES |
|--------------------------|-------------------------------------|----------------------------|
| Lawton East | 21,500 | 1 |
| Lawton West | 17,800 | 16 |
| NAIA Terminal III | 26,200 | 0 |
| FTI- Paranaque | 75,000 | 164 |
| Total | 140,500 | 181 |

Concept Location



LAWTON EAST STATION

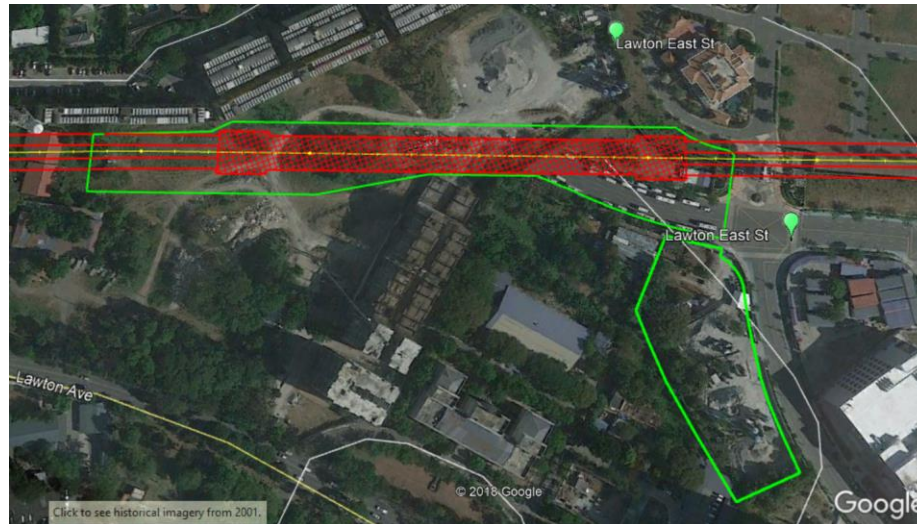


Figure 1-2 Lawton East Station

Concept Location

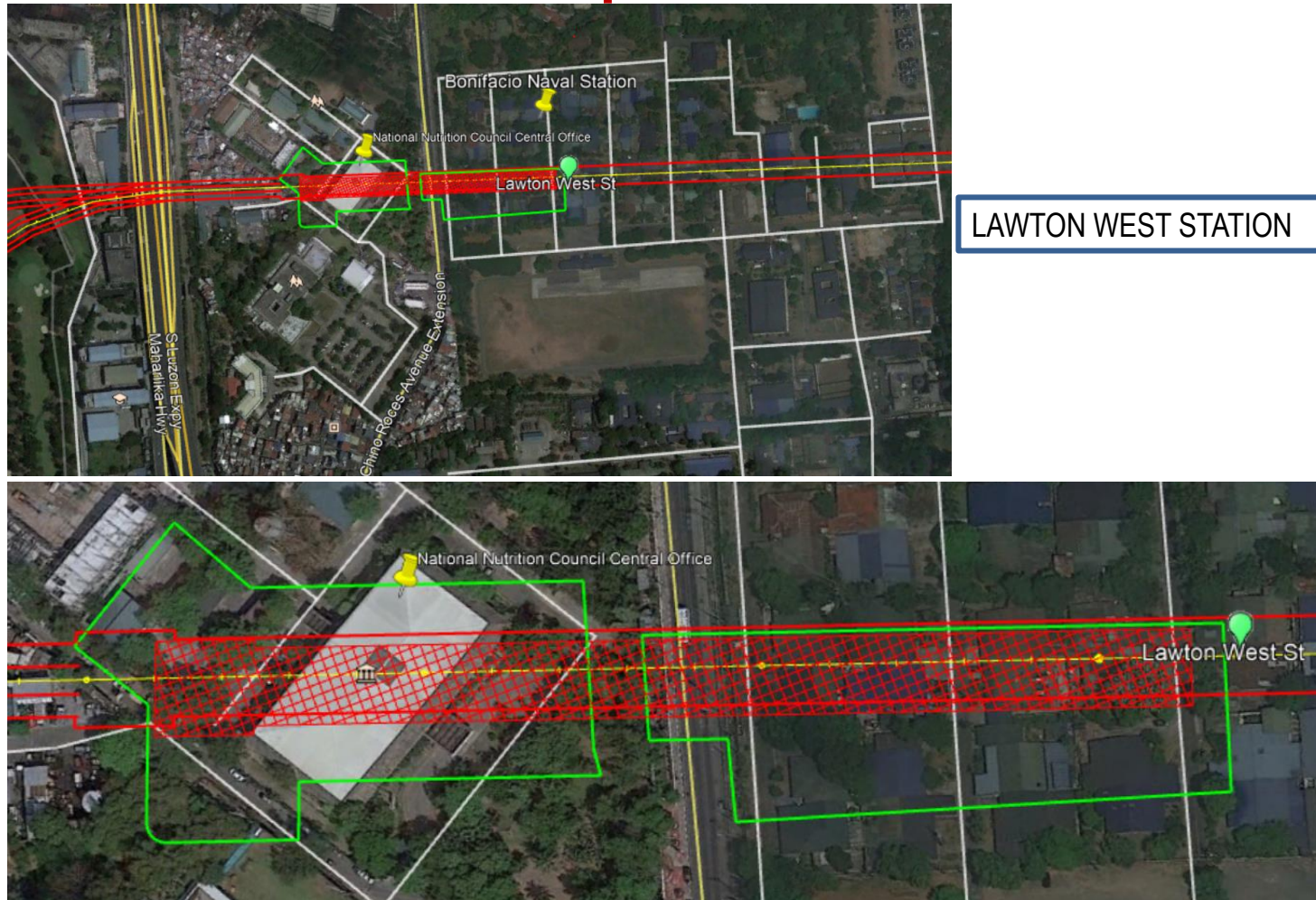
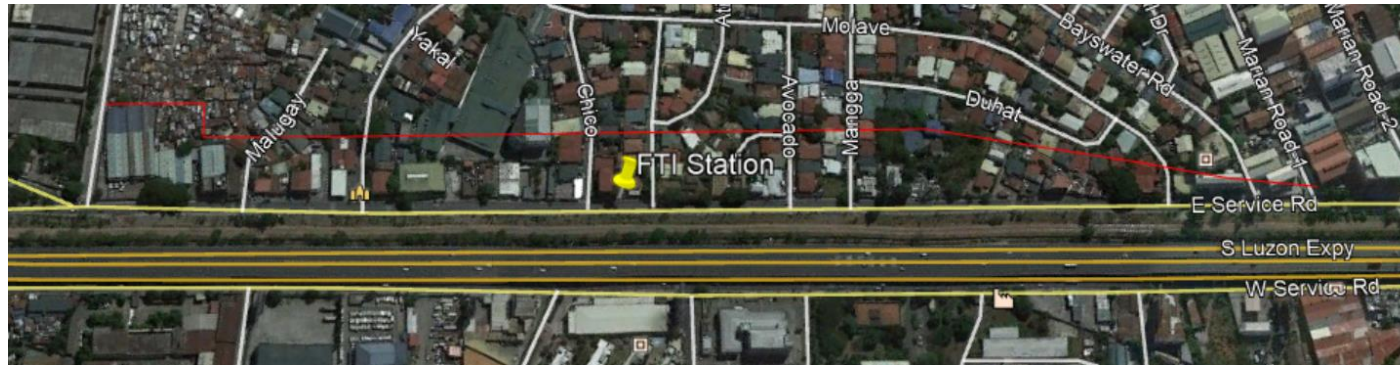
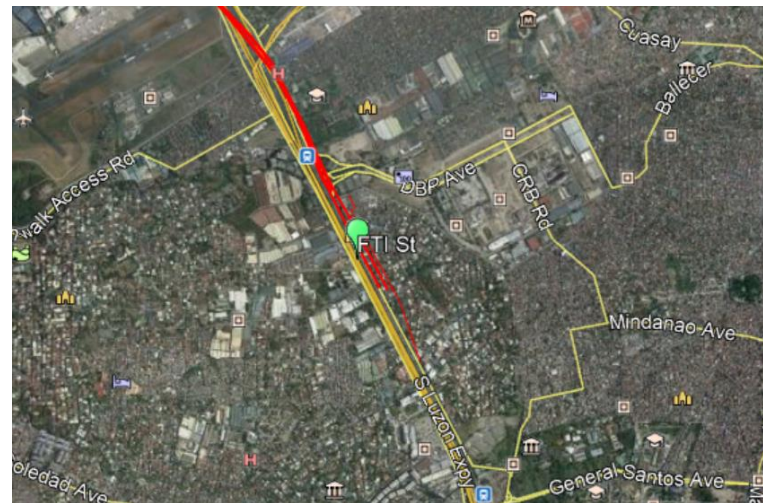


Figure 1-3 Lawton West Station

Concept Location



**FTI Station
Concept Location**

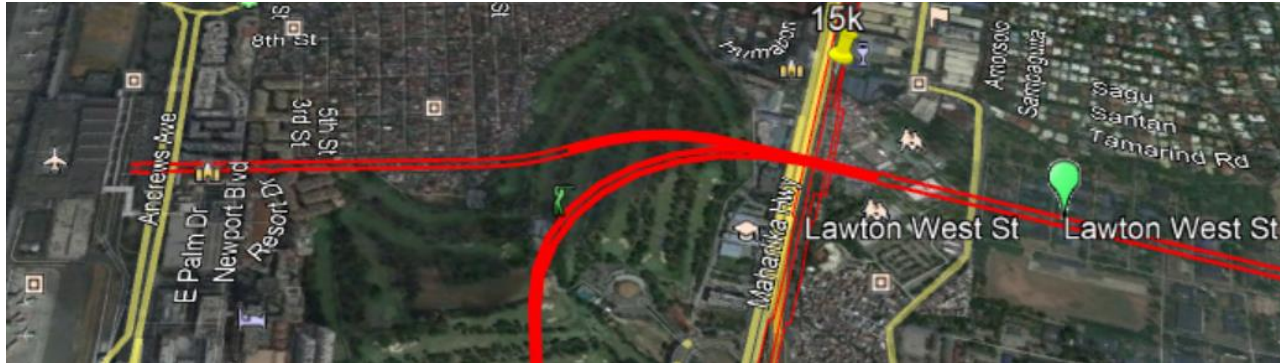


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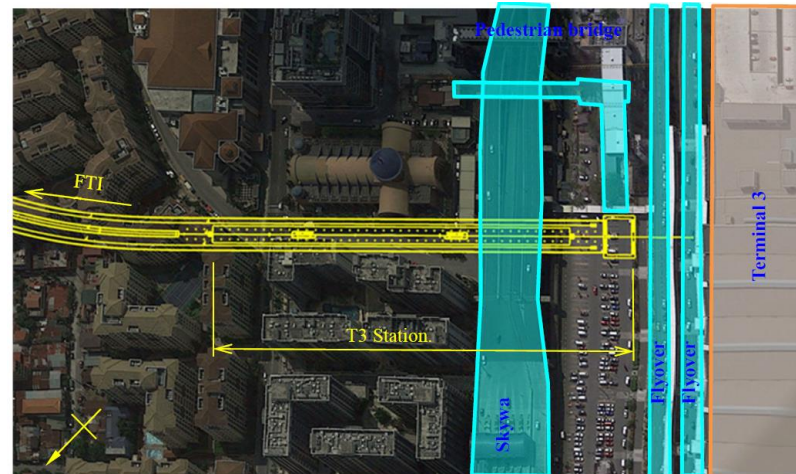
Figure 1-4 FTI Station

The proposed FTI-Paranaque station is located beside the NSCR-Ex Project Station or the existing PNR Station. Construction will also affect the existing service road hence; bigger land is needed to be acquired affecting 164 structures mostly residential with a few commercial making this station having the most impact (physical and economic) compared to the other three stations in this extension section.

Concept Location



**NAIA Terminal 3
Station**



Source: Compiled by JICA Study Team from the aerial map of Google Earth

Figure 1.1.6 Schematic Layout of T3 Station

20

Figure 1-5 NAIA T3 Station

Chapter 2 Resettlement Framework

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 Philippine laws and issuances with utmost regard 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

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...*"

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

First which shall also be the final 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.

Be it noted however, that the subjected structure still serves its purpose and not destroyed nor abandoned.

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.

Some informal settlers who sell or lease housing units once provided and return to original place or other urban area because of loss of employment or difficulty of sustaining livelihood in resettlement sites should not be automatically excluded from eligible Project Affected Persons (PAPs), and if they are found to have returned from resettlement sites having unavoidable economic reasons, they should be included in eligible PAPs of the project. *(Please refer to MD September 16, 2017, Annex IV-6, 17.2)*

Only in the event that the said PAPs are found to be exploiting the government resettlement programs in bad faith (deceiving the government for personal economic gains) will be excluded. *(Please refer to RAP of Metro Manila Flood Management Project(MMFMP) under the ADB, p26).*

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 resettlement 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.

Partial Payment for Encumbered Property. For cooperative owners, but lacks the capacity to submit necessary documents to effect a negotiated sale due to any (but not limited to) of the following reasons:

1. Property is under mortgage
2. Real estate (mortgage) restrictions
3. Unsettled estate tax/es to effect the transfer of title from a deceased owner to heirs

4. etc

The IA and the PAPs may enter into a Memorandum of Agreement where an earnest money equivalent to the amount necessary to lift encumbrance in addition to facilitation fee which is 10% from the total purchase price. Upon submission of proof that the encumbrance is already lifted, the IA and PAPs shall already proceed to the execution of the Deed of Absolute Sale and payment of the remaining compensation.

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 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

² *esteros*: Similar to drainage canals

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.

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.

- | |
|--|
| <ol style="list-style-type: none">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 project identification stage, to prevent a subsequent influx of encroachers who wish to take advantage of such benefits.
- 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.
- XII. Preference should be given to land-based resettlement strategies for displaced persons whose livelihoods are land-based.
- XIII. Provide support for the transition period (between displacement and livelihood restoration).
- 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.,
- 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.

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 loss of non-land assets. • Establish a grievance redress mechanism to receive and facilitate resolution of the affected persons' concerns; • 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; • 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; • 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; • 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 |

| Legal Framework | Description |
|-----------------|--|
| | 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 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. | <ul style="list-style-type: none"> - For informal settlers, relocation 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 | In the Philippine laws mentioned, there are no specific laws and guidelines which stipulate compensation for loss of income. | <p>Based on the results of socio-economic surveys, the Income Restoration and Livelihood Development Program are considered in the RAP.</p> <p>For informal settlers, resettlement site and socialized housing program are developed (RA 7279).</p> |

| JICA Guidelines/World Bank OP 4.12 | Laws of the Philippines | Comparison/Gaps | Project Policy to bridge the Gaps |
|--|--|--|--|
| | and improvement, and other activities under the resettlement action plan in coordination with concerned government agencies. | | |
| 4. Compensation must be based on the full replacement cost as much as possible. | <ul style="list-style-type: none"> - 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. | Same as JICA Guidelines | The Project Policy on compensation will be based on the full replacement cost for land, structures and other improvements in line with JICA guidelines. |
| 5. Compensation and other kinds of assistance must be provided prior to displacement. | <ul style="list-style-type: none"> - 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 assistance, and rental subsidy and transportation allowance. | There is no directly corresponding provision in-laws of the Philippines. | <p>Compensation, entitlements, and forms of assistance shall be provided to PAPs at the start of the project and before displacement of PAHs as part of the Project Policy.</p> <p>DOTr may opt to pay more than the advanced payment indicated in RA 10752 in order to incentivize voluntary sales and/or resettlement.</p> |
| 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. |

| JICA Guidelines/World Bank OP 4.12 | Laws of the Philippines | Comparison/Gaps | Project Policy to bridge the Gaps |
|---|---|--|---|
| <p>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.</p> | <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. | <p>Same as JICA Guidelines</p> | <p>The consultation meetings are held for stakeholders and PAPs. Their opinions and comments are reflected in the RAP.</p> |
| <p>8. When consultations are held, explanations must be given in a form, manner, and language that are understandable to the affected people.</p> | <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 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. | <p>There is no directly corresponding provision in laws of the Philippines, but no significant deviation is observed in the Philippines’ policies.</p> | <p>When the consultations are held, explanations and open forum are provided in Filipino, the national language.</p> |
| <p>9. Appropriate participation of affected people must be promoted in planning, implementation, and monitoring of resettlement action</p> | <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 | <p>There is no directly corresponding provision in laws of the Philippines, but no significant deviation is observed in the Philippines’ policies.</p> | <p>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.</p> |

| JICA Guidelines/World Bank OP 4.12 | Laws of the Philippines | Comparison/Gaps | Project Policy to bridge the Gaps |
|--|--|--|---|
| plans. | - 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.” | | 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). | - Section 4 of the IRR for Registration of Socialized Housing Beneficiaries states that: (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 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). | - Section 5 (b) of R.A. 10752 and Section 6.8 of its Implementing Rules and Regulations (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: (a) Must be a Filipino citizen; (b) Must not own any real property or any other housing facility, whether in urban or rural area; and (c) Must not be a professional squatter or a member of a squatting syndicate, as defined in | No significant deviation is observed in the Philippines’ regulations and policies. However, socialized housing beneficiaries who will be affected by the project may become ineligible because of criteria (b) and (c)* * One of the definitions of professional squatters as provided by R.A. 7279 is “persons who have previously been | To address this, DOTr and the LGU must execute a MOA with 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. |

| JICA Guidelines/World Bank OP 4.12 | Laws of the Philippines | Comparison/Gaps | Project Policy to bridge the Gaps |
|---|---|---|--|
| | <p>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><i>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”</i></p> | |
| 13. Preference should be given to land-based resettlement strategies for displaced persons whose livelihoods are land-based. | <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> |
| 14. Provide support for the transition period (between displacement and livelihood restoration) (WB OP 4.12 Para. 6). | <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> |
| 15. 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. (WB OP 4.12 Para. 6). | <p>- RA 7279, for informal settlers below the poverty line and landless, requires preparation of resettlement sites.</p> <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) | <p>There is no gap.</p> | <p>The RAP must identify “vulnerable groups” who will be affected by the project and establish the nature of its support and shall be implemented by a body, such as LIAC.</p> |

| JICA Guidelines/World Bank OP 4.12 | Laws of the Philippines | Comparison/Gaps | Project Policy to bridge the Gaps |
|------------------------------------|--|-----------------|-----------------------------------|
| | <ul style="list-style-type: none"> • RA 8972 (Solo Parents Welfare Act) | | |

The draft RAP is prepared for this project and shall be accessible to the public. For the Extension Section, there are no indigenous peoples residing in the area as per the Socio-economic Survey conducted.

2.5 Project Resettlement Policy

The Government of the Philippines will adopt the Project Resettlement Policy (the Project Policy) for the Metro Manila Subway Project (MMSM) 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 resettlement. Sufficient civic infrastructure must be provided in the resettlement site prior to resettlement. 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.

The below table summarized the date of 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 ISFs) |
|-----------|-------------------------------------|---|
| Paranaque | August 14, 2019 | n/a |

Chapter 3 Socio-economic Profile of Project Affected Persons

This section presents the Socio-Economic Profile of Project Affected Persons based on the survey conducted in the FTI Paranaque Section of the MMSP.

The proposed route of the MMSP and the required ROW of the railway and stations (entrances/exits, vent shaft/ventilation system), 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.

Based on the initial research, only FTI-Paranaque station area has potential displacement impact to the non-government or private PAPs out of the four (4) proposed stations.

Moreover, based on the satellite image of the project site which was overlaid with the station layout and alignment, the number of structures in FTI-Paranaque station that will be affected is estimated at 222. About 183 of these structures are considered to be of residential use. Multiplying this number by the average household size of 4.5, the estimated number of project-affected households is 824. In Lawton West station, an estimated 17 structures will be affected by the project. Of this number, 12 structures are located inside the Philippine Navy compound. Assuming that these 17 structures are used for residential purpose, and multiplying this number by the average household size of 4.5, an estimated 77 PAPs are in the Lawton West station.

Since there was no actual inspection due to community opposition in FTI-Paranaque station area, tax declarations obtained from the Local Government Unit of Paranaque were used to count the number of structures and estimate the current replacement cost in Appendix A-1 and Appendix D. Based on the tax declarations, the number of projects affected structures is 164. Of this number, about 40% of the households were interviewed. The socio-economic profile of these surveyed PAPs is presented in Section 3.1 of this Chapter.

In addition, consultations with the affected government institutions that own the affected land/structures in the other three (3) stations were conducted (See Chapter 10).

Purpose

The Main Purpose of the Survey is to:

- determine the potential types of impact to project affected persons (PAPs)
- determine the socio-demographic profile of PAPs as well as their economic status, access to basic facilities, project perception and project benefits, including their concerns and issues and recommendations to address their issues and livelihood rehabilitation measures; and
- determine the affected household's livelihoods and living standards, as well as information on vulnerable groups or persons.

Survey Methodology

The survey covered approximately 40% of the potentially affected persons and households based on the structures seen from maps and quick ocular visit. Sample is drawn through voluntary interview. One survey form was used with the following major sections: (i) Household Profile; (ii) Business/Institution Profile; (iii) Land and Asset; and Project Perception and Preference. Pertinent information recorded during the interview are briefly described below:

- i. Socio-demographic characteristics, tenurial status, monthly income and expenditure, living condition, residency and preference for resettlement;

- ii. Information on the affected businesses within the Project ROW including, but not limited to type and size of business, gross and net monthly income, tenure of occupancy, and employee information;
- iii. Profile of land and structure claimants and types of proof of ownership; and
- iv. Issues and concerns of PAPs with their recommended mitigation measures.

The design of the survey instrument allows disaggregation of data by gender, and age, among others. 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).

The interview entry into the community was only feasible after the consultation meetings were conducted. The survey took about one (1) month to complete. There were various reasons for the lengthy period of the survey. One is that the majority of the establishments had only the caretaker 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 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.

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

3.1 Profile of the Affected Households

This section outlines the results of the household survey with data disaggregated by gender, vulnerability, and other social groupings

Households occupying structures categorized as residential or residential/commercial purposes were surveyed to establish their profiles and socio-economic conditions. Household, for the purpose of this Plan, is defined as “...one or more people who live in the same dwelling and also share meals or living accommodation and may consist of a single family or some other grouping of people. A single dwelling will be considered to contain multiple households if either meals or living space are not shared”.

There are a total of 113 affected households (416 persons) surveyed for the FTI Paranaque Station. Among these are 38 landowner claimants and 75 non-landowners.

Table 3-1 Number of HHs and Surveyed Persons

| Station | Categories | Land Owner Claimants | Non-Landowners | Total |
|----------------|------------|----------------------|----------------|------------|
| FTI: Parañaque | PAHs | 38 | 75 | 113 |
| | PAPs | 154 | 262 | 416 |

Source: JICA Study Team

3.1.1 Household Head

1) Age and Gender Distribution of Household Head

Presented in the table below are the age and gender distribution of household heads. Household heads are within the age range of 31-40 years old (29%), 41-50 years old (23%), 18-30 years old (19%), and 51-60 years old (16%). It should be noted that there are household heads who are already above 60 years old (13%). None of the household heads are below 18 years old. In terms of gender, majority of the household heads are male (68%) while the rest are female (32%).

Table 3-2 Age and Gender Distribution of Household Head

(Unit: Households)

| Station | Age & Gender of Household Head | | | | | | | Total |
|-----------------------|--------------------------------|-----------|-----------|-----------|-----------|-------------|----------|------------|
| | Below 18 | 18-30 YO | 31-40 YO | 41-50 YO | 51-60 YO | Above 60 YO | NR | |
| FTI: Parañaque | 0 | 21 | 31 | 23 | 22 | 16 | 0 | 113 |
| % | 0% | 19% | 27% | 20% | 19% | 14% | 0% | 100% |
| Female | 0 | 6 | 9 | 5 | 10 | 6 | 0 | 36 |
| % | 0% | 5% | 8% | 4% | 9% | 5% | 0% | 32% |
| Male | 0 | 15 | 22 | 18 | 12 | 10 | 0 | 77 |
| % | 0% | 13% | 19% | 16% | 11% | 9% | 0% | 68% |

Source: JICA Study Team

3.1.2 Household Profile

1) Household Size

Households in the FTI Parañaque Station are small, with an average household size of 4. Majority of the households have 2-4 members (41%), while the rest have 1-2 members (34%), and 5-6 members (17%). Only a few households have bigger sizes accounting for 7-8 members (5%), and 9-10 members (3%). There is one household with more than 10 members.

Table 3-3 Household Size

(Unit: Households)

| Station | Household Size | | | | | | | Total | Ave. |
|----------------|----------------|-----|-----|-----|------|--------------|----|-------|------|
| | 1-2 | 2-4 | 5-6 | 7-8 | 9-10 | More than 10 | NR | | |
| FTI: Parañaque | 38 | 46 | 19 | 6 | 3 | 1 | 0 | 113 | 4 |
| % | 34% | 41% | 17% | 5% | 3% | 1% | 0% | 100% | |

Source: JICA Study Team

2) Age and Gender Distribution

In terms of age distribution, more than half of the household members (54%) are within the considered employable age range of 18-60 years old. Those below 18 years old comprise 43% while 3% are above 60 years of age.

Table 3-4 Age and Gender Distribution of Household Member

(Unit: Person)

| Station | Age & Gender of Household Member | | | | | | | Total |
|----------------|----------------------------------|----------|----------|----------|----------|-------------|----|-------|
| | Below 18 | 18-30 YO | 31-40 YO | 41-50 YO | 51-60 YO | Above 60 YO | NR | |
| FTI: Parañaque | 109 | 106 | 29 | 22 | 15 | 20 | 2 | 303 |
| % | 36% | 35% | 10% | 7% | 5% | 7% | 1% | 100% |
| Female | 54 | 59 | 15 | 19 | 10 | 16 | 2 | 175 |
| % | 31% | 34% | 9% | 11% | 6% | 9% | 1% | 100% |
| Male | 55 | 47 | 14 | 3 | 5 | 4 | 0 | 128 |
| % | 43% | 37% | 11% | 2% | 4% | 3% | 0% | 100% |

Source: JICA Study Team

3) Educational Attainment

The table below reflects the educational attainment of household members. The data below indicate the number of school age children who might need assistance in transferring schools during resettlement. These also show that there are household members who are either taking or have taken college or vocational/technical courses that can be tapped/assisted for livelihood.

Table 3-5 Educational Achievement of Household Member, by Gender

(Unit: Person)

| Station | Pre-School | Elem. Level (Grade 1-6) | Elementary Graduate | High School Level (Grade 7-12) | High School Graduate | Vocational/ Technical | College Level | College Graduate | Advanced College/ University Degree | None | SPED | NR | NA | Total |
|----------------|------------|-------------------------|---------------------|--------------------------------|----------------------|-----------------------|---------------|------------------|-------------------------------------|------|------|----|----|-------|
| FTI: Parañaque | 11 | 36 | 18 | 61 | 67 | 43 | 60 | 95 | 3 | 21 | 0 | 0 | 1 | 416 |
| % | 3% | 9% | 4% | 15% | 16% | 10% | 14% | 23% | 1% | 5% | 0% | 0% | 0% | 100% |
| Female | 6 | 17 | 11 | 28 | 31 | 14 | 33 | 59 | 1 | 11 | 0 | 0 | 0 | 211 |
| % | 3% | 8% | 5% | 13% | 15% | 7% | 16% | 28% | 0% | 5% | 0% | 0% | 0% | 100% |
| Male | 5 | 19 | 7 | 33 | 36 | 29 | 27 | 36 | 2 | 10 | 0 | 0 | 1 | 205 |
| % | 2% | 9% | 3% | 16% | 18% | 14% | 13% | 18% | 1% | 5% | 0% | 0% | 0% | 100% |

Source: JICA Study Team

4) Vulnerable Groups

Vulnerable groups are those which are identified as requiring assistance during transfer as reflected in the table below. These refer to 1) those underprivileged households whose income fall below the national poverty threshold³, 2) households headed by solo parents and the elderly (Above 60 years old), and 3) households with members who have physical or mental disabilities (PWDs). Aside from this group, 4) PAPs with temporary or limited mobility may also experience more difficulty during resettlement requiring additional support and assistance.

Based on the socio-economic survey, there are 30 households that are considered vulnerable. More than half of these 30 vulnerable households are headed by the elderly (53%), while the rest are households

³ The minimum income/expenditure required for a family/individual to meet the basic food and non-food requirements. According to Philippine Statistics Authority (PSA), The latest poverty threshold at Php9,063.75 a month for a family of five, or Php60.43 per day per person as of Jun 8th 2018. (<http://ibon.org/2018/06/time-for-govt-to-come-up-with-realistic-poverty-threshold-ibon/>)

headed by solo parents (43%), and households headed by a person with disability (4%). Special assistance will be extended to these vulnerable groups as resettlement could bring about difficulties to these households in packing their belongings and/or caring for the vulnerable household members.

During the resettlement activity, the following mitigation measures for families who need special assistance will be provided:

- (1) For families with members who need special assistance and/or medical care, DOTr will coordinate with the respective LGUs to provide nurses or social workers to help them before and during the resettlement activity.
- (2) Mobility assistance, e.g., use of wheelchairs, medical vehicles
- (3) Vehicle assistance in hauling and transfer of possessions

Table 3-6 Vulnerable Groups

(Unit: Household)

| Vulnerable Groups | FTI: Parañaque | |
|---|----------------|-------------|
| | No. | % |
| HH below poverty threshold | 0 | 0% |
| HH headed by solo parent (including widow/er) | 13 | 43% |
| HH headed by elderly | 16 | 53% |
| HH with PWD (person with disability/very ill) | 1 | 4% |
| Total | 30 | 100% |

Source: JICA Study Team

5) Structure Ownership

Of the 113 surveyed households, more than half do not own the structure they are occupying (58%) while 42% claimed to own the structure.

Table 3-7 Structure Ownership

(Unit: Household)

| Station | Yes | No | No Response | Total |
|-----------------------|-----|-----|-------------|------------|
| FTI: Parañaque | 48 | 65 | 0 | 113 |
| % | 42% | 58% | 0% | 100% |

Source: JICA Study Team

When gender disaggregated, household structures are mostly under the name of male household members (67%) as compared to females (33%). Note that the survey tool did not account for joint or conjugal ownership of structures.

Table 3-8 Gender Disaggregation of Structure Ownership

(Unit: Household)

| Station | Male | Female | N/A | Total |
|----------------|------|--------|-----|-----------|
| FTI: Parañaque | 32 | 16 | 0 | 48 |
| % | 67% | 33% | 0% | 100% |

Source: JICA Study Team

6) Occupancy Arrangements

Among non-structure owners, majority are either Tenant/Renter/Lessee (77%) while the rest are rent-free occupants (20%), and caretakers (3%).

Table 3-9 Occupancy Arrangement Among Non-Structure Owners

(Unit: Household)

| Station | Occupancy Arrangement | | | | | | Total |
|----------------|-------------------------------|--------------------------|---------------|--------|-----------------------------------|----------------|-----------|
| | Tenant/ Renter/ Lessees | Rent Free Occupant | Care taker | Sharer | Occupied Without Permission | No Response | No. |
| FTI: Parañaque | 50 | 13 | 2 | 0 | 0 | 0 | 65 |
| % | 77% | 20% | 3% | 0% | 0% | 0% | 100% |

Source: JICA Study Team

7) Monthly Rental Rates

Among Tenants/Renters/Lessees, the average monthly rental rate that they are paying for the structure is pegged at Php6,914.

Table 3-10 Average Monthly Rental Rate Among Renters/Lessees

(Unit: Household)

| Station | Average Monthly Rental Rate |
|----------------|-----------------------------|
| FTI: Parañaque | 6,914 |

Source: JICA Study Team

3.1.3 Livelihood and Living Condition

This section presents the data necessary to understand the livelihood and living situation of affected households. Data such as income source, expenditures, and access to basic necessities such as water, sanitation, electricity, cooking facilities, among others are presented in the succeeding tables.

1) Primary Source of Household Income

Primary household income refers to the combined income of household members in any economic activity. These may come in the form of employee remuneration, investments, pensions, and the like. These are categorized into land-based sources, wage-based, enterprise-based, and remittances. Land-based sources are those income-generating activities largely dependent on the productive potential of land, such as crop production, fish or aquaculture, livestock raising/production, etc. Wage-based incomes are cash payments paid to individuals in return for services rendered, while enterprise-based sources are those income-earning activities that the household or household members engage in that is not land-based nor wage-based. Remittance-based sources are those incomes sent to the household or household member/s from another location as a means to support household needs or expenses.

There are 235 persons primarily contributing to the household income. This means that there are about two household members who regularly contribute to the family income. Majority of these come from wage-based employment (74%), while the rest are from family-enterprises (11%), and remittance/pension/donation (11%). There are no households who derive primary income from land.

Table 3-11 Primary Source of Household Income

(Unit: Persons)

| Station | Gender | Land-based | Wage-Based | Enterprise Based | Remittance/Pension/ Donation | Total |
|----------------|--------|------------|------------|------------------|------------------------------|-------|
| FTI: Parañaque | Male | 0 | 96 | 17 | 11 | 124 |
| | Female | 0 | 77 | 20 | 14 | 111 |
| | Total | 0 | 173 | 37 | 25 | 235 |
| | % | 0% | 74% | 16% | 11% | 100% |

Source: JICA Study Team

2) Location of Primary Source of Income

In terms of location, most of those engaged in wage-based sources are employed in other cities/municipalities while enterprise-based sources are conducted in their own residences. For those who rely on remittances and pensions, eight are sourced overseas while the rest are sourced locally.

Table 3-12 Location of Primary Source of Household Income

(Unit: Household)

| Station | Own Residence/House | Within Neighborhood/Barangay | Near Brgy | Other City/Municipality | Overseas | No Definite Area | Others | NR | Total |
|-------------------------|---------------------|------------------------------|-----------|-------------------------|----------|------------------|--------|----|-------|
| FTI: Parañaque | 19 | 25 | 24 | 140 | 10 | 16 | 0 | 1 | 235 |
| % | 8% | 11% | 10% | 60% | 4% | 7% | 0% | 0% | 100% |
| <i>Land Based</i> | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| <i>Wage Based</i> | 2 | 17 | 22 | 121 | 2 | 8 | 0 | 1 | 173 |
| <i>Enterprise Based</i> | 17 | 6 | 1 | 7 | 0 | 6 | 0 | 0 | 37 |
| <i>Remittance-Based</i> | 0 | 2 | 1 | 12 | 8 | 2 | 0 | 0 | 25 |

Source: JICA Study Team

3) Secondary Sources of Household Income

There are 38 persons reported to have secondary sources of income. Secondary sources of income are helpful when there are issues with the primary income. Half of these come from enterprises (50%) while the rest are from remittance/pensions (34%) and wage-based (13%).

Table 3-13 Secondary Sources of Household Income

(Unit: Persons)

| Station | Gender | Land-based | Wage-Based | Enterprise Based | Remittance/Pension/ Donation | Total |
|-----------------------|--------|------------|------------|------------------|------------------------------|-------|
| FTI: Parañaque | Male | 0 | 3 | 11 | 6 | 20 |

| | | | | | | |
|--|--------|----|-----|-----|-----|------|
| | Female | 1 | 2 | 8 | 7 | 18 |
| | Total | 1 | 5 | 19 | 13 | 38 |
| | % | 3% | 13% | 50% | 34% | 100% |

Source: JICA Study Team

4) Location of Secondary Sources of Household Income

Most of these secondary sources of income are found in the households' own residences (34%). Some are located in other cities/municipalities (24%), within the neighborhood (11%), near barangays (11%), while others have no definite area (11%). There are two remittance-based incomes which are sourced overseas.

Table 3-14 Location of Secondary Sources of Household Income

(Unit: Person)

| Station | Own Residence/ House | Within Neighborhood / Brgy | Near Brgy | Other City/ Municipality | Overseas | No Definite Area | Others | No Response | Total |
|-------------------------|-------------------------|----------------------------------|-----------|-----------------------------|----------|---------------------|--------|-------------|-------|
| Parañaque | 14 | 4 | 4 | 9 | 2 | 4 | 0 | 1 | 38 |
| % | 37% | 11% | 11% | 24% | 5% | 11% | 0% | 3% | 100% |
| <i>Land Based</i> | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| <i>Wage Based</i> | 0 | 3 | 0 | 2 | 0 | 0 | 0 | 0 | 5 |
| <i>Enterprise Based</i> | 14 | 0 | 1 | 3 | 0 | 0 | 0 | 1 | 19 |
| <i>Remittance</i> | 0 | 1 | 2 | 4 | 2 | 4 | 0 | 0 | 13 |

Source: JICA Study Team

5) Monthly Household Income (All Sources)

Based on the poverty threshold in NCR, a family of five needs Php 10,420⁴ per month to meet their food and non-food needs. When all income sources are combined, 4% of the households have a reported household income that fall within or below the poverty threshold. Most of the households have a reported monthly household income ranging from Php30,000-Php49,999 (34%) while 27% have declared household incomes of Php50,000 and above.

Table 3-15 Monthly Household Income (All Sources)

(Unit: Household)

| Income Bracket | Total HH | % |
|-----------------------|----------|-----|
| Below Php2,000 | 0 | 0% |
| Php 2,000-Php3,999 | 0 | 0% |
| Php4,000- Php5,999 | 2 | 2% |
| Php 6,000-Php7,999 | 1 | 1% |
| Php8,000-Php 9,999 | 0 | 0% |
| Php 10,000-Php11,999 | 1 | 1% |
| Php12,000-Php 15,999 | 12 | 11% |
| Php 16,000-Php 19,999 | 9 | 8% |
| Php 20,000-Php24,999 | 11 | 10% |

⁴ Based on the calculated Php25,007 annual per capita poverty threshold in NCR as determined by PSA.

| Income Bracket | Total HH | % |
|-----------------------|------------|-------------|
| Php25,000-Php29,999 | 9 | 8% |
| Php30,000 -Php 49,999 | 38 | 34% |
| Php50,000-& Above | 30 | 27% |
| No answer | 0 | 0% |
| Total | 113 | 100% |

Source: JICA Study Team

6) Monthly Household Expenditure

The table below lists down the categories of regular expense items of households and the average amount spent per category. These include rent for house/room or land, tax, food, non-food items/groceries, light, water, education, communication, transportation, recreation, and health.

Table 3-16 Monthly Household Expenditure

(Unit: Household)

| Average Monthly Expense | No. of HHs Reporting | Monthly Average Expense | % |
|------------------------------|----------------------|-------------------------|-------------|
| Rent (Land) | 1 | 0 | 0% |
| Rent (House/Room) | 49 | 6,914 | 14% |
| Tax | 24 | 2,217 | 5% |
| Food | 113 | 9,905 | 20% |
| Non-Food Items/Groceries | 110 | 2,718 | 6% |
| Light | 105 | 2,452 | 5% |
| Water | 103 | 693 | 1% |
| Education | 58 | 4,608 | 9% |
| Telephone, CP, etc. | 99 | 1,285 | 3% |
| Transportation | 99 | 3,962 | 8% |
| Recreation | 52 | 4,634 | 9% |
| Health | 58 | 3,706 | 8% |
| Total Average Expense | 890 | 48881 | 100% |

Source: JICA Study Team

7) Access to Water

Most of the surveyed households have their own piped water connection at home (62%) while 38% access through a shared connection with their neighbor or community faucet (38%).

Table 3-17 Access to Water

(Unit: Household)

| Station | Access to Water |
|---------|-----------------|
|---------|-----------------|

| | Maynilad/ Manila Water (Piped Connection) | Shared with Neighbor (Community Faucet) | Deep well | Shallow Well | Buy from Water Vendors | Others | N/R | Total |
|----------------|---|--|--------------|-----------------|---------------------------------|--------|-----|-------|
| FTI: Parañaque | 70 | 43 | 0 | 0 | 0 | 0 | 0 | 113 |
| % | 62% | 38% | 0% | 0% | 0% | 0% | 0% | 100% |

Source: JICA Study Team

8) Access to Sanitation Facilities

Majority of the households have water-sealed toilets inside their houses (96%) while the rest access the communal/barangay toilet (4%).

Table 3-18 Access to Sanitation Facilities

(Unit: Household)

| Station | Access to Sanitation | | | | | | |
|----------------|------------------------|-------------|---------------------------------|--------------|--------|-----|-------|
| | Toilet Inside House | Open Pit | Communal/ Barangay Toilet | No Toilet | Others | N/R | Total |
| FTI: Parañaque | 108 | 0 | 5 | 0 | 0 | 0 | 113 |
| % | 96% | 0% | 4% | 0% | 0% | 0% | 100% |

Source: JICA Study Team

9) Access to Electricity

More than half of the households have their own electric meter for electricity (58%) while others share connection with neighbors (42%). There is one household who reported having no power connection at all.

Table 3-19 Access to Electricity

(Unit: Household)

| Station | Access to Electricity | | | | | | |
|----------------|-----------------------|----------------------|-----------------------|------------------|--------|-----|-------|
| | Own Electric Meter | Shared Connection | Illegal Connection | No Connection | Others | N/R | Total |
| FTI: Parañaque | 65 | 47 | 0 | 1 | 0 | 0 | 113 |
| % | 58% | 42% | 0% | 1% | 0% | 0% | 100% |

Source: JICA Study Team

10) Cooking Facility

For cooking, majority of the households use liquefied petroleum gas (95%), while others use either charcoal (3%), or share gas with neighbors (2%) as in the case of renters.

Table 3-20 Cooking Facility

(Unit: Household)

| Station | Cooking Facility | | | | | | | | |
|-------------------|------------------|----------|------|-------------|----------|--------------|------|----------------|----------|
| | Gas | Kerosene | Wood | Electricity | Charcoal | Share Gas | None | No Response | Total |
| FTI: Parañaque | 107 | 0 | 0 | 0 | 3 | 2 | 0 | 1 | 113 |
| | 95% | 0% | 0% | 0% | 3% | 2% | 0% | 1% | 100 % |

Source: JICA Study Team

11) Financial Institution Membership

Financial institutions can be a form of a lifeline for households in times of economic or social needs. The table below shows the various government and other financial institutions that households are members of. It can be noted that not all households have availed of memberships in these institutions.

Table 3-21 Financial Institution Membership

(Unit: Household)

| Station | Financial Institutions | | | | | | | | Total |
|----------------|------------------------|------|-----|------|------------|----|--------|------|-------|
| | Pag-Ibig | GSIS | SSS | Coop | Philhealth | MF | Others | None | |
| FTI: Parañaque | 76 | 3 | 103 | 0 | 90 | 0 | 0 | 7 | 279 |
| % | 27% | 1% | 37% | 0% | 32% | 0% | 0% | 4% | 100% |

Note: This table is based on a multiple response.

Source: JICA Study Team

3.1.4 Current Residence and Preference for Resettlement

1) No. of years in Current Location

Most of the households in Parañaque have reportedly been in the current area for quite some time. More than a third of the households have been in their current location for more than 20 years (36%) while others have stayed for 1-5 years (22%), 6-10 years (13%), 11-15 years (16%), and 16-20 years (4%). Only 6% of the households have stayed for less than a year. Three of the respondents did not provide any information regarding the length of their stay in the area.

Table 3-22 No. of Years in Current Location

(Unit: Household)

| 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 | |
| FTI: Parañaque | 7 | 25 | 15 | 18 | 4 | 41 | 3 | 113 |
| % | 6% | 22% | 13% | 16% | 4% | 36% | 3% | 100% |

Source: JICA Study Team

2) Place of Previous Residence

When asked about their previous residence prior to their current location, almost half (48%) have reportedly stayed in the same barangay while the rest were in the same city (7%), somewhere within Metro Manila (7%), or in other cities (12%). There are also those who said that the question is not applicable as they have not lived in other areas other than their current residence (8%).

Table 3-23 Place of Previous Residence

(Unit: Household)

| Station | Place prior to current location | | | | | | Total |
|----------------|---------------------------------|---------|--------------|------------|--------|-----|-------|
| | Same Barangay | In City | Metro Manila | Other City | Others | N/A | |
| FTI: Parañaque | 54 | 8 | 8 | 13 | 21 | 9 | 113 |
| % | 48% | 7% | 7% | 12% | 19% | 8% | 100% |

Source: JICA Study Team

3) Reason for Establishing Residence in Current Location

Economic and social reasons mostly dictate the households' choice for establishing residence in the area. The topmost reason for almost half of the households is proximity to the workplace (46%). This is followed by both proximity to livelihood and family ties (22%), family ties and marriage (12%), family ties alone (7%), near church (1%), and both family ties and near school (4%).

Table 3-24 Reason for Establishing Residence in Current Location

(Unit: Household)

| Station | Reason for Establishing Residence in the Current Location | | | | | | | | |
|-----------------------|---|----------|-----------|----------|-----------|----------|----------|----------|------------|
| | A | B | C | D | E | F | NA | NR | Total |
| FTI: Parañaque | 52 | 8 | 25 | 1 | 14 | 4 | 9 | 0 | 113 |
| % | 46% | 7% | 22% | 1% | 12% | 4% | 8% | 0% | 100% |

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

Source: JICA Study Team

4) PAHs Previously Displaced Due to Resettlement, Demolition, or Government Infrastructure Project

There are three households in the area who have been previously displaced by a resettlement, demolition or Government Infrastructure Project.

Table 3-25 PAHs Previously Displaced Due to a Resettlement, Demolition, or Government Infrastructure Project

(Unit: Household)

| Station | Yes | No | Total |
|-----------------------|-----|-----|-------|
| FTI: Parañaque | 3 | 110 | 113 |
| % | 3% | 97% | 100% |

Source: JICA Study Team

5) Previously Displaced PAHs who have Availed of Government Housing Programs

Of the three households who have been previously displaced, two have admitted to having availed of government housing programs while one did not.

Table 3-26 Previously Displaced Households Who Have Availed of Government Housing Programs

(Unit: Household)

| Station | Yes | No | N/A | Total |
|-----------------------|-----|----|-----|-------|
| FTI: Parañaque | 2 | 1 | 110 | 113 |

| | | | | |
|---|----|----|-----|------|
| % | 2% | 1% | 97% | 100% |
|---|----|----|-----|------|

Source: JICA Study Team

6) Type of Housing Project Availed

The two households who have availed of government housing projects indicated that these are through NHA.

Table 3-27 Type of Housing Project Availed

(Unit: Household)

| Station | Type of Housing Project | | | | | | | | | |
|-----------------------|-------------------------|-----------|------------------|-------------|----------|------------------------------|----------|------------|----------|------------|
| | NHA Resettlement | SHF C CMP | Pag-ibig Housing | LGU Housing | DSWD | Other Gov't Housing Projects | Other | NA | NR | Total |
| FTI: Parañaque | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 111 | 0 | 113 |
| % | 2% | 0% | 0% | 0% | 0% | 0% | 0% | 98% | 0% | 100% |

Source: JICA Study Team

3.2 Profile of Affected Businesses

Among the affected PAPs are thirty (30) business establishments which are operating in the area. The information gathered from these businesses include type of ownership, no. of years in businesses, type of operation, tenurial status, income, and employee information.

1) Type of Business Ownership

Single proprietorship (87%) is the common type of affected businesses in the area. The rest are corporation (3%), association (3%), and others (7%). Of those under a single proprietorship, more than half (57%) owned by males while 42% are owned by females.

Table 3-28 Type of Business Ownership

(Unit: Business)

| Station | Type of Business Ownership | | | | | | | | | |
|-----------------------|----------------------------|-------------|-------------|-------------|-------------|-----------------------|---------------------------------|----------|----------|-----------|
| | Single Proprietorship | Partnership | Corporation | Cooperative | Association | Government (Non-Corp) | Government Owned and Controlled | Others | NR | Total |
| FTI: Parañaque | 26 | 0 | 1 | 0 | 1 | 0 | 0 | 2 | 0 | 30 |
| % | 87% | 0% | 3% | 0% | 3% | 0% | 0% | 7% | 0% | 100% |
| Male | 15 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 17 |
| Female | 11 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 13 |

Source: JICA Study Team

2) Number of Years in Business

Most of businesses have been in operation for 6-10 years (40%). This is followed by those in operation for 1-5 years (33%). Businesses operating for 11-15 years and 16-20 years account for 10% and 7% respectively. Seven percent of the businesses are in operation for more than 20 years while 3% are less than 1 year.

Table 3-29 No. of Years in Business

(Unit: Business)

| STATION | No of Years | | | | | | | Total |
|------------------|-------------|-----------|-----------|-----------|-----------|----------|-------------|-----------|
| | < 1 year | 1-5 yr. | 6-10 yr. | 11-15 yr. | 16-20 yr. | 20+ yr. | No Response | |
| Parañaque | 1 | 10 | 12 | 3 | 2 | 2 | 0 | 30 |
| % | 3% | 33% | 40% | 10% | 7% | 7% | 0% | 100% |

Source: JICA Study Team

3) Type of Business Operation

The table below reflects the type of operation of the affected businesses. These include house rental (47%), trading (17%), personal services (10%), bank/church/school (10%), manufacturing (3%), restaurant/fast-food/eatery (3%), home industry (3%), commercial space rental (3%), and brgy bldg. (3%).

Table 3-30 Type of Business Operation

(Unit: Business)

| Station | Trading | Manufacturing | Restaurant/ Fast Food/ Eatery | Personal Services | Home Industry | House Rental | Commercial Space | Brgy./Office Bldg | Bank/Church/ | Total |
|----------------|---------|---------------|-------------------------------------|-------------------|---------------|--------------|------------------|-------------------|--------------|-------|
| FTI: Parañaque | 5 | 1 | 1 | 3 | 1 | 14 | 1 | 1 | 3 | 30 |
| % | 17% | 3% | 3% | 10% | 3% | 47% | 3% | 3% | 10% | 100% |

Source: JICA Study Team

4) Type of Business License/Permit

Out of the 30 surveyed businesses, twenty (20 or 65%) have claimed to have the necessary licenses/permit to operate. Among the documents they cited are DTI Registration (15%), SEC Registration (5%), BIR (5%), Barangay Permit (25%), and Mayor's Permit (15%). Thirty-five percent of the businesses are not registered in any of the government institutions.

Table 3-31 Type of Business License/Permit

(Unit: Business)

| Station | Types of Permit and Licenses for Registered Businesses (Multiple Response) | | | | | Number of Registered Businesses | Not Registered Businesses | Total |
|----------------|--|-----|-----|-----------------|----------------|---------------------------------|---------------------------|-------|
| | DTI | SEC | BIR | Barangay Permit | Mayor's Permit | | | |
| FTI: Parañaque | 7 | 1 | 3 | 13 | 6 | 20 | 10 | 30 |
| % | 15% | 5% | 5% | 25% | 15% | 65% | 35% | 100% |

Source: JICA Study Team

5) Tenurial Status

Of the 30 surveyed businesses, 70% own the structure that they occupy while the rest are Tenant/Renter/Lessee (23%) or Rent-Free Occupant (7%).

Table 3-32 Tenurial Status of Affected Businesses

(Unit: Business)

| Station | Structure Owner | Occupancy Arrangement of Non-Structure Owners | | | | | | Total |
|----------------|-----------------|---|--------------------|------------|--------|-----------------------------|----|-------|
| | | Tenant/ Renter/ Lessee | Rent Free Occupant | Care taker | Sharer | Occupied Without Permission | NR | |
| FTI: Parañaque | 21 | 7 | 2 | 0 | 0 | 0 | 0 | 30 |
| % | 70% | 23% | 7% | 0% | 0% | 0% | 0% | 100% |

Source: JICA Study Team

6) Monthly Rental Rate of Renters/Lessee

The average monthly rental rate among structure renters/lessees is pegged at Php27,513.50.

Table 3-33 Average Monthly Rental Rate of Renters/Lessees

(Unit: Business)

| Station | Average Monthly Rental Rate |
|----------------|-----------------------------|
| FTI: Parañaque | 27,513.50 |

Source: JICA Study Team

7) Gross Monthly Income of Businesses

Of the 30 affected businesses, only 22 have indicated the range of their gross monthly incomes. Most of the businesses have incomes ranging from Php10,000-Php20,000 (40%). The rest have indicated incomes below Php10,000 (17%), Php41,000 to Php50,000 (10%), Php60,000-Php100,000 (3%), and Php100,000-Php500,000.

Table 3-34 Gross Monthly Income of Businesses

(Unit: Business)

| 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 | N/R | N/A | | |
| FTI: Parañaque | 5 | 12 | 0 | 3 | 0 | 1 | 1 | 0 | 4 | 4 | 30 | 34,432 |
| % | 17% | 40% | 0% | 10% | 0% | 3% | 3% | 0% | 13% | 13% | 100% | |

Source: JICA Study Team

8) Number of Employees

Only 7 out of 30 businesses have provided information regarding their employees. The total number of employees as declared by seven employers is 40.

Table 3-35 No. of Employees

(Unit: Business)

| Station | No of Employees | | |
|----------------|------------------------------------|--|------------------------------|
| | Actual No. of Employers Documented | No. of Respondents Declaring Number of Employees | Number of Employees Declared |
| FTI: Parañaque | 30 | 7 | 40 |

Source: JICA Study Team

9) Average Monthly Salary of Employees

Of the 40 declared employees, majority of these are rank and file (80%). Employees under the senior management role comprise of 10% while mid-level management employees comprise 10%. Senior management employees reportedly have an average monthly salary of Php25,000, while mid-level management employees earn Php10,000 and Php9,619 for the rank and file. On the average, the monthly salary of employees for all levels amount to Php14,940.

Table 3-36 Average Monthly Salary of Employees

(Unit: Business)

| Station | LEVEL | Number of Employees Covered | Average Monthly Salary (Php) |
|----------------|----------------------|-----------------------------|------------------------------|
| FTI: Parañaque | Senior Management | 4 | 25,000 |
| | Mid-Level Management | 4 | 10,200 |
| | Rank and File | 32 | 9,619 |
| | Total | 40 | 14,940 |

Source: JICA Study Team

3.3 Land Asset of Surveyed PAPs

This section presents the land and asset ownership of PAPs disaggregated by Households, Business/Institution, and Landowners whose only affected asset is land. Variables such as number and use of structures, ownership of land, proof of ownership, and payment of real property tax are discussed in the succeeding tables.

1) Ownership of Land

In terms of land ownership, only 34% of the households own the land where their structures are located. Land ownership is higher among surveyed businesses with 67% and 100% among landowners with no affected structure in the surveyed land.

Table 3-37 Ownership of Land

| Station | Category | Ownership of Land | | |
|----------------|----------------------|-------------------|-----|-------|
| | | Yes | No | Total |
| FTI: Parañaque | Household | 38 | 75 | 113 |
| | Business/Institution | 10 | 5 | 15 |
| | Land Only | 6 | 0 | 6 |
| | Total | 54 | 80 | 134 |
| | % | 40% | 60% | 100% |

Source: JICA Study Team

2) Valid/Legal Document to Prove Land Ownership

Among the 54 PAPs who claimed to own the land, only one business has no document as proof of ownership.

Table 3-38 Valid/Legal Document to Prove Land Ownership

| Station | Category | With Proof of Ownership? | | |
|----------------|----------------------|--------------------------|----|-------|
| | | Yes | No | Total |
| FTI: Parañaque | Household | 38 | 0 | 38 |
| | Business/Institution | 9 | 1 | 10 |

| | | | | |
|--|-----------|-----|----|------|
| | Land Only | 6 | 0 | 6 |
| | Total | 53 | 1 | 54 |
| | % | 98% | 2% | 100% |

Source: JICA Study Team

3) Type of Proof of Land Ownership

Foremost among the documents that landowners mentioned as proof of land ownership is the Original Certificate of Title/Transfer Certificate of Title (94%). The rest said that they have tax certificates (2%) among others (4%).

Table 3-39 Type of Document as Proof of Land Ownership

| Station | Proof of Ownership | | | | | | | |
|----------------|--------------------|-----|---------------|----------|---------------------|------|-----|-------|
| | Title | Tax | Deed/Mortgage | Contract | Others (SHFC - CMP) | None | N/R | Total |
| FTI: Parañaque | 51 | 1 | 0 | 0 | 2 | 0 | 0 | 54 |
| % | 94% | 2% | 0% | 0% | 4% | 0% | 0% | 100% |

Source: JICA Study Team

4) Payment of Real Property Tax

When asked if they are paying real property tax for their lands and/or structures, only 37% of property owners replied in the affirmative, 4% said no while 59% said that it is not applicable as they do not own the land and/or structure that they are occupying.

Table 3-40 Payment of Real Property Tax

| Station | Category | Payment of Real Property Tax (RPT) | | | |
|-----------|----------------------|------------------------------------|----|-----|-------|
| | | Yes | No | N/A | Total |
| Parañaque | Household | 37 | 3 | 73 | 113 |
| | Business/Institution | 8 | 1 | 6 | 15 |
| | Land Only | 5 | 1 | 0 | 6 |
| | Total | 50 | 5 | 79 | 134 |
| | % | 37% | 4% | 59% | 100% |

Source: JICA Study Team

5) Lots Currently Loaned/Mortgaged to Bank/Private Entity

Among the lands owned by the PAPs, none are currently loaned/mortgaged to a bank or private entity.

Table 3-41 Lots Currently Loaned/Mortgaged to Bank/Private Entity

| Station | If lot is mortgaged | | | | |
|----------------|---------------------|-----|-----|----|-------|
| | Yes | No | N/A | NR | Total |
| FTI: Parañaque | 0 | 50 | 83 | 1 | 134 |
| % | 0% | 37% | 62% | 1% | 100% |

3.4 Project Perception and Awareness

This section presents the awareness of PAPs on the Project, perceived project benefits, issues and concerns, recommendations to address issues and concerns, support to the project, and preferences for livelihood support and assistance.

1) Awareness of the Project

Majority of the PAPs indicated that they are aware of the project (97%) while only 3% are not aware which are all household respondents.

Table 3-42 Awareness of MMSP

| Station | Awareness of MMSP | | |
|----------------|-------------------|----|-------|
| | Yes | No | Total |
| FTI: Parañaque | 130 | 4 | 134 |
| % | 97% | 3% | 100% |

Source: JICA Study Team

2) Perceived Project Benefits

Multiple responses were gathered from PAPs when asked about their perception of the benefits that will be gained from the project. Among the project benefits cited by the respondents include: improve comfort and convenience to passengers and car owners (34%); reduce traffic jam (25%); improve access to work place/office (19%); improve access to social amenities such as schools, hotels, recreation, and hospitals (15%); increase the value of commercial and residential properties (2%); and open up opportunities for work and business (2%).

Table 3-43 Perceived Project Benefits

| Station | Perceived Project Benefits | | | | | | | | |
|----------------|----------------------------|-----|-----|-----|----|----|--------|-----|-------|
| | A | B | C | D | E | F | Others | N/R | Total |
| FTI: Parañaque | 66 | 87 | 38 | 49 | 5 | 5 | 0 | 9 | 259 |
| % | 25% | 34% | 15% | 19% | 2% | 2% | 0% | 3% | 100% |

Note: A - Will reduce the traffic jam, B - Will improve comfort and convenience to passengers and car owners, C - Project will improve access to social amenities such as schools, hotels, recreational, and hospital, D - Will improve access to work place/office, E - Value of commercial and residential properties will increase, F - Will open opportunities for work and business.

Source: JICA Study Team

3) Issues and Concerns

Multiple responses were also gathered from PAPs when they were asked regarding the issues and concerns that they have for the project. Foremost among the issues and concerns that they expressed is that their houses will be demolished/they will be relocated to another area (69%). This is followed by the concern that their businesses will be negatively affected (16%). Other issues/concerns cited are: the business will be relocated to another area (4%), living environment in the area will get worse because of noise and vibration (3%); value of commercial and residential properties will decrease (1%), among others.

Table 3-44 Issues and Concerns

| Station | Issues and Concern | | | | | | | |
|--|--------------------|----|-----|----|----|--------|-----|-------|
| | A | B | C | D | E | Others | N/R | Total |
| FTI: Parañaque | 112 | 7 | 26 | 5 | 1 | 6 | 5 | 162 |
| % | 69% | 4% | 16% | 3% | 1% | 4% | 3% | 100% |
| <i>Note: A - My house will be demolished/We will be relocated to another area , B - My shop will be relocated C - My business will be negatively affected, D - Living environment in the area will get worse because of noise and vibration, E - Value of commercial and residential properties will decrease.</i> | | | | | | | | |

Source: JICA Study Team

4) Support for the Project

Despite the issues and concerns that the PAPs cited, majority (84%) expressed support for the project, 11% do not support the project while 5% did not offer information.

Table 3-45 Support for the Project

| Station | Do you support the proposed project? | | | |
|-----------------------|--------------------------------------|-----|-----|-------|
| | Yes | No | N/R | Total |
| FTI: Parañaque | 112 | 15 | 7 | 134 |
| % | 84% | 11% | 5% | 100% |

Source: JICA Study Team

5) Recommendations to Address Issues and Concerns

Recommendations were gathered from PAPs to address their issues and concerns regarding the project. Multiple responses were recorded and categorized as follows: compensation (25%); resettlement site (23%); financial assistance (18%); resettlement house/structure (11%); and livelihood (8%).

Table 3-46 Recommendations to address issues and Concerns

| Station | Recommendations to Address Issues and Concerns | | | | | | | | |
|-----------------------|--|----|----|----|----|----|--------|-----|-------|
| | A | B | C | D | E | F | Others | N/R | Total |
| FTI: Parañaque | 13 | 51 | 37 | 17 | 48 | 23 | 5 | 14 | 208 |

| | | | | | | | | | |
|--|----|-----|-----|----|-----|-----|----|----|------|
| % | 6% | 25% | 18% | 8% | 23% | 11% | 2% | 7% | 100% |
| <i>Note: A - Project Design , B - Compensation C - Financial Assistance, D – Livelihood, E- Resettlement Site, F- Resettlement House/Structure</i> | | | | | | | | | |

Source: JICA Study Team

6) Preferred Livelihood Assistance

PAPs' preference for livelihood assistance are in the form of financial assistance in finding new employment (38%); replacement land/business structure (18%); job/employment within the current sector (15%); any job/employment (15%); and vocational/skills training (4%).

Table 3-47 Preferred Livelihood Assistance

| Station | Preferred Livelihood Assistance | | | | | | | |
|--|---------------------------------|-----|-----|-----|----|--------|-----|-------|
| | A | B | C | D | E | Others | N/R | Total |
| FTI: Parañaque | 26 | 25 | 64 | 30 | 7 | 12 | 5 | 169 |
| % | 15% | 15% | 38% | 18% | 4% | 7% | 3% | 100% |
| <i>Note: A - Job/employment within the current sector, B - Any job/employment C - Financial assistance in finding new employment, D – Replacement land/business structure, E- Vocational/Skills Training</i> | | | | | | | | |

Source: JICA Study Team

7) Preferred Location for Employment or New Business

In terms of location for employment or new business, PAPs expressed preference in any barangay within Paranaque (37%), somewhere within Metro Manila (25%), within the current barangay (15%), near the resettlement site (15%), in other provinces (4%), or in any city within the same province (1%).

Table 3-48 Preferred Location for Employment or New Business

| Station | Preferred Location for Employment or New Business | | | | | | | | |
|--|---|-----|----|-----|----|-----|----|-----|-------|
| | A | B | C | D | E | F | G | N/R | Total |
| FTI: Parañaque | 20 | 50 | 1 | 20 | 5 | 34 | 0 | 4 | 134 |
| % | 15% | 37% | 1% | 15% | 4% | 25% | 0% | 3% | 100% |
| <i>Note: A - Current barangay, B - Any barangay within current city C - Any city within same province, D – Near resettlement site, E- Other province, F- Metro Manila, G- Abroad/Outside the country</i> | | | | | | | | | |

Source: JICA Study Team

8) Current Skills/Expertise

The table below lists down the current skills/enterprise of the PAPs which could serve as a guide in providing employment, vocational/skills training, or business enterprise. These include: personal services (20%); computer (13%); food preparation/technology (11%); construction (10%); electronic/electrical (8%); design/arts (6%); automotive (6%); clerical (4%); sales (4%); dressmaking (4%); hotel/restaurant (3%); health (1%); among others.

Table 3-49 Current Skills/Expertise

| Station | Current skills/expertise | | | | | | | | | | | | | | |
|--|--------------------------|-----|----|----|----|-----|----|----|----|-----|----|----|--------|-----|-------|
| | A | B | C | D | E | F | G | H | I | J | K | L | Others | N/R | Total |
| FTI: Parañaque | 16 | 17 | 4 | 9 | 12 | 21 | 1 | 6 | 7 | 32 | 10 | 7 | 2 | 14 | 158 |
| % | 10% | 11% | 3% | 6% | 8% | 13% | 1% | 4% | 4% | 20% | 6% | 4% | 1% | 9% | 100% |
| <i>Note: A - Construction related, B - Food Preparation/Technology C - Hotel/Restaurant related, D – Automotive related, E- Electronic/Electrical related, F- Computer related, G- Health related, H- Clerical related, I - Sales related, J- Personal Services related, K- Design/Arts related, L- Dressmaking related.</i> | | | | | | | | | | | | | | | |

Source: JICA Study Team

9) Preferred Vocational Skills Training

Reflected in the table below are the preferred vocational skills training of PAPs which are somehow related to their current skills/enterprise. These include: personal services (18%); food preparation/technology (14%); computer (10%); construction (9%); automotive (7%); electronic/electrical (5%); sales (5%); dressmaking (5%); hotel/restaurant (4%); clerical (2%), health (1%); and design/arts (1%).

Table 3-50 Preferred Vocational Skills Training

| Station | Preferred Vocational Skills Training | | | | | | | | | | | | | | |
|--|--------------------------------------|-----|----|----|----|-----|----|----|----|-----|----|----|--------|-----|-------|
| | A | B | C | D | E | F | G | H | I | J | K | L | Others | N/R | Total |
| FTI: Parañaque | 15 | 24 | 7 | 12 | 9 | 18 | 1 | 4 | 9 | 31 | 2 | 9 | 21 | 14 | 176 |
| % | 9% | 14% | 4% | 7% | 5% | 10% | 1% | 2% | 5% | 18% | 1% | 5% | 12% | 8% | 100% |
| <i>Note: A - Construction related, B - Food Preparation/Technology C - Hotel/Restaurant related, D – Automotive related, E- Electronic/Electrical related, F- Computer related, G- Health related, H- Clerical related, I - Sales related, J- Personal Services related, K- Design/Arts related, L- Dressmaking related.</i> | | | | | | | | | | | | | | | |

Source: JICA Study Team

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, informal settlers and those who are indirectly affected by the project alignment during construction). The entitlement matrix formulation was 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 resettlement is necessary, resettlement 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 |
|--|--|---|---|--|
| <p>I. PRIVATE and ALIENABLE & DISPOSABLE (A&D) PUBLIC LANDS</p> | <p>A-1. NEGOTIATED SALE: SEVERELY AFFECTED</p> <p>More than 80% of the total landholding is lost</p> <p>OR</p> <p>The Remaining landholding is no longer economically viable</p> <p>OR</p> <p>The property owner opted not to keep the remaining area</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.) 141¹⁰ 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/her and his/her predecessors' open and continuous possession of the property for at least 30 years; with Certification from the Department of Environment and Natural Resources (DENR) that the land is alienable and disposable; and other documents that may show proof of ownership (Sec. 6 par. 6.12 of RA 10752 IRR) | <p>Package I</p> <p>1. Subject to availability, provision of land (must be equivalent to size of entire landholding⁵) already owned by the government</p> <p>OR</p> <p>Package II</p> <p>1. Provision of replacement land (of equivalent value) preferably of the PAP's choice and willing landowner (seller) to be acquired by DOTr, the LGU, or other relevant government agency</p> <p>OR</p> <p>Package III</p> <p>1. 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 Real Property Tax (RPT) arrears. AND Option to sell the remaining portion of affected landholding to the government⁷</p> | <p>Department of Transportation (DOTr)</p> |

⁵ The size of the land depends on its market value or price. The exchange of land shall be done on a "value-for-value" basis. The properties being exchanged should be equivalent in market value or price.

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

⁷ Source: Table 3.1, World Bank Involuntary Resettlement Sourcebook 2004

¹⁰ For the MMSP, there are no PAPs who are original patent holders of lands granted through Commonwealth Act No. 141.

| Type of Loss | Application | Entitled Person | Compensation & Entitlement | Responsible Organization |
|--------------|--|---|---|--------------------------|
| | <p>OR</p> <p>The property is of no use due to unavailability of right-of-way access (landlocked)</p> | <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 (of equivalent value) preferably of the PAP's choice and willing landowner (seller) 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 | |

| Type of Loss | Application | Entitled Person | Compensation & Entitlement | Responsible Organization |
|--------------|-------------|--|---|--------------------------|
| | | | <p>current market value, free of taxes, including CGT, DST, transfer tax, and registration fees except RPT arrears. AND Option to sell remaining portion of affected landholding to the government⁸</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</p> <p>OR</p> <p>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 | <ol style="list-style-type: none"> Cash compensation (less the amount that the PAP's amortization balance to the shelter agency) for loss of land at full replacement cost:⁹ computed at current market value, free of taxes, including CGT, DST, transfer tax, and registration fees, except RPT 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, etc) Cash compensation of Rehabilitation Assistance equivalent to minimum daily wage multiplied by 60 days | |

⁸ Source: Table 3.1, World Bank Involuntary Resettlement Sourcebook 2004

⁹ 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>5. Cash compensation to cover cost of reconnecting the facilities such as water and power.</p> <p>NOTE: The exchange shall be done on a “value-for-value” basis, <i>i.e.</i>, the properties being exchanged are equivalent to market value or price, and the private property owner and the IA which are parties to the exchange or barter agreement shall be subject to applicable CGT and DST in accordance with BIR rules and regulations. (RA 10752 IRR, Section 9)</p> | |
| | | <ul style="list-style-type: none"> PAPs who are original patent holders of lands granted through Commonwealth Act (C.A.) No. 141¹⁰ 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 thereafter¹¹ 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> | |

¹⁰ Commonwealth Act No. 141 is the “Act to Amend and Compile the Laws Relative to Lands of the Public Domain.” Its short title is the “Public Land Act.” Enacted in 1936, it is the General Law governing the classification, delimitation, survey and disposition of alienable lands of the public domain.

¹¹ PAPs who are original patent holders granted through Commonwealth Act No.141 are classified into two:
 Group 1 - Original patent holders whose land has not been subjected to government exercise of its lien
 Group 2 - Original patent holders whose land has been subjected to government exercise of its lien

A ROW strip within the patent land is reserved by the government for public use. This ROW is 20 meters wide (for patents granted prior to 1975) and 60 meters wide (for patents granted after 1975). Hence, for PAPs in Group 1, government will pay compensation for the ROW in the patent land (when government exercises its lien). For PAPs in Group 2, since government has previously exercised its lien on the patent land, no compensation will be made.

| Type of Loss | Application | Entitled Person | Compensation & Entitlement | Responsible Organization |
|--------------|---|---|--|--------------------------|
| | <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 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; with Certification from the Department of Environment and Natural Resources (DENR) that the land is alienable and disposable; and, other documents that may show proof of ownership (RA 10752 IRR, Sec. 6, par. 6.12) | <p>Package I</p> <ol style="list-style-type: none"> 1. 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"> 13. Provision of replacement land (of equivalent value) preferably of the PAP's choice and willing landowner (seller) 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"> 1. Cash compensation for loss of land at full replacement cost¹² computed at current market value, free of taxes, including CGT, DST, transfer tax and registration fees, except RPT arrears. | |

¹² 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 hold 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 (of equivalent value) preferably of the PAP's choice and willing landowner (seller) 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, 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> | |

| Type of Loss | Application | Entitled Person | Compensation & Entitlement | Responsible Organization |
|--------------|-------------|--|--|--------------------------|
| | | | <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 90 days</p> <p>12. Cash compensation to cover cost of reconnecting the facilities such as water and power</p> <p>NOTE: The exchange shall be done on a “value-for-value” basis, <i>i.e.</i>, the properties being exchanged are equivalent to market value or price and the private property owner and the IA which are parties to the exchange or barter agreement shall be subject to applicable CGT and DST in accordance with BIR rules and regulations. (RA 10752 IRR, Sec. 9)</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>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 (of equivalent value) preferably of the PAP’s choice and willing landowner (seller) 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 | |

| Type of Loss | Application | Entitled Person | Compensation & Entitlement | Responsible Organization |
|--------------|-------------|---|--|--------------------------|
| | | | <p>OR</p> <p>7. Cash compensation (less the amount that the PAP's amortization balance to the shelter agency) for loss of land at full replacement cost:¹³ computed at current market value, free of taxes, including CGT, DST, transfer tax, and registration fees, except RPT arrears.</p> <p>8. DOTr shall allow the PAPs to stay in acquired land for an agreed period to allow the PAPs enough time to resettle</p> <p>9. Assistance in availing replacement land thru CMP or other low-cost housing government programs (thru SSS, HDMF)</p> <p>10. Cash compensation of Rehabilitation Assistance equivalent to minimum daily wage multiplied by 60 days</p> <p>11. Cash compensation to cover cost of reconnecting the facilities such as water and power</p> <p>NOTE: The exchange shall be done on a "value-for-value" basis, i.e., the properties being exchanged are equivalent to market value or price and the private property owner and the IA which are parties to the exchange or barter agreement shall be subject to applicable CGT and DST in accordance with BIR rules and regulations. (RA 10752 IRR, Sec. 9)</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 | <p>1. 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</p> <p>2. See entitlement below for structures and improvements</p> <p>3. Financial assistance in accordance with E.O. 1035</p> <p>NOTE: In excess of government lien as specified above, follow other entitlements for PAPs who have full title</p> | |

¹³ 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>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 of 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; with Certification from the Department of Environment and Natural Resources (DENR) that the land is alienable and disposable; and, other documents that may show proof of ownership (RA 10752 IRR, Sec. 6, Par. 6.12) | <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. <ol style="list-style-type: none"> The assessed value for structures reflected in the Tax Declaration issued by the City Assessor shall be the basis of escrow deposit of affected structure if the replacement cost is not available due to the owner's refusal to accommodate the JDT survey team's conduct of DMS and BOQ valuation. 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. <ol style="list-style-type: none"> The assessed value for structures reflected in the Tax Declaration issued by the City Assessor shall be the basis of escrow deposit of affected structure if the replacement cost is not available due to the owner's refusal to accommodate the JDT survey team's conduct of DMS and BOQ valuation. 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 | |

| Type of Loss | Application | Entitled Person | Compensation & Entitlement | Responsible Organization |
|--------------|---|--|--|--------------------------|
| | | | <p>water and power</p> <p>4. At the end of the expropriation proceeding the DOTR will pay the necessary just compensation as ordered by the court</p> | |
| | | <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 | |
| | | <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</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 of 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 | <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. | DOTr |

| Type of Loss | Application | Entitled Person | Compensation & Entitlement | Responsible Organization |
|--------------|--|--|--|---|
| | viable. | <ul style="list-style-type: none"> • 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; with Certification from the Department of Environment and Natural Resources (DENR) that the land is alienable and disposable; and, other documents that may show proof of ownership (RA 10752 IRR, Sec. 6, Par. 6.12) • 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"> 1. No compensation for land 2. 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 of 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 | <ol style="list-style-type: none"> 1. 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. <ol style="list-style-type: none"> 1. The assessed value for structures reflected in the Tax Declaration issued by the City Assessor shall be the basis of escrow deposit of affected structure if the replacement cost is not available due to the owner's refusal to accommodate the JDT survey team's conduct of DMS and BOQ valuation. 2. At the end of the expropriation proceeding the DOTR will pay the | DOTR, Office of the Solicitor General (OSG), Judicial Court |

| Type of Loss | Application | Entitled Person | Compensation & Entitlement | Responsible Organization |
|--------------|--|--|---|--------------------------------|
| | | <p>predecessors' open and continuous possession of the property for at least 30 years; with Certification from the Department of Environment and Natural Resources (DENR) that the land is alienable and disposable; and other documents that may show proof of ownership (RA 10752 IRR, Sec. 6, Par. 6.12)</p> <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 | <p>necessary just compensation as ordered by the court</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"> 1. No compensation for land 2. Cash compensation for affected structures, improvements, crops, and trees, computed at replacement cost, as defined in R.A. 10752 and its IRR | |
| | <p>E. LEASE OF LAND DURING CONSTRUCTION</p> | <ul style="list-style-type: none"> • PAPs who have OCT/TCT/ Tax Declaration, other patents | <ol style="list-style-type: none"> 1. Negotiated market rental/lease rates 2. Cash compensation for affected structures/improvements 3. Restoration of land to previous condition | <p>Construction Contractor</p> |

| Type of Loss | Application | Entitled Person | Compensation & Entitlement | Responsible Organization |
|--------------|--|---|---|--------------------------|
| | <p>F. SUB-TERRANEAN EASEMENT AGREEMENT</p> <p>Loss of sub-terranean beneficial use but surface land remains 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 of 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; with Certification from the Department of Environment and Natural Resources (DENR) that the land is alienable and disposable; and, other documents that may show proof of ownership (RA 10752 IRR, Sec. 6, Par. 6.12) • 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 | <p>1. Cash compensation for affected portion of land computed at 20% of current market value with PAPs retaining ownership of land¹⁴</p> | <p>DOTr</p> |
| | | <ul style="list-style-type: none"> • PAPs who are original patent holders of lands granted through Commonwealth | <p>1. No compensation</p> | |

¹⁴ This compensation refers to the payment for the perpetual easement of ROW for the subterranean portions of the landowner's property required by the project. It is based on Section 11 of the Implementing Rules and Regulations (IRR) of Republic Act 10752, which states that "The easement price under Section 11a of this IRR shall be twenty percent (20%) of the market price of the land." The PAPs retain ownership of their property.

| Type of Loss | Application | Entitled Person | Compensation & Entitlement | Responsible Organization |
|---|---|---|---|--------------------------|
| | | Act (C.A.) No. 141 | | |
| | | <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 |
| | | <ul style="list-style-type: none"> PAPs who own machinery, as defined in Section 199 of the Local Government Code (LGC) of 1991¹⁵ and Article 290 | <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 replacement cost for functioning machineries and depreciated book value for non-functioning machineries of the affected machinery provided that the owner provides a copy of the tax declaration of the machinery from the City Assessor's Office for each affected unit; For PAPs who will continue the same business, at another site, cash compensation for appurtenant service facilities necessary for operating | |

¹⁵ SEC. 199. *Definitions.* - When used in this Title: (a) "Acquisition Cost" for newly-acquired machinery not yet depreciated and appraised within the year of its purchase, refers to

| Type of Loss | Application | Entitled Person | Compensation & Entitlement | Responsible Organization |
|--------------|-------------|--|--|--------------------------|
| | | of its IRR ¹⁶ | the affected machinery 4. 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 | 1. Rental subsidy equivalent to a maximum of Php 5,000 per month ¹⁷ for | |

the actual cost of the machinery to its present owner, plus the cost of transportation, handling, and installation at the present site;

(o) "Machinery" embraces machines, equipment, mechanical contrivances, instruments, appliances or apparatus which may or may not be attached, permanently or temporarily, to the real property. It includes the physical facilities for production, the installations and appurtenant service facilities, those which are mobile, self-powered or self-propelled, and those not permanently attached to the real property which are actually, directly, and exclusively used to meet the needs of the particular industry, business or activity and which by their very nature and purpose are designed for, or necessary to its manufacturing, mining, logging, commercial, industrial or agricultural purposes;

¹⁶ ARTICLE 290. Definition of Terms. —

(a) Acquisition Cost for newly-acquired machinery not yet depreciated and appraised within the year of its purchase, refers to the actual cost of the machinery to its present owner plus the cost of transportation, handling, and installation at the present site;

¹⁷ SEC. 199. *Definitions.* - When used in this Title: (a) "Acquisition Cost" for newly-acquired machinery not yet depreciated and appraised within the year of its purchase, refers to the actual cost of the machinery to its present owner, plus the cost of transportation, handling, and installation at the present site;

| Type of Loss | Application | Entitled Person | Compensation & Entitlement | Responsible Organization |
|--------------|-------------|---|--|--------------------------|
| | | structures | three (3) months for a temporary dwelling place and resettlement 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. ¹⁸ | |
| | | <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 and its IRR upon presentation of proof of ownership (tax declaration for the structures/improvements) in accordance with same law and with proper confirmation from the rightful land owner PAPs can keep salvage materials from demolished structures without deduction to compensation Option to avail of tenured land, or socialized housing package either through the: <ul style="list-style-type: none"> Local Housing Board of LGUs; Community Mortgage Program (CMP) of the SHFC. If vulnerable (<i>i.e.</i>, households headed by elderly, women, solo parent, persons who need special assistance) additional inconvenience allowance in the amount equivalent to PhP30,000; | |
| | | <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 | <ol style="list-style-type: none"> Cash compensation for entire structure equivalent to full replacement cost without depreciation, as defined in R.A. 10752 and its IRR upon presentation of proof of ownership (tax declaration for the | |

(o) "Machinery" embraces machines, equipment, mechanical contrivances, instruments, appliances or apparatus which may or may not be attached, permanently or temporarily, to the real property. It includes the physical facilities for production, the installations and appurtenant service facilities, those which are mobile, self-powered or self-propelled, and those not permanently attached to the real property which are actually, directly, and exclusively used to meet the needs of the particular industry, business or activity and which by their very nature and purpose are designed for, or necessary to its manufacturing, mining, logging, commercial, industrial or agricultural purposes; d to the real property which are actually, directly, and exclusively used to meet the needs of the particular industry, business or activity and which by their very nature and purpose are designed for, or necessary to its manufacturing, mining, logging, commercial, industrial or agricultural purposes;

| Type of Loss | Application | Entitled Person | Compensation & Entitlement | Responsible Organization |
|--------------|-------------|--|---|--------------------------|
| | | of R.A. 7279 | <p>structures/improvements) in accordance with same law and with proper confirmation from the rightful land owner;</p> <ol style="list-style-type: none"> 2. PAPs can keep salvage materials from demolished structures without deduction to compensation 3. Resettlement 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 - Resettlement package administered by the NHA. 4. Transportation assistance and food provision (P750 x 3 days = P2,250.00) during transfer to resettlement site; 5. If resettlement site is offsite, transportation cost subsidy in going to original place of work based on the fare matrix guide for a period of six (6) months 6. If vulnerable (<i>i.e.</i>, elderly, women headed families, PAHs 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. Resettlement 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 - Resettlement package administered by the NHA. 2. Transportation assistance and food provision (P750 x 3 days = P2,250.00) during transfer to resettlement site; 3. If resettlement site is offsite, transportation cost subsidy in going to original place of work for a period of six (6) months 4. If vulnerable (<i>i.e.</i>, households headed by elderly, women, solo parent, | |

| Type of Loss | Application | Entitled Person | Compensation & Entitlement | Responsible Organization |
|--------------------------------------|--|--|--|---|
| | | | PAHs 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; | |
| | 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. | DOTr |
| | | <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 the affected portion of the structure equivalent to full replacement cost without depreciation, as defined in R.A. 10752 upon presentation of proof of ownership (tax declaration for structures/improvements) in accordance with same law and with proper confirmation from the rightful land owner; Priority in employment during construction and operation phase. | |
| IV. TREES | 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 with or without full title to the land, who own compensable trees | <ol style="list-style-type: none"> Cash compensation for trees and crops at current market value <p>NOTE: Non-landowners shall secure confirmation from the rightful landowner</p> | DOTr, DA, DENR LGU |
| 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 matrix¹⁹); 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 | 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% | | | |

y their very nature and purpose are designed for, or necessary to its manufacturing, mining, logging, commercial, industrial or agricultural purposes;

| Type of Loss | Application | Entitled Person | Compensation & Entitlement | Responsible Organization |
|--------------|---|--|--|--------------------------|
| | is lost but the remaining land holding becomes economically non-viable. | | 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. Assistance in securing soft loan to enable self- rehabilitation | |
| | | <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; 4. Livelihood Restoration and Improvement scheme such as but not limited | |

| Type of Loss | Application | Entitled Person | Compensation & Entitlement | Responsible Organization |
|--------------|-------------|--|---|--------------------------|
| | | | 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 (<i>e.g.</i> , 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 (<i>e.g.</i> , 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 structures | 1. Rental subsidy equivalent to a maximum of Php 5,000 per month for three (3) months for a temporary dwelling place, plus resettlement 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 | 1. Cash compensation of a maximum of Php 15,000 per month ²⁰ to cover | |

ses;

| Type of Loss | Application | Entitled Person | Compensation & Entitlement | Responsible Organization |
|--------------|-------------|---|---|--------------------------|
| | | commercial establishments built inside own affected property | income losses during transition period corresponding to stoppage of business activities, but not exceeding a three (3) month period; ²¹ 2. Cash compensation to cover transactional (<i>e.g.</i> , permitting) cost of reestablishing the industry 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 owners of commercial establishments and are leasing space from property owners | 1. 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; 2. Cash compensation to cover transactional (<i>e.g.</i> , 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 | 1. 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 2. Cash compensation to cover transactional (<i>e.g.</i> , permitting) cost of reestablishing the industry elsewhere; | |

²⁰ ARTICLE 290. Definition of Terms. —

(a) Acquisition Cost for newly-acquired machinery not yet depreciated and appraised within the year of its purchase, refers to the actual cost of the machinery to its present owner plus the cost of transportation, handling, and installation at the present site;

h is the maximum amount. DOTr will determine the actual compensation amount for each PAP after reviewing their responses in the FS RAP Socio-Economic Survey. If the reported amount exceeds Php 15,000 per month, DOTr will grant the maximum amount of Php 15,000. The signed survey form is the validation of the responses of the PAPs.

²¹ The necessary budget for the payment of compensation for income loss will be reflected in the Certificate of Fund Availability to be issued by the Finance Division of DOTr.

| Type of Loss | Application | Entitled Person | Compensation & Entitlement | Responsible Organization |
|--------------|--|--|--|--------------------------------------|
| | | <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 Provision of skills training in anticipation of available job positions during construction and operation; 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 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"> Cash compensation equivalent to two (2) months salary; Provision of skills training in anticipation of available job positions during construction and operation Priority in employment during construction and operation stage of the project | |
| | B. MARGINALLY 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 | <ol style="list-style-type: none"> Coordinate property owner’s development plan into development plan for station through close coordination during DED stage | DOTr |
| | Less than 20% of the total landholding, and the remaining land is still economically viable. | <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"> 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"> Cash compensation equivalent to two (2) months salary; Provision of skills training in anticipation of available job positions during construction and operation; Priority in employment during construction and operation stage of the project. | DOTr, DOLE, LGU, Contractor |

| Type of Loss | Application | Entitled Person | Compensation & Entitlement | Responsible Organization |
|--------------|-------------|---|---|--------------------------|
| | | <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"> Cash compensation equivalent to four (4) months salary; Provision of skills training in anticipation of available job positions during construction and operation; 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 will be undertaken with the PAPs during the preparation of detailed design RAP.

4.2.1 Income Restoration for the Business Sector

Based on the result of socio-economic profiling, many PAPs prefer "*compensation for income losses*" as a means to address their issues and concerns (see Table 3-47). 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. To address this quandary, it is deemed best to explore other possible livelihood restoration options.

One option is to provide replacement land to the business sector. An alternative land of the same value and a size that permits resettlement 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 here consists of:

- Residents who do not own the land where their structures are built upon and whose combined family income falls within or below the poverty threshold. This includes renters of informal structures and beneficiaries of socialized housing program whose awarded unit will be affected by the project;
- Households *headed* by the elderly and solo parent;
- Households with members with physical or mental disability/challenges including those who are seriously ill.

The following livelihood restoration strategies are recommended for the MMSP vulnerable sector:
a) Alternative livelihood training in the form of skills training and other development activities with the value of up to Php 15,000 will be provided in coordination with other government agencies.

b) Income compensation will be provided to the socially vulnerable in the form of a one-time payment of Php 30,000.

c) Skills training and priority in hiring of qualified labor force from the displaced PAPs will be given (e.g. labor force during construction). These entitlements are also listed in the Entitlement Matrix (Chapter 4).

Income 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 resettlement 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.

Chapter 5 Resettlement Plan

Based on the socio-economic profile of surveyed PAPs in FTI-Paranaque station area, there are 75 affected households that do not claim ownership of the land they currently occupy. Of this number, 10 are structure owners, 50 are tenants/renters/lessees/, 13 are rent free occupants and 2 are caretakers. However, these tenurial statuses do not necessarily indicate whether these families are *homeless* (not owning any real property elsewhere) which is one of the qualifications to be entitled for socialized housing as provided for in the entitlement matrix of this RAP. Further, aside from being homeless, families must be *underprivileged* (defined by the National Economic and Development Authority as families living below the poverty threshold). Table 3-15 in Chapter 3 indicates that there is no underprivileged among the surveyed households. Nonetheless, these information needs to be validated to determine whether these families are qualified or not qualified for socialized housing. Moreover, the SES population is just a portion of the total affected households. Hence, to prepare for any eventuality, resettlement procedure and options are described below.

5.1.1 Resettlement Program Options

(1) The NHA Resettlement Program Option

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

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 resettlement 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 resettlement sites
- NHA will lead actual resettlement 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 DOTr 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.

(2) Community Mortgage Program (CMP) under the Socialized Housing Finance Corporation (SHFC)

Project affected households have the option to avail tenured land through Community Mortgage Program (CMP) (see Entitlement Matrix). DOTr may tap SHFC to lead the community organizing and social preparation activities and to develop the resettlement sites.

Under the CMP, respective community associations (CAs), of affected households will select their preferred resettlement site. The location, size, floor plan, common facilities, and materials to be used, even the type of housing, whether vertical or horizontal development, will be identified, and planned together by the PAPs. The decision will be agreed democratically wherein inputs of individual member-

family must be heard and openly deliberated. This program is more commonly known as the *People's Plan* approach to resettlement. Below is the People's Plan Framework of SHFC.

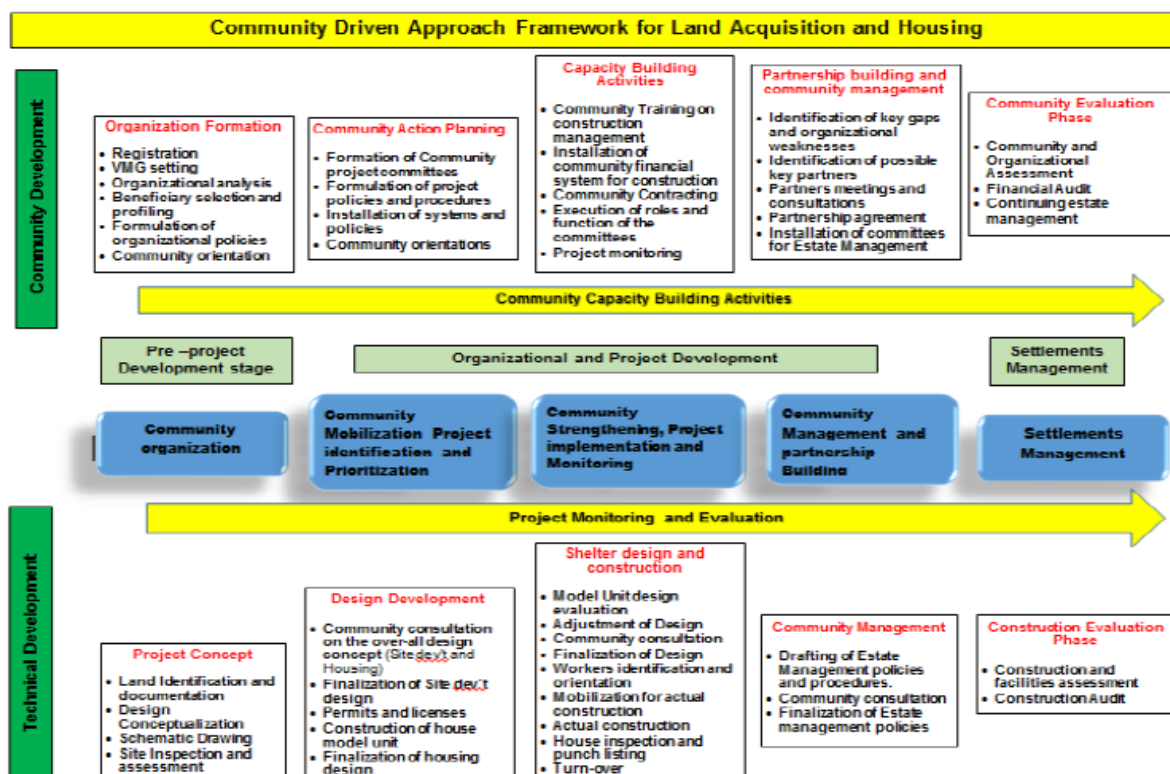
People's Plan Framework by SHFC

At the core of the People's Plan is its participatory/community-driven approach. In housing, People's Plan allows the community to initiate for a housing plan that is responsive to their needs and capabilities. The community selects (i) the site they choose to relocate in, (ii) developers/contractors who will construct the structures, (iii) building/housing designs. The community will likewise monitor the implementation of the project and will be responsible for community management plan (such as center management).

The role of Community Association:

- Organize themselves into an association (Home Owners Association) registered under the Housing and land Use Regulatory Board (HLURB)
- Identify and decide the land (on-site, in-city, or off-city) to purchase
- Negotiate with the landowner (with the help of the LGU, SHFC and DOTr)
- Participate in technical-related workshops such as site development plan, and designs
- Participate in capacity building trainings that will help the organization to acquire knowledge (i.e. financial literacy, enterprise development, estate management)

The Community Association will be assisted by a CMP-mobilizer. A CMP mobilizer refers to an organization working with communities duly accredited by SHFC whose principal role is to assist, organize, and prepare communities for participation in the CMP (*please refer to Sec. VIII, CMP Corporate Circular 13-025*). The community will be trained on community development and technical development, the output of which is referred to as "People's Plan".



Source: SHFC

Figure 5-1 SHFC's People's Plan Framework

The Environmental, Social and Right-of-way Division of the MMSP will submit the master list of qualified PAHs to RIMC/LIAC for validation and assessment of census claims. The RIMC/LIAC will conduct consultations with the families opting for CMP while SHFC will conduct community organizing as part of the social preparation process prior to resettlement.

5.1.2 Candidate Resettlement Site Options

(1) Bagong Paranaque Homes III

Considering that the potential number of families qualified for socialized housing is relatively small or none at all, affected PAPs can be accommodated in an in-city resettlement site of Paranaque. This is the most ideal among the options to minimize the impact of displacement. Bagong Paranaque Homes III is a newly constructed social housing project by the LGU of Paranaque located at C-5 Extension, Barangay La Huerta. The project is a two-level condominium type structure that can accommodate medium-sized families.



Figure 5-2 Bagong Paranaque Homes III

Photo Credit: BusinessMirror

Since this is an in-city resettlement site, basic social services and community facilities are easily accessible. Furthermore, restoration of their income sources will be quicker since they will be able to continue their current work/livelihood after displacement.

(2) Carissa Homes Tanza Cavite

Carissa Homes is located in Tanza, Cavite which is 40 kilometers away from Paranaque City with an average travel time of 40 minutes by public transportation. The subdivision is approximately 22 km away from the nearest point of the MMSP alignment. There are 2,218 available lots with sizes ranging from 32 m² to 96 m².



Figure 5-3 Development Plan of Carissa Homes Phase I in Tanza, Cavite. Photo Credit: SHFC

Table 5-1 below shows the approximate distance of Carissa Homes to market, elementary school, high school and hospital. Water and power supply are available 24 hours a day.

Table 5-1 Proximity of Carissa Homes to Basic Social Services

| Basic Social Services | Fare Rate/ | Approximate Distance from proposed sites | Mode of Transportation | Location |
|-----------------------|--|--|------------------------|--|
| Market | PhP 10.00-40.00 | ~ 9.0 km | Tricycle/ Jeep | Tanza Public Market |
| Elementary | PhP 10.00-40.00 | ~ 1.9 km | tricycle | Bagtas Elementary School, Bagtas, Tanza Cavite |
| High School | Php 10.00-40.00 | ~ 9.3 km | Tricycle/ Jeep | Tanza National Comprehensive High School, |
| Hospital | No info | ~ 9.2 km | No info | Tanza Family General Hospital, Amaya 1, Tanza Cavite |
| Water Supply | 24 Hours water Supply level 3 connection (piped) | | | |
| Electrical Supply | 24 hours energized with no interruption | | | |



Figure 5-4 Proximity of Carissa Homes to the Commercial Center of Tanza Cavite and the Closest Elementary School.

(3) Properties to be Identified by PAPs

Since PAPs may opt to avail for tenured land through CMP, they will be given time to look for available land in a location they prefer (i.e. in-city, other city, off-city). However, these sites will be identified only once the PAPs have been validated and organized into a community association. This may not be identified/finalized even during the detailed design phase of RAP preparation, but since this is through people's plan approach, the rate of success in self-rehabilitation is generally higher than in resettlement sites which are pre-constructed by the government. Some of the pre-identified sites within Paranaque City which PAPs may consider are the following:

Sto. Niño de Coastal, Don Galo

Land Area: 8,000 m²

No. of Beneficiaries: 200 Families

Amount Needed: Php 3.6 M

Source: <https://paranaquecity.gov.ph/housing.php>

Locsin property

Land Area: No data

Amount Needed: Php 12 M

Source: <https://paranaquecity.gov.ph/housing.php>

Gamboa Property

Land Area: No data

Amount Needed: Php 12 M

Source: <https://paranaquecity.gov.ph/housing.php>

Chapter 6 Grievance Redress Procedure

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.

The GHTF will be mobilized in each city after DOTr issues the Notice of Taking. During the consultations in the formulation of the Detailed Design RAP, a Help Desk is also established to directly address the concerns of PAPs.

In the mean time, DOTr MMSP Project Management Office has a phone hotline as well as an email address for ROWA-related concerns. The PMO at ARCA South in Valenzuela City also welcomes walk-in visitors who have concerns or questions about the project.

Chapter 7 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.

7.1 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

7.2 The Resettlement Implementation and Management Committee (RIMC)

The RIMC shall be responsible in implementing the Resettlement Action Plan (RAP), in accordance with the laws of the Philippines and JICA Guidelines for Environmental and Social Considerations (2010). Specifically, the RIMC shall be responsible in implementing all the programs related to right-of-way acquisition (ROWA), resettlement, livelihood restoration and improvement, and grievance redress from the community down to the household level. It shall identify gaps in policies and resources and notify their respective offices to allocate resources or create policy to address these gaps and to ensure efficient implementation of this RAP. It shall serve as a channel to make resources, programs and information available and accessible to all concerned offices that are directly involved in the implementation of RAP.

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

The following are the roles and responsibilities of the RIMC:

- Craft and approve project specific policies that are not in contrary to, and may have not been covered by the provisions of the approved RAP;

- Perform oversight function in the planning, implementation, monitoring and evaluation of resettlement activities including site selection, site development, actual resettlement and integration of the PAPs to the host community;
- Establish and maintain coordination among concerned offices that will support RIMC sub-committees, ROW PMO and MMSP PMO in the actual execution of plans and programs for ROW acquisition, resettlement, livelihood restoration and improvement, and grievance redress;
- Consolidate and mobilize resources to hasten the efficient implementation of the RAP; and
- Review, deliberate and provide resolution/action on the grievance complaints lodged at their level.

Roles and Responsibilities of RIMC Members:

1. DOTr MMSP PMO Project Manager

- a. Serve as chair of RIMC and preside on all meetings;
- b. Monitor all resettlement related activities and gather reports from NHA and LGU offices;
- c. In coordination with NHA, DTI and LGU offices, supervise the implementation of the Livelihood Restoration and Improvement Program;
- d. In coordination with the RIMC sub-committee on ROW Acquisition and DOTr ROW PMO, monitor progress of land acquisition and related issues;
- e. Consolidate reported grievances and monitor resolution and response rate;
- f. Review and approve monthly project update;
- g. Gather all other issues related to the project, right-of-way acquisition, resettlement, livelihood restoration and grievances and discuss with the RIMC members for appropriate action;
- h. Assign a dedicated secretariat to document meetings of the committee, prepare letters, set meeting schedule and venue, consolidate reports, provide update to member agencies/LGUs, PIAC and TWG committees, and follow-up on actions/reports of participating agencies/LGUs, PIAC and TWG committees.

2. Chief Executive of LGU

- a. Serve as Co-chairman of the RIMC and preside on meetings in the absence of DOTr PMO Project Manager;
- b. Gather a pool of local resources, networks and programs that can be tapped for the project to prevent duplication of works and tasks;
- c. Initiate or endorse the crafting of needed policies to align local ordinances and project resettlement policies;
- d. In coordination with local offices, make information available and accessible to project implementers;
- e. If necessary, request City Council to pass resolution that would relax stringent regulations on payment of penalties for delinquent business operators (i.e., those operating without business permits) and real property taxpayers; and
- f. Instruct LGU officers, staff and barangay officials to give full cooperation to project implementers which includes on-time provision of services and if needed, coordination to other agencies such as but not limited to DepEd, DOH, CHED, TESDA, DTI, DOLE, DILG and NHA.

3. DOTr Legal Office Representative
 - a. Provide legal opinion on extra-judicial settlement cases and other land-acquisition related issues;
 - b. Coordinate with NGAs and LGU offices to determine how PAPs can be assisted by DOTr in securing documents regarding their properties;
 - c. Draft and review project related policies; and
 - d. Initiate filing of expropriation cases if needed.

4. DOTr ROW PMO Representative
 - a. Gather and present report to the committee on the status of ROW acquisition;
 - b. Provide a summary of critical issues related to ROW acquisition for the discussion of the committee; and
 - c. Disseminate the resolution of the committee on these issues to the other members of the ROW PMO for information and consistency.

5. City Administrator/Legal Office Representative
 - a. Provide legal opinion on grievances and issues related to local policies and processes;
 - b. Provide legal advice how PAPs can be assisted by the LGU in securing documents regarding their properties; and
 - c. Draft or review project related policies.

6. City HRO Head
 - a. In coordination with MMSP PMO and NHA, spearhead the resettlement of ISFs;
 - b. Review and concur with the list of PAPs validated by DOTr for inclusion to/exclusion from, the list of socialized housing beneficiaries;
 - c. Assist DOTr in verifying PAPs who are not in the original master list, but are claiming to be *bona fide* residents prior to declared cut-off date;
 - d. Conduct pre-resettlement orientation to qualified PAPs; and
 - e. Maintain and manage the resettlement site (post resettlement);

7. City LEIPO/PESO/CDO/ Head
 - a. Identify local livelihood programs that can be tapped by PAPS, particularly those who will suffer economic displacement;
 - b. Provide information on local employment that can be offered to PAPs;
 - c. Assist in matching of available skills and skills that will be acquired through training as part of project entitlement, with job requirements of business operators in, as well as those to be provided by the POEA;
 - d. Identify hard-to-fill jobs and define the corresponding skills needed for project construction and operation; and
 - e. Provide orientation and training to PAPs on cooperative development

8. City Assessor's Office Representative

- a. Provide property related information as maybe needed by the committee;
- b. Advise or assist PAPs to secure necessary documents from their office;
- c. Provide list of privately owned and government-owned idle land that may be suitable for resettlement site within the city; and
- d. Fast track issuance of tax clearances to PAPs who have fulfilled payment of tax obligations

9. City Engineering Office Representative

- a. Provide information on, or building plan of, the affected structures; and
- b. Facilitate the fast issuance of building permit for resettlement site;

10. City BPLO Representative

- a. Facilitate fast issuance of business permit and licenses for the affected businesses; and
- b. Create a special lane/window for affected businesses

11. City SWD Representative

- a. Re-evaluate the profile of vulnerable PAPs who are not yet beneficiaries of DSWD programs, assess their eligibility and facilitate membership to DSWD programs if found qualified;
- b. Provide social workers or care givers to vulnerable households during resettlement; and
- c. Provide social case workers to monitor the vulnerable families after resettlement.

12. DTI Representative

- a. Promote DTI livelihood programs that may be accessed by the PAPs;
- b. Provide seminar to PAPs on MSME programs, how to improve marketability of their products, and how to reach bigger market; and
- c. Make resources and programs of their department accessible at the LGU.

13. National Housing Authority Representative

- a. Through the LGU, develop the resettlement site;
- b. Lead the clearing of ROW;
- c. Provide transportation for the relocates;
- d. Turn-over to LGU the maintenance and management of the resettlement site; and
- e. Submit performance report and financial report as may be required by the committee.

14. Barangay Chairperson

- a. Familiarize with the provisions of the RAP in order to provide accurate information to his constituents;

- b. Receive grievances from PAPs and endorse the same to the RMIC;
- c. Gather issues from his constituents and present to RIMC for discussion; and
- d. Disseminate accurate information to his barangay as discussed in committee meetings.

15. Representative of Formal PAPs

- a. Represent his sector in the RIMC and provide feedback from the RIMC to the sector he is representing;
- b. In the same manner provide feedback to the RIMC, on issues and concerns raised by his fellow formal PAPs;
- c. Familiarize with the provisions of the Entitlement Matrix in order to provide accurate information to other PAPs;
- d. Gather issues and concerns of fellow formal PAPs and present these to the RIMC for discussion;
- e. Make clarification on the agreements and disseminate accurate information to other PAPs; and
- f. Gather and present recommendation of formal PAPs on certain issues.

16. Representatives of ISFs

- a. Represent his sector in the RIMC and provide feedback from the RIMC to the sector he is representing;
- b. In the same manner provide feedback to the RIMC, on issues and concerns raised by his fellow formal PAPs;
- c. Familiarize with the provisions of the Entitlement Matrix in order to provide accurate information to other PAPs;
- d. Gather issues and questions of PAPs and present these to the RMIC for discussion;
- e. Make clarification on the agreements and disseminate accurate information to other PAPs; and
- f. Gather and present recommendation of ISFs on resettlement issues.

RIMC Sub- Committees:

1. Sub-Committee on ROWA

The sub-committee on ROWA shall work hand-in-hand with DOTr ROW PMO in land and other real property acquisition. It shall be composed of representatives from ROW PMO, DOTr Legal Office, and the following LGU offices: Legal Office, City Assessor's Office, BPLO Representatives, and Engineering Office. A representative from the legal PAPs shall also be elected as member of this sub-committee. The roles and responsibilities of this sub-committee are as follows:

- a. Review and verify the list of affected real properties;
- b. Determine the property owners;
- c. Conduct due diligence on the documents presented by the property claimant;
- d. Identify means to assist PAPs in securing necessary documents to avoid expropriation as much as possible; and

- e. Prepare list of legal PAPs who refused the Letter Offer and endorse to DOTr's Legal Department for filing of expropriation cases.

2. Sub-Committee on Resettlement

The sub-committee on Resettlement shall work hand-in-hand with DOTr MMSP PMO in the resettlement of ISFs. It shall be headed by a representative from DOTr PMO with members composed of City HRO Head, NHA representative, CHR representative, City SWD representative and a representative from the PAPs informal sector. The roles and responsibilities of this sub-committee are as follows:

- a. Validate the list of affected ISFs;
- b. Verify eligibility and pre-qualify the families;
- c. Finalize the list of vulnerable households;
- d. Secure necessary permit and certificates for the clearing of ROW;
- e. Coordinate with DepEd to facilitate seamless transfer of students;
- f. Coordinate with DOH to facilitate seamless transfer of health record of PAPs to continue access of health services in their new location; and
- g. Ensure that all activities related to clearing of structures, demolition or eviction are in accordance with the provisions of the law;

3. Sub-Committee on Livelihood Restoration

The sub-committee on Livelihood Restoration shall work hand-in-hand with DOTr MMSP PMO in the implementation of Livelihood Restoration and Improvement Program. It shall be composed of representatives from City LEIPO/PESO/CDO, City SWD, DTI, TESDA and representatives from the legal and informal sector of PAPs. The roles and responsibilities of this sub-committee shall be as follows:

- a. Prepare an action plan for Livelihood Restoration and Improvement Program (LRIP) in coordination with the LGU concerned offices, DTI and TESDA;
- b. Identify gaps and address these gaps;
- c. Execute the action plan along with the creation of special programs for the affected PAPs and businesses;
- d. Identify skills required during construction and operation of MMSP;
- e. In coordination with TESDA, supervise conduct of series of skills training and financial management training;
- f. Assist affected business and PAPs who want to engage in MSMEs in re-establishing/establishing their business; and
- g. Assist displaced wage-based PAPs in finding similar work with equal pay in a place near the resettlement site.

4. Sub-Committee on Grievance

The sub-committee on Grievance shall work hand-in-hand with DOTr MMSP PMO in the

implementation of Livelihood Restoration and Improvement Program. It shall be composed of representatives from DOTr Legal Office, City legal Office, Barangay Chairperson, representatives of the formal PAPs and representatives of informal PAPs. The roles and responsibilities of this sub-committee shall be as follows:

- a. Maintain a Grievance/Help Desk that is accessible to PAPs;
- b. Maintain a database of PAPs and their grievances;
- c. Provide responses or offer solution to grievances in a timely manner;
- d. Endorse unresolved grievances to appropriate levels of GRM; and
- e. Document the grievance processes that the PAPs went through, and how was it resolved.

7.3 The LGUs

As stipulated in Republic Act 7279, the local government unit, in coordination with the National Housing Authority, “shall provide resettlement 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 resettlement 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 resettlement of affected families;
- (vi) Facilitate the smooth resettlement 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.

7.4 The Local Housing Board/LIAC

The Local Inter-Agency Committee (LIAC) shall be convened and institutionalized at all local levels where resettlement 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) Resettlement 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 resettlement 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 resettlement 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.

7.5 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 resettlement sites cannot be provided by the LGUs of Paranaque City, NHA shall provide the necessary near city or off-city resettlement site
- (iii) Social Housing Finance Corporation (SHFC) – facilitate loan applications made by ISF Homeowners' Association to ensure timely acquisition of resettlement 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 8 Implementation Schedule

Implementation schedule below shows that the preparation of Detailed Design RAP for this section will be completed on July 2021. Hence, implementation of RAP related activities will commence thereafter. This includes the creation of RIMC and GHFF, mobilization of LIAC for the resettlement of affected informal settler families, and the right-of-way acquisition process. Physical Resettlement will be scheduled to commence when 1) necessary assistance such as compensation and resettlement arrangement has been completed and 2) infrastructure and social services (such as hospitals and schools) of resettlement site have been developed.

The tentative RAP Implementation Schedule is shown in **Figure 7-1** below.

Figure 8-1 Implementation Schedule for the MMSP: Extension Section

| Metro Manila Subway Project - Resettlement Action Plan Project Implementation Schedule | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--------------------------|------|---|---|----|----|----|------|---|---|---|---|---|------|---|---|----|----|----|----|----|---|---|---|---|---|---|---|----|----|----|----|----|---|---|---|---|---|---|
| | | Responsible Organization | 2020 | | | | | | 2021 | | | | | | 2022 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | 7 | 8 | 9 | 10 | 11 | 12 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 1 | 2 | 3 | 4 | 5 | 6 | | |
| A Project Schedule | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Detailed Design and other Consulting Services | DOTr | 7 | 8 | 9 | 10 | 11 | 12 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 1 | 2 | 3 | 4 | 5 | 6 | | |
| 2 | Selection of Contractor | DOTr | | | | 10 | 11 | 12 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 1 | 2 | 3 | 4 | 5 | 6 | | |
| 3 | Construction Work | DOTr | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B Preparation of RAP Implementation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Parcellary Survey and Structural Survey | DOTr, JDT | | | | | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 1 | 2 | 3 | 4 | 5 | 6 | | |
| 2 | Preparation of Final RAP | DOTr, JDT | | | | | | | | | | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 1 | 2 | 3 | 4 | 5 | 6 | |
| 3 | Land Appraisal (GFI and RAP Consultant's IPA) | DOTr, JDT | | | | | | | | | | | | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 1 | 2 | 3 | 4 | 5 | 6 | |
| 4 | Appraisal of DED RAP by DOTr | DOTr | | | | | | | | | | | | | | | 7 | 8 | 9 | 10 | 11 | 12 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 1 | 2 | 3 | 4 | 5 | 6 |
| 5 | Concurrence of DED RAP by JICA | JICA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C RAP Implementation Institutional Arrangement | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | Creation of RIMC | DOTr/JDT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Creation of GHTF | DOTr/RMIC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| D Pre-ISF Resettlement Activities | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Chapter 9 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 resettlement 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 9-1 MMSP RAP Implementation Budget

| Activity | Cost Items | Amount (Php) |
|----------------------------------|--|-----------------------|
| A. ROW Acquisition* | Land | 19,179,000,000 |
| | Structures and Improvements <i>(Partial Number of Affected Structures only)</i> | 292,961,806 |
| B. Resettlement | Resettlement for qualified households 75 PAHs x P580,000 | 43,500,000 |
| | Financial Assistance for underprivileged Households (assume all ISFs): 75 PAHs x 30,000.00 | 2,250,000 |
| C. Livelihood Restoration | Livelihood Restoration Budget | 5,459,692 |
| | Income Loss compensation for Micro business enterprises: 30 PAPs x Php 15,000 x 3 months | 1,350,000 |
| | Rental subsidy (residential): 50 renters x P5,000/mo x 3 mos | 750,000 |
| | Rental subsidy (commercial): 7 renters x P27,500.00 x 3 mos | 577,500 |
| | Compensation for minimum wage employees' income losses: 32 employees' x P11,814 ²² x 4 months | 1,512,192 |
| | Compensation for above minimum wage employees' income losses: 8 employees' x P25,000 ²³ x 2 months | 400,000 |
| | Additional assistance for vulnerable PAPs: 29 Vulnerable Household x 30,000 | 870,000 |
| Total | | 19,523,171,498 |
| D. Contingency | + 10% Contingency | 1,952,317,150 |
| | + 5% Managerial Cost | 976,158,575 |
| GRAND TOTAL | | 22,451,647,223 |

²² Based on Php537 minimum daily wage in NCR multiplied by 22 days (per month)

²³ Based on highest (above minimum) wage cited in Chapter 3

9.1 Land Valuation

Table 9-2 Land Valuation

| STATION | ESTIMATED AFFECTED LAND AREA (Sq. Meter) | INDICATIVE LAND UNIT VALUE (Php/Sq. Meter) | ESTIMATED TOTAL LAND VALUE |
|-------------------|--|--|----------------------------|
| Lawton East | 21,500 | 350,000.00 | 7,525,000,000.00 |
| Lawton West | 17,800 | 200,000.00 | 3,560,000,000.00 |
| NAIA Terminal III | 26,200 | 120,000.00 | 3,144,000,000.00 |
| FTI- Paranaque | 75,000 | 66,000.00 | 4,950,000,000.00 |
| Total | 140,500 | | 19,179,000,000.00 |

9.2 Replacement Cost of Structures

In the absence of inspection due to community opposition in FTI-Paranaque station area, tax declaration of structures was used to estimate the current replacement cost. For the Philippine Navy affected structures and the other government office in Lawton East and Lawton West, no opinion was made on the replacement cost due to inability to access the properties and no tax declaration can be obtained since there is no official IEC yet with Taguig LGU. Refer to **Appendix D Replacement Cost of Structures** for details.

Chapter 10 Monitoring and Supervision

The DOTr-PMO and RIMC 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 RIMC, 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 resettlement, 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 RIMC 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 PAHs, both at their current residence area and at their resettlement site.

10.1 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

10.2 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) |

10.3 Monitoring Indicators

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

Table 10-1 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 | <ul style="list-style-type: none"> • Have all PAHs received entitlements according to amounts and categories of loss set out in the |

| Monitoring Indicators | Basis for Indicators/Check List |
|--|--|
| Compensation and Entitlements | <p>entitlement matrix?</p> <ul style="list-style-type: none"> • Have PAHs 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 PAHs? • How many PAHs resorted to expropriation? • How many PAH households have received land titles? • How many PAHs 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 PAHs occupying the new houses? • Are assistance measures being implemented as planned for host communities? • Is restoration proceeding for social infrastructure and services? • Are the PAHs able to access schools, health services, cultural sites and activities at the level of accessibility prior to resettlement? • 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 PAHs 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 PAHs know their entitlements? How many know if they have been received? • Have any PAHs 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 PAHs' 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 |

| Monitoring Indicators | Basis for Indicators/Check List |
|---|---|
| | <ul style="list-style-type: none"> • 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 PAH? • Have PAHs adopted the housing options developed? • Have perceptions of “community” been restored? • Have PAHs 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 PAH? • 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 PAHs know about resettlement procedures and entitlements? • Do PAHs know their entitlements? • Do they know if these have been met? • How do PAHs assess the extent to which their own living standards and livelihood been restored? • How much do PAHs 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 PAHs 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 11 Community Participation

Like any development projects 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 consultations at the early stage of the project provide a good venue for PAPs to express their opinions, apprehensions, and even objections. These processes laid down the table for discussion, which will enable DOTr to address matters raised by different stakeholders. After careful considerations, these can be incorporated in the next study stage---detailed engineering design and preparation of the Final RAP. Once this is achieved, delays in implementation due to resistance of affected persons are minimized, if not completely avoided.

11.1 Information, Education and Communication (IEC) Meetings

The Information, Education and Communication (IEC) Meetings were conducted in each LGUs as shown in the table below. These meetings were attended by the LGU's Local Chief Executives, Department Heads and the Barangay Chairpersons of affected barangays. The IECs started with the disclosure of the Project in terms of (i) areas that the Project will traverse and changes in its alignments, (ii) construction methods to be used in the construction of stations and inter-stations, and (iii) tentative Project Timeline. These were followed by a description of the RAP study, particularly focusing on the following topics: (i) objectives of the RAP and (ii) specific RAP surveys to be conducted. At the end of the meeting, LGU stakeholders were encouraged to participate in the open forum and express their views and opinions towards the project. For Taguig City, there was no official conduct of an IEC meeting since the City Mayor has not approved any requests for discussions on MMSP. However, the project was presented and discussed to the LGU during the IEC meeting for the North South Commuter Railway Extension (NSCR Ex) Project. For Parañaque City, two (2) IEC meetings were conducted because the LGU requested to have a more technical discussion with DOTr regarding their major concerns and issues.

Table 11-1 Outline of the Information, Education and Communication (IEC) Meetings

| LGUs | the Venue | Date and Time | Stations | Main Participants | No. of Participants |
|---------------------|---|--------------------|-----------------------------|--------------------------|---------------------|
| Parañaque | Mayor's Conference Room, Office of the City Mayor, Parañaque City Hall | July 11, 2019 | FTI | LGU, DOTr, JDT, Barangay | 27 |
| | | August 5, 2019 | | | 15 |
| Pasay | Conference Room, Office of the City Administrator, Pasay City Hall | August 7, 2019 | NAIA Terminal 3 | LGU, DOTr, JDT, Barangay | 23 |
| Taguig (unofficial) | People's Hall, Taguig City Hall Satellite Office, 9 th Floor, SM Aura, | September 10, 2019 | Lawton East and Lawton West | LGU, Barangay | 35 |

Table 11-2 Main Topics at the IEC Meetings

| Major Opinions/Concerns | Reflection / Countermeasures |
|---|---|
| Finality of the Station Location and Alignment <ul style="list-style-type: none"> Possibility of adjusting the alignment to lessen affected persons Justification for building the stations in areas where there are a lot of affected property owners and not considering government-owned lands or areas with more ridership | <ul style="list-style-type: none"> The alignment is final and considerations for the alignment include different factors and are not only limited to the number of affected persons Main consideration for the station location is the ridership and its demands. The stations are in areas where there is greater demand in ridership and existence of intermodal facilities Future large-scale developments and CBDs are also considered for the station location through traffic demand forecasts |
| Changes in the Alignment <ul style="list-style-type: none"> Rationale behind the changes in the alignment when the LGU is already | <ul style="list-style-type: none"> For Parañaque, the FTI station when it was first presented to the LGU was smaller compared to the latest design because |

| Major Opinions/Concerns | Reflection / Countermeasures |
|--|--|
| <p>amenable to the previous one</p> <ul style="list-style-type: none"> Reconfiguration of plans to lessen the impact of the project on property owners but still maintain the nonnegotiable station plaza Utilization of existing highways or service roads instead of placing the stations and alignment in areas that will affect a huge number of property owners | <p>there was no intention to connect to the NSCR Ex South Line. With the current design, the needed track changed from two (2) to four (4). The first two (2) will be used to connect to the South Line while the other two (2) is for the future Phase 2 of the project which will connect to Cavite</p> <ul style="list-style-type: none"> The whole area needed for the station will have a cut-and-cover construction. Once the area is covered, DOTr has an option to acquire of lease the area other than its nonnegotiable area for acquisition (i.e. station plaza and passenger entrances/exits) Constraints like construction of other government infrastructure projects, design technicalities, and connectivity to other transportation facilities limit the projects room for adjusting or changing the alignment DOTr and the design team spent two (2) years to finalize the alignment and station location and all possibilities were already considered |
| <p>Ownership and Management of the Facility</p> <ul style="list-style-type: none"> Identification of the main project proponent, owner of the project once the construction is done, and institutions that will operate and maintain the facility | <ul style="list-style-type: none"> The main project proponent is DOTr and will own the facility once the construction is done. However, the future operation, management and maintenance of the facility will be bid out. |
| <p>Coordination with LGUs</p> <ul style="list-style-type: none"> Other consultants of the project conducting surveys without proper coordination | <ul style="list-style-type: none"> RAP Activities for the project are properly coordinated with the LGUs, Barangays and PAPs |

11.2 First and Second Round of the Stakeholder Consultation Meetings (SCM) for PAPs in Parañaque City

Due to resistance of PAPs in Brgy. San Martin de Porres, SCM schedules were cancelled several times which resulted to delays in RAP activities. Hence, the 1st and 2nd SCMs were conducted jointly. The 1st SCM 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 focus on the following topics: (i) Basic principles of resettlement; (ii) Socio-economic survey activities, and (iii) RAP activities.

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.

At the end of the meeting, the invited PAPs were encouraged to participate in the open forum to express their views/opinions.

Table 11-3 Outline of the First and Second Round of Public Consultation in Parañaque City

| LGUs | the Venue | Date and Time | Stations | Main Participants | No. of Participants |
|-----------|------------------------------------|-----------------|----------|--------------------------------|---------------------|
| Parañaque | United Hills Village Covered Court | August 14, 2019 | FTI | PAPs, DOTr, JDT, LGU, Barangay | 416 |

| LGUs | the Venue | Date and Time | Stations | Main Participants | No. of Participants |
|-----------|--|--------------------|----------|-------------------|---------------------|
| Parañaque | Rockwell Business Center Tower 3, Pasig City | September 25, 2019 | FTI | PAPs, DOTr, JDT | 11 |

Source: JICA Study Team

The first and second rounds of the SCM were conducted jointly, that is, in one day. Of the total number of 416 attendees in the SCM, 227 were female and 189 were male. While questions on social vulnerability were asked during the socio-economic survey at the household level, it was not asked during the SCM because this may compromise data privacy and confidentiality of personal information.

Table 11-4 Main Topics at the SCM in Brgy. San Martin de Porres, Parañaque

| Major Opinions/Concerns | Reflection / Countermeasures |
|--|---|
| Exact Dimensions of the Project <ul style="list-style-type: none"> Exact portions of each lots to be acquired Justification for the size of the area needed by DOTr Exact measurements of the ROW needed by the project There is an information circulating that the project will take 143 meters from the E-Service road towards UHV | <ul style="list-style-type: none"> The conduct of parcellary survey is not yet included in the FS RAP. This survey will be the one to determine which parcels of lands will be affected by the project The size of the station area will have to accommodate ten (10) wagons The project will take up 960 meters from the Cucumber Road to the Marian Road and an average of 70 meters from the E-Service Road towards the United Hills Village. |
| Determining Locations for the MMSP Stations <ul style="list-style-type: none"> The project is not maximizing government properties and is using private properties instead | <ul style="list-style-type: none"> Part of the component of the project is to maximize government properties. However, there are instances that technical constraints force the government to adjust the ROW towards private properties |
| Finality of the Project <ul style="list-style-type: none"> Project presented is not yet approved by NEDA Since the project is still at the Feasibility Study Stage, DOTr and the design team should find another alignment that will not displace the residents of the subdivisions Consider building the MMSP Station (i) under a flyover, (ii) at the back of Cucumber Road, (iii) along PNR Track and (iv) West service road DOTr's alternative plans if the residents do not agree with the project | <ul style="list-style-type: none"> Agreed that the initial NEDA approval for MMSP last September 2017 ends in the FTI Station. However, the entire PNR North South Railway System from Clark to Calamba was approved last November 2018 and the joint Bicutan Station for NSCR and MMSP is already incorporated Although the project is at the feasibility study stage, the result can still go both ways – that is, the alignment will proceed, or it will change. The SCM is not conducted to consult the technical design of the project, instead, it is to consult the PAPs on the resettlement aspect. Every possible alignment was already considered and that is one of the reasons why the studies took a long time to get the resulting final alignment |
| Significance of the FTI or Bicutan Station <ul style="list-style-type: none"> Significance of having both FTI and Bicutan Station when (i) these stations are a mere kilometer away from each other, (ii) everything can be integrated in FTI station and (iii) people will still end up in Bicutan because of the railway plans | <ul style="list-style-type: none"> There is an intermodal facility in the FTI station for the subway and railway. The FTI station will also cater the need for a subway of the future Central Business District in the area |
| Methodology of the Project <ul style="list-style-type: none"> Change the methodology in constructing the station and use tunneling instead of the cut-and-cover | <ul style="list-style-type: none"> In-between stations, the construction method is underground. But the stations need to have a cut-and-cover method because it is not safe to dig a hole underground with such a size |

| Major Opinions/Concerns | Reflection / Countermeasures |
|--|---|
| <p>Relaying of suggestions to Key Decision-makers</p> <ul style="list-style-type: none"> Suggestions and recommendations should be relayed to the key decision makers as part of the process | <ul style="list-style-type: none"> All suggestions and recommendations are properly documented and will be reported accordingly |
| <p>Future Actions</p> <ul style="list-style-type: none"> Residents will file a temporary restraining order and even the teams will not be able to enter the village The homeowner's association will allow the team to conduct the demarcation but will not allow the conduct of the Census and Tagging Majority of the residents expressed strong objections to the project, but a few are willing to be tagged and interviewed | <ul style="list-style-type: none"> The court has the power to decide. If a TRO is filed, it is up to the court to decide during expropriation proceedings The PAPs can refuse to be tagged and interviewed. A survey permit will be presented to the residents prior to the conduct of the census, tagging and survey The association and residents can send a technical proposal to DOTr if there are any objections to the project |

Source: JICA Study Team

The 416 participants who attended the first and second round of public consultation in Parañaque City on August 14, 2019 represent the persons affected by the project. The main reason for their opposition is the proposed location of the FTI Station, which will displace them from their current residence or acquire their properties. Their attachment to their property is also sentimental, because they are long-time residents of Barangay San Martin de Porres, particularly of United Hills Village (UHV). The PAPs along Malugay Street who were initially assumed to be ISFs formed themselves into the Malugay Homeowners Association Inc. in 2018 when they became beneficiaries of the Community Mortgage Program (CMP) of the government. Hence, these PAPs were transformed from informal settlers into formal settlers in 1998 when they participated in the CMP.

A follow-up consultation meeting was held between the representatives of UHV, DOTr and the JICA Design Team last 25 September 2019. After the presentation of ideas and proposals by UHV, DOTr agreed to: (1) consult DPWH and LGU if it is possible to have a narrower lane width; (2) consult DPWH and LGU if it is possible to use the Cucumber Road as road diversion for East Service Road (3) study the proposal of UHV to reduce the land acquisition from UHV of around 10 m by reducing to one (1) lane on the road diversion during construction and the other lane to be located at Cucumber Road.

DOTr will hold follow-up consultations with the UHV PAPs regarding updates on the plans for FTI Station.

11.3 Stakeholder Consultation Meetings for Government Institutions and Large-Scale Development Corporations

Since the properties traversed by the project in cities of Pasay and Taguig are mostly owned by government institutions and large-scale development corporations, separate institutional meetings were conducted to discuss in-depth issues, concerns and to agree on specific arrangements for the project.

Table 11-5 Outline of the Stakeholder Consultation Meetings for Government Institutions and Large-Scale Development Corporations

| LGUs | the Venue | Date and Time | Stations | Main Participants | No. of Participants |
|--------|--|-------------------|--|--|---------------------|
| Pasay | Oasis Conference Room, DND Building, Camp Aguinaldo | June 14, 2019 | Inter-station Tunnel under Villamor Airbase | DND, GC, DOTr, JDT | 20 |
| | Office of the AGM for Eng'g, 2/F MIAA Administration Bldg., MIA Road, Pasay City | August 19, 2019 | NAIA T3 Extension | DOTr, MIAA, JDT, OCG-JV | 19 |
| | DND Building, Camp Aguinaldo | August 27, 2019 | Inter-station Tunnel under Villamor Airbase | DND, GC, DOTr, JDT | 19 |
| Taguig | LRTA Administration Building, LRTA Compound, Aurora Blvd., Pasay City | August 7, 2018 | Lawton East, Lawton West | DOTr, Megaworld, BCDA, JDT | 19 |
| | NAMRIA Head Office, Lawton Avenue, Taguig City | February 15, 2019 | Lawton East, Lawton West | NAMRIA, DOTr, OCG-GC, JDT | 13 |
| | BCDA Office, BGC | June 7, 2019 | Lawton East, Lawton West | BCDA, DOTr, JDT, GC | 11 |
| | Oasis Conference Room, DND Building, Camp Aguinaldo | June 14, 2019 | Lawton East, Lawton West | DND, GC, DOTr, JDT | 20 |
| | ARCA North | July 19, 2019 | Inter-station Tunnel under McKinley West Village | DOTr, JDT, MWV, GC | 23 |
| | Columbia Tower | July 25, 2019 | Inter-station Tunnel under McKinley West Village | Megaworld, DOTr, JDT | 9 |
| | BCDA Office, BGC | August 9, 2019 | Lawton East, Lawton West | DOTr, BCDA, Alveo/Serendra, ALI, BESC, JDT, FBDC | 25 |
| | DND Building, Camp Aguinaldo | August 27, 2019 | Lawton East, Lawton West | DND, GC, DOTr, JDT | 19 |

Source: JICA Study Team

Table 11-6 Main Agreements and Discussions at the Stakeholder Consultation Meetings for Government Institutions and Large-Scale Development Corporations

| Major Concerns | Agreements/Reflections/Countermeasures |
|-----------------------|--|
| DND Properties | <ul style="list-style-type: none"> • Compensation across all stations within DND properties will be computed as 5% of any commercial development's gross revenue in addition to 10% of the area's zonal value • Affected properties within Camp Aguinaldo will be replaced by DOTr, designs and locations of which will be subject to the approval of DND • The Lawton East Station will not be moved towards the Ph Army Property since there has to be enough distance to allow transition of tracks. Instead, the entrance/exit will be allocated within Ph Army property. Width will be the typical 1.8 meters without the elevator. Construction cost will be offset from the compensation between DND and DOTr • As compensation for the subterranean property within the Villamor Airbase, 20% of the FMV will be given. However, a portion of this compensation will be used to develop a perimeter access road allowing direct access from the airbase towards the Lawton West Station • For Lawton West, the exclusive entrance/exit towards DND properties will push |

| Major Concerns | Agreements/Reflections/Countermeasures |
|---|---|
| | through but this will be discussed under the NSRP South Line. |
| BCDA Properties | <ul style="list-style-type: none"> • The proposed locations of Lawton East and West Stations were the subject of previous meetings with BCDA and Megaworld to which they suggested to put the stations on the road (the future Grand Boulevard) and Lawton East Station to be moved eastward. • For Lawton West Station, JDT informed that they want the station to be moved closer to Nichols Avenue so that people coming from the north will have easier time if they wish to go to the airport. JDT also informed that there will be 4 lines after Lawton west Station, 2 going to and coming from the airport and another going to and coming from FTL. • It was shared that the contract of BCDA covering the Main Blvd. project involves all the stakeholders along this span. It is important for the MMSP to confirm the timeline involved in the construction as it greatly affects BCDA's commitment. With this, DOTr must execute an undertaking on the timeline of the MMSP so that BCDA's contract may be adjusted accordingly. |
| MIAA Properties | <ul style="list-style-type: none"> • Concerns on areas involving aircraft movements are being executed. On-going construction during runway operations is a concern for MIAA. However, it was expressed that there will be no interruption in the operations at the runway since there will be no property closures. • MIAA to provide a copy of the masterplan of NAIA Terminals 1 to 3 to DOTr. • DOTr should write a letter to GM Eddie V. Monreal before conducting any kind of activity. The letter should include the following: list of personnel, tools and equipment to be used (if any), locational plan and timetable of activities. All workers will be issued with security pass daily if the activity is less than thirty (30) days. But if the works will take more than one (1) month, the workers need to attend the seminar for security awareness and submit NBI Clearance. • Plans for NAIA T3 can be requested to the previous contractor, Philippine International Airport Terminal Co. (PIATCO) since the As-Built Plans were not transmitted by PIATCO to MIAA • DOTr and JDT are scheduled to conduct a joint inspection with MIAA, DOTr and JDT at NAIA T3 on Thursday, August 22, 2019 at 9am. |
| McKinley West Village Properties | <ul style="list-style-type: none"> • DOTr (with JDT) will attend the MWV's annual meeting to reach out to the other affected homeowners • So far, there are no more oppositions from the MWV representatives regarding the MMSP tunnel passing below their village • UTRB committed to perform necessary surveys within the village to ensure that there will be no structural effect on the existing properties before, during, and after construction as well as during operations |
| Megaworld Corporation Properties | <ul style="list-style-type: none"> • Around 70 lots (out of 285 lots) will be affected; however, this will be confirmed by the team for proper handling. Megaworld confirmed that all lots are sold and that the development has been turned over to the homeowner's association (HOA) already. • During the previous meeting, the HOA requested for borehole details from Megaworld since JDT was not given permits, yet. But Dr. Bhagat (JDT) mentioned that JDT already has the soil profile taken from boreholes before and after their property. Usec. TJ (DOTr) instructed the team to present these details (including Megaworld's soil profile) to the HOA. • Since insurance was an issue, the following points were discussed: <ul style="list-style-type: none"> (i) Design liability is required by law. This will be undertaken by GC. (ii) Should the HOA prefer the design assessed by a 3rd party geotechnical surveyor, then this will be acquired. Furthermore, subject 3rd party geotechnical surveyor will then be liable as per their assessment. (iii) The affected homeowners may opt to get their own structural insurance using 30% of the compensation. Since this is subterranean property, this will be 20% of the property's fair market value which, as confirmed by Megaworld, ranges from Php 260,000-300,000 per sqm. |

| Major Concerns | Agreements/Reflections/Countermeasures |
|--------------------------|--|
| | (iv) It was also mentioned during the discussion that Megaworld may provide insurance and that a group insurance/package insurance would be more practical. |
| NAMRIA Properties | <p>Lawton East Station Location and Construction Yard</p> <ul style="list-style-type: none"> • The final location of Lawton East Station and the proposed construction yard with assumed dimension of 240-meter-long by 35-meter-wide with a plan to have an access road from Lawton Avenue to construction yard in which the access road according to NAMRIA is the property of New San Jose Builders. • The timeline for the construction schedule will start on the (4th) quarter of 2020 up to (2nd) quarter of 2025 • NAMRIA has no objection on the location of Station and the proposed construction yard, what they suggest / advice is to consult the New San Jose Builders for the plan of access way toward the construction yards <p>Entrances and Exits of the Lawton East Station</p> <ul style="list-style-type: none"> • The proposed (4) entrances/exits of Lawton East Station were presented. All Entrances / Exits are to be constructed and located below the ground. <ul style="list-style-type: none"> ✓ The 1st entrance/exit is located within the Station Plaza connecting to Station in underground passageway. ✓ The 2nd entrance/ Exit is located within Station along the roadside. ✓ The 3rd and 4th Entrances / Exits located besides the Station facing Lawton Avenue. • NAMRIA has no objections on the proposed (3) and (4) Entrances / Exits presented for Lawton East Station. However, they have a concern on the access way for the public coming from Lawton Avenue and they will consult this matter to New San Jose Builders on how they can provide access road for the public. • DOTr stated that from the previous meeting between DOTr Usec TJ. Batan and the New San Jose Builders, both had agreed that access road will be included on the development plan by the New San Jose Builders. |

Source: JICA Study Team

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