

Road Network Development Project  
in Conflict-Affected Areas  
in Mindanao



# Sub Project-2

Parang Balabagan Road  
Resettlement Action Plan



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## **EXECUTIVE SUMMARY**

The 33.67 kilometers road access Parang – Balabagan Road was one of the contemplated top priority projects of the Duterte’s Administration for the improvement of road access and stimulation of long-lasting peace and order in the conflict-affected areas in Mindanao.

This Draft Resettlement Action Plan (RAP) is prepared for the proposed project and was guided by the World Bank’s Policy on Involuntary Resettlement, particularly O. P. 4.12, World Bank’s Involuntary Resettlement Sourcebook (2004), JICA Guidelines for Environmental and Social Considerations (March 2010), and Philippine Government Laws relating to the Acquisition of Right-of-Way.

The RAP was composed of five sections strategically crafted to comprehensively cover the process that includes the identification of the possible resettlement impacts of the proposed project, the determination of compensations and entitlements and the formulation of procedures that can facilitate the implementation of the project. This document also included a section on the procedures for monitoring and evaluation to check whether the compensation and entitlements have been properly determined and delivered on time and the living standards have been restored or improved.

### **The Project Area**

The Parang – Balabagan Road alignment will traverse in the municipalities of Parang and Matanog in Maguindanao, and Balabagan and Kapatagan in Lanao del Sur. Specifically, the alignment will pass through barangays Macasandag, Sapad, Kidama, Salaman, Matimos, Bakikis, Lusain, Banago, Narra, Lorenzo, Molimoc, Barorao, Batuan and Budas.

### **Scope of Work**

In preparing the RAP the following activities were undertaken:

- Public Consultations - conducted to the affected areas to inform and generate awareness and understanding as well as encourage participation of the Project affected persons to participate in the decision-making;
- Inventory of Losses (IOL) – through Geo-tagging and field reconnaissance to the entire affected areas;
- Socio-economic Survey – a house-to-house interview that will be done to profile the socio-economic status of the possible project affected persons;
- Land Value Assessment – the determination of the current land value based from BIR Zonal Values, Landbank of the Philippines, Current market price;
- Structures Value Assessment – determination of the affected structure value based on the current prices of the construction materials; and
- Trees and Crops Value Assessment – determination of the value of the affected trees and crops based from the current market values of trees and crops as provided by the Department of Agriculture.



## Summary of Impacts

	Item	Total	
House is Affected	No. of Houses Affected	8	
	No. of Households/Families Affected	8	
	No. of People Affected (by Losing House)	36	
Land is Affected	No. of Land Lots Affected	117	
	No. of Structures Affected	9	
	No. of Improvements Affected		
	<i>Electric posts</i>	25	
	<i>Water system</i>	1	
	<b>No. of Trees Affected (by kinds of tree)</b>		
	<i>Fruit bearing trees</i>	2,609	
	<i>Non-fruit bearing trees</i>	1,034	
	<i>Plant/Cash trees</i>	18	
	<b>Others</b>		
	<i>Cemetery</i>	3	
	<i>School</i>	0	
<i>Mosque</i>	0		

## Status of Land Ownership

Type	Definition	No. of Lots (People)			Total (A)+(B)	
		Lots with House		Lots without House (B)		
		Lot owned	Lot not owned			Total (A)
Case A	Land claimant has a land titled and paying taxes	1	2	3	49	52
		(5)	(9)	(14)	(285)	(299)
Case B	Land claimant has a land title but not paying taxes	2	3	5	60	65
		(9)	(13)	(22)	(353)	(375)
Case C	Claimant has no land title but paying taxes (Tax Declaration)	0	0	0	0	0
		(0)	(0)	(0)	(0)	(0)
Case D	No land title and No Tax Declaration	0	0	0	0	0
		(0)	(0)	(0)	(0)	(0)
<b>TOTAL</b>		<b>3</b>	<b>5</b>	<b>8</b>	<b>109</b>	<b>117</b>
		<b>(14)</b>	<b>(22)</b>	<b>(36)</b>	<b>(638)</b>	<b>(674)</b>

Note: Upper figure is number of houses; lower figure with parenthesis is number of people

## Summary Breakdown of Funds for Affected Properties

Description	Cost Item	Amount	Remarks
Land Acquisition and Structures	Land	32,123,239.00	Estimated based on the current fair market value
	Structures	1,911,704.50	Estimated based the replacement cost
	Improvements	890,000.00	Estimated based the replacement cost
	<b>Sub-total A</b>	<b>34,924,943.50</b>	

Description	Cost Item	Amount	Remarks
Compensation	Trees and Cash crops	1,821,190.00	Estimated based on the current market values of the Maguindanao Provincial Assessor's Office and Lanao del Sur
	Damaged crops	793,747.53	Estimated based on the current market value of the Philippine Statistics Authority
	<b>Sub-total for B</b>	<b>2,614,937.53</b>	
External Monitoring		1,000,000.00	Estimated at PhP 1,000,000 per SP
	<b>Sub-total for C</b>	<b>1,000,000.00</b>	
<b>Subtotal (A+B+C)</b>		<b>38,539,881.03</b>	
Contingency	10%	3,853,988.10	
Admin Cost	5%	1,926,994.05	
<b>GRAND TOTAL</b>		<b>44,320,863.18</b>	

### Implementation Schedules

The following implementation schedules are the following:

- First Disclosure – 2<sup>nd</sup> quarter of 2020
- Parcellary Survey – 2<sup>nd</sup> to 4<sup>th</sup> quarter of 2020
- Updating of RAP – 4<sup>th</sup> quarter of 2020
- Formulation of MRIC – 4<sup>th</sup> quarter of 2020
- Disclosure of updated RAP to APs – 1<sup>st</sup> quarter of 2021
- Notification of PAPs – 2<sup>nd</sup> quarter of 2021
- Compensation – mid 2<sup>nd</sup> to mid 3<sup>rd</sup> quarter of 2021
- Income Restoration – mid 2<sup>nd</sup> to mid 3<sup>rd</sup> quarter of 2021
- Detailed Design – 4<sup>th</sup> quarter of 2019 to 3<sup>rd</sup> quarter of 2020
- ROW Acquisition and RAP – 2<sup>nd</sup> quarter of 2020 to 2<sup>nd</sup> quarter of 2021
- Procurement of Contractor – 3<sup>rd</sup> quarter of 2020 to mid-4<sup>th</sup> quarter of 2021
- Construction – mid 3<sup>rd</sup> quarter of 2021 to 1<sup>st</sup> quarter of 2024
- Civil Works – mid 3<sup>rd</sup> quarter of 2021 to 1<sup>st</sup> quarter of 2024

Monitoring and evaluation:

- Internal monitoring – mid 3<sup>rd</sup> quarter of 2021 to 1<sup>st</sup> quarter of 2024
- External Monitoring and Evaluation – mid 3<sup>rd</sup> quarter of 2021 to 1<sup>st</sup> quarter of 2024

# **1. INTRODUCTION**

## **1.1 Rationale**

Mindanao for decades has lagged from the rest of the country in terms of economic development. This is despite its natural advantages such as fertile land, presence of natural resources, outside of typhoon belt, and human resource potentials. However, in recent years the region has been showing faster economic growth than the rest of the country. For instance, while the country has registered an average annual growth of 5.9% in the last five years (2010-2015), Mindanao's 6.2%. Within Mindanao, the Autonomous Region in Muslim Mindanao (ARMM) remains the poorest region with poverty incidence of 55.8% in 2012. Likewise, the region's GRDP in 2015 accounts for only 0.7% of the Philippines' GDP with annual average growth in the last five years of merely 1.13% which is the smallest among the regions. Similarly, economic structure of the region reflects its position as less developed where agriculture accounts for more than half (59.1%) of the GRDP with industry accounts only for 2.7% and services accounts for 38.2%.

The road infrastructure of ARMM is less developed as well compared to other regions. While the country and Mindanao has an average road density of 0.25 and 0.17 respectively, ARMM has only 0.10. This means that for the ARMM to close the gap and reach the Mindanao average, at least 800 km of new roads should be constructed. The signing of the Comprehensive Agreement on Bangsamoro (CAB) between the government and the Moro Islamic Liberation Front (MILF) in March 2014 however is expected to provide extra push for social and economic development of ARMM. The project area is characterized by the following: (1) the project area has favorable natural conditions for agriculture – i.e. high temperature, plenty of rainfalls distributed throughout the year, dominant fertile soil and outside of the typhoon belt, (2) despite this natural advantage, poverty incidence is very high at 55.8% in 2012; (3) infrastructure supply is also limited – ARMM for instance needs 800km of new roads to close the gap with other regions in Mindanao; (4) one of the reasons for delay of development is the presence of protracted armed conflict between the government and different armed groups (particularly MILF); (5) in recent years however, efforts toward securing peace is gaining momentum. FB (Framework on the Bangsamoro) was signed in 2014; BBL (Bangsamoro Basic Law) was submitted to Congress in August; (6) for the region to recover, there's a need to complement the progress of the peace process by way of addressing the shortage of infrastructure supply in the region.

Recognizing the above, the Government of the Philippines (GOP) through the Department of Public Works and Highways (DPWH) has made a request to the Government of Japan (GOJ) to undertake feasibility study of nine (9) priority roads and two (2) bridges identified in the 2016 JICA-assisted Bangsamoro Development Plan-II. Part of the tasks is to study the possibility of utilizing Yen loan as one of Mindanao for decades has lagged from the rest of the country in terms of the possible sources of fund to implement the identified projects. This Preparatory Survey started in August 2017 and is expected to complete in May 2018.

## **1.2 Objectives**

The objectives of this Resettlement Action Plan (RAP) are as follows:

- i) To determine the number of PAPS and properties/assets affected by the project;
- ii) To identify the extent of impacts of the project on their properties/assets and the measures to mitigate these impacts;

- iii) To determine the compensation and entitlements to PAPs for their affected properties/assets;
- iv) To determine the budget estimate for compensation and entitlements, relocation and resettlement, information dissemination, public consultation, monitoring and other activities for the RAP implementation;
- v) To provide the timetable, manner of payment and institutional arrangements for RAP implementation; and
- vi) To ensure that public participation in the implementation and monitoring of RAP.

All the above objectives will be done in accordance with the appropriate and applicable Philippine laws, policies and/or guidelines with consideration of policies and guidelines of the International Financing Institutions, particularly of World Bank and JICA's Guidelines for Environmental and Social Considerations.

### **1.3 Methodology**

During the conduct of RAP for the project, series of activities were undertaken which involves the following:

#### **a) Meeting with Local Officials before conducting the survey**

- i. The team arranged a meeting with the LGU Officials, particularly the City/Municipal Mayor, Assessor, and Barangay Chairpersons to be traversed, before conducting the survey.
- ii. Prepared and provided invitation letters signed by the project proponent.
- iii. During the meetings/consultations, the team explained the purpose of the survey, the activities that will be undertaken, and the data requirements. The Survey Team emphasized to the Barangay Chairpersons that cooperation of the possible PAPs is necessary to expedite the process and help attain higher accuracy in the preparation of RAP.
- iv. Cut-Off dates were scheduled from Parang (Nov. 28, 2017 to Dec. 5, 2017), Matanog (Dec 9, 2017 to Dec. 11, 2017), Kapatagan (Dec. 12, 2017 to Dec. 16, 2017) and Balabagan (Dec. 18, 2017 to Dec 19, 2017).

#### **b) Data Gathering**

- i. Based on the proposed alignment of the Project, the team conducted an inventory of possible PAPs and all assets within the 30 meters width ROW using a handheld GPS with photo capacity.

The inventory includes:

- a. Number and names of barangays to be traversed/affected.
  - b. Number of structures that will probably be affected
  - c. Type of land use (agricultural, residential, commercial, etc.)
  - d. Most common type of structures (concrete, wood, light materials)
  - e. Type of plantations/orchards (mango, banana, etc.)
- ii. Validation undertaken at DENR-ARMM to obtain the cadastral map and at the Registry of Deeds for title numbers. However, cadastral map and title numbers were not provided due to ongoing finalization of the said data.

- iii. The team proceeds to Assessors Offices of covered Municipalities to validated data through Tax Mapping Index and list of land ownership.
- iv. Those potential PAPs without titles and tax declarations were validated through actual interviews.
- v. For the classified agricultural lands, the team coordinated Network of Protected Agricultural Areas (NPAAs) to obtain plans on agricultural lands; however, they only provided boundary maps.
- vi. The team also gathered the latest applicable established market values of the Department of Agriculture (DA), Philippine Coconut Authority (PCA), Department of Environment and Natural Resources (DENR), Department of Finance (DOF), or Local Government Unit (LGU), and Government Financial Institutions (GFI) for cost estimations.

**c) Profiling**

- i. Due to security issues on affected areas and in availability of some PAPs during the visits/ inventory, socioeconomic profiling of PAPs was conducted on Feb.21, 22 and 23, 2018.
- ii. During the profiling, socio-economic data of the possible PAPs were gathered including their perception towards the project. Possible affected properties, lands, crops, structures and other improvements and preference for compensation, relocations sites and rehabilitation assistance were gathered were also discussed. Queries of the PAPs were also addressed by the team. Right after the interview a photograph of the household and owner was also taken.

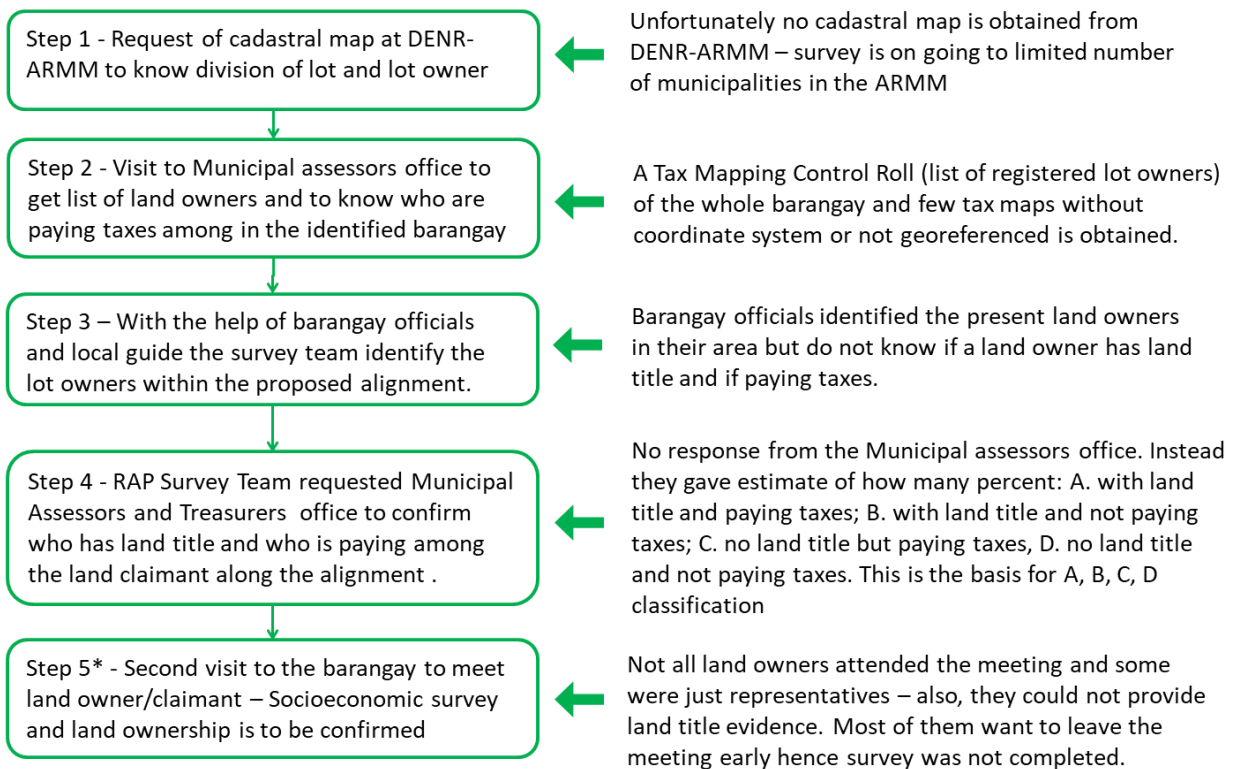
**Table 1.3-1 Summary of Methodology**

Main activity	Purpose	Done through	Responsible Person	Materials used
Public Consultations	To inform and generate awareness and understanding, encourage participation of the Project affected persons to participate in the decision-making	1st round of Public Consultation	Persons and assets within the scope of thirty (30) meters width ROW	Information materials
		Barangay Meetings		
Inventory of Losses (IOL)	Identification of persons and assets that can be affected in the implementation of the project	Geo-tagging	Persons and assets within the scope of thirty (30) meters width ROW	Handheld GPS with photo capacity
		Ground Reconnaissance		Digital camera, appraisal forms
Socio-economic Survey	Profiling of the Socio-economic status of the possible project affected persons	House to house interview		Survey form

Main activity	Purpose	Done through	Responsible Person	Materials used
Land Value Assessment	Determination of the current land value	Actual land valuation conducted by a private value appraiser	Assets within the scope of thirty (30) meters width ROW	BIR Zonal Values, Landbank of the Philippines, Current market price
Structures Value Assessment	Determination of affected structure value	Actual structure valuation conducted by an engineer	Structures within the scope of thirty (30) meters width ROW	Current prices of the construction materials
Trees and Crops value assessment	Determination of the value of the affected trees and crops	Actual reconnaissance survey	Trees and crops within the scope of thirty (30) meters width ROW	Current market value of the trees and crops with reference from the Department of Agriculture

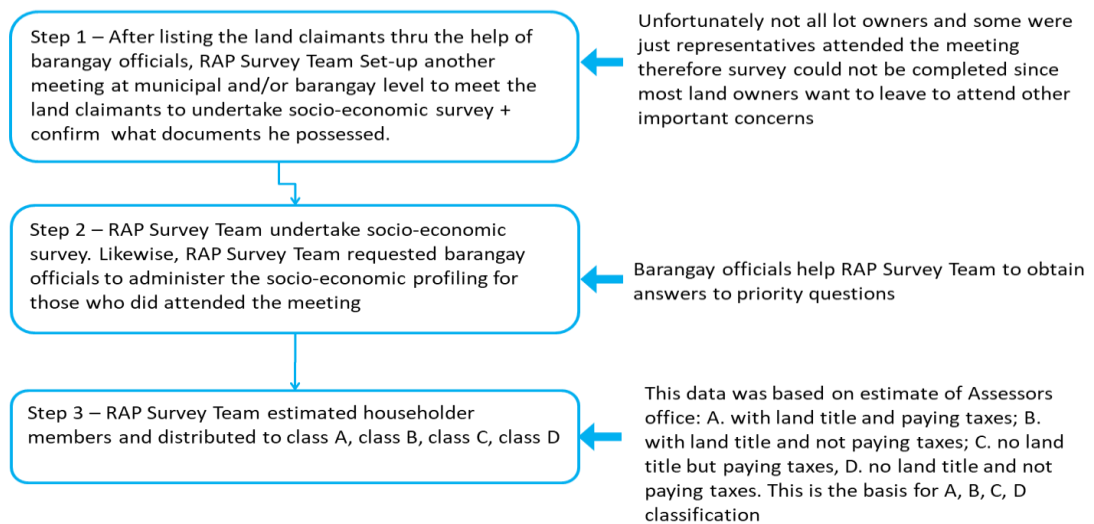
Source: RAP Study Team

**Figure 1.3-1** the process flow on lot identification while **Figure 1.3-2** presents the procedure of identification of affected people (land owners + their household members).



\* Not recommended, only assessors can certify land ownership

**Figure 1.3-1 Process Flow on Lot Identification**



**Figure 1.3-2 Process Flow on Identification of Project Affected People**

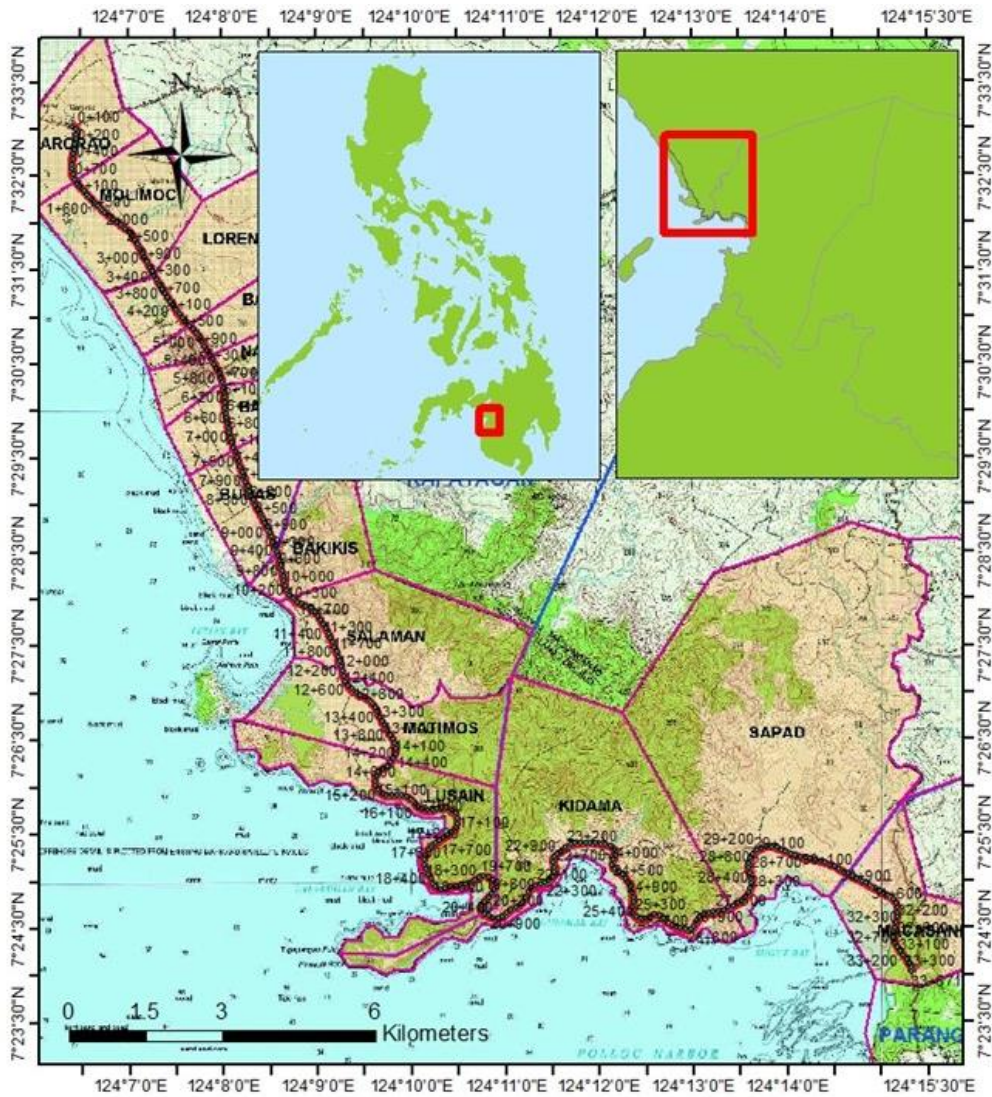
## 1.4 Project Description

The **Parang – Balabagan Road - SP2** covers 33.67 km length and traverses from the municipalities of Balabagan and Kapatagan in Lanao Del Sur, and Matanog and Parang in Maguindanao (**Figure 1.4-1**). The alignment passes through barangays Macasandag, Sapad, Kidama, Salaman, Matimos, Bakikis, Lusain, Banago, Narra, Lorenzo, Molimoc, Barorao, Batuan, and Budas. This road segment aims to increase the flexibility of the network by linking primary-intercity road (Narciso Ramos Highway) and to connect the municipalities of Balabagan and Kapatagan to Cotabato City to facilitate easier access of communities and their goods. As such it will also support in the promoting the local tourism spot by providing access to the beautiful beaches of Illana Bay and provide better link to the areas with high poverty incidence to help them access social services and sell their products to urban centers with minimal transportation cost. Furthermore, the construction of this road will support fishermen by providing better access to the markets.

**Table 1.4-1 Details of Parang-Balabagan Road Alignment and Road Length**

Province	Municipality	Barangay	Road Length (km)
Maguindanao	Parang	Macasandag	2.7
		Sapad	3.3
	Matanog	Kidama	7.2
Lanao Del Sur	Kapatagan	Bakikis	1.2
		Salaman	2.0
		Matimos	2.1
		Lusain	6.3
	Balabagan	Barora	1.3
		Molimoc	2.6
		Lorenzo	2.0
		Narra	0.9
		Batuan	1.4
		Budas	2.3
<b>Total</b>			<b>35.3</b>

Source: JICA Study Team



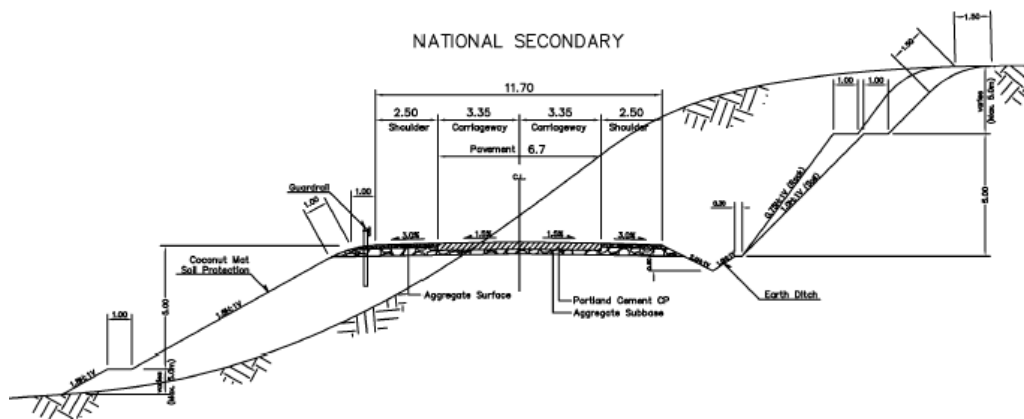
Source: JICA Study Team

**Figure 1.4-1 Location Map of Parang-Balabagan Road – SP2**

Based on DPWH classification, the project is a secondary road for rural areas. The typical road cross section for the Parang-Balabagan Road has the following description:

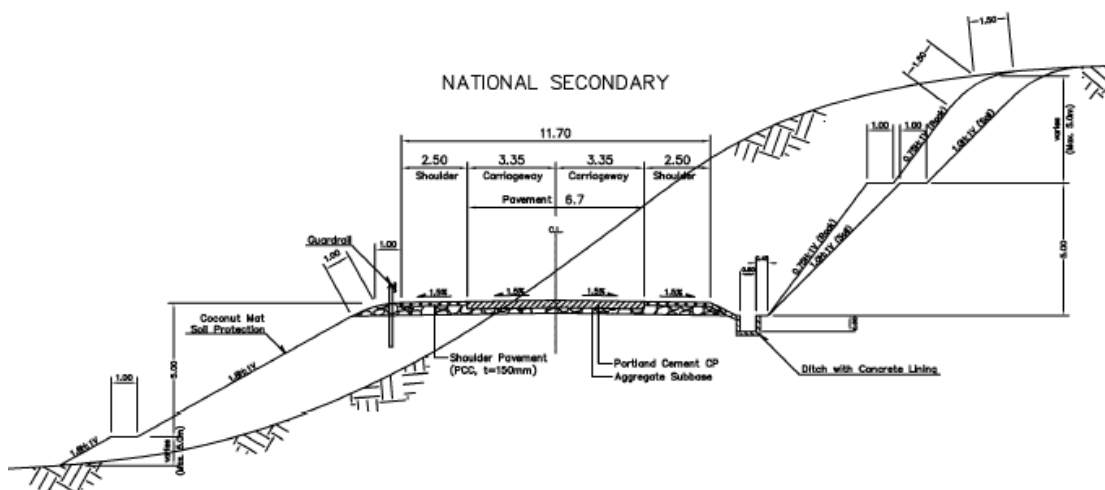
- 1.5% of cross-fall for pavement;
- 3% of cross-fall for shoulder;
- a carriage width of 3.35m;
- a shoulder width of 2.5m;
- a right of way of 30m; and
- a maximum super elevation of 6%.





Source: JICA Study Team

Figure 1.4-2 Typical Cross Sections of Road with Vertical Grade Less than 4%



Source: JICA Study Team

Figure 1.4-3 Typical Cross Sections of Road with Vertical Grade More than 4%

## 1.5 Right-of-Way Limits

The implementation of the project is expected to cause physical and economic displacement within the 30m (15 meters from each side of the center line) width Road Right-of-Way (RROW), which is in accordance with the updated DPWH Design Guidelines, Criteria and Standards (DGCS, 2015 Edition). The project could potentially cause various impacts, ranging from the Involuntary Impact of the Project, Permanent loss of land along the 30m RROW, Permanent damages to structures, crops and trees; Temporary loss or disruption of land use and from work sites.

## 2. FIELD WORK AND DATA COLLECTION

### 2.1 Field work undertaken

The following fieldworks were undertaken:

**Table 2.1-1 Method of Data Collection**

No.	Type of Work	Method
1	Identification of affected houses	<ul style="list-style-type: none"><li>• By field reconnaissance</li></ul>
2	Identification of land lots affected	<ul style="list-style-type: none"><li>• Collection of cadastral map was not successful. It was not provided by the DENR due to the on-going updating of cadastral map</li><li>• Land lot was identified by interviewing barangays captains and barangay residents</li></ul>
3	Identification of trees, crops, and others	<ul style="list-style-type: none"><li>• By field reconnaissance</li></ul>
4	Identification of improvement	<ul style="list-style-type: none"><li>• By field reconnaissance</li></ul>
5	Status of land ownership	<ul style="list-style-type: none"><li>• By interviewing Municipal Assessors Office</li></ul>
6	Land values	<ul style="list-style-type: none"><li>• Data collected from Municipal Assessor's Office</li><li>• Evaluated by Independent Property Assessor</li></ul>

Source: RAP Survey Team

### 2.2 Public Consultation Meetings

In order to ensure public participation and involvement in accordance to the best practices of involuntary resettlement, stakeholder consultation/public consultation meetings were conducted. These activities aimed to inform and generate awareness and understanding as well as to consult and encourage the participation of PAPs in the decision-making that may have significant impact on their lives. These activities served as avenues for the PAPs to express their concerns, issues, ideas and recommendation on the proposed project.

The affected LGUs, including municipalities and barangays, were informed on the date and venue of the public consultation meetings through a letter from the JICA Study Team. Following the protocol of the local process, a letter of invitation for public consultation meetings was handed down to the office of the Mayor for proper dissemination of information to the barangay level (refer to **Table 2.2-2**).

The RAP team conducted a consultation meeting with Project-Affected-Persons in Parang – Balabagan Road (SP2) dated February 21-23, 2018 with the Barangay Officials and Project Affected Persons (PAPs). An invitation letter was sent through an email addressed to the Municipal Major stipulating the activities to be conducted and one of which is the consultation meeting with PAP's and socioeconomic profiling right after the consultation.

The PAPs raised major issues in the implementation of the project which includes: a) compensation – the PAPs inquired about the inclusion of improvements in the affected areas like planted crops, and payment guarantees for land, structures, improvements, trees and crops, (ii) lot ownerships which required complete documents and titles, and (iii) appropriate notice and provision of adequate time for compensation (refer **Table 2.2.4**).

**Table 2.2-1 Public Consultation Meetings conducted**

Activity	Objective	Venue	Date	Participants	No. of participants	
					M	F
1 <sup>st</sup> Round Meeting	Provide information to the possible Affected households regarding the: <ul style="list-style-type: none"> <li>• project background</li> <li>• scope</li> <li>• objectives</li> <li>• benefits</li> <li>• update</li> <li>• basic resettlement policies (Philippines and JICA),</li> <li>• Cut-off-date and announcement of succeeding resettlement activities such as conduct of perception, census, socioeconomic survey and inventory of losses.</li> </ul>	Parang municipal conference room	Dec. 7, 2017	LGU, DPWH, Project affected persons, Tourism and Barangay Officials	56	18
		Matanog municipal multi-purpose hall	Dec. 8, 2017	LGU, Project affected persons and Barangay Officials	17	95
		Balabagan, Municipal Hall Executive Building	Dec. 9, 2017	LGU, Project affected persons; farmer and fisherman; and Barangay Officials	36	18
		Kapatagan, Training Center/ Gymnasium	Dec.11, 2017	LGU, Project affected persons; farmer and fisherman; and Barangay Officials	35	39

**Table 2.2-2 Summary of Main Opinions and Concerns raised during the First Public Consultation**

Major opinions/concerns	Reflections/countermeasures
<b>i. Parang</b>	
Affected areas with no land titles	No land/lot title, no compensation – will be strictly followed.  Required documents such as Certificate of land title and tax declaration should be secured.
Affected area that traversed military reservation and cemetery	The proposed alignment is not yet final. A copy of the results will be provided per barangay level for confirmation.  Affected cultural heritage will be highly taken into consideration and recommended to the proponent for possible realignment.  Affected people and area will also be considered. Information regarding this will be collected during the survey.
Affected people and areas and its compensation	A request will be made to the proponent to provide the affected people the final details of the project

Major opinions/concerns	Reflections/countermeasures
	<p>once the study will be done.</p> <p>DPWH will pay the acquisition of all affected structures.</p> <p>All affected land, trees, among others will be justly compensated as long as it is included in the inventory during cut offs.</p>
Road alignment area and possible realignment	This will be considered and recommended to the proponent.
Implementation time of the project	Initial plan will be by June 2018 (as per JICA)
<b>ii. Municipality of Matanog</b>	
Route alignment of the project	<p>The presented alignment for the meeting is the proposed route. There are alternatives that were also considered but this study will be conducted first to determine the best alternative that will be favorable to access of the communities.</p> <p>In the case of requesting a new route or additional road access, the barangay should submit a resolution to the LGU, particularly to mayor office, and LGU will endorse recommendation to DPWH for consideration.</p>
Affected land areas and structures	<p>DPWH will pay the acquisition of all affected structures.</p> <p>Affected people should secure the required documents such as certificate of land title and tax declaration for claims.</p> <p>Results of inventory will be submitted by the RAP study team to DPWH. The department will decide the value based on DPWH guidelines.</p>
Affected areas with no land/lot titles	All affected owners should secure the required documents such as certificate of land title or tax declaration certified by the LGU for claims.
<b>iii. Municipality of Balabagan</b>	
Rerouting of road alignment	<p>Propose rerouting of road alignment at station 4+400 – 4+900 to give way for future air strip expansion within the property of Lobregat.</p> <p>Travel time from Brgy. Poblacion to Parang will be shorten to 30 minutes.</p> <p>This will be considered and recommended to the proponent.</p>
Plans of the Air Strip and preparation of a Municipal Resolution	Crafting the resolution will be helpful to provide information to JICA and DPWH on the plans of the municipality.
Effects of the project to the affected community	The public consultation was conducted to inform the community on the possible affected community along the alignment. This affected communities should secure documents such as the land title or declaration certificate for claims. Cooperation of the community is very important to avoid issue prior the implementation.

Major opinions/concerns	Reflections/countermeasures
Compensation of affected PAPs (without land titles)	DPWH will prepare a compensation plan to compensate the affected PAPs. However, to avoid problems for compensation, the landowner should secure required documents.  For military reservations like in Parang, affected properties and trees will be included in the compensation.
<b>iv. Municipality of Kapatagan</b>	
Affected Land properties	All affected lots will be compensated and the assessor's office will assist in the preparation of the required documents.  It was emphasized by the Mayor of Kapatagan that they badly needed the project and the cooperation of the community is very important for the success of the project.
Properties without land titles	They should secure required documents to be compensated on the loss of their properties affected.  DPWH is the implementing agency who will determine the true values of the properties.
On-going road project of the Mayor	It was explained that the location is different from the on-going project.
Disapproval of the barangays on the project	So far, all the barangays were very supportive on the project and some barangays were requesting to realign to pass through their barangay area.

Source: RAP Survey Team

**Table 2.2-3 Barangay Consultations Conducted**

Activity	Objective	Venue	Date	Participants	No. of participants	
					PAPs	Non PAPs
2 <sup>nd</sup> Round Meeting  Provide information to the possible Affected households regarding the:  • Proposed Projects	<ul style="list-style-type: none"> <li>To elicit further opinions from PAPs themselves about the project</li> <li>To obtain the basic socioeconomic data from PAP's and to allow them to express their ideas, apprehensions, concerns and objections.</li> </ul>	Parang Municipal Conference Room	Feb 21, 2018	Barangay Officials and PAPs	5	2
		Kapatagan Municipal Conference Room	Feb 22, 2018	Barangay Officials and PAPs	30	3
		Matanog Municipal Conference Room	Feb 23, 2018	Barangay Officials and PAPs	18	3

**Table 2.2-4 Summary of Main Opinions and Concerns raised during Barangay Consultations**

Major opinions/concerns	Reflections/countermeasures
<b>i. Kapatagan Municipality</b>	
Prioritize workers for the construction.	<ul style="list-style-type: none"> <li>• DPWH, D.O No. 130, series of 2016 states that: the mandatory minimum percentage of 50% of skilled unskilled labor requirement and minimum of 30% skilled labor shall be recruited and be equally accessible to both women and men.</li> </ul>
Valid proof of ownership for entitlements.	<p>PAP with Transfer/ Certificate of Title or tax Declaration (Tax declaration legalized to full title).</p> <p>The following topics are also discussed to them:</p> <ul style="list-style-type: none"> <li>• Holders of free or homesteads patens and Holders of Certificates of Land Ownership (CLOA) under CA 141. Public Lands act will be compensated on land improvements only.</li> <li>• Public Lands Act will be granted under Comprehensive Agrarian Reform Act shall be compensated for the land at zonal value.</li> <li>• If granted under Voluntary Offer to sell by the Landowner. CLOA issued under CA 141 shall be subject to the provisions of Section 112 of Public Lands Act shall receive compensation for damaged crops at market value at the time of taking.</li> </ul>
<b>ii. Parang Municipality</b>	
Persons entitled for the compensation.	<p>Specific to the project, the various types of APs are qualified, as follows:</p> <ul style="list-style-type: none"> <li><b>(i) Landowners and Land Users</b> <ul style="list-style-type: none"> <li>a. Legal owners (e.g., agricultural, residential, commercial and institutional) who have full title, tax declaration, or who are covered by customary law (e.g. possessory rights, usufruct, etc.) or other acceptable proof of ownership over the affected land.</li> <li>b. Users or occupants that have no land title or tax declaration over the affected land.</li> <li>c. Renters of the affected land.</li> </ul> </li> <li><b>(ii) PAPs with Structures</b> <ul style="list-style-type: none"> <li>a. Owners of structures who have full title, tax declaration, or other acceptable proof of ownership (e.g. possessory rights, usufruct, etc.)</li> <li>b. Owners of structures, including shanty dwellers, who have no land title or tax declaration or other acceptable proof of ownership</li> <li>c. Renters</li> </ul> </li> <li><b>(iii) PAPs with Crops, Fruit Trees, and other Perennials</b> <ul style="list-style-type: none"> <li>a. Owners of affected crops, fruit trees and perennials who have full title, tax declaration, or other acceptable proof of ownership (e.g. possessory rights, usufruct, etc.)</li> </ul> </li> </ul>

Major opinions/concerns	Reflections/countermeasures
	<p>b. Owners of affected crops, fruit trees and perennials who have no land title or tax declaration or other acceptable proof of ownership.</p> <p>(iv) <b>PAPs Affected by the Loss of Livelihood and Sources of Income</b></p> <p>a. Owners of registered or unregistered shops, regardless of land tenure status, whose business operation will be interrupted temporarily or permanently due to the project.</p> <p>b. Hired labor (e.g., farm worker, house help, and store helper) who will lose their work temporarily or permanently due to the project.</p>
<p>Payment for tree or the unit for costing of crops and the basis for compensating the properties will be affected.</p>	<ul style="list-style-type: none"> <li>• The DPWH will disclose the compensation for trees and crops after the detailed engineering and it will be discussed in the next public consultation</li> <li>• Section 4 of the R.A 10752 clearly states that the modes of acquiring real property are: (i) donation, (ii) negotiated sale, and (iii) expropriation. Property valuation is market-based and undertaken using Government Financial Institutions (GFIs) or Independent Property Appraisers which help promotes unbiased property valuation. The assumption by the IA of the capital gains tax also provides supplementary incentive to the lot owners to negotiate with government. All these things will be further discussed by DPWH representatives and consultant in the second public consultation.</li> </ul>
<p>Valid proof of ownership for land and mode of payment</p>	<p>PAP with Transfer/ Certificate of Title or tax Declaration (Tax declaration legalized to full title).</p> <p>The following topics are also discussed to them:</p> <ul style="list-style-type: none"> <li>• Holders of free or homesteads patens and Holders of Certificates of Land Ownership (CLOA) under CA 141. Public Lands act will be compensated on land improvements only.</li> <li>• Public Lands Act will be granted under Comprehensive Agrarian Reform Act shall be compensated for the land at Zonal value.</li> <li>• If granted under Voluntary Offer to sell by the Landowner. CLOA issued under CA 141 shall be subject to the provisions of Section 112 of Public Lands Act shall receive compensation for damaged crops at market value at the time of taking.</li> </ul>
<p><b>iii. Matanog Municipality</b></p>	
<p>Eligible persons qualified for compensation?</p>	<p>Specific to the project, the various types of APs are qualified, as follows:</p> <p><b>(i) Landowners and Land Users</b></p>

Major opinions/concerns	Reflections/countermeasures
	<p>a. Legal owners (e.g., agricultural, residential, commercial and institutional) who have full title, tax declaration, or who are covered by customary law (e.g. possessory rights, usufruct, etc.) or other acceptable proof of ownership over the affected land.</p> <p>b. Users or occupants that have no land title or tax declaration over the affected land.</p> <p>c. Renters of the affected land.</p> <p style="text-align: center;"><b>(ii) PAPs with Structures</b></p> <p>a. Owners of structures who have full title, tax declaration, or other acceptable proof of ownership (e.g. possessory rights, usufruct, etc.)</p> <p>b. Owners of structures, including shanty dwellers, who have no land title or tax declaration or other acceptable proof of ownership</p> <p>c. Renters</p> <p style="text-align: center;"><b>(iii) PAPs with Crops, Fruit Trees, and other Perennials</b></p> <p>a. Owners of affected crops, fruit trees and perennials who have full title, tax declaration, or other acceptable proof of ownership (e.g. possessory rights, usufruct, etc.)</p> <p>b. Owners of affected crops, fruit trees and perennials who have no land title or tax declaration or other acceptable proof of ownership.</p> <p style="text-align: center;"><b>(iv) PAPs Affected by the Loss of Livelihood and Sources of Income</b></p> <p>a. Owners of registered or unregistered shops, regardless of land tenure status, whose business operation will be interrupted temporarily or permanently due to the project.</p> <p>b. Hired labor (e.g., farm worker, house help, and store helper) who will lose their work temporarily or permanently due to the project.</p>
Valid proof of ownership for land.	<p>PAP with Transfer/ Certificate of Title or tax Declaration (Tax declaration legalized to full title).</p> <p>The following topics are also discussed to them:</p> <ul style="list-style-type: none"> <li>• Holders of free or homesteads patents and Holders of Certificates of Land Ownership (CLOA) under CA 141. Public Lands act will be compensated on land improvements only.</li> <li>• Public Lands Act will be granted under Comprehensive Agrarian Reform Act shall be compensated for the land at zonal value.</li> <li>• If granted under Voluntary Offer to sell by the Landowner. CLOA issued under CA 141 shall be subject to the provisions of Section 112 of Public Lands Act shall receive compensation for damaged</li> </ul>



Major opinions/concerns	Reflections/countermeasures
PAP's without any valid proof of ownership for land.	<p>crops at market value at the time of taking.</p> <ul style="list-style-type: none"> <li>PAP will be entitled to cash compensation for loss of entire structure at 100% of replacement cost.</li> <li>Rental subsidy for the time between the submission of complete documents and the release of payment on land.</li> <li>Cash compensation for damaged crops at market value at the time of taking.</li> <li>Agricultural lessors are entitled to disturbance compensation equivalent to five times the average of the gross harvest for the past 3 years but not less than PHP 15,000.</li> </ul> <p>For improvement, PAP will be entitled to:</p> <ul style="list-style-type: none"> <li>Cash compensation for the affected improvements at replacement costs</li> </ul> <p>For crops, trees and perennial, PAP will be entitled to:</p> <ul style="list-style-type: none"> <li>Cash compensation for the affected crops, trees, perennials at current market value as prescribed by DENR and LGUs.</li> </ul>

\*Interview was administered by the help of Barangay Officials for those PAPs who were not able to attend during the consultation meeting.

### 2.3 Socio-Economic Profile of the Project-affected Persons

Based on the conducted socio-economic survey, a total of eight (8) affected household heads (AHHs) and One-hundred seventeen (117) affected land lot owners were interviewed as shown in Table 2.3-1.

**Table 2.3-1 Summary of Potential Number Affected Structures and Land Lots**

Loss category	Kapatagan	Parang	Balabagan	Matanog	Grand Total
Affected House Heads	4	0	4	0	8
Affected Structures	5*	0	4	0	9
Affected Land Lot Owners	62	6	31	18	117

Source: RAP Survey Team

Note: \* 4 residential houses occupied and 1 house not occupied.

A total of 1, 009, 141 sq.m of land with crops and trees will be affected by the alignment as summarized in Table 2.3-2 and Table 2.3-3. Majority of the cultivated crops that will be affected are corn and cassava.

**Table 2.3-2 Summary of Affected Land and Types of Cultivated Crops**

Loss category	Unit	Kapatagan	Parang	Balabagan	Matanog	Total
Affected agricultural lands with corn	m2	34,500	0	5,100	72,000	111, 600
Affected agricultural lands with cassava	m2	42,900	0	0	0	42,900
Total affected land area (sq. m.)	m2	335,041	77,954	287,523	308,623	1,009,141

Source: RAP Survey Team

**Table 2.3-3 Summary of Affected Trees**

Loss category	No. of Trees				Total
	Kapatagan	Parang	Balabagan	Matanog	
Affected Fruit bearing trees	891	62	1,451	205	2,609
Affected trees (Timber / non-fruit bearing)	2	13	1,007	12	1,034
Plant/Cash Trees	0	9	0	9	18

**Table 2.3-4 Affected Cemetery**

Municipality	Affected Barangay	Cemetery
Kapatagan	Lusain	1
Balabagan	Batuan	1
Parang	Macasandag	1
	<b>Grand Total</b>	<b>3</b>

Source: RAP Survey Team

### 2.3.1 Household Size

Majority or 6 (75%) of the AHHs' size ranges from 6-10 members while 1 HHs' have 1-5 and 11 – above members, respectively.

**Table 2.3-5 No. of Affected Household Heads by Household Size**

Household Size	Affected House					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
1-5	1	0	0	0	1	12.5
6-10	2	0	4	0	6	75.0
11-above	1	0	0	0	1	12.5
<b>Total</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>8</b>	<b>100</b>

Source: RAP Survey Team

Majority or 72 (62.1%) of the affected land lot owners' size ranges from 1-5 members while 31.9% have 6-10 members and 6% for 11-above members.

**Table 2.3-6 No. of Affected Land Lots by Household Size**

Household Size	Affected Land / Lots					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
1-5	33	5	31	3	72	61.54
6-10	22	1	0	15	38	32.48
11-above	7	0	0	0	7	5.98
<b>Total</b>	<b>62</b>	<b>6</b>	<b>31</b>	<b>18</b>	<b>117</b>	<b>100</b>

Source: RAP Survey Team

### 2.3.2 Household Structure

The common family structure that can be observed along the Parang – Balabagan Road Alignment was composed of nuclear structure (75%), a common Filipino family structure, which was made up of the parents and their children. While the remaining 25% of the affected HHs have an extended family structure where the grandparents and other close family members are staying with the family.

**Table 2.3-7 No. of Affected Household Heads by Household Structures**

Household Structure	Affected House					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
Single	0	0	0	0	0	0
Nuclear	2	0	4	0	6	75
Extended	2	0	0	0	2	25
Joint	0	0	0	0	0	0
<b>Total</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>8</b>	<b>100</b>

Source: RAP Survey Team

In terms of family structure of the affected land lot owners, majority have household structure type of nuclear with 53% while 28% have joint family structure where there are two or more families are staying in one house. Ten percent (10%) of the affected HHs had a single structure where in there are only parents living without children, and the remaining 9% are extended structure.

**Table 2.3-8 No. of Affected Land Lots by Household Structures**

Household Structure	Affected Land / Lots					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
Single	10	2	0	0	12	10
Nuclear	43	1	0	17	61	53
Extended	7	2	0	1	10	9
Joint	2	0	31	0	33	28
<b>Total</b>	<b>62</b>	<b>6</b>	<b>31</b>	<b>18</b>	<b>117</b>	<b>100</b>

Source: RAP Survey Team

### 2.3.3 Gender Distribution

In terms of gender distribution, there are more male (63%) household heads in the affected HHs than female heads (37%).

**Table 2.3-9 No of Affected Household Heads by Gender**

Gender	Affected House					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
Male	3	0	2	0	5	63
Female	1	0	2	0	3	37
<b>Total</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>8</b>	<b>100</b>

Source: RAP Survey Team

Consequently, 82 (70%) of the affected land owners were female.

**Table 2.3-10 No of Affected Lands Lots Owners by Gender**

Gender	Affected Land / Lots					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
Male	26	2	1	6	35	30
Female	36	4	30	12	82	70
<b>Total</b>	<b>62</b>	<b>6</b>	<b>31</b>	<b>18</b>	<b>117</b>	<b>100</b>

Source: RAP Survey Team

### 2.3.4 Civil Status

The civil status of most or 6 (75%) AHHs are married followed single (12.5%) and others (12.5%) (Table 2.3-11).

**Table 2.3-11 No of Affected Household by Civil Status**

Civil status of affected household	Affected House					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
Single	1	0	0	0	1	12.5
Married	2	0	4	0	6	75
Window/er	0	0	0	0	0	0
Live-in	0	0	0	0	0	0
Others	1	0	0	0	1	12.5
No Response	0	0	0	0	0	0
<b>Total</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>8</b>	<b>100</b>

Source: RAP Survey Team

On the other hand, majority of the land lot owner's civil status are married (98%) and widower (2%) as shown in Table 2.3-12.

**Table 2.3-12 No of Lands/Lots by Civil Status**

Civil status of affected land lots owner	Affected Land / Lots					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
Single	0	0	0	0	0	0
Married	60	6	31	18	115	98.29
Window/er	2	0	0	0	2	1.71
Live-in	0	0	0	0	0	0
Others	0	0	0	0	0	0
No Response	0	0	0	0	0	0
<b>Total</b>	<b>62</b>	<b>6</b>	<b>31</b>	<b>18</b>	<b>117</b>	<b>100</b>

Source: RAP Survey Team

### 2.3.5 Age Distribution

Majority or 3 (37%) of the affected HHs' age ranges from 50-54, followed by ages ranges from 40-44 (25%) and 45-49 (25%). The remaining 13% of affected HHs' age ranges from 55-59.

**Table 2.3-13 No of Affected Households by Age**

Age	Affected House					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
15-19	0	0	0	0	0	0
20-24	0	0	0	0	0	0
25-29	0	0	0	0	0	0
30-34	0	0	0	0	0	0
35-39	0	0	0	0	0	0
40-44	0	0	2	0	2	25
45-49	2	0	0	0	2	25
50-54	1	0	2	0	3	37
55-59	0	0	0	0	1	13
60-64	1	0	0	0	0	0

Age	Affected House					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
65-69	0	0	0	0	0	0
70-74	0	0	0	0	0	0
75-79	0	0	0	0	0	0
80+	0	0	0	0	0	0
No response	0	0	0	0	0	0
<b>Total</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>8</b>	<b>100</b>

Source: RAP Survey Team

Likewise, as observed in the age distribution of the affected land owners as shown in **Table 2.3-14**, most (20.5%) of the affected HHs' age ranges from 45 – 49. It was followed by 35 -39 years old (18.8%), 30 – 34 years old (12%), 55 – 59 years old (10.3%), 50 – 54 years old (6.8%), and the remaining have ages 20-24 and 60 and above.

**Table 2.3-14 No of Affected Land Lots Owners by Age**

Age	Affected Land / Lots					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
15-19	0	0	0	0	0	0
20-24	5	0	0	0	5	4.3
25-29	10	1	0	0	11	9.4
30-34	2	0	12	0	14	12
35-39	10	1	6	5	22	18.8
40-44	2	1	4	0	7	6
45-49	12	0	6	6	24	20.5
50-54	2	1	2	3	8	6.8
55-59	10	0	0	2	12	10.3
60-64	2	1	1	2	6	5.1
65-69	5	0	0	0	5	4.3
70-74	0	0	0	0	0	0
75-79	2	0	0	0	2	1.7
80+	0	0	0	0	0	0
No response	0	0	0	0	0	0
<b>Total</b>	<b>62</b>	<b>6</b>	<b>31</b>	<b>18</b>	<b>117</b>	<b>100</b>

Source: RAP Survey Team

### 2.3.6 Religious Affiliation

Majority or 7 (88%) of the affected HHs' are Islam followed by other religious sectors (12%).

**Table 2.3-15 No. of Affected Household Heads by Religion**

Religion	Affected House					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
Roman Catholic	0	0	0	0	0	0
Iglesiani Cristo	0	0	0	0	0	0
Baptist	0	0	0	0	0	0
Born Again Christian	0	0	0	0	0	0
Islam	3	0	4	0	7	88
Others	1	0	0	0	1	12
No Response	0	0	0	0	0	0

<b>Total</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>8</b>	<b>100</b>
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Source: RAP Survey Team

Majority or 106 (85.9%) of the affected HHHs' are Islam followed by Roman Catholic (9.9%), and the remaining are both Born again Christian (1%) and other religious sectors (1%). One respondent (1%) decided not response.

**Table 2.3-16 No. of Affected Land Lots Owner by Religion**

Religion	Affected Land / Lots					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
Roman Catholic	5	2	0	0	7	6.0
Iglesiani Cristo	0	0	0	0	0	0
Baptist	0	0	0	0	0	0
Born Again Christian	0	1	0	0	1	0.9
Islam	57	0	31	18	106	90.6
Others	0	1	0	0	1	0.9
No Response	0	2	0	0	2	1.7
<b>Total</b>	<b>62</b>	<b>6</b>	<b>31</b>	<b>18</b>	<b>117</b>	<b>100</b>

Source: RAP Survey Team

### 2.3.7 Educational Attainment

Half of the respondents attended high school education but were not able to finish, while 25% were able to graduate from high school. The remaining 25% were college undergrads. This indicates that remote communities were having difficulties in going to school due to access and expensive transportation.

**Table 2.3-17 No. of Affected Household Heads by Educational Attainment**

Educational Attainment of Land Lots Owners	Affected House					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
No formal education	0	0	0	0	0	0
Pre-school	0	0	0	0	0	0
Elem. Grad	0	0	0	0	0	0
HS Under grad	2	0	2	0	4	50
HS grad	2	0	0	0	2	25
Vocational / Technical	0	0	0	0	0	0
Certificate Courses	0	0	0	0	0	0
College Under graduate	0	0	2	0	2	25
College grad	0	0	0	0	0	0
No response	0	0	0	0	0	0
<b>Total</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>8</b>	<b>100</b>

Source: RAP Survey Team

As observed from **Table 2.3-18**, majority or 33 (28.4%) of the affected land owners were able to attend formal education followed by high school graduate (22.4%), while some completed college.

**Table 2.3-18 No. of Affected Land Lots by Educational Attainment**

Educational Attainment of Land Lots Owners	Affected Land / Lots					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
No formal education	2	0	0	0	2	1.71
Pre-school	12	0	0	1	13	11.11
Elem. Grad	12	0	0	0	12	10.26
HS Under grad	7	4	0	6	17	14.53
HS grad	17	1	0	8	26	22.22
Vocational/Technical	0	1	0	0	1	0.85
Certificate Courses	2	0	31	0	33	28.21
College Under grad	7	0	0	3	10	8.55
College grad	3	0	0	0	3	2.56
No response	0	0	0	0	0	0
<b>Total</b>	<b>62</b>	<b>6</b>	<b>31</b>	<b>18</b>	<b>117</b>	<b>100</b>

Source: RAP Survey Team

### 2.3.8 Ethno-Linguistic Profile

In terms of the ethno-linguistic profile of the affected household heads, there were only two in the affected HHs in the entire Parang – Balabagan Road alignment, namely: Maranao and Iranun.

**Table 2.3-19 No. of Affected Household Heads by Ethno-Linguistic**

Ethno-Linguistic Affiliation	Affected House					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
Maranao	0	0	4	0	4	50
Iranun	4	0	0	0	4	50
Maguindanaon	0	0	0	0	0	0
Ilocano	0	0	0	0	0	0
Cebuano	0	0	0	0	0	0
Ilonggo	0	0	0	0	0	0
Teduray	0	0	0	0	0	0
Lambangian	0	0	0	0	0	0
Dulangan Manobo	0	0	0	0	0	0
Higaonon	0	0	0	0	0	0
IP	0	0	0	0	0	0
Others	0	0	0	0	0	0
<b>Total</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>8</b>	<b>100</b>

Source: RAP Survey Team

Consequently, majority or 63 (54.7%) of the affected land owners are Maranao followed by Iranun (32.75%), Cebuano (7.69%), Ilonggo (3.42%), and Maguindanaon (1.71%).

**Table 2.3-20 No. of Affected Land Lots by Ethno-Linguistic**

Ethno-Linguistic Affiliation	Affected Land / Lots					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
Maranao	27	0	31	6	64	54.7
Iranun	26	0	0	12	38	32.75
Maguindanaon	2	0	0	0	2	1.71
Ilocano	0	0	0	0	0	0
Cebuano	5	4	0	0	9	7.69
Ilonggo	2	2	0	0	4	3.42

Ethno-Linguistic Affiliation	Affected Land / Lots					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
Teduray	0	0	0	0	0	0
Lambangian	0	0	0	0	0	0
Dulangan Manobo	0	0	0	0	0	0
Higaonon	0	0	0	0	0	0
IP	0	0	0	0	0	0
Others	0	0	0	0	0	0
<b>Total</b>	<b>62</b>	<b>6</b>	<b>31</b>	<b>18</b>	<b>117</b>	<b>100</b>

Source: RAP Survey Team

### 2.3.9 Occupation

Majority or 38% of the affected HHs were farmers followed by businessman (12%) and fisherman (12%), while the remaining 38% were engaged in other works.

**Table 2.3-21 No. of Affected Household Heads by Occupation**

Occupation	Affected House					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
Farmer	1	0	2	0	3	38
Fisherman	1	0	0	0	1	12
Businessman	1	0	0	0	1	12
Govt. Employee	0	0	0	0	0	0
Driver	0	0	0	0	0	0
Teacher	0	0	0	0	0	0
Daycare Staff	0	0	0	0	0	0
Brgy. Official	0	0	0	0	0	0
Others	1	0	2	0	3	38
<b>Total</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>8</b>	<b>100</b>

Source: RAP Survey Team

As observed from **Table 2.3-22**, 30.8% of the affected land owners were drivers, 29.9% were farmers 29.1% were engaged in other occupation, 6% were businessmen and 4.3% were teachers.

**Table 2.3-22 No. of Affected Land Lots by Occupation**

Occupation	Affected House					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
Farmer	28	1	0	6	35	29.9
Fisherman	0	0	0	0	0	0
Businessman	5	2	0	0	7	6.0
Govt. Employee	0	0	0	0	0	0
Driver	5	0	31	0	36	30.8
Teacher	5	0	0	0	5	4.3
Daycare Staff	0	0	0	0	0	0
Brgy. Official	0	0	0	0	0	0
Others	19	3	0	12	34	29.1
<b>Total</b>	<b>62</b>	<b>6</b>	<b>31</b>	<b>18</b>	<b>117</b>	<b>100</b>

Source: RAP Survey Team



### 2.3.10 Family Income

Majority or 2 (25%) of the affected HHS' have an estimated family income ranges Php 10,001 to 30,000. Income bracket of 1 ranges from Php10,000, Php30,001 to Php 30,000, Php 50,001 to Php 60,000, and Php 70,001 to Php 80,000.

**Table 2.3-23 No. of Affected Household Heads by Monthly Income Bracket**

Monthly Income Bracket (Php)	Affected House					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
10,000 and Below	1	0	0	0	1	12.5
10,001 to 20,000	1	0	1	0	2	25.0
20,001 to 30,000	1	0	1	0	2	25.0
30,001 to 40,000	0	0	1	0	1	12.5
40,001 to 50,000	0	0	0	0	0	0
50,001 to 60,000	1	0	0	0	1	12.5
60,001 to 70,000	0	0	0	0	0	0
70,001 to 80,000	0	0	1	0	1	12.5
80,001 to 90,000	0	0	0	0	0	0
90,001 to 100,000	0	0	0	0	0	0
100,001 to 200,000	0	0	0	0	0	0
200,001 and above	0	0	0	0	0	0
No Response	0	0	0	0	0	0
<b>Total</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>8</b>	<b>100</b>

Source: RAP Survey Team

As shown in **Table 2.3-24**, it was commonly observed that majority of the monthly income bracket of the affected land owners ranges from 10,000 and below.

**Table 2.3-24 No. of Affected Land Lots by Monthly Income Bracket**

Monthly Income Bracket (Php)	Affected Land Lots					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
10,000 and Below	59	3	20	18	100	85.5
10,001 to 20,000	2	2	6	0	10	8.5
20,001 to 30,000	1	1	2	0	4	3.4
30,001 to 40,000	0	0	0	0	0	0
40,001 to 50,000	0	0	3	0	3	2.6
50,001 to 60,000	0	0	0	0	0	0
60,001 to 70,000	0	0	0	0	0	0
70,001 to 80,000	0	0	0	0	0	0
80,001 to 90,000	0	0	0	0	0	0
90,001 to 100,000	0	0	0	0	0	0
100,001 to 200,000	0	0	0	0	0	0
200,001 and above	0	0	0	0	0	0
No Response	0	0	0	0	0	0
<b>Total</b>	<b>62</b>	<b>6</b>	<b>31</b>	<b>18</b>	<b>117</b>	<b>100</b>

Source: RAP Survey Team

### 2.3.11 Willingness to relocate

In instances that there is a need to relocate the affected HHS, hundred percent (100%) of the households expressed their willingness to be displaced/ relocated for this project.

**Table 2.3-25 Willingness to Relocate**

Willingness to Relocate	Affected House					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
Yes	4	0	4	0	8	100
No, but will consider	0	0	0	0	0	0
No	0	0	0	0	0	0
Don't know	0	0	0	0	0	0
No Response	0	0	0	0	0	0
<b>Total</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>8</b>	<b>100</b>

Source: RAP Survey Team

### 2.3.12 Site Preference for Relocation

Preference of affected households for site relocation is shown in **Table 2.3-26** One hundred percent of affected households expressed their willingness to be relocated in the same lot areas which were not affected by the alignment.

**Table 2.3-26 Site Preference for Relocation**

Site Preference	Affected House					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
Same Lot	4	0	4	0	8	100
Same Barangay	0	0	0	0	0	0
Other Barangay	0	0	0	0	0	0
Other Municipality	0	0	0	0	0	0
Relocation Site	0	0	0	0	0	0
Other Site	0	0	0	0	0	0
No Response	0	0	0	0	0	0
<b>Total</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>8</b>	<b>100</b>

Source: RAP Survey Team

### 2.3.13 Length of Residence

Half of the affected HHs stayed in the area for 1-5 years, while the remaining 50% did not divulge any information on their length of residence.

**Table 2.3-27 No. of Affected Household Heads by Length of Residence**

Length of Residence of Sample AH heads	Affected House					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
Less than 1 year	0	0	0	0	0	0
1 - 5 years	0	0	4	0	4	50
6 - 10 years	0	0	0	0	0	0
Since birth	0	0	0	0	0	0
No response	4	0	0	0	4	50
<b>Total</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>8</b>	<b>100</b>

Source: RAP Survey Team

All (100%) of the affected land owners stayed in the proposed road alignment area since birth.

**Table 2.3-28 No. of Affected Land Lots by Length of Residence**

Length of Residence of Sample AH heads	Affected Land Lots					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
Less than 1 year	0	0	0	0	0	0
1 - 5 years	0	0	0	0	0	0
6 - 10 years	0	0	0	0	0	0
Since birth	62	6	31	18	117	100
No response	0	0	0	0	0	0
<b>Total</b>	<b>62</b>	<b>6</b>	<b>31</b>	<b>18</b>	<b>117</b>	<b>100</b>

Source: RAP Survey Team

### 2.3.14 Project Acceptability

In terms of project acceptability, one-hundred percent (100%) were in favor of the proposed road alignment in their area. They were able to see more potential benefits in the onset of the project than with the negative effects. However, worries on inconvenience and displacement also surfaced in the survey.

**Table 2.3-29 Project Acceptability**

Project Acceptability	Affected House					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
Yes	4	0	4	0	8	100
No	0	0	0	0	0	0
Don't know	0	0	0	0	0	0
<b>Total</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>8</b>	<b>100</b>

Source: RAP Survey Team

Majority or 86 (74.14%) of the affected landowners agreed of the proposed project, however, 25.86% were not in favor because they were worried of being displaced.

**Table 2.3-30 No. of Affected Land Lots by Project Acceptability**

Project Acceptability	Affected Land Lots					
	Kapatagan	Parang	Balabagan	Matanog	Total	
					No.	%
Yes	32	6	31	18	87	74.35
No	30	0	0	0	30	25.65
Don't know	0	0	0	0	0	0
<b>Total</b>	<b>62</b>	<b>6</b>	<b>31</b>	<b>18</b>	<b>117</b>	<b>100</b>

Source: RAP Survey Team

## 2.4 Focus Group Discussions among Women and Youth

In order to ensure public involvement, through the process of resettlement planning, Notre Dame University (NDU) conducted the focus group discussions (FGDs) for the vulnerable groups or persons, such as women and youth.

The date and venue of the FGD meetings was informed to the affected LGUs such as municipalities and barangays by the official request letter from NDU. In order to gather and reflect public opinions of the affected PAFs.

### 2.4.1 Awareness of the Project

#### PARANG

More than half of the participants are not familiar with the road project in their community, however majority of the women from Pinantao have heard of the project from their barangay chairman. Most of the youth are unaware of the said project.

#### MATANOG

Almost half of the participants are not familiar with the road project in their community, however household heads from Kidama and Sapad said that they are familiar with an ongoing construction from Parang to Barongisan only. Most of the women and the youth participants are unaware of the said project.

#### KAPATAGAN

All groups in the Barangays of Bakikis, Lusain, Matimos and Salaman are not aware of the plan for road construction in their community. All house hold heads and youth are unaware of the project. While almost all participants from Bakikis, Lusain and Salaman have not heard about the project, the group of women in Barangay Matimos are aware of this plan.

#### BALABAGAN

The focus group discussion conducted in Balabagan covered the 8 barangays namely Banago, Narra, Lorenzo, Molimoc, Barorao, Batuan, Budas and Poblacion. There were 2 groups of participants involving representatives from the women group and youth sector. Most of the FGD participants are not aware of the Road Network Development Project in their area. Only the women participants from Lorenzo expressed that they are aware of this farm to market road construction project in their community.

**Table 2.4-1 Awareness of Road Constructions**

Mun	Barangay	Awareness on Road Construction	
		Women	Youth
Parang	Macasandag	Not aware	Not aware
	Pinantao	Aware	No answer
Matanog	Kidama	Not aware	Not aware
	Sapad	Aware=4/ not aware=5	Not aware
Kapatagan	Bakikis	Not aware	Not aware
	Lusain	Not aware	Not aware
	Matimos	Aware	Not aware
	Salaman	Not aware	Not aware
Balabagan	Bamago	Not Aware	Not Aware
	Narra	Not Aware	Not Aware
	Lorenzo	Aware	Not Aware
	Molimoc	Not Aware	Not Aware
	Barorao	Not Aware	Not Aware
	Batuan	Not Aware	Not Aware
	Budas	Not Aware	Not Aware
	Poblacion	Not Aware	Not aware

Source: Social Survey of NDU

## 2.4.2 Impact of Poor Road

### PARANG

Lack of road or poor road impact the people in the community. All barangays influenced by the road project are unanimous in saying that poor road causes problems in transporting the products from farm to the market which can be expensive, they have difficulty in accessing to basic health services, and it is hard for their children to go to school. More burdens are faced by residents in Macasandag as heavy down pour may cause accidents and landslide. They also express the difficulty to get drinking water due to poor road condition.

The residents of Pinantao on the other hand, bear the impact of poor road as horses which they use as transportation and commuters are prone to accident. Residents without horses are forced to carry their products which are heavy load.

### MATANOG

Lack of road or poor road impact the people in the community. All barangays influenced by the road project are unanimous in saying that poor road causes problems in transporting the products from farm to the market for they have to cross the rivers or hire pumpboats which can be expensive, they have difficulty in accessing to basic health services, and it is hard for their children to go to school. More burdens are faced by residents in Kidama as they have to wait for longer time to go in and out their barangay.

The residents of Sapad on the other hand, bear the impact of poor road as this is difficult for their livelihood in terms of their income, they incur bigger debt due to transportation costs.

### KAPATAGAN

Poor road burdens all people in the community. All barangays influenced by the road project are unanimous in saying that poor road causes problems in transporting the products from farm to the market, high risk of crossing the river, difficulty in bringing patients especially emergency cases to the nearest hospital, and the difficulty of their children in going to school and buying school needs. More burdens are faced by residents in flood-prone barangays of Bakikis and Lusain. During heavy down pour, they have to wait for the rain to stop before going to the poblacion to buy their needs or during emergency cases as the roads are not passable.

On the side of Salaman, the residents bear the impact of poor road as water level of the river can go waist high and sometimes chest level during heavy rains. There are only few vehicles that can cross the Budas River thus the difficulty of transportation.

The women in Matimos expressed that though they have an existing road project, they do not know how far it will cover, as their concern is the crossing of the river which is a burden to them. The youth on the other hand state that they have to carry their school uniform in going to school especially when the water level of the river rise beyond normal.

### BALABAGAN

The residents from the different barangays in Balabagan experienced the difficulty and inconvenience brought by a poor or lack of road in their community. The mobility and transportation of people and farm products are affected by this problem. The FGD participants expressed the difficulty of farmers to transport their farm products to the market or to other places

due to slow or delayed transportation and the high and expensive fare rates demanded by the “habal-habal (motorcycle) or “payong-payong” (motorcycle with a sidecar) drivers. They are usually charged P50 - P100 per individual road trip like in the case of Narra and Batuan as expressed by the women group participants.

Commuters usually have problems in going to other places within and outside the barangay especially when there is heavy rain. Roads become slippery or flooded especially in Lorenzo and Poblacion. Children/students tend to be absent from classes because of this road condition. Transportation is not also accessible during this time. The same sentiments are experienced by the people in Barorao where there is difficulty for the students to go to school and parents’ access to health centers. In Molimoc, the women participants expressed their burden of fetching water from its source from a far distance.

However, they are not much affected because they have a concrete “tire path” in their barangay and farmers don’t transport their products outside because these are being picked up by the owner who then sell it to the market. The household heads and women participants in Budas shared that in the absence of road, residents/farmers have to cross the Budas River where they experience the difficulty especially during rainy season.

**Table 2.4-2 Impact of Road to the Community**

Mun	Barangay	Impact of Road to Community	
		Women	Youth
Parang	Macasandag	<ul style="list-style-type: none"> <li>- lower income due to expensive transport of farm products</li> <li>- difficulty in accessing basic health care</li> <li>- longer transportation time for students</li> <li>-hard to get drinking water</li> <li>-during landslide, accidents and delays can happen</li> </ul>	<ul style="list-style-type: none"> <li>-products are difficult to transport going to the market</li> <li>-farmers experienced hardship reaching their farms</li> <li>- difficult for students to go to school</li> <li>- landslide may cause accidents</li> </ul>
	Pinantao	<ul style="list-style-type: none"> <li>-difficult for children to go to school and back home especially during heavy rains</li> <li>- difficult to transport farm products to the market</li> <li>-mothers have difficulty buying basic family and household needs, school supplies of children</li> </ul>	<ul style="list-style-type: none"> <li>- difficult for youth to go to school</li> <li>-difficult for parents to transport their products</li> <li>-school children are sent home by their teachers when their school uniform and shoes get wet by rain</li> </ul>
Matanog	Kidama	<ul style="list-style-type: none"> <li>- people from another sitio can only use horses in bringing products to their barangay, they have to hire pump boats to transport products to Parang</li> <li>-slow phase of life</li> <li>- in case of emergency, people had cross Illana bay to bring patients to Parang</li> </ul>	<ul style="list-style-type: none"> <li>- delayed delivery of products, only pump boat can reach their barangay</li> <li>-increase in number of out of school youth, because the only school they have is a primary school</li> <li>-in case of emergencies, the patient need to be transported through pump boat before reaching the hospital. There was a case where a patient died before he was transported</li> <li>-if there is a storm, they have difficulty evacuating because their barangay is isolated</li> </ul>
	Sapad	<ul style="list-style-type: none"> <li>- lower income/ bigger debt due to higher product transportation</li> </ul>	<ul style="list-style-type: none"> <li>- longer time to transport goods from farm to market</li> </ul>

		<ul style="list-style-type: none"> <li>cost</li> <li>-difficult to access hospitals</li> <li>-difficult to start and improve business</li> <li>-difficult to meet relatives in remote areas</li> </ul>	<ul style="list-style-type: none"> <li>-difficult to go to school because road is slippery</li> <li>-damaged school shoes due to bad roads</li> <li>-poor roads can cause accidents</li> </ul>
Kapatagan	Bakikis	<ul style="list-style-type: none"> <li>- poor road condition; mobility is hampered when water level is high difficult to reach barangay and transporting their products</li> <li>- risk of crossing the river as it may cause accidents</li> </ul>	<ul style="list-style-type: none"> <li>-inconvenient due to flooded, rough and muddy road products</li> <li>-students are always late to classes due to the bad road</li> <li>- difficult to transport sick relatives especially during emergency</li> </ul>
	Lusain	<ul style="list-style-type: none"> <li>-having roads would mean connection to the outside world, means of transportation is a pump boat which would take almost an hour</li> <li>-parents are anxious whether their children will go to school and come home safely</li> <li>- difficult to transport their products or buy their basic needs especially during heavy rains as the tide is high</li> </ul>	<ul style="list-style-type: none"> <li>- difficult to transport farm products to traders</li> <li>- difficult to buy their food and it takes time to bring emergency cases during heavy rains as they have to wait for the rain to stop</li> </ul>
	Matimos	<ul style="list-style-type: none"> <li>- difficult farm to market transportation especially during high tide</li> <li>-crossing the rivers is too risky</li> <li>-safety of children who go to school can cause anxiety to parents</li> </ul>	<ul style="list-style-type: none"> <li>-too difficult for students to go to school especially crossing the knee high river , they have to carry their school uniform</li> <li>- they incur absences during rainy season</li> <li>-they have to buy their school needs in bulk as sometimes the road is difficult to travel</li> <li>-difficult in transporting their products</li> </ul>
	Salaman	<ul style="list-style-type: none"> <li>-too difficult to transport products and people when river water level gets high</li> </ul>	<ul style="list-style-type: none"> <li>-transportation is difficult when river water rise, difficult for students to buy their school needs</li> <li>-students can hardly go to school due to only few vehicles can cross the river</li> <li>- members of the community has to home before 3pm as it is not safe to home late</li> </ul>
Balabagan	Bamago	<ul style="list-style-type: none"> <li>-Mobility is difficult</li> </ul>	<ul style="list-style-type: none"> <li>-Lower income &amp; expensive product</li> <li>-Slow transportation</li> <li>-Communication and going to other places are difficult</li> </ul>
	Narra	<ul style="list-style-type: none"> <li>-Upper Narra residents experienced difficulty in transporting farm products to the market</li> <li>-Limited water for drinking and laundry</li> </ul>	<ul style="list-style-type: none"> <li>-Physically stressful when walking</li> <li>-Transportation is very slow</li> <li>-Pregnant women who are about to give birth have to go to hospitals in advanced</li> </ul>
	Lorenzo	<ul style="list-style-type: none"> <li>-Inaccessibility of transportation for the public high school students</li> </ul>	<ul style="list-style-type: none"> <li>-Difficult access to hospitals in case of emergency</li> <li>-Inconvenience brought by dust &amp; dirt</li> <li>-Community is less beautiful</li> <li>-Delayed transportation</li> </ul>
	Molimoc	<ul style="list-style-type: none"> <li>-They are not much affected because they have a concrete "tire path" in their barangay and</li> </ul>	<ul style="list-style-type: none"> <li>-Inconvenient for students due to slow transportation</li> <li>-Lower income due to higher</li> </ul>

		they don't transport their products outside since these are being picked up by the owner -Women are burdened in fetching water because the source is very far from their barangay	transportation cost -Very slow transportation of farm products
	Barorao	-Disadvantageous to the people in the community due to a road problem in going to the spring which is the source of their drinking water - it is difficult to go up and down carrying gallons of water -Difficulty for the people in the remote sitios to transport their products	-Students have difficulty in going to school -Parents have difficult access to health centers -Delay in receiving assistance for the community -Rough roads exist but transportation becomes better with concrete roads for the farmers
	Batuan	-Poor road conditions; during rainy days, roads are flooded and it's very difficult for the people and animals to pass -Difficulty in transporting products (from farmer to owner)	-Inconvenient especially during rainy days -Difficulty in transporting farm products -Delay /slow transportation
	Budas	-Difficulty in mobility since they have to cross the Budas River which is knee deep high, current is strong and may cause accident -Children are sacrificing walking through the river carrying books and shoes and folding their pants -Not much affected in transporting products since the owner usually pick it up from the tenants	-Lower income due to higher transportation -Students have difficulty in going to school -Vehicles are easily damaged due to poor road conditions -Transportation is slow.
	Poblacion	-Difficulty in transporting farm products -Transportation of people coming from far puroks is not accessible because the number of "payong-payong" is limited -no electricity	-More areas are affected by flood -Difficult to provide assistance to affected community members -The community looks unpleasant -Difficult to transport farm products to the market

Source: Social Survey of NDU

### 2.4.3 Main Source of Economic

In Parang, the three main sources of income in the Macasandag and Pinantao barangays are farming of corn, palay, coconut, banana, vegetables and small business such as sari-sari store, and motor vehicle servicing. While most participants engage in farm-related livelihood there were those whose economic means are remittances from OFW family members, government employee and security guard.

The three main sources of income in the Kidama and Sapad in Matanog are farming of corn,, coconut, fruits, small business such as sari-sari store, and motor vehicle servicing. While most participants engage in farm-related livelihood there were those whose economic means are remittances from OFW family members.



In case of Kapatagan, the three main sources of income in the four barangays are farming of rice, corn and coconut, fishing, and small business such as sari-sari store. While most participants engage in farm-related livelihood others like there were household heads who were into construction labor. There were women who work as tenants and in women’s cooperative in the community. The youth added as other source of income, working at a barber shop.

Farming is the primary source of income or livelihood among the residents in Balabagan except in Lorenzo where most of them are private employees in the Hacienda Lobregat either as office staff, coconut caretaker, laundry woman, security guard or hacienda caretaker.

Coconut, cassava, and corn are the common and dominant products of the farmers. Some work on their own farm lot but others are tenants. In addition to farming, some are engaged into small business like sari-sari store, carenderia, loading cellphones, direct selling of RTWs, etc. The other sources of economic means of people in this area are fishing, driving and employment with the government.

**Table 2.4-3 Main Source of Economic Means**

Mun	Barangay	Main Sources of Economic Means	
		Women	Youth
Parang	Macasandag	-farming ( coconut, banana and corn) -OFW remittance	-farming (corn, coconut) - government employee -sari-sari store owner
	Pinanatao	-farming (palay, coconut, corn, vegetables, fruits like marang, durian and lanzones)	-farming -motor vehicle driver -domestic helper -security guard
Matanog	Kidama	-farming ( coconut, fruits and corn) -fishing -sari-sari store owner	-farming corn, upland rice, coconuts and bananas
	Sapad	-farming ( coconut, corn)– sari-sari store, dried fish, rice - barangay employee -motor transportation service	-farming ( copra, corn and fruits) - driver -sari-sari store -government employee -OFW
Kapatagan	Bakikis	-farming -women’s cooperative worker	-farming -fishing -small time business ( sari-sari store, barber shop)
	Lusain	-fishing -farming (coconut, corn and bananas)	-fishing -farming (coconut and corn)
	Matimos	- tenant/farmer	-farming(rice, corn, coconut) - fruit farmers of banana and cassava
	Salaman	-farming of coconut, corn and rice	-farming ( corn, coconut and rice) - fishing -construction laborers
Balabagan	Bamago	1. Employment (8 CAFGU) 2. Barangay Officers (2 women)	1. Farming (coconut, cassava, banana, corn) 2. Service (carpentry, laborer) 3. Small business (sari-sari store, “tuba”) 4. Fishing
	Narra	1. Farming ( coconut, cassava, corn)	1. Employment in the barangay hall

		2. Sari-Sari store owner (small business) 3. Driving payong-payong	2. Small store (sari-sari) 3. Teaching 4. Driving 5. Farming ( coconut, cassava)
	Lorenzo	1. Employment in Hacienda Lobregat as Office worker, coconut caretaker, laundrywoman, security, caretakers of the hacienda	1. Private employment (Lobregat company) 2. Fishing 3. Farming 4. Government employee/company
	Molimoc	1. Tenant farming ( coconut, cassava corn)	1. Farming (copra, corn, cassava) 2. Small store/sari-sari 3. Government employee 4. Water retail 5. Fishing
	Barorao	1. Coconut 2. Corn 3. Cassava	1. Farming( coconut, cassava, banana, corn) 2. Small business (Carenderia, Load, RTWs, Durul)
	Batuan	1. Coconut 2. Cassava 3. Corn 4. Making coconut roofing 5. Dressmaking	1. Farming (cassava, coconut, corn) 2. Sari-sari store 3. Service (Driving payong-payong)
	Budas	1. Tenant Farming	1. Farming (cassava, coconut, corn, banana, abaca) 2. Fishing 3. OFW 4. Cow & goat raising 5. Sari-sari store
	Poblacion	1. Farming ( cassava, coconut, corn) 2. Business ( sari-sari store) 3. Fish Vending 4. Government employee	1. Service (labor, driving, sewing) 2. Government employment (school, barangay hall) 3. Farming (coconut) 4. Fishing 5. Sari-sari store

Source: Social Survey of NDU

#### 2.4.4 Negative Impact of Road Construction and Proposed Solutions

The three main negative impacts of the road construction as seen by the participants from Parang include their apprehension that the project will be left unfinished by the DPWH, that the funding may be diverted. They fear that some landowners may sacrifice their farm space/area with the construction of the road. Though there were those who expressed that there will be no negative impact as this is project is a dream come true for them.

Participants from the youth gave suggestions amid the negative effects of road construction, they recommend that people in the community assist the DPWH in the project and that the agency should be familiar with the people and the area.

On the other hand, some of the women have apprehensions because the project might bring security problems such as: the presence of military anytime and rido or clan war. They believed that establishing a Bangsamoro government and with the elders' mediation, these issues can be addressed.

The youth group expressed their concern over the road construction project like more vehicular accidents might occur and this might pave way for the terrorists to enter their barangay and more

crimes might be committed. The youth from Sapad noted that DPWH had substandard projects in the past, thus their apprehension.

Among the youth from Kidama, they expressed that putting road signages, imposing speed limit and putting detachment along the road and that the barangay should intensify their patrol activities are among the proposed solutions that they can offer. Those from Sapad suggested that there should be transparency in the implementation of the project.

The respondents from Kapatagan have viewed that the three main effects of road construct encompass the apprehension that prior projects left unfinished may be experienced again, more vehicular accidents due to over speeding and there will be noise pollution.

Though some women gave no answer, those from Bakikis , Matimos and Salaman expressed that there were projects which were unfinished by DPWH , thus their apprehension.

The youth foresee more road accidents and the possibility construction of house along the road, there will be noise and air pollution. They also worry that some of their age group will be going home late.

The participants have suggestions amid the negative effects of road construction. The women believe that there should be proper fund allocation, since unfinished projects by DPWH are still evident.

Moreover, all of the youth groups propose speed limit policy, traffic signages, implement curfew and program be implemented to reduce pollution.

Six (6) barangays in Balabagan have not seen any negative impact of the road project. However, women participants from Barorao and Poblacion shared almost the same perception with regards to the negative impact of road construction. These include the possibility for the DPWH of not completing/finishing the road project based on what they experienced and the use of budget inappropriately and substandard equipment and materials in the road construction. There will be also opportunity for corruption such as using the construction materials like cement for personal needs.

As a solution, they proposed to have strict monitoring of the road project and to hire those who can be trusted. They prefer to hire private contractors in the area. The youth participants on the other side expressed about danger for more road accidents as the young people tend to engage in car or motor vehicle racing once the concrete road is completed. As a solution, they proposed the following: Provide street lights & humps, to put road signage like “slow down” and speed limit, impose policies and discipline from the barangay, and police visibility in the area.

**Table 2.4-4 Negative Impact of Road Constructions**

Mun	Brgy	Negative Impact of Road Construction and Proposed Solutions			
		Women		Youth	
		Negative Impact	Solutions	Negative Impact	Solutions
Parang	Macasandag	-landowners will sacrifice their farm space/area	consultation with farmers be done	-none	
	Pinantao	-none		-DPWH do not know the people and community, this might pose a problem to them	-the people can be asked to assist DPWH in the road construction -DPWH should know the area and people first

Matanog Kapatagan	Kidama	-none		-increase in number of vehicular accidents -terrorists might penetrate barangay -all forms of crime might happen	-put signages, impose speed limit -put detachment along the road and intensify barangay patrol activities -barangay and residents should be vigilant
	Sapad	-security issues such as: military can enter anytime, rido -more motor acquisition can lead to more road accidents	-establish Bangsamoro government, Dawah, leaders mediation	-DPWH has implemented substandard projects in the past	-there must be transparency in the implementation -hire only those people who can be trusted and willing to work without being corrupt -empower the youth so that they can be heard
	Bakikis	-none	-none	-more road accidents -outsiders will come and go -construction if delay will annoy residents -more construction of houses near the road	-impose speed limit -implement curfew hours -no corruption -signages be visible
	Lusain	-none	-none	-road accidents	-set speed limit
	Matimos	- apprehension when road project will be left unfinished	-proper fund allocation -look into several unfinished projects of DPWH; cases of unpaid local workers	-prone to vehicular accidents -youth will go home late	-set ordinance on speed limit -barangay ordinance prohibiting motor racing -implement curfew
	Salaman	apprehension on DPWH that project will not be finished	-no answer	-road accidents	-LGU should set speed limit, BPAT to have program on pollution reduction -implement curfew
Balabagan	Banago	-Corruption	-No proposed solution	-More road accidents -Racing	-Speed limit/set penalty -Give reminders
	Narra	No answer		-Road accidents -Becoming useless construction	-Put lighting beside the road, slow down signage, hump construction

					- Need for quality road suited to community problems on flood; big rocks
	Lorenzo	1. when the road constructed is substandard 2. When cement are used in houses near the construction instead of the road 3. When roads are done half-way and we will wait for century before it will be finished	none	1. more road accidents 2. There will be racing activities	1. speed limit, humps, signage 2. Policy coming from the barangay prohibiting racing
	Molimoc	None		1. abuse of good roads/road accidents 2. Racing for entertainment	1. Discipline 2. Need orientation from the chairman
	Barorao	If the DPWH will not meet the standard of budget and road construction, substandard construction of the roads or bridge constructed will not be finished	none	More road accidents	Discipline among vehicle owners/ drivers  Racing is already prohibited by the LGU
	Batuan	None, it is good because we can enjoy if our road is concreted		-Possibility of more road accidents	-Reminders to avoid road accidents
	Budas	1. when DPWH will construct a substandard bridge/road 2. When there is corruption,	none	1. There will be racing in the barangay 2. More road accidents	1. humps, penalty 2. Speed limit, signage like “slow down”, discipline on parking

		leaving the construction half-way			
	Poblacion	none		<ol style="list-style-type: none"> <li>1. more racings means more accidents</li> <li>2. More raod accidents</li> <li>3. Theft can escape faster</li> </ol>	<ol style="list-style-type: none"> <li>1. Signage like “slow down”, humps, police visibility</li> <li>2. Speed limit, check points, ambulance</li> <li>3. Police visibility, check points</li> </ol>

Source: Social Survey of NDU

### 2.4.5 Perception towards DPWH as Road Contractor

All participants in Parang have agreed that DPWH should be the contractor for the road project for they believe that it is the role of this government agency.

In addition, the heads of the family group from Macasandag and Pinantao believe that the people will experience good life and having a farm to market road is a dream come true for them. However, the women group favored the DPWH project as this will be useful to them especially in the accessibility of the farmers and residents in their way of life,

Among the youth they agree that DPWH can implement the project but the residents should also be involved.

In Matanog, all participants have agreed that DPWH should be the contractor for the road project for they believe that it is the role of this government agency. They are the experts in the field and are allies of the government in the development of the community.

The women from Kidama and Sapad express that the DPWH project will be advantageous for the residents. Among the youth they agree that DPWH can implement the project and this will help in their community development. More business will flourish other than fishing and farming and the youth can finish school and become successful citizens.

All participants from Kapatagan have agreed that DPWH should be the contractor for the road project for they believe that it is the role of this government agency.

In addition, the heads of the family group from Lusain and Salaman expressed that the people do not have the expertise in the project and have high hopes for the accomplishment of the DPWH project. However, the women from Matimos and Salaman favored the DPWH with the condition that they must finish the project and that the bad experience in the past will not be repeated.

Among the youth they agree that DPWH can implement the project faster, the road will improve economic means of the residents and students can have access to regular school.

On the side of FGD participants in Balabagan, all have agreed that DPWH shall take the lead in the road construction project in their community. They believe that it is the mandate of the DPWH as a government agency and they have the facilities and expertise to do road projects. However, some participants agreed but set some conditions like DPWH should allocate the budget properly; use standard measurements and equipment and has to complete or finish the road project on time.

#### **2.4.6 Community Support to DPWH**

All participants from the four municipalities from two (2) sectors have expressed full support to the DPWH as project contractor. In Parang and Matanog, they will support the basic needs of the project members such as food, water, accommodation and would volunteer in the project. They will help secure and protect the members and their equipment and materials.

On the side of the women from Pinantao in Parang and Kidama in Matanog they said that they will support the project by accompanying the team at the project site and would provide labor from local men in the community.

Meanwhile, the youth from Macasandag and Pinantao will provide security to the workers and their equipment. They expressed cooperation, assistance and would even volunteer to work. Meanwhile, the youth from Kidama and Sapad expressed their cooperation, assistance and would even volunteer in the traffic management. Aside from these, they will convince their parents to support the DPWH project.

Similarly, all participants from Kapatagan will help secure and protect the members and their equipment and materials.

On the side of the women from Bakikis and Matimos, they would provide food and water of the project team and share their kitchen utensils while the women from Lusain and Salaman would provide counterpart in labor and any support that they can afford.

Meanwhile, the youth from Bakikis and Matimos will offer food and water and resting place and provide security to the equipment. Those from Salman would follow the rules imposed and will help remove debris that fall on the road.

The participants from Balabagan Municipality assure to give support to the DPWH project team in the road construction. The household heads, women and youth participants expressed to welcome the team and provide them with food, drinks and accommodation they need. They will also ensure the safety and security of the DPWH workers and to provide help through community volunteers/laborers. In addition, they would secure and keep watch over the equipment and other materials used by the DPWH team in the road construction.

#### **2.4.7 Summary**

Generally, the focus group discussion participants from the four (4) municipalities in SP 2 are not aware of the road construction project in their community. However, they see the impact of the lack of road like there is inconvenience and difficulty in transporting farm products like coconut, corn, cassava and other crops to the market and in the mobility of people. There is a high cost of transportation and problem on accessibility due to this road problem. It becomes a concern since the main source of economic means or income of the people in this area is farming.

The implementation of the road construction project has both positive and negative impact according to the participants. The common positive impact they cited is an easier faster and better transportation for the commuters and in the delivery of farm products to the market. Consequently, it will bring better and good life to the people because of social and economic opportunities.

In terms of the negative impact, they have not seen any of these except for the apprehension on the completion of the road project on time and the tendency for the use of sub-standard equipment and materials for this project. However, the participants trust and believe in the expertise and

capabilities of the DPWH team for doing this job. They only proposed for the strict monitoring and the hiring of trusted workers for this road project.

The community assures support to the DPWH team in this project by providing them with food, drinks and accommodation they need and to provide volunteers from the barangay to assist in the road construction. The safety and security of the team and their equipment are also ensured by the barangay officials in the locality.

## 2.5 Cadastral Maps

The team requested copy of the cadastral map at the DENR ARMM. However, cadastral map was not obtained due to ongoing finalization (digitizing) of the said data. Instead, barangay boundary map was provided.

In the absence of cadastral map, the team proceeded to Assessors Offices of the covered Municipalities to validate data through Tax Mapping Index and list of land ownership. Those PAPs without titles and tax declarations were validated through actual interviews.

## 2.6 Barangays Affected

**Table 2.6-1** shows the list of affected barangays and properties within the proposed 30 meters road alignment. In terms of the estimated land area per barangay, Municipality of Kapatagan recorded the highest with 335,041 sq.m constitutes an estimated of 62 lot owners, followed by Municipality of Matanog with 308,623 sq.m consists of 18 lots owners while the least is Parang which only covered Barangay Macasandag with 77,954 sq.m constitutes of 6 lot owners.

**Table 2.6-1 Affected Properties by Barangay**

Municipalities	Barangays	Estimated affected land Area	No. of Affected Properties				
			Affected Land Lots Owner	Affected Structures	Affected HH Heads	Affected PPAPs	Lot and Structures
Parang	Macasandag	77954	6	0	0	0	0
	<b>Sub-total</b>	<b>77,954</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Matanog	Sapad	96530	2	0	0	0	0
	Kidama	212093	16	0	0	0	0
	<b>Sub-total</b>	<b>308,623</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Kapatagan	Salaman	58337	14	*5	4	18	0
	Matimos	61180	7	0	0	0	0
	Bakikis	28350	14	0	0	0	0
	Lusain	187174	27	0	0	0	0
	<b>Sub-total</b>	<b>335,041</b>	<b>62</b>	<b>5</b>	<b>4</b>	<b>18</b>	<b>0</b>
Balabagan	Banago	21477	3	0	0	0	0
	Narra	19460	3	0	0	0	0
	Lorenzo	36093	1	0	0	0	0
	Molimoc	73375	6	0	0	0	0
	Barorao	33435	10	4	4	18	4
	Batuan	38328	7	0	0	0	0
	Budas	65355	1	0	0	0	0
	<b>Sub-total</b>	<b>287,523</b>	<b>31</b>	<b>4</b>	<b>4</b>	<b>18</b>	<b>4</b>



Municipalities	Barangays	Estimated affected land Area	No. of Affected Properties				
			Affected Land Lots Owner	Affected Structures	Affected HH Heads	Affected PPAPs	Lot and Structures
	<b>TOTAL</b>	<b>1,009,141</b>	<b>117</b>	<b>9</b>	<b>4</b>	<b>36</b>	<b>**4</b>

Source: RAP Survey Team

Note: \* 4 residential houses and 1 small shop

\*\* 4 affected households owned both residential structure and lot affected.

## 2.7 Land Use and Areas Affected

The land use along the proposed alignment is classified into agricultural and residential areas. Since no Comprehensive Land Use Plan (CLUP) provided by the Local Government Units (LGUs) from the Municipalities affected to properly identify the delineation of the residential land, the survey team did an estimated delineation using a GPS.

**Table 2.7-1 Land Use (sq. m)**

Municipalities	Barangays	Residential Area	Commercial Area	Agricultural Area	Total
Parang	Macasandag	0	0	77954	77954
	<b>Sub-total</b>	<b>0</b>	<b>0</b>	<b>77,954</b>	<b>77,954</b>
Matanog	Sapad	0	0	96,530	96530
	Kidama	0	0	212,093	212093
	<b>Sub-total</b>	<b>0</b>	<b>0</b>	<b>308,623</b>	<b>308,623</b>
Kapatagan	Salaman	0	0	58,337	58337
	Matimos	0	0	61,180	61180
	Bakikis	0	0	28,350	28350
	Lusain	0	0	187,174	187174
	<b>Sub-total</b>	<b>0</b>	<b>0</b>	<b>335,041</b>	<b>335,041</b>
*Balabagan	Banago	0	0	21,477	21477
	Narra	0	0	19,460	19460
	Lorenzo	0	0	36,093	36093
	Molimoc	2906	0	70469	73375
	Barorao	31319	2116	0	33435
	Batuan	0	0	38,328	38328
	Budas	0	0	65,355	65355
	<b>Sub-total</b>	<b>34,225</b>	<b>2,116</b>	<b>251,182</b>	<b>287,523</b>
<b>TOTAL</b>	<b>34,225</b>	<b>2,116</b>	<b>972,800</b>	<b>1,009,141</b>	

Source: RAP Survey Team

Note: \* Classification is based on the Municipal Assessors.

## 2.8 Structures and Improvements Affected

The structures that will be affected by the alignment are 4 residential structures made up of concrete, semi-concrete, and shanty materials, and 1 sari-sari store.

**Table 2.8-1 Affected structures in the area**

Municipalities	Barangays	No. of Structures	
		Residential	Commercial
Parang	Macasandag	0	0
Matanog	Sapad	0	0

	Kidama	0	0
Kapatagan	Salaman	4	1
	Matimos	0	0
	Bakikis	0	0
	Lusain	0	0
Balabagan	Banago	0	0
	Narra	0	0
	Lorenzo	0	0
	Molimoc	0	0
	Barorao	4	0
	Batuan	0	0
	Budas	0	0
	<b>TOTAL</b>	<b>8</b>	<b>1</b>

Source: RAP Survey Team

## 2.9 Crops and Trees Affected

Affected crops are summarized in **Table 2.9-1**. Most farmers in the area adapted the multi-storey cropping (coconut-corn) and cassava plantation. Most framers in the Municipality of Balabagan are engaged in farming cassava while corn farming is the means of livelihood among the rest of the Municipalities.

**Table 2.9-1 Affected Area Cultivated with Crops**

Municipalities	Barangays	Affected area of crops (sq.m.)		Total
		Corn	Cassava	
Parang	Macasandag	0	0	0
Matanog	Sapad	72,000	0	72,000
	Kidama	0	0	0
Kapatagan	Salaman	0	0	0
	Matimos	0	0	0
	Bakikis	0	0	0
	Lusain	34,500	0	34,500
Balabagan	Banago	0	0	0
	Narra	0	0	0
	Lorenzo	0	10,500	10,500
	Molimoc	0	0	0
	Barorao	0	12,600	12,600
	Batuan	0	11,400	11,400
	Budas	5,100	8,400	13,500
	<b>TOTAL</b>	<b>111,600</b>	<b>42,900</b>	<b>154,500</b>

Source: RAP Survey Team

Affected trees along the proposed alignment were inventoried, most of the tree species planted are fruit bearing and harvestable timber as shown in **Table 2.9-2**.

**Table 2.9-2 Affected Trees**

Municipality	Affected Barangays	Trees (Fruit Bearing *)	Trees (Timber/ Non-fruit Bearing **)	Plant/ CashTrees ***	Total
Parang	Macasandag	62	13	9	84
Matanog	Sapad	77	5	0	82
	Kidama	128	7	9	144
Kapatagan	Salaman	573	0	0	573

	Matimos	183	0	0	183
	Lusain	135	2	0	137
Balabagan	Banago	87	0	0	87
	Narra	177	0	0	177
	Lorenzo	150	17	0	167
	Molimoc	292	0	0	292
	Barorao	212	990	0	1,202
	Batuan	419	0	0	419
	Budas	114	0	0	114
	<b>Total</b>	<b>2,609</b>	<b>1,034</b>	<b>18</b>	<b>3,661</b>

Source: RAP Survey Team

Note:

\* Fruit Bearing Trees: Mango, Coconut/ Buco, Jackfruit/ Langka, Santol, Kamatchile, Duhat, Tamarind/

Sampaloc, Aratiles/ Mansanitas, Guava/ Bayabas, Macopa, Kaimito, Avocado, Atis, Casoy/ Kasuy

\*\* Timber, Non-fruit Bearing Trees: Narra, Acacia, Talisay, Bangkal, Balite, Gmelina, Falcata, Mahogany

\*\*\* Plant, Cash Trees: Banana, Papaya, Atsuete, Cassava, Cacao

## 2.10 Land Valuation Map

The valuation maps among the Municipalities affected are ongoing. They are now on the process of updating the tax mapping of their respective Municipalities. Land valuation will be based on the Section 6 of RA 10752: Standards for Assessment of the Value of the Property subject to negotiated sale.

## 2.11 Pricing of Land Based on BIR Zonal Values

Shown in the **Table 2.11-1** is the Zonal Values of Land taken from the Bureau of Internal Revenue website by Municipality. Most of the Municipalities, lots located along the road has highest zonal value compared to lots located distance away from the existing road while in Municipality of Balabagan and Kapatagan specified as to which type of road either national and barangay road which differ in terms of Zonal value.

**Table 2.11-1 BIR Zonal Values of Land**

Municipality	Barangay	Vicinity	Classification		***Zonal Value/ Php/ Sq. m <sup>2</sup>
Matanog	Kidama and Sapad	*Along the Road	RR	Residential Regular	99.00
			CR	Commercial Regular	165.00
			I	Industrial	149.00
		**Interior Lots	RR	Residential Regular	83.00
			CR	Commercial Regular	149.00
			I	Industrial	132.00
			A1	Riceland Irrigated	4.55
			A2	Riceland Unirrigated	3.55
			A3	Upland	2.30
			A4	Coco Land	3.05
			A16	Corn Land	2.00
			A50	Other Agricultural Lands	2.00
Parang	Macasandag	*Along the Road	RR	Residential Regular	99.00
			CR	Commercial Regular	165.00

Municipality	Barangay	Vicinity	Classification		***Zonal Value/ Php/ Sq. m <sup>2</sup>
		**Interior Lots	I	Industrial	149.00
			RR	Residential Regular	83.00
			CR	Commercial Regular	149.00
			I	Industrial	132.00
			A1	Riceland Irrigated	4.55
			A2	Riceland Unirrigated	3.55
			A3	Upland	2.30
			A4	Coco Land	3.05
			A16	Corn Land	2.00
			A50	Other Agricultural Lands	2.00
Balabagan	Bodas, Banago, Barorao, Batuan, Lorenzo, Molimoc and Narra	Along National Highway	CR	Commercial Regular	135.00
			RR	Residential Regular	85.00
			I	Industrial	90.00
		Along Barangay Road	CR	Commercial Regular	105.00
			RR	Residential Regular	70.00
			I	Industrial	75.00
		**Interior Lots	CR	Commercial Regular	90.00
			RR	Residential Regular	60.00
			I	Industrial	65.00
			A1	Riceland Irrigated	2.70
			A2	Riceland Unirrigated	2.15
			A4	Coco Land	2.50
Kapatagan	Bakikis, Lusain, Matimos and Salaman	Along National Highway	CR	Commercial Regular	120.00
			RR	Residential Regular	75.00
			I	Industrial	80.00
		Along Barangay Road	CR	Commercial Regular	90.00
			RR	Residential Regular	65.00
**Interior Lots	I	Industrial	75.00		
	CR	Commercial Regular	80.00		
	RR	Residential Regular	60.00		
	I	Industrial	60.00		
	A1	Riceland Irrigated	2.70		
	A2	Riceland Unirrigated	2.15		
	A4	Coco Land	2.50		
A6	Fishpond	4.30			
A16	Corn Land	2.00			
A50	Other Agricultural Lands	1.50			

Source: RAP Survey Team

Note: \*Along the Road- adjacent to the existing road

\*\*Interior Lots- Are those lots located right after the along the road lots

\*\*\* Information presented can be accessed through the BIR website

## 2.12 Pricing on Land Based on Tax Declaration

The documents for the Pricing on Land Based on Tax Declaration were not obtained from the Municipal Assessor Office.

## 2.13 Recent Prices of Comparable Properties in the Area

Several sources of information were gathered from the bank records through their online websites and through online postings to obtain the recent market value of comparable properties in affected Municipalities. This information will be used in calculating the negotiated sale of DPWH for compensation at replacement cost as per land property types (Commercial, Residential and Agricultural).

Under commercial land, lot owners selling price ranges from 750 pesos per sq. meter to 800 per sq. meter.

**Table 2.13-1 Comparative Prices of Commercial Land by Banks**

No.	Date	Classification	Location	Price (PHP)	Lot Area (Sq.M)	Asking Price / Sq.m.	Source
1	Feb. 15, 2009	Commercial-Improvements	Poblacion, Lake Sebu, South Cotabato	3,417,645.00	2,423	1,410.50	Land bank Data
2	Feb 15, 2009	Commercial-Vacant Lot	Poblacion, Tacurong City, Sultan Kudarat	3,343,000.00	698	789.40	Land bank Data
3	Feb 15, 2009	Commercial-Improvements	Kalawag 3, Isulan, Sultan Kudarat	2,837,100.00	1,750	1,621.20	Land bank Data
4	Feb 15, 2009	Commercial-Improvements	Poblacion 3, Lebak, Sultan Kudarat	1,700,878.00	222	7,656.09	Land bank Data
5	Mar 22, 2018	Commercial-Improvements	Tacurong City, Sultan Kudarat	2,903,962.44	500	5,805.00	Metro bank
6	2018	Commercial-Vacant Lot	Polomolok, South Cotabato	920,000.00	578	1,591.70	OLX Philippines
7	2018	Commercial-Vacant Lot	Kalandagan/ New Carmen, Tacurong City, Sultan Kudarat	2,625,000.00	525	5,000.00	Dot property, Part of Mitula Group

Source: RAP Research

For residential land, comparative prices are presented in **Table 2.13-2**. Recent selling price for residential land is fixed to Php400.00/sq.m.

**Table 2.13-2 Comparative Prices of Residential Land of Banks**

No.	Date	Classification	Location	Price (PHP)	Lot Area (Sq.M)	Asking Price / Sq.m. (Php)	Source
1	Mar 22, 2018	Residential - Vacant Lot	Dadiangas, General Santos City, South Cotabato	1,810,000.00	905	2,000.00	Metro bank
2	Mar 22, 2018	Residential - Vacant Lot	Dadiangas, General Santos City, South Cotabato	1,722,000.00	3,000	574.00	Metro bank

3	Mar 22, 2018	Residential - With Improvement	Tacurong City, Sultan Kudarat	1,289,000.00	1,849	697.00	Metro bank
4	2018	Residential - Vacant Lot	Dadiangas, General Santos City, South Cotabato	300,000.00	300	1,000.00	OLX Philippines
5	2018	Residential - Vacant Lot	Poblacion, Tacurong City, Sultan Kudarat	621,600.00	518	1,200.00	Dot property, Part of Mitula Group
6	2018	Residential - Vacant Lot	Poblacion, Tacurong City, Sultan Kudarat	468,000.00	390	1,200.00	Dot property, Part of Mitula Group

Source: RAP Research

For agricultural land selling price ranges from Php15.00/ Sq.m to Php18.00/ sq.m as shown in **Table 2.13-3**.

**Table 2.13-3 Comparative Prices of the Agricultural Land by Banks**

No.	Date	Classification	Location	Price (PHP)	Lot Area (Sq.M)	Asking Price / Sq.m. (Php)	Source
1	Feb 15, 2009	Agricultural	Apopong, General Santos City	1,224,270.00	13,603	90.00	Land bank Data
2	Feb 15, 2009	Agricultural	Brgy.Sinawal, General Santos City	1,500,000.00	10,000	150.00	Land bank Data
3	Feb 15, 2009	Agricultural	Brgy.Lamcaliaf, Polomolok, South Cotabato	300,000.00	20,000	15.00	Land bank Data
4	Feb 15, 2009	Agricultural	Brgy.Kablon, Tupi, South Cotabato	2,500,300.00	100,012	25.00	Land bank Data
5	Feb 15, 2009	Agricultural-Improvements	Mamali 2, Lambayong, Sultan Kudarat	410,000.00	5,000	82.00	Land bank Data
6	Feb 15, 2009	Agricultural	Daguma, Bagumbayan, Sultan Kudarat	150,000.00	10,000	15.00	Land bank Data

Source: Research by RAP Team

## 2.14 Possible Relocation Sites

If relocation is necessary to be undertaken during the implementation of the project, the municipality of Parang committed one (1) hectares of land dedicated to the affected households. **Table 2.14-1** shows are proposed relocation sites with the corresponding land areas.

**Table 2.14-1 Proposed Relocation sites of the Affected Municipalities**

Municipalities	Location	Land Area
Parang	Barangay Nituan	1 hectare
Matanog	Sitio Cabugao, Barangay Sapad	1 hectare
Balabagan	No commitment yet	1 hectare
Kapatagan	No commitment yet	1 hectare

Source: Municipal Mayor

The Municipality of Parang and Matanog committed that they will provide 1 hectare relocation sites for severely affected households.

## 2.15 Status of Land Ownership of Affected Lots

Shown in **Table 2.15-1** is the status of land ownership by category and the possible mitigating/legal remedies/ options that may help implement the Task Force responsible for Right-of-Way Acquisition of DPWH (Unified Project Management Office). Number of lots shown in the matrix was identified through local guides such as Barangay Officials that helped the RAP team during the inventory. The final list of identified lots are submitted to the Municipal Assessor's Office for verification whether the identified land claimants can be found in their records either they have title or with tax declaration.

**Table 2.15-1 Status of Land Ownership**

Type	Definition	No. of Lots (People)				Total (A)+(B)
		Lots with House			Lots without House (B)	
		Lot owned	Lot not owned	Total (A)		
Case A	Land claimant has a land titled and paying taxes	1	2	3	49	52
		(5)	(9)	(14)	(285)	(299)
Case B	Land claimant has a land title but not paying taxes	2	3	5	60	65
		(9)	(13)	(22)	(353)	(375)
Case C	Claimant has no land title but paying taxes (Tax Declaration)	0	0	0	0	0
		(0)	(0)	(0)	(0)	(0)
Case D	No land title and No Tax Declaration	0	0	0	0	0
		(0)	(0)	(0)	(0)	(0)
<b>TOTAL</b>		<b>3</b>	<b>5</b>	<b>8</b>	<b>109</b>	<b>117</b>
		<b>(14)</b>	<b>(22)</b>	<b>(36)</b>	<b>(638)</b>	<b>(674)</b>

Source: RAP Survey Team

Note:

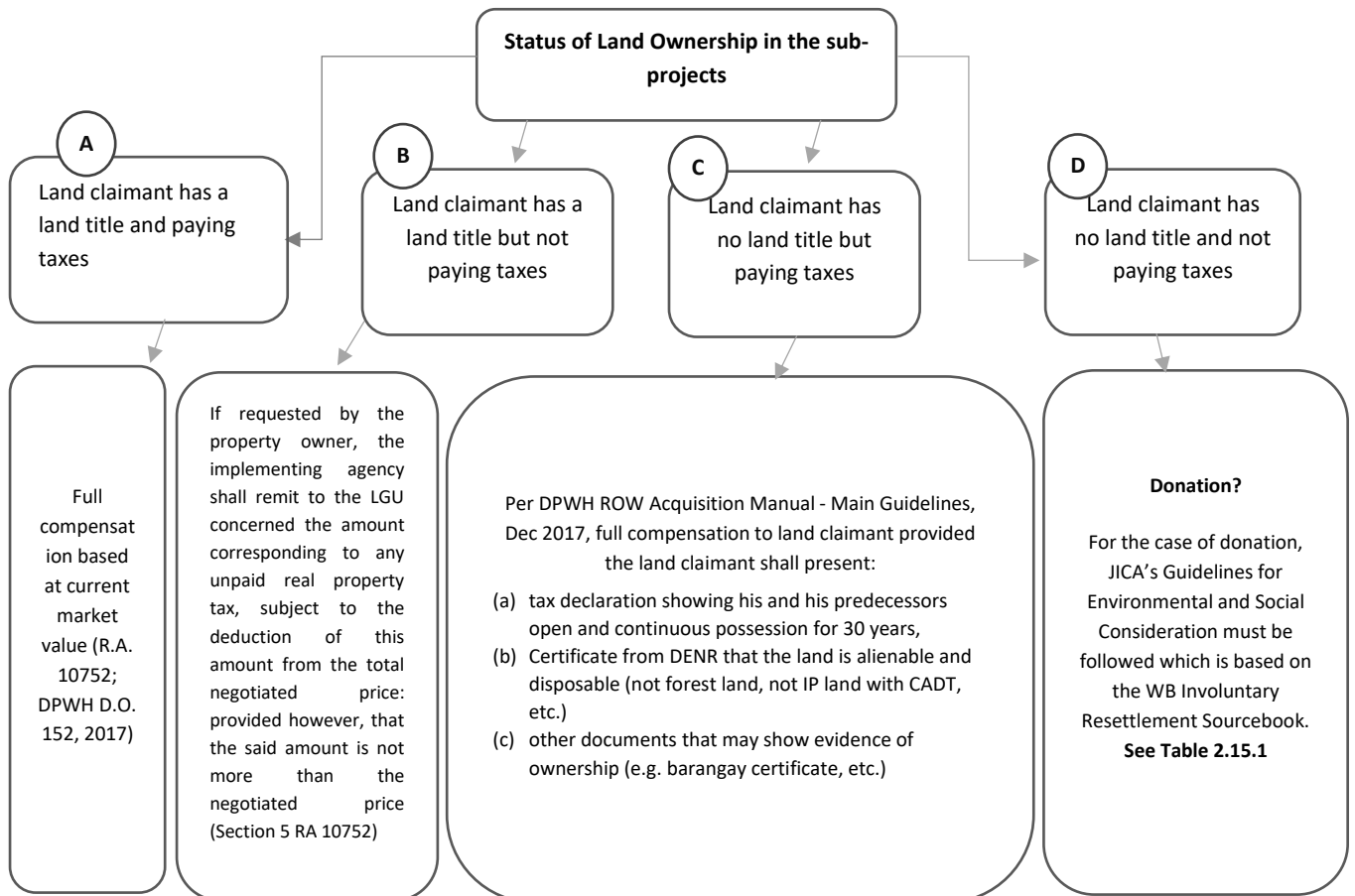
- Upper figure is number of houses; lower figure with parenthesis is number of people
- But in case the land to be acquired for ROW is classified as public land, concerned PAF/Ps will need to provide equity contribution for the purchase of land replacement; such equity contribution for a period of time (15-25 years). In the same manner claims related to resettlement or compensation of the agrarian reform under RA 3844, RA 6389 and RA 6657, the latter is also applicable.

## 2.16 Conditions to Satisfy if ROW Acquisition is by Donation

As stipulated in Section 7 of RA 10752 (Guidelines for Expropriation) whenever it is necessary to acquire real property for the ROW, site or location for any national government infrastructure through expropriation, which includes, among others, within thirty (30) days, the property owner refuses or fails to accept the price offer of the IA for negotiated sale or fails and/or refuses to submit the documents necessary for payment, or when negotiation is not feasible, then the appropriate IA, through the Office of the Solicitor General (for national

agencies), the Office of the Government Corporate Counsel (for government -owned and controlled corporations), or their deputized government or private legal counsel, shall initiate the expropriation proceedings by filing a verified complaint before the proper court.

In this case, land donation is the mode for acquisition of Road Right-of-Way is pursued, “informed consent” and “power of choice” shall be the operative principles and the following criteria below must be satisfied (see Figure and Table below).



**Figure 2.16-1 Different conditions of land ownership**

When donation is carried on, the criteria to satisfy is shown in **Table 2.16.1**

**Table 2.16-1 Criteria to satisfy for Informed Consent when land donation is pursued**

Criteria for Informed Consent	Remarks by JICA Study Team
1. The infrastructure must not be site specific.	<b>The project is not site specific. Changes of alignment during detailed design (DD) in response to residents will be still possible.</b> The current alignment is selected upon technical study and in consultation with LGUs and barangay people during public consultation held at least six times (twice in Metro Manila for local mayors, twice at municipal level, twice at barangay level).
2. The impacts must be minor, that is, involve no more than 10 percent of the area of any holding and require no physical relocation.	<b>At this stage, it is difficult to confirm if impact to potential land donor is more than 10% of his/her land holding due to absence of cadastral map.</b>



Criteria for Informed Consent	Remarks by JICA Study Team
	This should be addressed during DD stage where parcellary survey is undertaken. In case during the survey, it turns out that more than 10% of the area of the donor is affected, road alignment will be modified.
3. The land required to meet technical project criteria must be identified by the affected community, not by line agencies or project authorities (nonetheless, technical authorities can help ensure that the land is appropriate for project purposes and that the project will produce no health or environmental safety hazards).	Depending on the topography of the area, 2 to 4 alternative alignments were presented to the LGUs and barangay people. They were informed that the JICA Study Team will study the optimum alignment considering social and environmental impacts, economic impacts, project costs and other indicators. After optimum alignment was selected, this was presented again to mayors who expressed their consent to the project. It was also presented to the concerned barangay people and obtain their consent. <b>Changes of alignment during DD to reflect residents will is still possible.</b>
4. The land in question must be free of squatters, encroachers, or other claims or encumbrances.	The basic policy of selecting alignment is to avoid houses and other structures to minimize social impact while satisfying the established design criteria. <b>At this FS stage, it is not yet determined who among the affected lot owners will pursue donation mode. Nonetheless, if such mode is pursued, the present condition of said land will be confirmed by municipal office if it is free from squatters, encroachers or other claims.</b>
5. Verification (for example, notarized or witnessed statements) of the voluntary nature of land donations must be obtained from each person donating land.	For the case of donation, it was explained to LGUs and barangay people that the person has “right of choice” (i.e. the concerned parties, without pressures from the authority, can be for or against land acquisition). <b>At this FS stage, it is difficult to identify land owners who will pursue land donation. This option should be pursued during the DD stage.</b>
6. If any loss of income or physical displacement is envisaged, verification of voluntary acceptance of community-devised mitigatory measures must be obtained from those expected to be adversely affected.	Socio-economic profile of the affected families along the alignment (meaning those houses needs to be relocated) has been compiled through interview survey. Most of them are farmers hence mitigation measures should take into account their access to their source of livelihood, training to increase their production, and other legally entitlement assistance.
7. If community services are to be provided under the project, land title must be vested in the community, or appropriate guarantees of public access to services must be given by the private titleholder.	The Project is construction of new national roads hence public access is guaranteed.
8. Grievance mechanisms must be available.	Grievance mechanism will be established for the project.
9. In case the owner of property cannot be found, unknown or deceased	In case the owner of the property cannot be found, is unknown, or is deceased in cases where the estate has not been settled, after exerting due diligence, or there are conflicting claims over the ownership of the

Criteria for Informed Consent	Remarks by JICA Study Team
	<p>property and improvements and/or structures thereon, the IA shall deposit the amount equivalent to the sum under items (a)(1) to (a)(3) of Section 7 of this IRR to the court, for the benefit of the person to be adjudged in the same proceeding as entitled thereto. Upon compliance with the above guidelines, the court shall immediately issue to the IA an order to take possession of the property.</p> <p>If within seven (7) working days after the deposit with the court of the amount equivalent to the sum under items (a)(1) to (a)(3) of Section 7 of this IRR, the court has not issued to the IA a writ of possession for the affected property, the counsel of the IA shall immediately seek from the court the issuance of the writ of possession.</p> <p>The court shall release the said amount to the person adjudged in the same expropriation proceeding as entitled thereto.</p>

Source: Involuntary Resettlement Sourcebook, World Bank, 2004, RA 10752 Section 7

### 3. IMPACTS AND MITIGATION MEASURES

The preferred sub-project alignment is carefully selected based on an alignment study conducted by the JICA study team. Indicators are evaluated based on cost and construction period, economic and environmental impact as well as the technical features of the alignment. The result of the evaluation has been presented after consultations with relevant stakeholders during the project preparation and appropriate technical investigation for the project. While considerable effort had been exerted to further minimize or avoid involuntary resettlement, detailed engineering activities necessitate realignment of a few sections to consider community safety and applicable geometric improvements.

The Parang-Balabagan Road will involve road concreting that will require acquisition of some public land like military reservation and mostly are private land. The improvement of this land will trigger physical and economic displacement requiring resettlement impacts assessment within 30m width of Road Right-of-Way (RROW). The DPWH Design Guidelines, Criteria and Standards (DGCS, 2015 Edition) are used in the design of the subproject.

#### 3.1 Expected Impacts

The potential impact of the proposed alignment for Parang-Balabagan Road Project is shown in **Table 3.1-1**. All the land, houses, sari-sari stores, crops and trees situated in the alignment were noted, listed and were geotagged using a GPS during the field reconnaissance. Any changes or variation from this RAP Report will be validated during the detailed engineering design.

**Table 3.1-1 Summary of expected impacts**

Loss category	Kapatagan	Parang	Balabagan	Matanog	Grand Total
Affected Structures	*5	0	4	0	<b>8</b>
Affected House Heads	4	0	4	0	<b>8</b>
Affected Land Lot Owners	62	6	31	18	<b>117</b>
Total Land area affected	335,041	77,954	287,523	308,623	<b>1,009,141</b>

Source: RAP Survey Team

Note: \* 4 residential houses occupied and 1 house not occupied.

**Table 3.1-2** shows the summary of expected impacts on land with cultivated crops such as corn and palay.

**Table 3.1-2 Summary of expected impacts on land with cultivated crops**

Loss category	Unit	Kapatagan	Parang	Balabagan	Matanog	Total
Affected agricultural lands with corn	m <sup>2</sup>	34,500	0	5,100	72,000	<b>111,600</b>
Affected agricultural lands with cassava	m <sup>2</sup>	0	0	42,900	0	<b>42,900</b>

Source: RAP Survey Team

As shown in **Table 3.1-3**, a total of 2,609 fruit bearing trees will be affected, 1,034 timber trees and 18 plant/cash trees.

**Table 3.1-3 Summary of expected impacts on affected trees**

Loss category	Unit	Kapatagan	Parang	Balabagan	Matanog	Total
Affected Fruit bearing trees	No. of trees	891	62	1,451	205	2,609
Affected trees (Timber / non-fruit bearing)	No. of trees	2	13	1007	12	1,034
Plant/Cash Trees	No. of trees	0	9	0	9	18

Source: RAP Survey Team

## 3.2 Avoidance / Preventive Measures

Basic policies for selecting optimum alignment in connection with existing road utilization were established as follows:

### 3.2.1 Policy on utilizing existing road

- i. The proposed alignment shall utilize the existing road as much as possible in order to minimize land acquisition.
- ii. The proposed alignment shall avoid relocation of the houses/buildings as much as possible to minimize social impacts to people.
- iii. The proposed alignment should follow the existing road elevation as much as possible.

- iv. The proposed alignment shall satisfy the established design criteria.

### 3.2.2 Policy on selection of new alignment

Basic policies for selecting optimum alignment of new roads were established as follows:

- i. The alignment shall avoid affecting existing houses/buildings as much as possible to minimize social impacts.
- ii. The alignment shall meet the established design criteria.
- iii. The alignment shall basically follow the topography as much as possible to minimize cutting and filling.
- iv. Tunnel structure shall be avoided in consideration of local of contractors' capability of tunnel construction.

### 3.3 Mitigating Measures

It is anchored in the following provisions of the law the mitigating measures that may be applied during the acquisition of land and implementation of resettlement action plan to achieve the optimum goals of this project. It is provided in the Philippine Constitution and its existing laws and JICA Resettlement Guidelines the manner, by which these goals can be achieved: The following policy frameworks are reviewed as the basis for this project implementation.

**Table 3.3-1 Matrix of Laws and Guidelines as basis for Mitigating Measures to be Undertaken**

JICA / World Bank Guidelines	Laws of the Philippines
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, and Section 1) and Acquisition, Resettlement, Rehabilitation and Indigenous Peoples' Policy, 2007 (LARRIPP, 2007)
2. When population displacement is unavoidable, effective measures to minimize impact and to compensate for losses should be taken.	Private property shall not be taken for public use without just compensation. (1987 Constitution of the Republic of the Philippines, Article II. Section 9) LARRIPP
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.	Monetary compensation is provided for the PPAPs who have legal rights to land and structures (RA10752).  For informal settlers, relocation site and socialized housing program is developed by the National Housing Authority (NHA) and LGUs (RA 7279). LARRIPP, 2007
4. Compensation must be based on the full replacement cost as much as possible.	Republic Act 10752, Section 4 clearly states that the modes of acquiring real property are through: <ul style="list-style-type: none"> <li>a) donation,</li> <li>b) negotiated sale,</li> <li>c) expropriation,</li> <li>d) and any other mode of acquisition as provided by law</li> </ul>

JICA / World Bank Guidelines	Laws of the Philippines
	Property valuation is market-based and undertaken using Government Financial Institutions (GFIs) or Independent Property Appraisers which help promotes unbiased property valuation. The assumption by the IA of the capital gains tax also provides supplementary incentive to the lot owners to negotiate with government, (DPWH, Dept. Order, No. 124, series of 2017)
5. Compensation and other kinds of assistance must be provided prior to displacement.	DO No. 5 (2003): unless ROW is purchased project notice of award to contractor cannot be issued, i.e. all kind of compensation is paid before project is launched
6. For projects that entail large-scale involuntary resettlement, resettlement action plans must be prepared and made available to the public.	<p>The LARRIP, 2017 spells out the legal framework and donors' policies governing instances when infrastructure projects implemented by the DPWH cause the involuntary taking of land, structures, crops, and other assets resulting in some cases in the displacement and resettlement of affected persons.</p> <p>It enumerates the entitlements and benefits that Project Affected Families (PAFs) or Persons (PAPs) should rightfully receive under the law based on the Project's adverse impacts on their assets, livelihood, and lives.</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>DPWH, LARIPP, 2017 Policy Framework Operations Manual incorporates the procedures that the National Commission on Indigenous Peoples (NCIP) has issued concerning the formulation of the Ancestral Domains Sustainable Development and Protection Plan (ADSDPP) and obtaining the Free and Prior, Informed Consent (FPIC) of Indigenous Peoples</p> <p>(FPIC). It also relates the requirements demanded by the NCIP with the requirements of multilateral lending agencies.</p>
8. When consultations are held, explanations must be given in a form, manner, and language that are understandable to the affected people.	<p>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. LARRIPP, 2007</p>
9. Appropriate participation of affected people must be promoted in planning, implementation, and monitoring of resettlement action 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

JICA / World Bank Guidelines	Laws of the Philippines
	protection and promotion of their legitimate collective interests which shall include appropriate documentation and feedback mechanisms.”, LARRIPP, 2007
<p>10. Appropriate and accessible grievance mechanisms must be established for the affected people and their communities (WB OP 4.12 Para. 6).</p>	<p>LARRIPP, 2017 adopted the same procedure which states that: Grievances related to any aspect of the project or sub-project will be handled through negotiations and are aimed at achieving consensus following the procedures outlined below:</p> <ul style="list-style-type: none"> <li>a) The grievance shall be filed by the PAP with the Resettlement Implementation Committee (RIC) who will act within 15 days upon receipt thereof, except complaints and grievances that specifically pertain to the valuation of affected assets, since such will be decided upon by the proper courts.</li> <li>b) If no understanding or amicable solution can be reached, or if the PAP does not receive a response from the RIC within 15 days of registry of the complaint, he/she can appeal to the concerned Regional Office, which should act on the complaint/grievance within 15 days from the day of its filing;</li> <li>c) If the PAP is not satisfied with the decision of the Regional Office, he/she, as a last resort, can submit the complaint to any court of law.</li> </ul>
<p>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 advantage of such benefits (WB OP 4.12 Para. 6).</p>	<p>There is a recognized provision under RA 7279 and its IRR where LGUs must conduct inventory of their ISFs.</p> <p>The conduct of survey and tagging are reputable practice by the Urban Poor Affairs Office (UPAO). LARRIP, 2007 states the cut-off date as the date of commencement of the census. Resettlement project conducted by LGUs nationwide notifies to public the last day of the census work, and use the date as the cut-off date, so that no eligible PAPs are left uncounted.</p>
<p>12. Eligibility of benefits include, the PPAPs who have formal legal rights to land (including customary and traditional land rights recognized under law), the PPAPs 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 PPAPs who have no recognizable legal right to the land they are occupying (WB OP 4.12 Para. 6).</p>	<p>Professional Squatters (as defined by Republic Act 7279) also refers to individuals or groups who occupy lands without the express consent of the landowner and who have sufficient income for legitimate housing, as defined by the proper Local Inter-Agency Committee (LIAC) with the assistance of the Urban Poor Affairs Office (UPAO).</p> <p>Squatting Syndicates (as defined by Republic Act 7279) refers to groups of persons who are engaged in the business of squatter housing for profit or gain. Those persons are ineligible for structure compensation, relocation, and rehabilitation/ inconvenience/income-loss assistance in case their structures are to be demolished in resettlement project according to Republic Act 7279. This definition disregards</p>

JICA / World Bank Guidelines	Laws of the Philippines
	individuals or groups who simply rent land and housing from professional squatters or squatting syndicates.
13. Preference should be given to land-based resettlement strategies for displaced persons whose livelihoods are land-based (WB OP 4.12 Para. 6).	<p>A property needed for exchange with other government property near the project site (RA 10752).</p> <p>If reasonable, land for land will be provided in terms of anew parcel of land of Equivalent productivity, at a location acceptable to PAPs. (LARRIP, 2007)</p>
14. Provide support for the transition period (between displacement and livelihood restoration) (WB OP 4.12 Para. 6).	<p>* Income Loss.</p> <p>For loss of business/income, the PAP will be entitled to an income rehabilitation assistance to be based on the latest copy of the PAPs' Tax record for 3 months, or not to exceed P 15,000 for severely affected structures. Further, Informal Settlers Families (ISFs) are not entitled for compensation on loss of income as per RA 7279 r the Urban Development and Housing Act (UDHA) while qualified formal settlers are entitled for loss of income assistance</p> <p>*Inconvenience</p> <p>Allowance The amount of P10,000 shall be given to PPAPs with severely affected structures, which need relocation and new construction.</p> <p>*Rehabilitation assistance Skills training and other development activities equivalent to P 15,000 per family will be provided in partnership with other government agencies, if the present means of livelihood is no longer viable and the PAP will have to engage in a new income activity. This will be given to qualified Informal Settler Families (ISFs)</p> <p>*Transportation</p> <p>Allowance or assistance. If relocating, PAPs to be provided free transportation. Also, informal settlers in urban centers who choose to go back to their place of origin in the province or be shifted to government relocation sites will be provided free transportation. This will be given to qualified Informal Settler Families (ISFs) (LARRIP (April, 2007, p. 18, 19)</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).	RA 8972 provides assistances and privileges to solo parents and their children (solo parents include unmarried mother/ father, widow/widower, abandoned/separated). Under this law, they are given allocation in housing projects with liberal payment terms (Sec. 10), medical assistance (Sec. 11) and educational scholarship benefits (Sec. 9). RA 7279, for

JICA / World Bank Guidelines	Laws of the Philippines
	informal settlers below the poverty line and landless, requires preparation of relocation sites. Additional related laws of the Philippines address needs of vulnerable groups: <ul style="list-style-type: none"> <li>a) RA 8425 (Social Reform and Poverty Alleviation Program Act)</li> <li>b) RA 9710 (Magna Carta of Women)</li> <li>c) RA 8371 (Indigenous Peoples Rights Act)</li> <li>d) RA 7277 (Magna Carta for Disabled Persons)</li> </ul>

Source: RAP Survey Team

Compensation and assistance are aimed to improve or at least restore the livelihoods of all displaced persons in real terms relative to pre-project levels and to enhance the standards of living of the displaced poor and other vulnerable groups. DPWH will deal to the property owner concerned, as compensation price (DPWH, Dept. Order No. 124, 2017), the sum of:

- i. the current market value of land
- ii. the replacement cost of structures and improvements and
- iii. the current market value of crops and trees.

Replacement Cost — refers to the cost necessary to substitute the affected structure or improvement with a similar asset based on current market price.

Compensation and assistance are designed to improve or at least restore the livelihoods of all displaced persons in real terms relative to pre-project levels and to improve the standards of living of the displaced poor and other vulnerable groups.

### 3.4 Entitlement Matrix

Compensation and assistance are designed to improve or at least restore the livelihoods of all displaced persons in real terms relative to pre-project level and to improve the standards of living of the displaced poor and other vulnerable groups.



**Table 3.4-1 Compensation and Entitlement Matrix**

Type of Loss	Application	Entitled Person	Compensation/ Entitlements	Responsible Organization
<b>A) Lands</b>  (Classified as Agricultural, Residential, Commercial, Institutional)	More than 20% of the total landholding lessor where less than 20% lost but the remaining land holding become economically unviable.	PAF with Transfer Certificate of Title or tax declaration  (Tax declaration legalized to full title)	<ul style="list-style-type: none"> <li>• PAF will be entitled to cash compensation for loss of land at 100% replacement cost at the informed request of PAFs. If feasible, land for land will be provided in terms of a new parcel of land of equivalent productivity, at a location acceptable to PAFs, or Holders of free or homesteads patens and Holders of Certificates of Land Ownership (CLOA) under CA 141 Public Lands Act will be granted under Comprehensive Agrarian Reform Act shall be compensated for the land at zonal value.</li> <li>• If granted under Voluntary Offer to Sell by the Landowner. CLOA issued under CA 141 shall be subject to the provisions of Section 112 of Public Lands Act shall receive compensation for damaged crops at market value at the time of taking. Rehabilitation assistance in the form of skills training equivalent to the amount of P000 (non-cash), per family, if the present means of livelihood is no longer viable and the PAF will have to engage in a new income activity.</li> </ul>	<ul style="list-style-type: none"> <li>• UPMO-RMC II - Multilateral (DPWH)</li> </ul>
		PAF without TCT	<ul style="list-style-type: none"> <li>• Cash compensation for damaged crops at market value at the time of taking.</li> <li>• Agricultural lessors are entitled to disturbance compensation equivalent to five times the average of the gross harvest for the past 3 years but not less than PhP 15,000.</li> </ul>	<ul style="list-style-type: none"> <li>• UPMO-RMC II - Multilateral (DPWH)</li> </ul>
	Less than 20% of the total land holding or where less 20% lost or where the remaining land holding still viable for use	PAF with TCT or lost tax declaration or declarations that are legalizable to full title	<ul style="list-style-type: none"> <li>• PAF will be entitled to (Tax Cash compensation for loss of land at 100%) replacement cost at the informed request of PAFs.</li> <li>• Holders of free or homesteads or patents and CLOAs under CA 141 Public Lands Act will be compensated on land improvements only.</li> <li>• Holders of Certificates of Land Ownership Award (CLOA) granted under the Comprehensive Agrarian Reform Act shall be compensated for the land at Zonal value.</li> <li>• If granted under Voluntary Offer to sell by the Landowner. CLOA issued under CA 141 shall be subject to the provisions of Section 112 of the Public Land Act.</li> <li>• Cash compensation for damaged crops at market value at the time of taking.</li> </ul>	<ul style="list-style-type: none"> <li>• UPMO-RMC II - Multilateral (DPWH)</li> </ul>
		PAF without TCT	<ul style="list-style-type: none"> <li>• Cash compensation for damaged crops at market value at the time of taking.</li> <li>• Agricultural lessors are entitled to disturbance compensation equivalent to five times the average of the gross harvest for the past 3 years but not less than PhP 15,000. (Computation Pro-rata)</li> </ul>	<ul style="list-style-type: none"> <li>• UPMO-RMC II - Multilateral (DPWH)</li> </ul>
		Vulnerable People (All PAPs with children, 1 HH with PWD) children, pregnant women, persons with disabilities (PWD) and illnesses.	<ul style="list-style-type: none"> <li>• On top of assistance depending on which options they chose (housing or cash compensation), welfare agency additional support will be provided to ensure that vulnerable people are assisted as needed in resettlement transition. E.g. Vans provided for women and children; special assistance for pregnant women, PWDs, etc.</li> </ul>	<ul style="list-style-type: none"> <li>• UPMO-RMC II - Multilateral (DPWH)</li> </ul>

Type of Loss	Application	Entitled Person	Compensation/ Entitlements	Responsible Organization
<b>B) Structures</b>  (Classified as Agricultural, Residential, Commercial, Institutional)	More than 20% of the total land holding lost or where less than 20% lost but the  Remaining structures no longer function as intended or no longer viable for continued use.	PAF with TCT  or tax  declaration (Tax declaration legalized to full title)	<ul style="list-style-type: none"> <li>• PAP will be entitled to cash compensation for loss of entire structure at 100% of replacement cost.</li> <li>• Rental subsidy for the time between the submission of complete documents and the release of payment on land.</li> </ul>	<ul style="list-style-type: none"> <li>• UPMO-RMC II - Multilateral (DPWH)</li> </ul>
		PAF without Transfer Certificate of Title	<ul style="list-style-type: none"> <li>• PAF will be entitled to cash compensation for loss of entire structure at 100% of replacement cost.</li> <li>• Rental subsidy for the time between the submission of complete documents and the release of payment on land.</li> </ul>	<ul style="list-style-type: none"> <li>• UPMO-RMC II - Multilateral (DPWH)</li> </ul>
	Less than 20% of the total landholding or where less 20% lost or where the remaining structure can still function and is viable for continued use.	PAF with Transfer Certificate of Title or lost tax declaration or declarations that are legalizable to full title	<ul style="list-style-type: none"> <li>• Compensation for affected portion of the structure.</li> </ul>	<ul style="list-style-type: none"> <li>• UPMO-RMC II - Multilateral (DPWH)</li> </ul>
		PAF without TCT	<ul style="list-style-type: none"> <li>• Compensation for affected portion of the structure.</li> </ul>	<ul style="list-style-type: none"> <li>• UPMO-RMC II - Multilateral (DPWH)</li> </ul>
C) Improvement	<b>Severely or marginally affected</b>	PAF with or  without Transfer Certificate of Title, tax declaration, etc.	<ul style="list-style-type: none"> <li>• Cash compensation for the affected improvements at replacement costs</li> </ul>	<ul style="list-style-type: none"> <li>• UPMO-RMC II - Multilateral (DPWH)</li> </ul>
D) Crops, Trees, Perennials	<b>Severely or marginally affected</b>		<ul style="list-style-type: none"> <li>• Cash compensation for the affected crops, trees, perennials at current market value as prescribed by DENR and LGUs.</li> </ul>	<ul style="list-style-type: none"> <li>• UPMO-RMC II - Multilateral (DPWH)</li> </ul>

Type of Loss	Application	Entitled Person	Compensation/ Entitlements	Responsible Organization
E) Commercial and Including Commercial Establishment	<b>Severely affected</b>  10% or more of the total landholding/ productive asset lost or where less than 10% lost but the remaining  land holding become economically unworkable	Land owner, Agricultural tenants/settlers/lessees with title, tax declaration and other proof of ownership or in compliance with RA 10752	<ul style="list-style-type: none"> <li>Rehabilitation assistance (skills training and other development activities) the same to P15, 000 per family will be provided in coordination with other government agencies, if the present means of livelihood is no longer viable and the PAP will have to engage in a new income activity. Department Order (DO) No.5, s. of 2003</li> </ul>	<ul style="list-style-type: none"> <li>UPMO-RMC II - Multilateral (DPWH)</li> <li>TESDA-ARMM</li> <li>CDA-ARMM</li> <li>DSWD-ARMM</li> <li>DOLE-ARMM</li> <li>DTI-ARMM</li> <li>LGU</li> <li>NGO</li> </ul>
F) Agricultural land	<b>Severely affected</b>  Loss 20% and above of the total area of the land holding or where less than 20% loss but the remaining become economically unworkable	Agricultural Lessee	<ul style="list-style-type: none"> <li>Disturbance Compensation the same to five (5) times the average gross harvest for the past three (3) years but not less than 15,000.00. Department Order (DO) No.5, s. of 2003</li> </ul>	<ul style="list-style-type: none"> <li>UPMO-RMC II - Multilateral (DPWH)</li> </ul>
		Agricultural tenants and settlers	<ul style="list-style-type: none"> <li>Financial assistance the same to the average gross harvest for the last three (3) years and not less than P15,000 per hectare (EO 1035), Department Order (DO) No.5, s. of 2003</li> </ul>	<ul style="list-style-type: none"> <li>UPMORMC II - Multilateral (DPWH)</li> </ul>
G) Commercial/ Business Structure	<b>Severely affected</b>  Loss 20% and above of the total area of the commercial structure or where less than 20% loss but the remaining  Become economically  Unworkable	PAPs with latest copy of PAPs tax record for the period corresponding to the stoppage of business activities	<ul style="list-style-type: none"> <li>Income rehabilitation assistance not to exceed ₱15,000.00. Department Order (DO) No.5, s. of 2003</li> </ul>	<ul style="list-style-type: none"> <li>UPMO-RMC II - Multilateral (DPWH)</li> </ul>
H) Sever loss of residential structure	<b>Severely affected</b>  Loss 20% and above of the total	PAPs that needs relocation and	<ul style="list-style-type: none"> <li>Inconvenience Allowance in the amount of ₱10,000.00 Department Order (DO) No.5, s. of 200</li> </ul>	<ul style="list-style-type: none"> <li>UPMO-RMC II - Multilateral (DPWH)</li> </ul>
			<ul style="list-style-type: none"> <li>Transportation Allowance or Assistance.</li> <li>If relocating, free transportation will be provided to PAPs to include</li> </ul>	<ul style="list-style-type: none"> <li>UPMO-RMC II - Multilateral (DPWH)</li> </ul>

Type of Loss	Application	Entitled Person	Compensation/ Entitlements	Responsible Organization
	<p>area of the main structure or where less than 20% loss but the remaining</p> <p>become economically unworkable</p>	new construction	<p>informal settlers in urban centres who choose to go back to their places of origin in the provinces or be shifted to government relocation sites. Department Order (DO) No.5, s. of 2003</p> <ul style="list-style-type: none"> <li>• For relocation (in coordination with the LGUs and NHA) or should relocation not be possible within the said period financial assistance in the amount the same to the prevailing minimum daily wage multiplied by six (6) months shall be extended to the affected families by LGUs concerned (RA 7279)</li> <li>• PAPs will be provided with relocation options suitable to their preference. Alternatives are               <ol style="list-style-type: none"> <li>a) Self -relocation,</li> <li>b) On-site relocation, and</li> <li>c) Relocation to project-sponsored resettlement sites in cooperation with key actors – local governments and other entities as mandated by law.</li> </ol> </li> </ul>	<ul style="list-style-type: none"> <li>• LGUs</li> <li>• NHA</li> </ul>

Source: LARRIPP (2007), Department Order (DO) No.5, s. of 2003, R.A 7279, Executive Order No. 1035

#### 4. COST ESTIMATES, COMPENSATION AND ENTITLEMENTS

The following cost estimates provided under this section is based on the provisions of DPWH-LARIPP, 3rd Edition Manual, 2017 and Pursuant to RA 10752 which states that DPWH will deal to the property owner concerned, as compensation price, the sum of: (i) the current market value of land (ii) the replacement cost of structures and improvements and (iii) the current market value of crops and trees. Replacement Cost refers to the cost necessary to replace the affected structure or improvement with a related asset based on current market price. The Detailed Unit Price Analysis obtained from the DPWH which price are certified by the Municipal Engineers Office was used to derive the current price of materials in coming up with Bill of Materials for both residential and other structures.

To determine the suitable price offer for the acquisition of ROW through negotiated sale, DPWH will employ the services of a government financial institution (GFI) with adequate experience in property appraisal or an independent property appraiser (IPA) accredited by: (1) the Bangko Sentral ng Pilipinas (BSP) or (2) a professional association of appraisers recognized by BSP.

##### 4.1 Preliminary ROW Cost Estimates for Land

The current fair market values from the BIR Zonal Computation and an independent property appraiser (IPA) were compared (**Table 4.1-1**) to determine the Estimated ROW Cost of Land. To compute for the total ROW Cost of Land, the highest market value (which in this case was seen to be the current value by the independent property appraiser) was then multiplied by the total affected land area.

**Table 4.1-1 Comparison of Current Market Value and BIR Zonal Value**

Municipality	BIR Zonal Value			Current Market Value (IPA)		
	Residential	Commercial	Agricultural	Residential	Commercial	Agricultural
Parang	99.00	165.00	3.55	450.00	1,500.00	20.00
Matanog	99.00	165.00	3.55	400.00	750.00	15.00
Kapatagan	75.00	120.00	2.50	400.00	800.00	18.00
Balabagan	85.00	135.00	2.05	400.00	800.00	18.00

Source: RAP Survey Team

Note:\* The current market value that was set by the independent property appraiser was used for the computation of the estimated market values of the affected land.

Estimated market values of affected land in the assumption that all affected land owners have the complete land title is presented in **Table 4.1-2**.

**Table 4.1-2 Estimated Market Values of Affected Land**

Municipality	Land Classification	Affected Land (sq.m)	Unit Price (PhP)	Total Cost (PhP)
Parang	Agricultural	77,954	20.00	1,559,080.00
Matanog	Agricultural	308,623	15.00	4,629,345.00
Kapatagan	Agricultural	335,041	18.00	6,030,738.00
Balabagan	Agricultural	251,182	18.00	4,521,276.00
	Commercial	2,116	800.00	1,692,800.00
	Residential	34,225	400.00	13,689,800.00
<b>Total</b>		<b>1,009,141</b>		<b>32,123,239.00</b>

Source: RAP Survey Team

Note: The estimated market values of affected land were computed in the assumption that all claimants were qualified for the compensation, provided that they have the Original Certificate of Title and Tax Declarations, or any of the two.

## 4.2 Preliminary ROW Replacement Cost Estimates for Structures and Improvements

Compensation for structure at replacement cost, defined as cost required replacing the affected structure or improvement with a similar asset based on current market. The following applies in compensation for other improvements on the affected land:

- i. Cash compensation at replacement cost for the affected structures owned by the government or non-government agencies or the community.
- ii. Cash compensation to include the cost of reconnecting damaged facilities, such as water, power and telephone lines.

The replacement cost of the affected structures, in this case were referred to the affected houses, was shown in **Table 4.2-1**. The computation of individual dwellings was based on the current unit price of materials and estimated for each reconstruction of building according to type of the building part and kind of materials used.

**Table 4.2-1 Replacement Cost of Residential houses**

Municipality	No. of Structures	Total
Kapatagan	4	345,250.00
Balabagan	*5	1,566,454.50
<b>Total</b>	<b>9</b>	<b>1,911,704.50</b>

Source: RAP Survey Team

Note: \*4 residential and 1 commercial / small shop

The replacement cost of the affected utilities, identified as electrical post traversing the proposed alignment site, was shown in **Table 4.2-2**. The computation of the current unit price was based on the current prices incurred during the removal/transfer of the utilities in the area.

**Table 4.2-2 Replacement Cost for Affected Utilities**

Municipality	Electric Post	Unit Cost (PhP)	Total Cost (PhP)	Water System	Unit Cost (PhP)	Total Cost (PhP)	Total Cost (PhP)
Balabagan	25	35,000	875,000.00	1	15,000	15,000	890,000.00
<b>Total</b>	<b>25</b>	<b>35,000</b>	<b>875,000.00</b>	<b>1</b>	<b>15,000</b>	<b>15,000</b>	<b>890,000.00</b>

Source: RAP Survey Team

## 4.3 Preliminary Cost Estimates for Crops and Trees

The following applies in compensation for affected crops, fruit trees, and perennials:

- i. Cash compensation for perennials at current market value;
- ii. PAPs will be given enough time to harvest crops on the subject land;
- iii. Compensation for damaged crops (i.e palay and corn) at existing market value at the time of taking (compensation will be based on the cost of production per hectare pro-rata to the affected area); and
- iv. Cash compensation for fruit trees will be based on current market value.

The current market values provided by the Department of Agriculture (DA) for crops and perennials, and Department of Environment and Natural Resources (DENR) for the trees were used in the valuation of the trees and crops of affected areas. The computation for the total cost will be computed using the following: *yield x area x unit price*.

**Table 4.3-1 Replacement Cost for crops**

Municipality	Crops (sq.m)	Total Area (sq.m)	Cost/ sq.m (Php/sq.m)	Yield (kg/sq.m)	Total Cost (PhP)
Matanog	Corn	72,000	14.00	0.21	214,536.84
Kapatagan	Corn	34,500	13.84	0.28	132,076.031
Balabagan	Corn	5,100	13.84	0.28	19,524.32
	Cassava	42,900	6.53	1.53	428,609.61
<b>Total</b>		<b>154,500</b>			<b>793,747.53</b>

Source: RAP Survey Team

**Table 4.3-2 Replacement Cost for trees**

Commodity	Municipality				Total	Total Estimated Value
	Parang	Matanog	Kapatagan	Balabagan		
Fruit bearing trees	62	205	891	1,451	2,609	1,412,410
Timber / Non-fruit bearing trees	13	12	2	1,007	1,034	405,000
Plant/Cash Trees	0	0	9	9	18	3,780

Note:

\* Fruit Bearing Trees: Mango, Coconut/ Buco, Jackfruit/ Langka, Santol, Kamatchile, Duhat, Tamarind/ Sampaloc, Aratiles/ Mansanitas, Guava/ Bayabas, Macopa, Kaimito, Avocado, Atis, Casoy/ Kasuy

\*\* Timber, Non-fruit Bearing Trees: Narra, Acacia, Talisay, Bangkal, Balite, Gmelina, Falcata, Mahogany

\*\*\* Plant, Cash Trees: Banana, Papaya, Atsuete, Cassava, Cacao

#### 4.4 Preliminary Estimates of Other Entitlements of Project affected persons.

Pursuant on the provisions cited above, the following are mandated:

- a) **Disturbance Compensation** - For agricultural land severely affected, the lessees are eligible to disturbance compensation equivalent to five times the average of the gross harvest for the past 3 years but not less than PhP15, 000.
- b) **Income Loss.** For loss of business/income, the **AF** will be eligible to an income rehabilitation assistance not to exceed **P 15,000** for severely affected structures, or to be based on the latest copy of the AFs Tax record for the period corresponding to the stoppage of business activities. Further, Informal Settlers Families (ISFs) are not entitled for compensation on loss of income as per RA 7279 r the Urban Development and Housing Act (UDHA) while qualified formal settlers are entitled for loss of income assistance.
- c) **Inconvenience Allowance** in the amount of **P 10,000.00** shall be provided to AFs with severely affected structures, which require relocation and new construction.
- d) **Rehabilitation assistance** (skills training and other development activities) equivalent to PhP15, 000 per family per municipality will be provided in partnership with other government agencies, if the present means of livelihood is no longer viable and the AF will have to engage in a new income activity. This will be given to qualified Informal Settler Families (ISFs)
- e) **Rental Subsidy.** Will be provided to AFs without sufficient additional land to allow the reconstruction of their lost house under the following circumstances:

- The concerned properties are for residential use only and are considered as severely affected.
  - The concerned AFs were physically residing in the affected structure and land at the time of the cut-off date.
  - The amount to be given will be equivalent to the prevailing average monthly rental for a similar structure of equal type and dimension to the house lost.
  - The amount will be given for the period between the delivery of house compensation and the delivery of land compensation.
- f) **Transportation allowance or assistance.** If relocating, AFs are to be provided free transportation. Also, informal settlers in urban centers who choose to go back to their place of origin in the province or be shifted to government relocation sites will be provided free transportation. This will be given to qualified Informal Settler Families (ISFs)

The estimate values for the other entitlements were not determined in this report since there is a need to conduct a parcellary survey which will happen during the second phase of the project implementation which will be conducted by the Department of Public Works and Highways.

## 5. CONCLUSIONS AND RECOMMENDATIONS

The RAP will be implemented by various government agencies in partnership with the Project affected persons and road concessionaire. In this section, the various players involved in the RAP implementation are named together with their respective defined roles. While this project is pursued under the Japan ODA Loan arrangements, the implementation of the project is primarily a responsibility of the government, specifically the DPWH agency. Discussed under this section is based on the Department Administrative Order (DAO) D.O.5, Series of 2003 and the DPWH LARRIPP 3rd Edition.

### 5.1 Recommended Preliminary Compensation and Entitlement Packages

The recommended budget for RAP Implementation of SP-2 is PhP **44,320,863.18** and is part of government counterpart, however the amount is exclusive of other entitlements that are yet to be determined after the completion of the parcellary survey of the DPWH. The indicative budget items covering land acquisition and replacement cost of structures, and cost for external monitoring. Contingencies and admin cost are also included. Table 5.1-1 shows the details of the indicative budget to implement this RAP.

**Table 5.1-1 Indicative Budget for RAP Implementation**

Description	Cost Item	Amount	Remarks
Land Acquisition and Structures	Land	32,123,239.00	Estimated based on the current fair market value
	Structures	1,911,704.50	Estimated based the replacement cost
	Improvements	890,000.00	Estimated based the replacement cost
	<b>Sub-total A</b>	<b>34,924,943.50</b>	
Compensation	Trees and Cash crops	1,821,190.00	Estimated based on the current market values of the Maguindanao Provincial Assessor's Office and Lanao del Sur
	Damaged crops	793,747.53	Estimated based on the current market value of the Philippine Statistics Authority
	<b>Sub-total for B</b>	<b>2,614,937.53</b>	
External Monitoring		1,000,000.00	Estimated at PhP 1,000,000 per SP
	<b>Sub-total for C</b>	<b>1,000,000.00</b>	



Description	Cost Item	Amount	Remarks
<b>Subtotal (A+B+C)</b>		<b>38,539,881.03</b>	
Contingency	10%	3,853,988.10	
Admin Cost	5%	1,926,994.05	
<b>GRAND TOTAL</b>		<b>44,320,863.18</b>	

Source: RAP Survey Team

## 5.2 Gaps between JICA Guidelines and Project Legal Framework / Practices

Table below shows the gap between JICA Guidelines and the existing laws and regulations adopted by the project. In the last column, the resettlement policy and the practices under the project are described.

Since the Republic Act 8974 stipulates mainly the procedures of the land acquisition, there are gaps between JICA Guidelines and RA 8974. However, most of such gaps were filled in by the Executive Order (EO) No. 15, Series of 2013, which was issued by the Governor of PGBh on 6<sup>th</sup> June 2013. The EO No 15 established the units and communities responsible for requirements by JICA Guidelines, including resettlement, livelihood assistance, consultations and grievance redress. Even the requirements by JICA Guidelines were not stipulated in EO No 15, the actual practice is in accordance with JICA guidelines, such as avoidance of additional land acquisition by changing the road design, and prioritizing the assistance for the vulnerable PAFs.

On the other hand, a gap remains with regards to compensation payment between the JICA guidelines and practice under the project. The prevailing market price varies depending on the locations.

**Table 5.2-1 Gaps Between JICA Guidelines and Project Legal Framework/ Practice**

JICA Guidelines (A)		Laws and Regulations adopted by the Project (B)	Gaps Between (A) and (B)	Resettlement Policy / Practice under the Project
1	Involuntary resettlement and loss of means of livelihood are to be avoided when feasible by exploring all viable alternatives		NA	The final alignment of the project was adjusted to avoid heritage area.
2	When population displacement is unavoidable, effective measures to minimize the impact and to compensate for losses should be taken		NA	The final alignment of the project was adjusted land acquisition and resettlement.
3	People who must be resettled involuntary and people whose means of livelihood will be hinder or lost must be sufficient compensated and supported, so that they can improve or at least restore their standard of living,	EO No 15 stipulate the Resettlement Unit and Livelihood and their responsibilities	No significant gap	- Livelihood assistance and employment matching will be conducted.  - Resettlement site with low-cost housing will

	<b>JICA Guidelines (A)</b>	<b>Laws and Regulations adopted by the Project (B)</b>	<b>Gaps Between (A) and (B)</b>	<b>Resettlement Policy / Practice under the Project</b>
	income opportunities and production levels to pre-project levels			be developed.
4	Compensation must be based on the full replacement cost as much as possible	RA 8974 stipulates the steps to determine land compensation, starting from donation, then zonal value. If not agreed by PAPs, market values shall be paid through negotiations.	Zonal value for the land may not meet the full replacement cost.	<ul style="list-style-type: none"> <li>- Prevailing market value varied depending on the locations.</li> <li>- Offered options of cash compensation or barter of land.</li> </ul>
5	Compensation and other assistance must be provided prior to displacement	EO No 15 stipulates the compensation payment and other assistance. Compensation schedule will be dependent with the implementing agency (DPWH).	<p>No significant gaps were identified, as Implementing Rules and Regulations of R.A. No. 10752 shows PAPs are paid before relocation.</p> <p>Unless ROW is purchased, the construction is not started by DPWH D.O. No. 5.</p>	Follow Implementing Rules and Regulations of R.A. No. 10752, JICA GL and DPWH D.O. No. 5,
7	In preparation 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	EO No 15 established the Community Relation & IES Unit and mandates the Unit to conduct adequate consultations.	No significant gaps	Series of consultations and information dissemination are being conducted.
8	When consultations are held, explanation must be given in a form, manner, and language that are understandable to the affected people.	EO No 15 established the Community Relation & IES Unit and mandates the Unit to conduct adequate consultations.	No significant gaps	Consultations were conducted in Maranao (local) and Tagalog dialect.
9	Affected people are to be identified and recorded as early as possible in order to	EO No 15 established the Land Acquisition Unit, and mandates the	No significant gaps	- The cut off dates was set on the completion of the census in ROW.

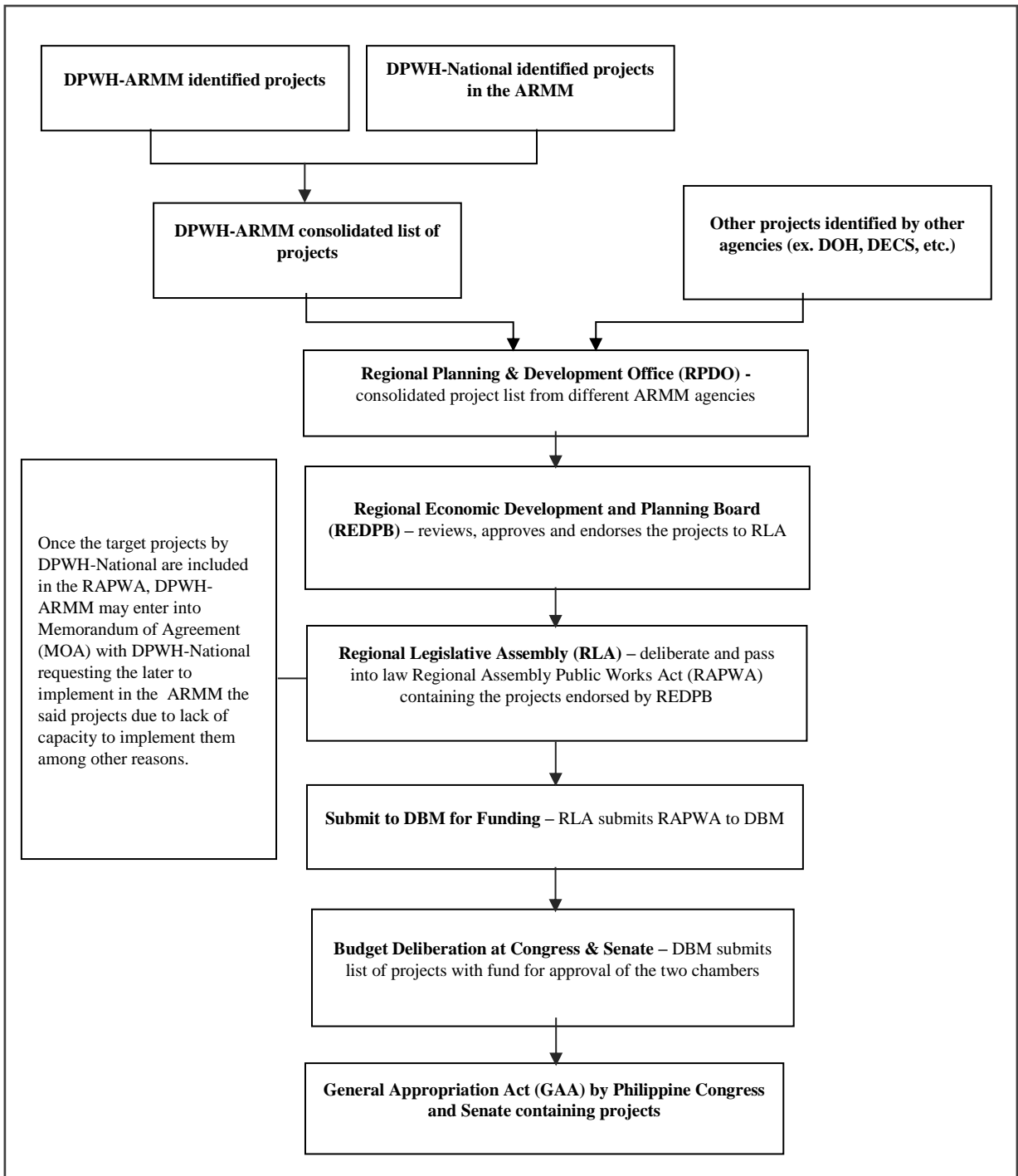
	<b>JICA Guidelines (A)</b>	<b>Laws and Regulations adopted by the Project (B)</b>	<b>Gaps Between (A) and (B)</b>	<b>Resettlement Policy / Practice under the Project</b>
	establish their eligibility through an initial baseline survey (including census that serves as an eligibility cut off dates, asses inventory and socio economic survey), preferably at the project identification stage, to prevent a subsequent influx of encroachers of others who wish to take advantage of such benefits	unit to conduct inventory and tagging of structures to discourage the influx of unqualified dwellers		Any improvements after the date have not been compensated.  - Tagging of existing houses in the ROW was conducted, which is the basis for the eligibility for current resettlement assistance.
10	Provide support for the transition period (between displacement and livelihood restoration)	EO No 15 established the livelihood Unit and Estate Management Unit. The latter is mandated to manage the resettlement site.	No significant gaps	- Livelihood assistance and employment matching will be conducted.  - The above assistance will ensure the payment of monthly amortization at the resettlement site
11	Particular attention must be paid to the needs of the vulnerable groups among those displaces, especially those below the poverty line, landless, elderly, women and children, ethnic minorities and etc	EO No 15 established the livelihood Unit and Estate Management Unit. The latter is mandated to manage the resettlement site.	NA	- Physically vulnerable persons who need assistance during relocation should be identified.  - Livelihood assistance will be prioritize these PAFs or PAPs.

### 5.3 Institutional Arrangements

Due to the nature of the ARMM which enjoys autonomy, there is a need to observe the legal process when the National Government is implementing project in the region. Based on the discussions with both sides (DPWH National and ARMM Government), the proposed procedure is illustrated in **Figure 5.2-1**.

Based on the said figure, identified projects by the DPWH National inside the ARMM will be submitted to the ARMM Government thru DPWH-ARMM for inclusion in the list of projects to be consolidated by the RPDO (Regional Planning Development Office). These lists are then discussed and approve by the REDPB (Regional Economic and Development Planning Board) and endorse to the RLA (Regional Legislative Assembly). The RLA then enact a law (Regional Assembly Public Works Act) containing the projects approved by the REDPB. Once the RAPWA is ready (where the target projects of DPWH-National are included), the ARMM Government through the DPWH-ARMM will request the DWPB-National to implement the projects identified

by the DPWH-National. The reasons for such request may include (i) lack of experience of DPWH-ARMM to handle such huge project, (ii) technical difficulty among other reasons.



**Figure 5.3-1 Proposed collaboration procedure between DPWH-ARMM and DPWH-National**

### **5.3.1 The Project Implementation Office or the Project Management Office (PMO) of the DPWH**

It has overall responsibility for implementing the project. In coordination with relevant agencies, the PMO shall manage and supervise the project, including resettlement activities and land acquisition. It shall ensure that funds for the timely implementation of the RAP, PAP, and MOA are available and that expenses are properly accounted for. The PMO shall be assisted by ESSO (formerly EIAPO per D.O. # 58 dated May 21, 2004) in providing technical guidance and support in the implementation of the RAP, IPAP, and MOA.

### **5.3.2 Environmental and Social Services Office (ESSO)**

ESSO shall provide technical guidance and support in the implementation of the RAP and PAP and will be responsible for the following resettlement activities:

1. overall preparation and planning of the RAP and PAP;
2. coordinate with the DPWH field offices in the preparation, planning, and if needed, revision of the MOA for affected ancestral domains;
3. submit RAP, PAP, and MOA budget plans (to include compensation, relocation costs, operations) for approval and allocation of needed resources by the DPWH central office;
4. in accordance with the Department's resettlement policies, guide the District Engineering Offices and the Regional Offices in their tasks, such as the identification of who will likely be affected by the project, verification of PAFs, final inventory of affected assets, information dissemination, public consultation, and dispute resolution;
5. amend or complement the RAP and PAP in case problems are identified during the internal and/or external monitoring of its implementation;
6. in collaboration with its counterpart in the Region, follow-up with the DPWH ARMM the processing of compensation claims of PAFs and the release of funds for the implementation of the PAP and the MOA;
7. in collaboration with the PMO, monitor the actual payment of compensation to PAFs and release of funds for the implementation of the PAP and the MOA;
8. in collaboration with its regional counterpart and prepare periodic supervision and monitoring reports on RAP, PAP, and MOA implementation for submission to the PMO and the Bank.

### **5.3.3 District Engineering Offices of the DPWH**

As the major implementer of this undertaking, the DEOs shall act as the Technical Coordinator and shall: a) oversee the staking-out, verification and validation of the PAFs' assets; b) conduct inventories of properties that will be affected; c) approve disbursement vouchers/payments; d) submit reports on disbursements, payments to PAFs and release of funds for PAP and MOA implementation to the Regional Office and the PMO; and e) submit Monthly Progress Reports to ESSO, the Regional Offices and the PMO. The DEO will also be a member of the Resettlement Implementation Committee (RIC) and will actively participate in its functions.

### **5.3.4 Regional Offices of the DPWH**

The Regional Office shall act as the Liaison between ESSO and the District Office and shall ensure that the RAP, PAP and the MOA are implemented as planned. Its specific activities are: a) monitor the RAP, PAP, and MOA implementation and fund disbursement; b) submit the monthly progress reports to ESSO, c) monitor payments to PAFs and release of funds for MOA and PAP Implementation. The RO will also address grievances filed at its office by the PAFs for speedy resolution.

### 5.3.5 Resettlement Implementation Committee (RIC)

It shall be composed of representatives from the Regional Office and District Engineering Office, the City/Municipality, affected barangays, and PAFs/PAPs communities affected by the project.

Its functions are:

1. Assist the DPWH staff engaged in LARRIPP activities in (a) validating the list of AFs; (b) validating the assets of the PAFs that will be affected by the project (using a prepared compensation form); and (c) monitoring and implementing the LARRIPP;
2. Assist the DPWH staff in identifying who among the Project Affected Persons;
3. Assist the DPWH staff engaged in the LARRIPP activities in the public information campaign, public participation and consultation;
4. Assist DPWH in the payment of compensation to PAFs;
5. Receive complaints and grievances from PAFs and other stakeholders and act accordingly;
6. Maintain a record of all public meetings, complaints, and actions taken to address complaints and grievances; and
7. In coordination with concerned government authorities, assist in the enforcement of laws/ordinances regarding encroachment into the project site or Right-of –Way (ROW).

The MRIC shall be formed through Memorandum of Understanding (MOU) between DPWH, the concerned local government unit.

### 5.4 Mitigating Measures and Grievance Process

There will be four (4) levels of grievance redress available to all PAPs and other stakeholders that can be done in the implementation of the project. Simple query or inquiry, any controversy, issue or conflict that arose resulting from the interpretation and implementation of the Road Network Development Project in Conflict-affected Areas in Mindanao was referred to as grievance. This would range from issues on compensation for the lot and structure owners and eligibility criteria as well as on the issues of relocation sites and the quality of services extended by proper authorities and agencies in those sites. These grievances were seen to potentially induce unnecessary delays, local resistance and political tensions in executing the project. To appropriately address the grievances from the Project affected persons, a systematic Grievance Redress Mechanism (GRM) must be established to respond to potential valid concerns of the Project affected persons. This method will resolve the grievances of Project affected persons for the satisfactory implementation of the Road Network Development Project in Conflict-affected Areas in Mindanao.

- i. **Level I – Municipal Level** – There will be committee composed of AP representatives, representatives of affected Barangays and LGU stakeholders that will be set up and shall meet whenever a complaint is lodged. The committee will be chaired by the respective Municipal Mayor. However, in case the Municipal Mayor is an AP, there will be a deputy chair which will represent in his behalf. In this level, the grievance shall be filed by the AP (or the Punong Barangay) with the chairperson of the municipal grievance level committee. A record of the grievance will be provided to the MRIC within a working day of receipt by the municipal level Grievance Committee chairperson. A decision should be made within 15 calendar days after receipt of the complaint. The AP or stakeholder will be informed in writing of the decision within two working days.
- ii. **Level II – DPWH Regional Office** – If the PAP is not satisfied with the decision of the Municipal Level, he can appeal before the DPWH Regional Office. The complaint will be acted upon and be decided within 10 calendar day from the date of receipt. A resolution will be officially sent in writing to the AP within five working days from the date in which the decision was made.

- iii. **Level III – Project Level** – The Project Level, represented by the DPWH Project Management Office and the DPWH ESSD, is the next level of committee that can cater any grievance complaint whose decision after the Level II is still not satisfactory to the AP. The complaint shall be acted upon and decided within 15 calendar days and the decision shall be communicated in writing within seven working days.
- iv. **Level IV – Legal Procedures** – Grievance complaints will be taken to the appropriate court of the Republic of the Philippines if the Project Level decision is unsatisfactory.

Other Grievances concerning officials conducting the resettlement process will be settled in accordance to the provisions of the DPWH Infrastructure Right-of-Way (IROW) Procedural Manual, to wit:

- i. For complaints concerning local government executives, it shall be filed with the Department of Interior and Local Government.
- ii. For complaints against subordinate officials shall be filed with the Office of the Local Chief Executive concerned.
- iii. Complaints against officials of other national agencies may be filed with the Office of the President, or the Office of the Ombudsman.
- iv. Aggrieved parties may also direct their complaints to and/or seek the assistance of the Commission on Human Rights or the Presidential Commission for the Urban Poor.

In addition to the project’s GRM, JICA’s accountability mechanism also applies to the project. The accountability mechanism provides opportunities for people that are adversely affected by JICA projects to express their grievances, seek solutions, and report alleged violations of JICA’s operational policies and procedures, including safeguard policies. JICA’s accountability mechanism comprises of (i) consultation led by JICA’s special project facilitator to assist people adversely affected by JICA projects in finding solutions to their concerns and (ii) providing a process through which those affected by projects can file requests for compliance review by JICA’s Compliance Review Panel.

## 5.5 Implementation Schedule

**Table 5.5-1** summarizes the indicative schedules of the various interrelated activities in relation to the preparation and implementation of the RAP.

**Table 5.5-1 Resettlement Schedule**

Activity	2019				2020				2021				2022				2023				2024	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
First Disclosure																						
Parcellary Survey																						
Updating of RAP																						
Formulation of MRIC																						
Disclosure of Updated RAP to PAPs																						
Notification of PAPs																						



Activity	2019	2020	2021	2022	2023	2024
Compensation						
Income Restoration						
Detailed Design						
ROW Acquisition and RAP						
Procurement of Contractor						
Construction						
Construction Supervision						
<b>Monitoring and Evaluation</b>						
Internal Monitoring						
External Monitoring & Evaluation						

Source: JICA Study Team

## 5.6 Monitoring and Evaluation

### 5.6.1 Supervision and Internal Monitoring

The Environmental and Social Services Office (ESSO) under D.O. 58 of the DPWH shall conduct the supervision and in-house monitoring of implementation of the RAPs and will be alternately called the Internal Monitoring Agent (IMA).

The tasks of the Internal Monitoring Agent are to:

- a. Regularly supervise and monitor the implementation of the RAPs in coordination with the concerned District Engineering Office (DEO), Regional Office (RO), and the Resettlement Implementation Committee (RIC). The findings will be documented in the quarterly report to be submitted to the PMO, which in turn will submit the report to the Bank;
- b. Verify that the re-inventory baseline information of all PAFs has been carried out and that the valuation of assets lost or damaged, the provision of compensation and other entitlements, and relocation, if any, has been carried out in accordance with the LARRIPP and the respective RAP Report;
- c. Ensure that the RAP and the MOA are implemented as designed and planned;
- d. Verify that funds for implementing the RAPs, MOA are provided by the PMO in a timely manner and in amounts sufficient for the purpose;
- e. Record all grievances and their resolution and ensure that complaints are dealt with promptly.

### 5.6.2 External Monitoring and Evaluation

An External Monitoring Agent (EMA) will be commissioned by the DPWH-PMO to undertake independent external monitoring and evaluation. The EMA for the Project will be 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 DPWH and shall be acceptable to the Bank prior to the engagement. The tasks of the EMA are the following:

- a. Verify results of internal monitoring;
- b. Verify and assess the results of the information campaign for PAFs rights and entitlements;
- c. Verify that the compensation process has been carried out with the procedures communicated with the PAFs during the consultations;
- d. Assess whether resettlement, MOA; specifically, whether livelihoods and living standards have been restored or enhanced;
- e. Assess efficiency, effectiveness, impact and sustainability of resettlement and MOA implementation, drawing lessons as a guide to future resettlement policy making and planning;
- f. Ascertain whether the resettlement, MOA entitlements were appropriate to meet the objectives, and whether the objectives were suited to PAF; Suggest modification in the implementation procedures of the RAPs, MOA, if necessary, to achieve the principles and objectives of the Resettlement Policy;
- g. Review on how compensation rates were evaluated; and
- h. Review of the handling of compliance and grievances cases.

### **5.6.3 Stages and Frequency of Monitoring**

The stages and monitoring frequency of the contract packages by the IMA and EMA as follows:  
Compliance Monitoring.

1. This is the first activity that both IMA and EMA shall undertake to determine whether or not the RAPs and MOA were carried out as planned and according to this policy. The EMA will submit an Inception Report and Compliance Monitoring Report one month after receipt of Notice to Proceed for the engagement. The engagement of the EMA shall be scheduled to meet the Policy's requirement of concluding RAP, MOA, and implementation activities at least one (1) month prior to the start of civil works.
2. Semi-Annual Monitoring - The EMA will be required to conduct a monthly monitoring of RAP, MOA.
3. Final Evaluation-Final evaluation of the implementation of the LARRIPP will be conducted three months after the completion of payments of compensation to PAPs. For the MOA, the EMA will coordinate with the affected community on the dates of the final evaluation.
4. Post- Evaluation-This activity will be undertaken a year after the completion of the project, to determine whether the social and economic conditions of the PAFs after the implementation of the project have improved.

### **5.6.4 Schedule Of Implementation Of Raps And Monitoring**

The PMO in coordination with the ESSO shall establish a schedule for the implementation of RAPs and PAPs 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. For MOA, all activities that relates to land acquisition, resettlement, including compensation, should also have been completed one month before the start of civil works. For activities other than those that execute Chapter III of this LARRIPP but are nonetheless covered by the MOA and the PAPs, their completion is not a pre-requisite for the start of the civil works component.

### 5.6.5 Reporting

The EMA is accountable to the PMO and reports to the ESSO. The PMO submits copy of EMA's and IMA's Reports.

### 5.6.6 Monitoring Indicators

**Table 5.6-1** and **Table 5.6-2** presents the Internal and External Monitoring Indicators (based on Chapter 8, LARRIPP, 2007)

**Table 5.6-1 Suggested Internal Monitoring Indicators**

Monitoring Indicators	Basis for Indicators
1. Budget and timeframe	<ul style="list-style-type: none"> <li>a) Have all land acquisition and resettlement staff been appointed and mobilized for the field and office work on schedule?</li> <li>b) Have capacity building and training activities been completed on schedule?</li> <li>c) Are resettlement implementation activities being achieved against the agreed implementation plan?</li> <li>d) Are PAP and MOA activities being implemented and targets achieved against the agreed time frame?</li> <li>e) Are funds for resettlement being allocated to resettlement agencies on time?</li> <li>f) Are funds for the implementation of the PAPs and MOA allocated to the proper agencies on time?</li> <li>g) Have resettlement offices received the scheduled funds?</li> <li>h) Have agencies responsible for the implementation of the PAPs and MOA received the scheduled funds?</li> <li>i) Have funds been disbursed according to the RAP?</li> <li>j) Have funds been disbursed according to the PAPs and MOA?</li> <li>k) Has the social preparation phase taken place as scheduled?</li> <li>l) Has all land been acquired and occupied in time for project implementation?</li> </ul>
2. Delivery of Compensation and Entitlements	<ul style="list-style-type: none"> <li>a) Have all AFs received entitlements according to numbers and categories of loss set out in the entitlement matrix?</li> <li>b) Have PAFs received payments for affected structures and lands on time?</li> <li>c) Have PAFs losing from temporary land borrow been compensated?</li> <li>d) Have all received the agreed transport costs, relocation costs, income substitution support and any resettlement allowances, according to schedule?</li> <li>e) Have all replacement land plots or contracts been provided? Was the land developed as specified? Are measures in train to provide land titles to PAFs?</li> <li>f) How many PAFs opted to donate their land to the government?</li> <li>g) How many PAFs did not receive payment because their title is covered by the provisions of Sec. 112 of CA 141?</li> <li>h) How many PAFs opted to donate their lands to the government?</li> <li>i) How many landholdings were subjected to quit claim? Easement?</li> <li>j) How many PAFs accepted the first offer at zonal valuation?</li> <li>k) How many PAFs rejected the first offer and accepted the second</li> </ul>

Monitoring Indicators	Basis for Indicators
	<p>offer?</p> <p>l) How many PAFs resorted to expropriation?</p> <p>m) How many PAF households have received land titles?</p> <p>n) How many PAFs have received housing as per relocation options in the RPAP?</p> <p>o) Does house quality meet the standards agreed?</p> <p>p) Have relocation sites been selected and developed as per agreed standards?</p> <p>q) Are the PAFs occupying the new houses?</p> <p>r) Are assistance measures being implemented as planned for host communities?</p> <p>s) Is restoration proceeding for social infrastructure and services?</p> <p>t) Are the PAFs able to access schools, health services, cultural sites and activities at the level of accessibility prior to resettlement?</p> <p>u) Are income and livelihood restoration activities being implemented as set out in income restoration Plan? For example utilizing replacement land, commencement of production, numbers of PAFs trained and provided with jobs, micro-credit disbursed, number of income generating activities assisted?</p> <p>v) Have affected businesses received entitlements including transfer and payments for net losses resulting from lost business and stoppage of production?</p>
3. Public Participation and Consultation	<ul style="list-style-type: none"> <li>• Have consultations taken place as scheduled including meetings, groups, and community activities? Have appropriate resettlement leaflets been prepared and distributed?</li> <li>• How many PAFs know their entitlements? How many know if they have been received?</li> <li>• Have any PAFs used the grievance redress procedures? What were the outcomes?</li> <li>• Have conflicts been resolved?</li> <li>• Was the social preparation phase implemented?</li> <li>• Was the conduct of these consultations inter-generationally exclusive, gender fair, free from external coercion and manipulation, done in a manner appropriate to the language and customs of the affected community and with proper disclosure?</li> </ul>
4. Benefit Monitoring	<p>a) What changes have occurred in patterns of occupation, production and resources use compared to the pre-project situation?</p> <p>b) What changes have occurred in income and expenditure patterns compared to pre-project situation? What have been the changes in cost of living compared to pre-project situation? Have PAFs' incomes kept pace with these changes?</p> <p>c) What changes have taken place in key social and cultural parameters relating to living standards?</p> <p>d) What changes have occurred for vulnerable groups?</p> <p>e) Are women reaping the same benefits as men?</p> <p>f) Are negative impacts proportionally shared by men and women?</p>

Source: RAP Survey Team

**Table 5.6-2 External Monitoring Indicators**

Monitoring Indicators	Basis for Indicators
-----------------------	----------------------

1. Basic information on AP/IP households	<ul style="list-style-type: none"> <li>a) Location</li> <li>b) Composition and structures, ages, education and skill levels</li> <li>c) Gender of household head</li> <li>d) Ethnic affiliation</li> <li>e) Access to health, education, utilities and other social services</li> <li>f) Housing type</li> <li>g) Land use and other resource ownership patterns</li> <li>h) Occupation and employment patterns</li> <li>i) Income sources and levels</li> <li>j) Agricultural production data (for rural households)</li> <li>k) Participation in neighborhood or community groups</li> <li>l) Access to cultural sites and events</li> <li>m) Value of all assets forming entitlements and resettlement entitlements</li> </ul>
2. Restoration of livings standards	<ul style="list-style-type: none"> <li>a) Were house compensation payments made free of depreciation, fees or transfer costs to the PAPs?</li> <li>b) Have PAPs adopted the housing choices developed?</li> <li>c) Have perceptions of "community" been established?</li> <li>d) Have PAPs achieved replacement of key social cultural elements?</li> </ul>
3. Restoration of Livelihoods	<ul style="list-style-type: none"> <li>a) Were compensation payments free of deduction for devaluation, fees or transfer costs to the PAPs?</li> <li>b) Were compensation payments adequate to replace lost assets?</li> <li>c) Was sufficient replacement land available of appropriate standard?</li> <li>d) Did transfer and relocation payments cover these costs?</li> <li>e) Did income substitution allow for re-establishment of enterprises and production?</li> <li>f) Have enterprises affected received adequate assistance to re-establish themselves?</li> <li>g) Have vulnerable groups have been provided income-earning opportunities? Are these effective and sustainable?</li> <li>h) Do jobs provided re-establish pre-project income levels and living standards?</li> </ul>
4. Levels of AP Satisfaction	<ul style="list-style-type: none"> <li>a) How much do PAPs know about resettlement procedures and entitlements?</li> <li>b) Do PAPs know their entitlements?</li> <li>c) Do they know if these have been met?</li> <li>d) How do PAPs measure the extent to which their own living standards and livelihood been restored?</li> <li>e) How much do PAPs know about grievance procedures and conflict resolution procedures? How satisfied are those who have used said mechanisms?</li> </ul>
5. Effectiveness of Resettlement Planning	<ul style="list-style-type: none"> <li>a) Were the PAPs and their assets correctly enumerated?</li> <li>b) Were any land speculators assisted?</li> <li>c) Was the time frame and budget enough to meet objectives?</li> <li>d) Were entitlements too generous?</li> <li>e) Were vulnerable groups identified and assisted?</li> <li>f) How did resettlement implementers deal with unforeseen difficulties?</li> </ul>
6. Other impacts	<ul style="list-style-type: none"> <li>a) Were there unintended environmental impacts?</li> <li>b) Were there unintended impacts on employment or incomes?</li> </ul>

Source: RAP Survey Team

## 5.7 Next steps

After completion of the Feasibility Study, the following activities will be undertaken with their corresponding timeline:

- First Disclosure – *2<sup>nd</sup> quarter of 2020*
- Parcellary Survey – *2<sup>nd</sup> to 4<sup>th</sup> quarter of 2020*
- Updating of RAP – *4<sup>th</sup> quarter of 2020*
- Formulation of MRIC – *4<sup>th</sup> quarter of 2020*
- Disclosure of updated RAP to APs – *1<sup>st</sup> quarter of 2021*
- Notification of PAPs – *2<sup>nd</sup> quarter of 2021*
- Compensation – *mid 2<sup>nd</sup> to mid 3<sup>rd</sup> quarter of 2021*
- Income Restoration – *mid 2<sup>nd</sup> to mid 3<sup>rd</sup> quarter of 2021*
- Detailed Design – *4<sup>th</sup> quarter of 2019 to 3<sup>rd</sup> quarter of 2020*
- ROW Acquisition and RAP – *2<sup>nd</sup> quarter of 2020 to 2<sup>nd</sup> quarter of 2021*
- Procurement of Contractor – *3<sup>rd</sup> quarter of 2020 to mid-4<sup>th</sup> quarter of 2021*
- Construction – *mid 3<sup>rd</sup> quarter of 2021 to 1<sup>st</sup> quarter of 2024*
- Civil Works – *mid 3<sup>rd</sup> quarter of 2021 to 1<sup>st</sup> quarter of 2024*

Monitoring and evaluation:

- Internal monitoring – *mid 3<sup>rd</sup> quarter of 2021 to 1<sup>st</sup> quarter of 2024*
- External Monitoring and Evaluation – *mid 3<sup>rd</sup> quarter of 2021 to 1<sup>st</sup> quarter of 2024*