

Road Network Development Project
in Conflict-Affected Areas
in Mindanao

Sub Project-7

Marawi City Ring Road
Resettlement Action Plan



Table of Contents

EXECUTIVE SUMMARY	1
The Project Area	1
Scope of Work	1
Summary of Impacts	2
Status of Land Ownership	2
Summary Breakdown of Funds for Affected Properties	3
Implementation Schedules	3
1. INTRODUCTION	4
1.1 Rationale	4
1.2 Objectives	5
1.3 Methodology	5
1.4 Project Description	8
1.5 Right-of-Way Limits	10
2. FIELD WORK AND DATA COLLECTION	11
2.1 Field work undertaken	11
2.2 Public Consultation Meetings	11
2.3 Socio-Economic Profile of the Project-affected Persons	15
2.3.1 Household Size	16
2.3.2 Household Structure	17
2.3.3 Gender Distribution	17
2.3.4 Civil Status	18
2.3.5 Age Distribution	18
2.3.6 Religious Affiliation	19
2.3.7 Educational Attainment	20
2.3.8 Ethno-Linguistic Profile	21
2.3.9 Occupation	22
2.3.10 Family Income	23
2.3.11 Willingness to relocate	24
2.3.12 Site Preference for Relocation	24
2.3.13 Length of Residence	25
2.3.14 Project Acceptability	25
2.4 Focus Group Discussions among Women and Youth	26
2.4.1 Awareness of the Project	26
2.4.2 Impact of Poor Road	27
2.4.3 Main Source of Economic	32
2.4.4 Negative Impact of Road Construction and Proposed Solutions	35
2.4.5 Perception towards DPWH as Road Contractor	38
2.4.6 Community Support to DPWH	38
2.4.7 Summary	39
2.5 Cadastral Maps	40
2.6 Barangays Affected	40
2.7 Land Use and Areas Affected	41
2.8 Structures and Improvements Affected	41
2.9 Crops and Trees Affected	42
2.10 Land Valuation Map	42
2.11 Pricing of Land Based on BIR Zonal Values	42
2.12 Pricing on Land Based on Tax Declaration	43
2.13 Recent Prices of Comparable Properties in the Area	43
2.14 Possible Relocation Sites	45

2.15 Status of Land Ownership of Affected Lots	45
2.16 Conditions to Satisfy if ROW Acquisition is by Donation	46
3. IMPACTS AND MITIGATION MEASURES	49
3.1 Expected Impacts	49
3.2 Avoidance / Preventive Measures	50
3.2.1 Policy on utilizing existing road	50
3.2.2 Policy on selection of new alignment	50
3.3 Mitigating Measures	51
3.4 Entitlement Matrix	54
4. COST ESTIMATES, COMPENSATION AND ENTITLEMENTS	59
4.1 Preliminary ROW Cost Estimates for Land	59
4.2 Preliminary ROW Replacement Cost Estimates for Structures and Improvements	60
4.3 Preliminary Cost Estimates for Crops and Trees	60
4.4 Preliminary Estimates of Other Entitlements of Project affected persons.	61
5. CONCLUSIONS AND RECOMMENDATIONS	62
5.1 Recommended Preliminary Compensation and Entitlement Packages	62
5.2 Gaps between JICA Guidelines and Project Legal Framework / Practices	63
5.3 Institutional Arrangements	65
5.3.1 The Project Implementation Office or the Project Management Office (PMO) of the DPWH	67
5.3.2 Environmental and Social Services Office (ESSO)	67
5.3.3 District Engineering Offices of the DPWH	67
5.3.4 Regional Offices of the DPWH	67
5.3.5 Resettlement Implementation Committee (RIC)	68
5.4 Mitigating Measures and Grievance Process	68
5.5 Implementation Schedule	69
5.6 Monitoring and Evaluation	70
5.6.1 Supervision and Internal Monitoring	70
5.6.2 External Monitoring and Evaluation	70
5.6.3 Stages and Frequency of Monitoring	71
5.6.4 Schedule of Implementation of Raps and Monitoring	71
5.6.5 Reporting	72
5.6.6 Monitoring Indicators	72
5.7 Next steps	75

List of Figures

Figure 1.3-1 Process Flow on Lot Identification	.....	7
Figure 1.3-2 Process Flow on Identification of Project Affected People	.....	8
Figure 1.4-1 Marawi City Ring Road	.....	9
Figure 1.4-2 Typical Cross Sections of Road with Vertical Grade Less than 4%	.....	10
Figure 1.4-3 Typical Cross Sections of Road with Vertical Grade More than 4%	.....	10
Figure 2.16-1 Different conditions of land ownership	.....	47
Figure 5.3-1 Proposed collaboration procedure between DPWH-ARMM and DPWH-National	.....	67

List of Tables

Table 1.3-1 Summary of Methodology	6
Table 1.4-1 Details of Marawi City Ring Road and Road Length	8
Table 2.1-1 Method of Data Collection	11
Table 2.2-1 Public Consultation Meetings conducted	12
Table 2.2-2 Summary of Main Opinions and Concerns raised during the First Public Consultation	12
Table 2.2-3 Barangay Consultations Conducted	13
Table 2.2-4 Summary of Main Opinions and Concerns raised	14
Table 2.3-1 Summary of Potential Number Affected Structures and Land Lots	15
Table 2.3-2 Summary of Affected Land and Types of Cultivated Crops	16
Table 2.3-3 Summary of Affected Trees	16
Table 2.3-4 No. of Affected Household Heads by Household Size	16
Table 2.3-5 No. of Affected Land Lots by Household Size	16
Table 2.3-6 No. of Affected Household Heads by Household Structures	17
Table 2.3-7 No. of Affected Land Lots by Household Structures	17
Table 2.3-8 No of Affected Household Heads by Gender	17
Table 2.3-9 No of Affected Lands Lots Owners by Gender	18
Table 2.3-10 No. of Affected Household by Civil Status	18
Table 2.3-11 No. of Lands/Lots by Civil Status	18
Table 2.3-12 No of Affected Households by Age	19
Table 2.3-13 No. of Affected Land Lots Owners by Age	19
Table 2.3-14 No. of Affected Household Heads by Religion	20
Table 2.3-15 No. of Affected Land Lots Owner by Religion	20
Table 2.3-16 No. of Affected Household Heads by Educational Attainment	20
Table 2.3-17 No. of Affected Land Lots by Educational Attainment	21
Table 2.3-18 No. of Affected Household Heads by Ethno-Linguistic	21
Table 2.3-19 No. of Affected Land Lots by Ethno-Linguistic	22
Table 2.3-20 No. of Affected Household Heads by Occupation	22
Table 2.3-21 No. of Affected Land Lots by Occupation	22
Table 2.3-22 No. of Affected Household Heads by Monthly Income Bracket	23
Table 2.3-23 No. of Affected Land Lots by Monthly Income Bracket	23
Table 2.3-24 Willingness to Relocate	24
Table 2.3-25 Site Preference for Relocation	24
Table 2.3-26 No. of Affected Household Heads by Length of Residence	25
Table 2.3-27 No. of Affected Land Lots by Length of Residence	25
Table 2.3-28 Project Acceptability	25
Table 2.3-29 No. of Affected Land Lots by Project Acceptability	26
Table 2.4-1 Awareness of Road Constructions	26
Table 2.4-2 Impact of Road to the Community	28
Table 2.4-3 Main Source of Economic Means	33
Table 2.4-4 Negative Impact of Road Constructions	35
Table 2.6-1 Affected Properties by Barangay	40
Table 2.7-1 Land Use (sq. m)	41
Table 2.8-1 Affected structures in the area	41
Table 2.9-1 Affected Area Cultivated with Crops	42
Table 2.9-2 Affected Trees	42
Table 2.11-1 BIR Zonal Values of Land	43
Table 2.13-1 Comparative Prices of Commercial Land by Banks	44

Table 2.13-2 Comparative Prices of Residential Land of Banks	44
Table 2.14-1 Proposed Relocation sites of the Affected Municipalities	45
Table 2.15-1 Status of Land Ownership	45
Table 2.16-1 Criteria to satisfy for Informed Consent when land donation is pursued	47
Table 3.1-1 Summary of expected impacts	49
Table 3.1-2 Summary of expected impacts on land with cultivated crops	50
Table 3.1-3 Summary of expected impacts on affected trees	50
Table 3.3-1 Matrix of Laws and Guidelines as basis for Mitigating Measures to be Undertaken	51
Table 3.4-1 Compensation and Entitlement Matrix	55
Table 4.1-1 Comparison of Current Market Value and BIR Zonal Value	59
Table 4.1-2 Estimated Market Values of Affected Land	59
Table 4.2-1 Replacement Cost of Residential houses	60
Table 4.2-2 Replacement Cost for Affected Utilities	60
Table 4.3-1 Replacement Cost for crops	61
Table 4.3-2 Replacement Cost for trees	61
Table 5.1-1 Indicative Budget for RAP Implementation	62
Table 5.2-1 Gaps between JICA Guidelines and Project Legal Framework/ Practice	63
Table 5.5-1 Resettlement Schedule	69
Table 5.6-1 Suggested Internal Monitoring Indicators	72
Table 5.6-2 External Monitoring Indicators	74

List of Annexes

Annex A	Flyer
Annex B	Protected Area Map
Annex C	Appraisal Report
Annex D	Summary of Socio Economic
Annex E	Barangay Boundary Maps
Annex F	Map Layouts of Sub-project 7
Annex F-1	Map Layouts of Affected Structures (with coordinates and photos)
Annex G	List of PAFs for Structures/Improvements/Trees and Perennials
Annex H	List of PAFs for Affected Lots
Annex J	Transmittal Letters and Photographs during Courtesy Call and Inventory
Annex K	Minutes of Public Consultation including Attendance Sheets and Photos
Annex L	PAFs Individual Detailed Estimated Cost, Photos and Sketch of Affected Properties/Assets
Annex M	BIR Zonal Value and Basis of Valuation
Annex N	Schedule of Prices of Construction Materials
Annex O	DA/Provincial Assessors Prices of Fruit Bearing Trees
Annex P	DENR Prices of Timber Trees
Annex Q	Prices of Crops

EXECUTIVE SUMMARY

The Proposed 18.249-kilometer road access **Marawi City Ring 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.

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 Proposed Marawi City Ring Road Project will traverse in the municipality of Marantao, Piagapo, Saguiran, and Marawi City in Lanao del Sur Province. Specifically, the alignment will pass through barangays Daanaingod, Matampay, and Palao in Marantao Municipality; Paling, Rantian and Bubo in Piagapo Municipality; Bagoingod, Lumbaca Toros, Pagalamatan, Bubong and Mipaga in Saguiran Municipality; and Banga, Cabasaran, Guimba, Dulay West, Kilala in Marawi City.

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
- 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	<u>Houses</u> Affected	10
	<u>Households/Families</u> Affected	10
	No. of <u>People</u> Affected (by Losing House)	61
Land is Affected	No. of Land Lots Affected	108
	No. of Structures Affected	12*
	No. of Improvements Affected	
	<i>Electric posts</i>	5
	<i>Water system/Wells</i>	0
	No. of Trees Affected (<u>by kinds of tree</u>)	
	<i>Fruit bearing trees</i>	1,304
	<i>Non-fruit bearing trees</i>	2,244
	<i>Plant/Cash trees</i>	1,641
	Others	
	<i>Cemetery</i>	4
	<i>School</i>	1
	<i>Mosque</i>	0

Note: * 10 houses and 2 sari-sari stores

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	0	0	0	0	0
		(0)	(0)	(0)	(0)	(0)
Case B	Land claimant has a land title but not paying taxes	0	0	0	0	0
		(0)	(0)	(0)	(0)	(0)
Case C	Claimant has no land title but paying taxes (Tax Declaration)	0	0	0	0	0
		(0)	(0)	(0)	(0)	(0)
Case D1	Claimant within the military reservation (no title) with no Tax Declaration	0	10	10	94	104
		(0)	(61)	(61)	(840)	(901)
Case D2	No land title and No Tax Declaration	0	0	0	4	4
		(0)	(0)	(0)	(35)	(35)
TOTAL		0	10	10	98	108
		(0)	(61)	(61)	(875)	(936)

Note: ^But in case the land to be acquired for ROW is classified as public land, concerned PAP/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.

Source: JICA Study Team

Summary Breakdown of Funds for Affected Properties

Description	Cost Item	Amount	Remarks
Land Acquisition and Structures	Land	18,998,249.80	Estimated based on the current fair market value of Land
	Structures	652,610.00	Estimated based the replacement cost
	Improvements	175,000.00	Estimated based the replacement cost
	Subtotal A	19,825,859.80	
Compensation	Trees and Cash crops	1,909,650.00	Estimated based on the current market values of the Lanao del Sur Provincial Assessor's Office
	Damaged crops	903,131.70	Estimated based on the current market value of the Philippine Statistics Authority
	Subtotal for B	2,812,781.70	
External Monitoring		1,000,000.00	Estimated at Php 1,000,000 per SP
	Subtotal for C	1,000,000.00	
Subtotal (A+B+C)		23,638,641.50	
Contingency	10%	2,363,864.15	
Admin Cost	5%	1,181,932.08	
GRAND TOTAL		27,184,437.73	

Implementation Schedules

The following implementation schedule will be followed;

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

Monitoring and evaluation:

- Internal monitoring – mid 3rd quarter of 2021 to 1st quarter of 2024
- External Monitoring and Evaluation – mid 3rd quarter of 2021 to 1st 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 date was scheduled from January 28, 2018 to January 29, 2018.

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 March 22, 24-25, 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.

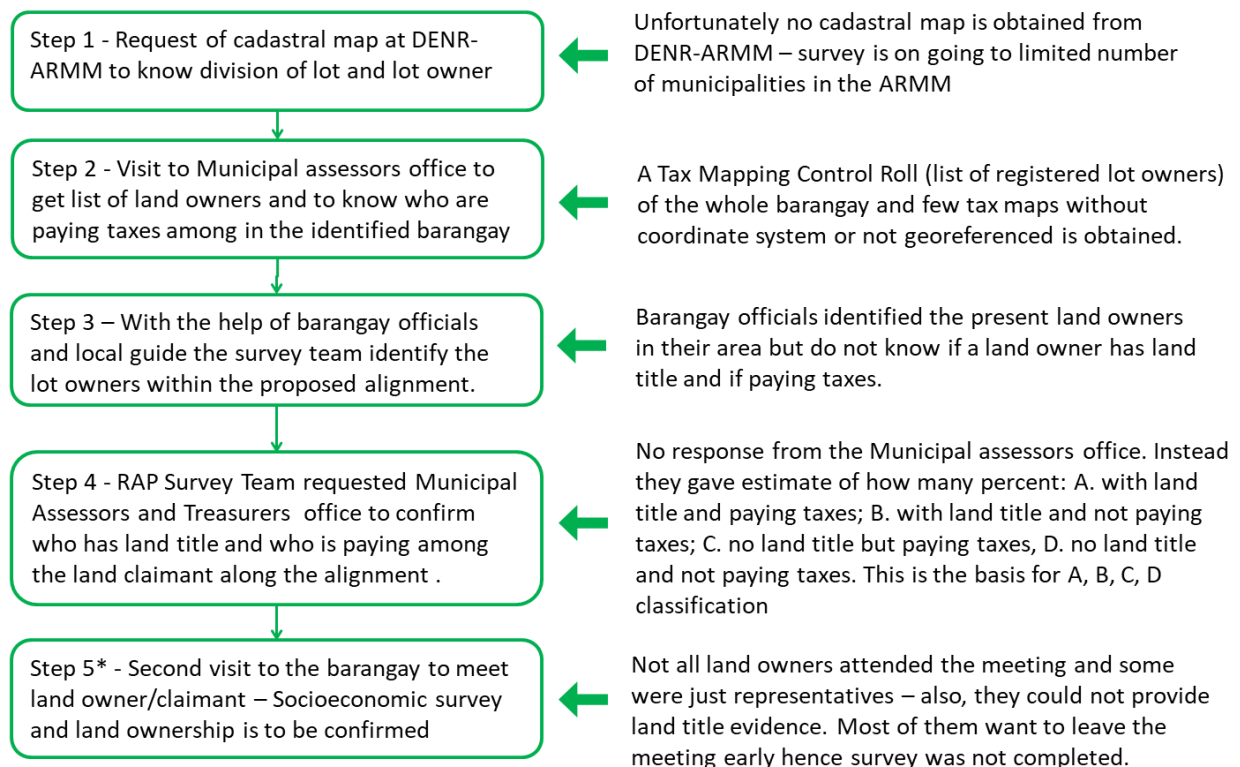
Table 1.3-1 Summary of Methodology

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	1 st 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	House to house interview		Survey form

Main activity	Purpose	Done through	Responsible Person	Materials used
	affected persons			
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

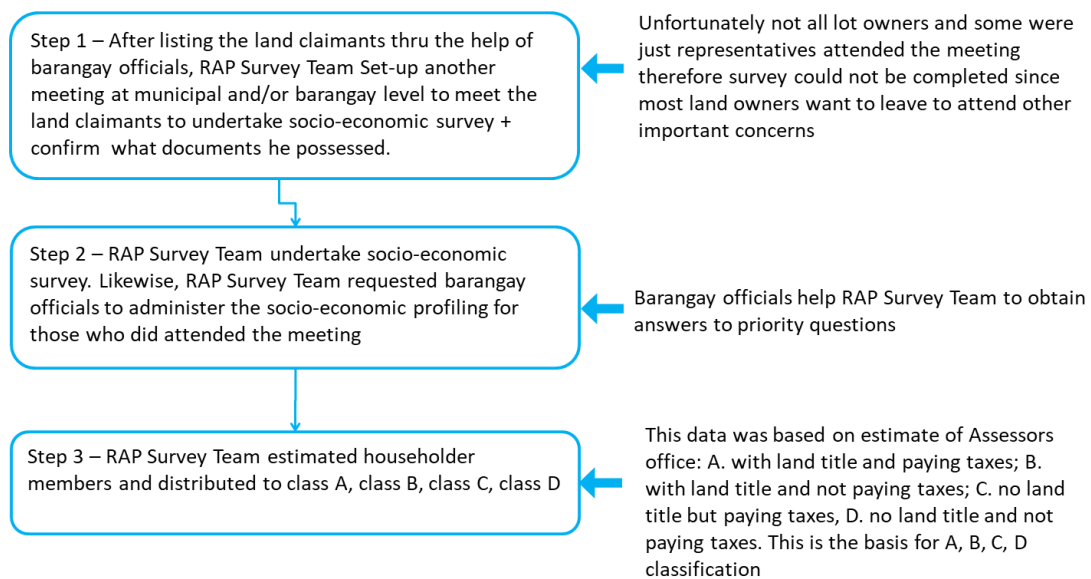


Figure 1.3-2 Process Flow on Identification of Project Affected People

1.4 Project Description

The Marawi City Ring Road –SP7 covers 18.249-kilometer length (**Table 1.4-1**) and traverses the municipality of Marantao, Piagapo, Saguiran and Marawi City in the province of Lanao del Sur. The alignment will pass through barangays Daanaingod, Matampay, and Palao in Marantao Municipality; Paling, Rantian and Bubo in Piagapo Municipality; Bagoingod, Lumbaca Toros, Pagalamatan, Bubong and Mipaga in Saguiran Municipality; and Banga, Cabasaran, Guimba, Dulay West, Kilala in Marawi City.

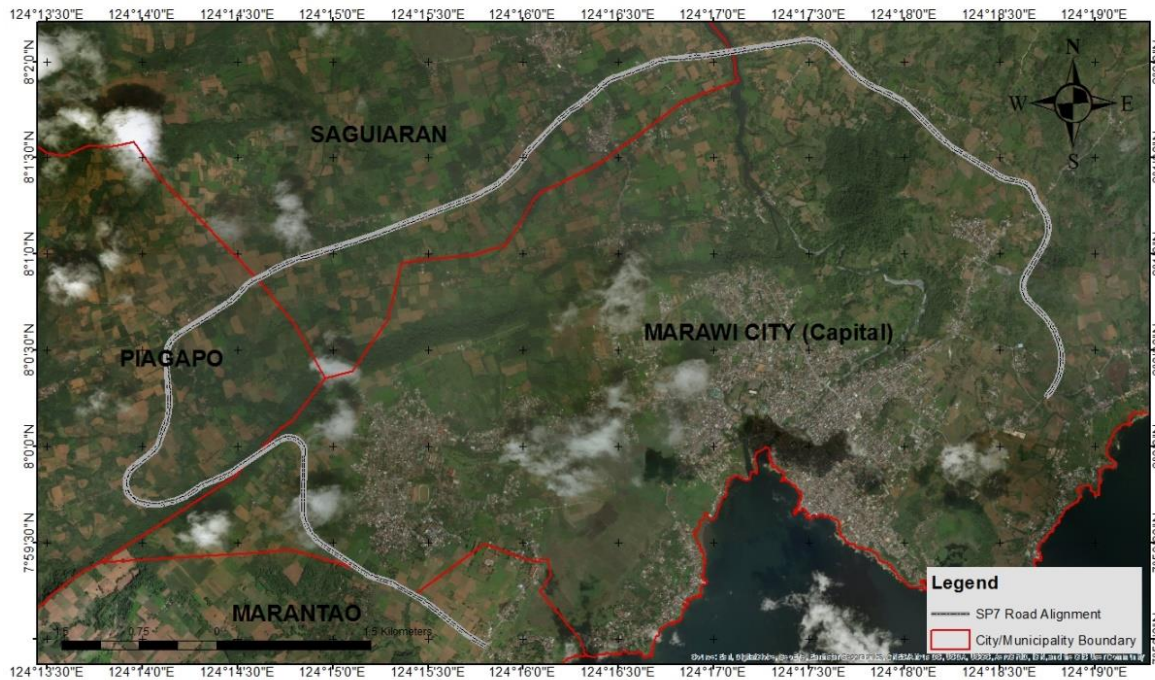
(**Figure 1.4-1**).The road segment aims to firm up the formation of the city’s road network by providing a trunk road which would expand capacity of the network that would result to improved flow of traffic. It will also help improve traffic flow and urban amenities by separating through traffic from local traffic and access to social services by providing trunk road at the edge of the built-up area. It will also guide sound urbanization of Marawi City by providing trunk road at the edge of the city which would result to efficient utilization of urban space and contribute to early recovery of Marawi City by providing temporary jobs during construction stage.

Table 1.4-1Details of Marawi City Ring Road and Road Length

Province	Municipality	Barangay	Road Length (Km)
Lanao del Sur	Marantao	Daanaingud	1.1
		Matampay	1.2
		Palao	0.6
	Piagapo	Paling	1.5
		Rantian	0.6
		Bubo	1.9
	Saguiran	Bagoingod	1.1
		Lumbaca Toros	0.8
		Pagalamatan	1.4
		Bubong	0.8
		Mipaga	1.3

Province	Municipality	Barangay	Road Length (Km)
	Marawi	Banga	1.8
		Cabasaran	1.1
		Guimba	2.0
		Dulay West	1.5
		Kilala	1.1
Total			19.8

Source: JICA Study Team



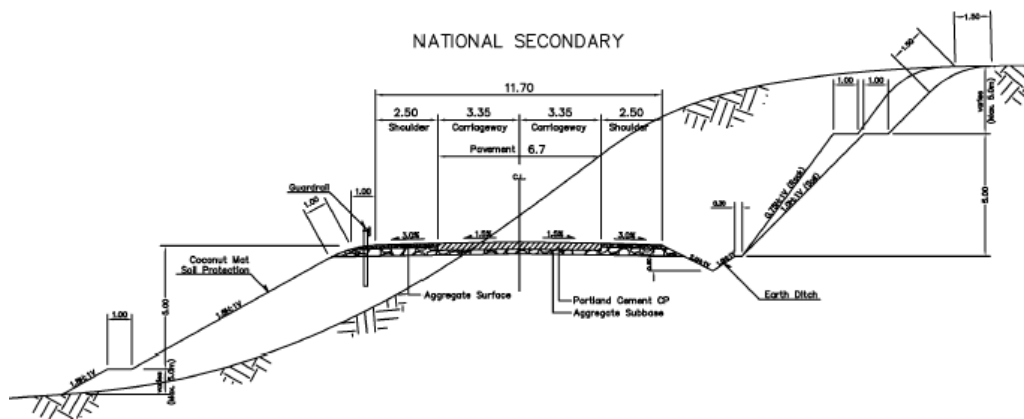
SP7 MARAWI CITY RING ROAD LOCATION MAP

Source: JICA Study Team

Figure 1.4-1 Marawi City Ring Road

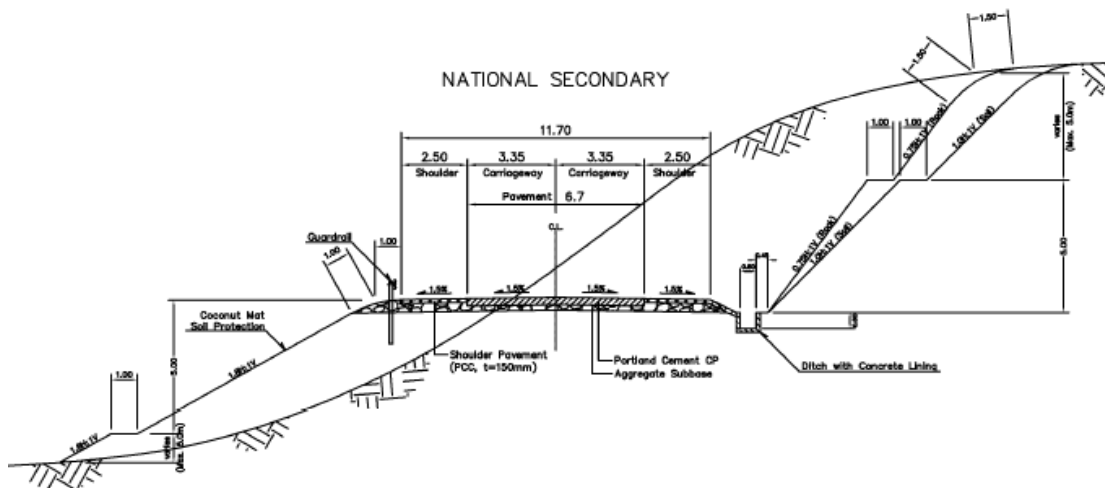
Based on DPWH classification, the project is a secondary road for rural areas. The typical road cross section for the Marawi City Ring Road has the following description:

- 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">• By field reconnaissance
2	Identification of land lots affected	<ul style="list-style-type: none">• Collection of cadastral map was not successful. It was not provided by the DENR due to the on-going updating of cadastral map• Land lot was identified by interviewing barangay captains and barangay residents
3	Status of land ownership	<ul style="list-style-type: none">• By interviewing Municipal Assessor's Office
4	Identification of trees, crops, and others	<ul style="list-style-type: none">• By field reconnaissance
5	Identification of improvement	<ul style="list-style-type: none">• By field reconnaissance
6	Land values	<ul style="list-style-type: none">• Data on BIR Zonal Value was collected from Municipal Assessor's Office• Evaluated by Independent Property Assessor

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 **Table 2.2.2**).

The RAP team conducted a consultation meeting with Project-Affected-Persons in Marawi City Ring Road (SP7) with the Barangay Officials and Project Affected Persons (PAPs). An invitation letter was sent through an email addressed to the Municipal Mayor 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, (iv) process of compensation and other assistance and (v) and mode of government in acquiring properties (refer **Table 2.2.4**). The

RAP Team was aware to the presence of Military Reserved Area and some of the land lots might be inside the said reserved area hence it was emphasis that those land occupied by the residents but inside the Military reserved will not be compensated by the DPWH. However it was judged not wise to identify and tell to the public which lots are inside the Military Reserved Areas since this would create unnecessary tension. This people are claiming that their ancestors came first before some portion of the city was declared as military reserved in 1953.

Table 2.2-1 Public Consultation Meetings conducted

Activity	Objective	Venue	Date	Participants	No. of participants	
					Male	Female
1 st Round Meeting	Provide information to the possible Affected households regarding the: <ul style="list-style-type: none"> • project background • scope • objectives • benefits • update • basic resettlement policies (Philippines and JICA), • Cut-off-date and announcement of succeeding resettlement activities such as conduct of perception, census, socioeconomic survey and inventory of losses. 	Marantao Municipal Conference Room	Jan. 17, 2018	LGU, DPWH, Project affected persons, Barangay Officials, MSU Marawi, Iligan City LGU	57	31
		Piagapo ABC Hall	Jan. 16, 2018	LGU, DPWH, Project affected persons and Barangay Officials	40	21
		Saguiran Session Hall	Jan. 15, 2018	LGU, DPWH, Project affected persons and Barangay Officials	60	25
		Marawi City Session Hall	Jan. 15, 2018	LGU, DPWH, NDU Cotabato, Project affected persons and Barangay Officials	53	19

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

Major opinions/concerns	Reflections/countermeasures
i. Marantao Municipality	
Compensation on affected land without land titles	Request for a barangay certification to be certified by the Mayor to be used as basis in applying for a tax declaration in the Municipal's Assessor's Office. In addition, only 30% of the lands in Lanao del Sur have tax declaration. This will be an opportunity for them to secure records in their municipality. The land owners were encouraged to apply for tax declaration. The affected owner will be assisted by the LGU in acquiring the land titles.
Consideration of the existing provincial road	The recommendation was well noted and will be included in the report.
Compensation for land	The highest prevailing market value will be considered in computing for the land compensation.
ii. Piagapo Municipality	
Hiring of locals during construction	Locals will be given first priority in the project; as long

Major opinions/concerns	Reflections/countermeasures
	<p>as it will fit their skills and will pass the minimum age requirement. (Based on DPWH Department Order No. 130, Series of 2016 states that: The mandatory minimum percentage of 50% of the unskilled labor requirement and minimum of 30% skilled labor shall be recruited and be equally accessible to both men and women)</p> <p>All residents will benefit from the project</p>
iii. Saguiran Municipality	
Establishment affected by the road alignment like NPC compound near Somrorang	The inventory team will check if it will be affected
Inaccuracy in the barangay boundaries	<p>The concern will be validated.</p> <p>All barangays near the road alignment even not traversed will still benefit because they can still use the road to transport products easily from farm to market.</p>
Payment for lot without land title	Data from different government agencies will be gathered and the prevailing market value will be considered.
Unpaid land claims by previous road projects	The results will be submitted to the DPWH National and they will be the one to validate the results
Schedule of payments	<p>The compensation will start before the start of the civil works</p> <p>It is DPWH who is the proponent of the project and the expenses for implementation will be loaned from JICA. If problems will arise the PAPs were advised to file complaints to the Mayor's office being part of the steering committee.</p>
Assistance to land surveys of the affected lots without land title	<p>Framework will be based on PD29 - since birth or more than 30 years of residences and will be certified by barangay officials thru barangay resolutions.</p> <p>Cadastral maps from DENR can also be used in validating the results of the inventory since land surveys is not part of the TOR.</p>
iv. Marawi City	
Missing barangays	There will be ocular and field work to determine the affected land, properties and barangays.
Coordination with the MPDC before the conduct of scoping	Barangays will still be validated. Data from different agencies will be used to validate the data. The team will coordinate with the affected barangays and ask for assistance from the barangay officials during the inventory.

Source: RAP Survey Team

Table 2.2-3 Barangay Consultations Conducted

Activity	Objective	Venue	Date	Participants	No. of participants	
					PAPs	Non PAPs
2 nd Round Meeting	<ul style="list-style-type: none"> To elicit further opinions from PAPs themselves about the project 	Guimba & Kilala Brgy. Hall	Mar 22, 2018	Barangay Officials and PAPs	12	7

Provide information to the possible Affected households regarding the: Proposed Projects	<ul style="list-style-type: none"> To obtain the basic socioeconomic data from PAP's and to allow them to express their ideas, apprehensions, concerns and objections. 	Bubong, Mipaga, Pagalamatan & Lumbaca Brgy. Hall	Mar 23, 2018	Barangay Officials and PAPs	14	8
		Bubo Brgy. Hall	Mar 24, 2018	Barangay Officials and PAPs	12	5
Activity	Objective	Venue	Date	Participants	No. of participants	
					PAPs	Non PAPs
		Matampay & Daanaingud Brgy. Hall	Mar 25, 2018	Barangay Officials and PAPs	9	2

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

Major opinions/concerns	Reflections/countermeasures
i. Marawi City	
PAPs without land claimants without any valid proof of ownership.	<ul style="list-style-type: none"> The DPWH will discuss this matter in the second public consultation as to how PAPs will receive the compensation
Process of compensation.	<ul style="list-style-type: none"> The DPWH will disclose the process of compensation after the detailed engineering and it will be discussed in the next public consultation 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.
Valid proof of ownership for land and mode of payment.	<ul style="list-style-type: none"> PAP with Transfer/ Certificate of Title or tax Declaration (Tax declaration legalized to full title). <p>The following topics are also discussed to them:</p> <ul style="list-style-type: none"> 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. Public Lands Act will be granted under Comprehensive Agrarian Reform Act shall be compensated for the land at Zonal value. 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

Major opinions/concerns	Reflections/countermeasures
	Public Lands Act shall receive compensation for damaged crops at market value at the time of taking.
ii. Saguiaran Municipality	
Acceptable proof of ownership.	<ul style="list-style-type: none"> PAP with Transfer/ Certificate of Title or tax Declaration (Tax declaration legalized to full title). <p>The following topics are also discussed to them:</p> <ul style="list-style-type: none"> 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. Public Lands Act will be granted under Comprehensive Agrarian Reform Act shall be compensated for the land at Zonal value. 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.
iii. Piagapo Municipality	
Concerns on PAPs without valid proof of ownership.	<ul style="list-style-type: none"> There are several forms of land ownership as provided by our existing laws such as with Orginal/Transfer Cert. of Title (TCT) or Tax Declaration(TD) 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. Public Lands Act will be granted under Comprehensive Agrarian Reform Act shall be compensated for the land at Zonal value. or Predecessors-in-interest have been in open, continuous, exclusive and notorious possession and occupation of alienable and disposable lands of the public domain under a bona fide claim of ownership since June 12, 1945, or earlier, or by virtue of inheritance Provided by P.D 1529 This will be further discussed in the next public consultation with DPWH.

*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 ten (10) affected household heads (AHHs) and one-hundred eight (108) 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	Marantao	Piagapo	Saguiran	Marawi	Total
Affected House Heads	0	1	5	4	10

Affected Structures *	0	1	7	4	12
Affected Land Lot Owners	9	32	40	27	108

Source: RAP Survey Team

Note:

* There are 10 residential houses and 2 sari-sari stores

A total of 364,953.80 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	Marantao	Piagapo	Saguiran	Marawi	Total
Affected agricultural lands with corn	m ²	42,000	65,400	29,100	23,850	160,350
Affected agricultural lands with cassava	m ²		3,600	19,200	5,400	28,200
Total affected land area (sq. m.)	m ²	43,405.56	69,652.65	103,671.31	148,224.28	364,953.80

Source: RAP Survey Team

Table 2.3-3 Summary of Affected Trees

Loss category	No. of Trees				Total
	Marantao	Piagapo	Saguiran	Marawi	
Affected Fruit bearing trees	70	100	1,008	126	1,304
Affected trees (Timber / non-fruit bearing)	11	138	1,029	1,066	2,244
Plant/Cash Trees		61	1,501	71	1,633

2.3.1 Household Size

Majority or 6 (60%) of the AHHs' size ranges from 6-10 members followed by 11-above (30%) members while only 2 (20%) HHs' have 1-5 members.

Table 2.3-4 No. of Affected Household Heads by Household Size

Household Size	Affected House					Total	
	Marantao	Piagapo	Saguiran	Marawi	Total		
					No.	%	
1-5	0	1	1	1	3	30	
6-10	0	0	4	2	6	60	
11-above	0	0	0	1	1	20	
Total	0	1	5	4	10	100	

Source: RAP Survey Team

Majority or 45.11% of the affected land lot owners' household size ranges from 11-above members, while 29.32% have 6-10 members. The remaining percentage (25.57%) have household size of 1-5 members.

Table 2.3-5 No. of Affected Land Lots by Household Size

Household Size	Affected Lots				Total	
	Marantao	Piagapo	Saguiran	Marawi	Total	
					No.	%
1-5	2	5	13	8	28	25.57
6-10	2	11	7	12	32	29.32
11-above	5	16	20	8	49	45.11
Total	9	32	40	27	108	100

Source: RAP Survey Team

2.3.2 Household Structure

The common family structure that can be observed along the Marawi Ring Road Alignment was composed of nuclear structure (70%), a common Filipino family structure, which was made up of the parents and their children.

Table 2.3-6 No. of Affected Household Heads by Household Structures

Household Structure	Affected House					
	Marantao	Piagapo	Saguiaran	Marawi	Total	
					No.	%
Single	0	0	0	0	0	0
Nuclear	0	1	3	3	7	70
Extended	0	0	2	1	3	30
Joint	0	0	0	0	0	0
Total	0	1	5	4	10	100

Source: RAP Survey Team

In terms of family structure of the affected land lot owners, majority have household structure type of extended with 56.48% while 37.96% have a nuclear in which relatives are also leaving together with the parents and children. The remaining 5.55% are joint household structure.

Table 2.3-7 No. of Affected Land Lots by Household Structures

Household Structure	Affected Lots					
	Marantao	Piagapo	Saguiaran	Marawi	Total	
					No.	%
Single	0	0	0	0	0	0.00
Nuclear	1	14	7	19	41	37.96
Extended	8	16	29	8	61	56.48
Joint	0	2	4	0	6	5.56
Total	9	32	40	27	108	100

Source: RAP Survey Team

2.3.3 Gender Distribution

In terms of gender distribution, majority of PAPs with affected houses and land lots are headed by male. Likewise, on the affected land lots, out of 108 AHHs, 29 (27.20%) are headed by male as well.

Table 2.3-8 No of Affected Household Heads by Gender

Gender	Affected Household Head					
	Marantao	Piagapo	Saguiaran	Marawi	Total No.	%
Male	0	0	3	3	6	60
Female	0	1	2	1	4	40
Total	0	1	5	4	10	100

Source: RAP Survey Team

Table 2.3-9 No of Affected Lands Lots Owners by Gender

Gender	Affected Land / Lots					
	Marantao	Piagapo	Saguiaran	Marawi	Total No.	%
Male	5	21	34	18	78	72.22
Female	4	11	6	9	30	27.78
Total	9	32	40	27	108	100.00

Source: RAP Survey Team

2.3.4 Civil Status

The civil status of all AHHs is married (Table 2.3-10).

Table 2.3-10 No of Affected Household by Civil Status

Civil status	Affected households					
	Marantao	Piagapo	Saguiaran	Marawi	Total	
					No.	%
Single	0	0	0	0	0	0
Married	0	1	5	4	10	100
Widowed	0	0	0	0	0	0
Live-in	0	0	0	0	0	0
Single parents	0	0	0	0	0	0
No Response	0	0	0	0	0	0
Total	0	1	5	4	10	100

Source: RAP Survey Team

On the other hand, majority of the land lot owner's civil status are married (99.07%) and one (0.93%) is widowed as shown in Table 2.3-11.

Table 2.3-11 No of Lands/Lots by Civil Status

Civil status of affected land lots owner	Affected Land / Lots					
	Marantao	Piagapo	Saguiaran	Marawi	Total	
					No.	%
Single	0	0	0	0	0	0.00
Married	8	32	40	27	107	99.07
Widowed	1	0	0	0	1	0.93
Live-in	0	0	0	0	0	0.00
Single parents	0	0	0	0	0	0.00
No Response	0	0	0	0	0	0.00
Total	9	32	40	27	108	100

Source: RAP Survey Team

2.3.5 Age Distribution

Three (30%) of the AHHs' age ranges from 55-59 years old followed by 50-54 years old (20%), 25-29 years old (20%), and 40-44 years old (10%), while only 1 (AHH with age ranges 35-39 years old (20%).

Table 2.3-12 No of Affected Households by Age

Age	Affected Houses					
	Marantao	Piagapo	Saguiaran	Marawi	Total	
					No.	%
15-19	0	0	0	0	0	0
20-24	0	0	0	0	0	0
25-29	0	0	2	0	2	20
30-34	0	0	0	0	0	0
35-39	0	0	0	1	1	10
40-44	0	1	1	0	2	20
45-49	0	0	0	0	0	0
50-54	0	0	2	0	2	20
55-59	0	0	0	3	3	30
60-64	0	0	0	0	0	0
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
Total	0	1	5	4	10	100

Source: RAP Survey Team

Majority or 21.83% of the affected land lot owners age ranges 55-59 years old followed by 45-49 years old (13.62%). This indicates that most of the land lots owners have no land ownership due to the old titling of practiced.

Table 2.3-13 No of Affected Land Lots Owners by Age

Age	Affected lots					
	Marantao	Piagapo	Saguiaran	Marawi	Total	
					No.	%
15-19	0	0	0	0	0	0.00
20-24	0	0	6	0	6	5.56
25-29	0	0	6	0	6	5.56
30-34	1	0	6	0	7	6.48
35-39	1	2	0	4	7	6.48
40-44	1	5	6	0	12	11.11
45-49	1	2	11	0	14	12.96
50-54	1	9	0	0	10	9.26
55-59	1	9	6	8	24	22.22
60-64	1	2	0	11	14	12.96
65-69	1	2	0	0	3	2.78
70-74	0	0	0	4	4	3.70
75-79	1	0	0	0	1	0.93
80+	0	0	0	0	0	0.00
No response	0	0	0	0	0	0.00
Total	9	32	40	27	108	100

Source: RAP Survey Team

2.3.6 Religious Affiliation

All of the affected HHs' are Islam as shown in **Table 2.3-14**.

Table 2.3-14 No. of Affected Household Heads by Religion

Religion	Affected House					
	Marantao	Piagapo	Saguiaran	Marawi	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	0	1	5	4	10	100
Others	0	0	0	0	0	0
No Response	0	0	0	0	0	0
Total	0	1	5	4	10	100

Source: RAP Survey Team

All of the affected HHHs' are Islam, shown in **Table 2.3-15**.

Table 2.3-15 No. of Affected Land Lots Owner by Religion

Religion	Affected lots					
	Marantao	Piagapo	Saguiaran	Marawi	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	9	32	40	27	108	100
Others	0	0	0	0	0	0
No Response	0	0	0	0	0	0
Total	9	32	40	27	108	100

Source: RAP Survey Team

2.3.7 Educational Attainment

Majority of the affected HHHs' are both high school graduate and elementary graduate followed by elementary graduate and certificate of courses. While only 1 (10%) affected HH are high school undergraduate, college undergraduate and graduate and no response.

Table 2.3-16 No. of Affected Household Heads by Educational Attainment

Educational Attainment of AHHs	Affected House					
	Marantao	Piagapo	Saguiaran	Marawi	Total	
					No.	%
No formal education	0	0	0	0	0	0
Pre-school	0	0	0	0	0	0
Elem. Grad	0	1	1	1	3	30
HS Under grad	0	0	1	0	1	10
HS grad	0	0	2	1	3	30

Vocational/Technical	0	0	0	0	0	0
Certificate Courses	0	0	0	0	0	0
College Under grad	0	0	1	0	1	10
College grad	0	0	0	1	1	10
No response	0	0	0	1	1	10
Total	0	1	5	4	10	100

Source: RAP Survey Team

Majority or 32 of the affected HHs' have attained college (29.74%) followed by high school (25.44%) and Elementary (26.37%).

Table 2.3-17 No. of Affected Land Lots by Educational Attainment

Educational Attainment of Land Lots Owners	Affected lots					
	Marantao	Piagapo	Saguiaran	Marawi	Total	
					No.	%
No formal education	0	0	0	0	0	0
Pre-school	0	0	0	0	0	0
Elem. Grad	3	7	10	8	28	26.93
HS Under grad	0	2	0	0	2	1.85
HS grad	2	6	11	8	27	25.00
Vocational/Technical	0	5	0	0	5	4.63
Certificate Courses	0	0	0	0	0	0
College Under grad	1	5	4	0	10	9.26
College grad	3	7	15	7	32	29.63
No response	0	0	0	4	4	3.70
Total	9	32	40	27	108	100

Source: RAP Survey Team

2.3.8 Ethno-Linguistic Profile

In terms of the ethno-linguistic profile of the affected household heads and land lot owners, all of the affected households are Maranao, as shown in **Table 2.3-18**.

Table 2.3-18 No. of Affected Household Heads by Ethno-Linguistic

Ethno-Linguistic Affiliation	Affected House					
	Marantao	Piagapo	Saguiaran	Marawi	Total	
					No.	%
Maranao	0	1	5	4	10	100
Iranun	0	0	0	0	0	0
Maguindanao	0	0	0	0	0	0
Ilocano	0	0	0	0	0	0
Cebuano	0	0	0	0	0	0
Illonggo	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
Total	0	1	5	4	10	100

Source: RAP Survey Team

Table 2.3-19 No. of Affected Land Lots Heads by Ethno-Linguistic

Ethno-Linguistic Affiliation	Affected Land Lots Owners					
	Marantao	Piagapo	Saguiaran	Marawi	Total	
					No.	%
Maranao	9	32	40	27	108	100
Iranun	0	0	0	0	0	0
Maguindanaon	0	0	0	0	0	0
Ilocano	0	0	0	0	0	0
Cebuano	0	0	0	0	0	0
Illonggo	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
Total	9	32	40	27	108	100

Source: RAP Survey Team

2.3.9 Occupation

Majority or 6(60%) of the affected HHs' were engaged in farming while the remaining 4 (40%) were engaged in other work.

Table 2.3-20 No. of Affected Household Heads by Occupation

Occupation	Affected House					
	Marantao	Piagapo	Saguiaran	Marawi City	Total	
					No.	%
Farmer	0	1	2	1	4	40
Fisherman	0	0	0	0	0	0
Businessman	0	0	0	0	0	0
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	0	0	3	3	6	60
Total	0	1	5	4	10	100

Source: RAP Survey Team

Aside from farming, almost half (51) of the affected land lot owners were engaged small enterprises while the remaining half engaged in fishing, business, driving, teaching, and other works.

Table 2.3-21 No. of Affected Land Lots Heads by Occupation

Occupation	Affected Land Lots Heads					
	Marantao	Piagapo	Saguiaran	Marawi	Total	
					No.	%

Occupation	Affected Land Lots Heads					
	Marantao	Piagapo	Saguiaran	Marawi	Total	
					No.	%
Farmer	1	20	3	0	24	22.22
Fisherman	0	0	0	0	0	0.00
Businessman	1	0	20	0	21	19.44
Govt. Employee	1	0	3	0	4	3.70
Driver	0	0	0	0	0	0.00
Teacher	0	2	0	0	2	1.85
Daycare Staff	0	0	0	0	0	0.00
Brgy. Official	1	0	0	4	5	4.63
*Others	5	10	14	23	52	48.15
Total	9	32	40	27	108	100

Source: RAP Survey Team

Note: *Other occupation like engaged in small enterprises

2.3.10 Family Income

Majority or 6 (60%) of the affected HHHs' declared an estimated family income from 80,000 to 90,000. Income bracket of ranges from Php10,000 were 4 (40%), shown in **Table 2.3-22**.

Table 2.3-22 No. of Affected Household Heads by Monthly Income Bracket

Monthly Income Bracket (Php)	Affected House					
	Marantao	Piagapo	Saguiaran	Marawi	Total	
					No.	%
10,000 and Below	0	1	2	1	4	40
10,001 to 20,000	0	0	0	0	0	0
20,001 to 30,000	0	0	0	0	0	0
30,001 to 40,000	0	0	0	0	0	0
40,001 to 50,000	0	0	0	0	0	0
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	3	3	6	60
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
Total	0	1	5	4	10	100

Source: RAP Survey Team

Majority or 61 of the affected land lot owners have an estimated family income ranges Php 10,001 and below.

Table 2.3-23 No. of Affected Land Lots by Income Bracket

Income Bracket (Php)	Affected Land Lots					
	Marantao	Piagapo	Saguiaran	Marawi	Total	
					No.	%
10,000 and Below	5	29	9	18	61	56.48
10,001 to 20,000	1	3	0	5	9	8.33
20,001 to 30,000	3	0	4	5	12	11.11
30,001 to 40,000	0	0	18	0	18	16.67
40,001 to 50,000	0	0	4	0	4	3.70

Income Bracket (Php)	Affected Land Lots					
	Marantao	Piagapo	Saguiaran	Marawi	Total	
					No.	%
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	4	0	4	3.70
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
Total	9	32	40	27	108	100

Source: RAP Survey Team

2.3.11 Willingness to relocate

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

Table 2.3-24 Willingness to Relocate

Willingness to Relocate	Affected House					
	Marantao	Piagapo	Saguiaran	Marawi	Total	
					No.	%
Yes	0	1	5	4	10	100
No, but will consider	0	0	10	0	10	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
Total	0	1	5	4	10	100

Source: RAP Survey Team

2.3.12 Site Preference for Relocation

Preference of affected households for site relocation is shown in Table 2.3-25. Majority or 70% percent of affected households expressed their willingness to be relocated in the same lot areas which were not affected by the alignment.

Table 2.3-25 Site Preference for Relocation

Site Preference	Affected House					
	Marantao	Piagapo	Saguiaran	Marawi	Total	
					No.	%
Same Lot	0	1	4	2	7	70
Same Barangay	0	0	0	1	1	10
Other Barangay	0	0	0	1	1	10
Other Municipality	0	0	0	0	0	0
Relocation Site	0	0	1	0	1	10
Other Site	0	0	0	0	0	0
No Response	0	0	0	0	0	0
Total	0	1	5	4	10	100

Source: RAP Survey Team

2.3.13 Length of Residence

It is observed that most of the affected HHs' were staying in the area for 1-5 years while the affected land lot owner's majority have been living in the area since birth, as shown in Table 2.3-26 and Table 2.3-27 respectively.

Table 2.3-26 No. of Affected Household Heads by Length of Residence

Length of Residence of Sample AH heads	Affected House					
	Marantao	Piagapo	Saguiaran	Marawi	Total	
					No.	%
Less than 1 year	0	0	0	0	0	0
1 - 5 years	0	1	5	4	10	100
6 - 10 years	0	0	0	0	0	0
Since birth	0	0	0	0	0	0
No response	0	0	0	0	0	0
Total	0	1	5	4	10	100

Source: RAP Survey Team

Table 2.3-27 No. of Affected Land Lots by Length of Residence

Length of Residence of Sample AH heads	Affected Land Lots					
	Marantao	Piagapo	Saguiaran	Marawi	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	9	32	33	27	101	93.52
No response	0	0	7	0	7	6.48
Total	9	32	40	27	108	100

Source: RAP Survey Team

2.3.14 Project Acceptability

In terms of project acceptability, one-hundred percent (100%) of the affected houses did not give their response; peoples from the proposed affected area were still not decided because of the armed conflict that happened in Marawi.

Table 2.3-28 Project Acceptability

Project Acceptability	Affected House					
	Marantao	Piagapo	Saguiaran	Marawi	Total	
					No.	%
Yes	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	1	5	4	10	100
Total	0	1	5	4	10	100

Source: RAP Survey Team

Consequently, 90.74% of the affected land owners were in favor of the proposed project. They said that the project can help them in their rehabilitation from the Marawi siege.

Table 2.3-29 No. of Affected Land Lots by Project Acceptability

Project Acceptability	Affected Land Lots					
	Marantao	Piagapo	Saguiaran	Marawi	Total	
					No.	%
Yes	9	32	30	27	98	90.74
No	0	0	10	0	10	9.26
Don't know	0	0	0	0	0	0
No response	0	0	0	0	0	0
Total	9	32	40	27	108	100

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

Data in **Table 2.4-1** clearly says that awareness of the project is evident among the household heads, especially to those coming from Saguiaran municipality. Only one of the women – participants was aware of the project; while most of the youth were unaware of the project as most of the women do.

Table 2.4-1 Awareness of Road Constructions

Mun	Barangay	Awareness on Road Construction	
		Women	Youth
Marantao	Bacong	Not Aware	Not Aware
	Daanaingud	Not Aware	Not Aware
	Matampay	Not Aware	Not Aware
	Palao	Aware	Not Aware
Piagapo	Bobo	Not Aware	Not Aware
	Ilian Poblacion	Not Aware	Not Aware
	Paling	Not Aware	Not Aware
	Rantian	Not Aware	Not Aware
Saguiaran	Alinun	Not Aware	Not Aware
	Bagoinged	Not Aware	Not Aware
	Bubong	Not Aware	Aware
	Linao	Not Aware	Aware
	Lumbacaturus	Not Aware	Aware
	Lumbayanague	Not Aware	Not Aware
	Mipaga	Not Aware	Aware
	Pagalamatan	Not Aware	Aware
	Pamacutan	Not Aware	Not Aware
Marawi	Banga	Not Aware	Not Aware
	Boganga	Not aware	Not Aware

	Dulay West	Not aware	Not Aware
	Guimba	Not Aware	Not Aware
	Kilala	Not aware	Not Aware
	Pantaon	Not aware	Not Aware
	Papandayan	Not Aware	Not Aware
	Rorogagus	Not Aware	Not Aware

Source: Social Survey of NDU

2.4.2 Impact of Poor Road

Displeasures due to the lack of roads and the poor condition of the existing roads are presented in **Table 2.4-2**. Most of their distressful accounts are socio – economic in nature.

Accordingly, school age children are adversely affected by poor road conditions. Given the natural rainy weather, roads are terribly muddy and slippery, making it hazardous for motorized and non-motorized vehicles to pass through. In fact, the roads are impassable after a heavy rain, said the participants. Children who walk on foot through the roads get dirty with mud as they reach the school. Burdened by this condition, some children are discouraged to go out and were thus often absent from school.

The participants were unanimous in saying that poor roads impede immediate access to health services. Whenever there are emergencies especially pregnant women who are to deliver their babies, they find it difficult to take them and other ill persons to the hospital for the appropriate medical attention. There were also instance when patients have died along the way due to grave delay in transport because the roads were hardly if not at all passable.

Farmers also attested to be encountering problems in transporting their harvests to the market location due to delays in travel and the high cost of fare. Fishermen likewise have the same share of difficulty as they deliver their daily catch to the market. Due the poor road, lesser motor vehicles contract services to and for the barangays, and when they do, the cost of fare is very high. Regular transportation charges for people and products are likewise very costly borne by poor road access.

Women – participants articulated certain difficulties in doing household chores like fetching water and doing the laundry because water sources are far from their residences. The long walk to the water source, manually carrying the load of laundry and/or water containers, is harder due to rough roads which are very slippery and muddy when it rains; and it rains frequently in Marawi. A lot of times, flooding and flashflood occur after a heavy downpour, particularly causing damage to low lying barangays. The lack of road is coupled with the lack of a proper drainage system.

Economic opportunities are dampened by lack of roads and poor condition of the existing roads, said the participants. To them, minimal economic activity and low income opportunities are a result of poor road access. According to the participants, government services can hardly reach their barangays because of inaccessibility.

Table 2.4-2 Impact of Road to the Community

Mun	Barangay	Impact of Road to Community	
		Women	Youth
Marantao	Bacong	<ul style="list-style-type: none"> • Slippery and muddy roads • Trucks and motors cannot reach the barangay • It's difficult to transport our products going to market • The barangay is hardly passable during rainy season • It's hard to go to market and other barangays • Business will be affected • Our children having difficulty in going to school • It's hard when there's an emergency; difficult to transport our patient to the hospital. 	<ul style="list-style-type: none"> • Road is not passable when there is heavy rain • No business opportunities for the barangay
	Daanaingud	<ul style="list-style-type: none"> • Difficult to go to other barangays • Children and their things get dirty with mud when going to school. • Children have difficulty in going to school especially during rainy season • Difficult to transport products in the market • Hard to deliver fish catch to the market • When there is emergency we have difficulty in sending our patient to nearest hospital 	<ul style="list-style-type: none"> • It's very hard if we don't have road • Slippery and muddy during rainy season • Difficulty in going to schools and market
	Matampay	<ul style="list-style-type: none"> • Difficulty of children going to school • Less opportunity for business • Difficulty for our products to transport going to market • Have difficulty to reach the nearest hospital in Amay Pakpak in case of emergency (giving birth, checkup and when there is sick) • Slippery and muddy during rainy season • Trucks and motorcycle have difficulty in reaching our barangay 	<ul style="list-style-type: none"> • Difficulty of children going to school • Difficulty in reaching hospital especially during emergency • No vehicle will the barangay • During rainy season, farmers have difficulty in transporting their products
	Palao	<ul style="list-style-type: none"> • The barangay is hardly passable during rainy days • It's difficult with there is emergency; it's hard to go to hospital • We only walked when we go to Municipal Hall especially during payout in 4Ps • Transporting our products like cassava, eggplant, tomatoes, etc is not easy • No vehicle transporting in our barangay especially during rainy season because of the muddy road 	<ul style="list-style-type: none"> • Difficulty on Transporting the products from the farm to the market • Difficult to dispose product • Children always late when going to school because they only walk • Slippery and muddy when rainy season • Difficult to go outside especially at night •
Piagapo	Bobo	<ul style="list-style-type: none"> • Road too narrow • Difficulty of transporting products 	<ul style="list-style-type: none"> • Have difficulty in going to school because we only walk • Have difficulty in transporting products to market • Slippery and muddy during rainy season

	Ilian Poblacion	<ul style="list-style-type: none"> • Difficulty in transporting and selling our products to market • Transportation cost is expensive • Slow development of barangay • Difficult to reach hospital or clinic when in case of emergency • Transportation cost for horse is too expensive 	<ul style="list-style-type: none"> • Have difficulty in reaching school especially during rainy days • Have difficulty in fetching water and many times we became late in the class
	Paling	<ul style="list-style-type: none"> • Difficulty in reaching hospital when there's an emergency (for pregnant and sick) • Difficulty in going to town during rainy season/days • Road is not passable when rainy season • Children have difficulty in going to school • Difficult to transport products going to market because the only way to transport products is horse 	<ul style="list-style-type: none"> • We have difficulty in going to school because our way going to school is slippery and muddy when it rains • Transportation cost is too expensive • Difficulty in reaching hospital when there's an emergency (for pregnant and sick)
	Ratian	<ul style="list-style-type: none"> • Rough road • Children have difficulty in going to school, many times they became late • Road is slippery and muddy • Difficult to reach the hospital in case of emergency • Difficult to transport products in the market 	<ul style="list-style-type: none"> • So difficult, trucks will stuck in muddy road • There were times that we can't go to school because of muddy way • No vehicle can reach the barangay when rainy days
Saguiaran	Alinun	<ul style="list-style-type: none"> • Children have difficulty in going to school • Difficulty to reach town and market • Farmers have difficulty to transport and sell their products • Students are often late in school • Difficult in bringing patients and pregnant mothers to the hospital 	<ul style="list-style-type: none"> • Students are often late in school • Walking to school is very hard • Delayed delivery of products in the market
	Bagoinged	<ul style="list-style-type: none"> • Road is narrow • Difficulty in going to school • Transportation too expensive • difficult in bringing patients and pregnant women to the hospital (there was an accident before that the pregnant woman died while giving birth because they were not allowed to go out to their barangay- due to curfew) 	<ul style="list-style-type: none"> • Delayed transporting of products to market • Motor parts/car parts are easily damaged due to rough roads • Traffic during flood
	Bubong	<ul style="list-style-type: none"> • Slippery and muddy • Difficult to transport products • Our children are often late in school 	<ul style="list-style-type: none"> • Caused of accidents due to slippery roads • Cannot perform daily activities due to poor road • Difficult to transport products of farmers
	Liniao	<ul style="list-style-type: none"> • Less opportunity for work • Expensive transportation • Our children have difficulty in going to school when it rains • Difficult to reach hospital during emergency cases 	<ul style="list-style-type: none"> • Slippery road during rainy days • Farmers have difficulty in transporting their products • Students can't go to school during rainy days • Motor and trucks easily damaged of the rough and slippery road

Lumbacatur os	<ul style="list-style-type: none"> No available farm to market road. Non Passable of road when their heavy rain Worst mud during rainy days Minimal Livelihood opportunities 	<ul style="list-style-type: none"> When rainy days the roads are muddy and slippery Difficult to go to other barangays and town Business will stop Patients, pregnant mothers struggle due to poor road condition 	<ul style="list-style-type: none"> Cause low income Government assistance cannot reach the barangay
Lumbayanague	<ul style="list-style-type: none"> Difficulty on Transporting the products from the farm to the market Less income for the community Always delayed delivery of products 	<ul style="list-style-type: none"> Non passable road when rainy days Rough road Slippery and muddy difficult for students to cross rough and muddy road no vehicle can reach the barangay when rainy season Difficulty in transporting the products from the farm to the market Transportation is expensive 	<ul style="list-style-type: none"> Difficulty in transporting the products from the farm to the market Difficult to reach the hospital in case of emergency
Mipaga	<ul style="list-style-type: none"> Difficulty on Transporting the products from the farm to the market We only walk going to market No vehicle reach our area 	<ul style="list-style-type: none"> Difficulty in going to other barangay Difficulty in transporting our products like corn, camote, and vegetables 	<ul style="list-style-type: none"> Access to farm land is difficult Poor economic development Delayed delivery of products to market
Pagalamatan	<ul style="list-style-type: none"> Difficulty on Transporting the products from the farm to the market High cost of fare Lack of barrio road and muddy during rainy season Minimal Opportunity for employment Slow development in terms of livelihood because of inaccessibility of our place 	<ul style="list-style-type: none"> Rough, slippery and muddy road is too difficult for students to go to school No vehicles can reach the barangay especially during rainy days Too difficult in bringing patients and pregnant women to the nearest hospital at Amay pakpak 	<ul style="list-style-type: none"> Delayed delivery of products in the market Caused of absent of students in the class during rainy days
Pamacutan	<ul style="list-style-type: none"> We have a single lane or one way street and it does not really help us at all because it can cause some accidents During rainy season flood usually takes place. Mud during rainy days Difficulty to reach establishments and 	<ul style="list-style-type: none"> We only walked going to proper Pamacutan No vehicle reach our area because of the rough way Difficult to go market and school Transportation is expensive 	<ul style="list-style-type: none"> Caused flood when rainy season Government projects and assistance cannot reach the barangay Slippery and muddy during rainy season Unproductive community

		commercial places		
Marawi	Banga	<ul style="list-style-type: none"> • Lack of Barrio Road • Single and Minimal Lanes of the road • Difficulty to reach the health center when there's an emergency • Slow development in terms of livelihood because of inaccessibility of our place 	<ul style="list-style-type: none"> • Difficulty of children going to school; children only walk going to school and its slippery and muddy • Less opportunity for business • Difficulty of transporting our products to market • Trucks and motor cannot travel in our barangay • Less opportunity for business • Difficulty of carrying sick and pregnant mothers to hospital • Difficulty in fetching water 	<ul style="list-style-type: none"> • Difficulty of transporting our products to market • Road is not passable when it heavy rain • Difficult to reach the hospital in case of emergency
	Boganga	<ul style="list-style-type: none"> •Lack of barangay road • Flood during rainy days because of low lands and it's beside Agus River •Minimal Livelihood opportunities 	<ul style="list-style-type: none"> • Discomfort while travelling (muddy) • High transportation cost • Difficult to transport farm crops • Difficult to transport patient in emergency cases • Children have the difficulty in going to school 	<ul style="list-style-type: none"> • Transportation problem • No other livelihood aside from farming • Children have the difficulty in going to school • Difficult to transport patient in emergency cases
	Dulay West	<ul style="list-style-type: none"> •Difficulty to reach the market, commercial places, schools and other establishments •High cost of fare •Steep Road •Mud during rainy days •Minimal Livelihood opportunities 	<ul style="list-style-type: none"> • Discomfort while travelling (muddy) • High transportation cost, • Difficult to transport farm crops • Difficult to transport patient in emergency cases • Children have the difficulty in going to school • Greatest Problem: Water system 	<ul style="list-style-type: none"> • Transportation problem • Difficulty in transporting farm produce • High transportation cost • Discomfort while travelling (rough, narrow, muddy)which causes accidents
	Guimba	<ul style="list-style-type: none"> • Difficulty to reach the market, commercial places, schools and other establishments • High cost of fare • Steep Road • Mud during rainy days • Minimal Livelihood opportunities 	<ul style="list-style-type: none"> • Difficulty in walking or traveling to other barangay and town • Trucks and motors have difficulty in reaching the barangay • Have difficulty in fetching water 	<ul style="list-style-type: none"> • Have difficulty in fetching water • Difficulty to reach the market, school and hospital
	Kilala	<ul style="list-style-type: none"> • Lack of barrio road • Flood during rainy days because of low lands and it's beside 	<ul style="list-style-type: none"> • Marketing difficulty • High transportation cost • Uncomfortable while travelling 	<ul style="list-style-type: none"> • High transportation cost • Children have the difficulty in going to school

	Agus River	<ul style="list-style-type: none"> • Minimal Livelihood opportunities 	<ul style="list-style-type: none"> • Difficulty in doing household chores 	<ul style="list-style-type: none"> • Discomfort while travelling • (muddy) causes vehicle failure • Marketing difficulty
Pantaon	<ul style="list-style-type: none"> • Steep and Narrow Road that makes the residents be even afraid of transportation • Lack of barrio road • Flood during rainy days because of low lands and it's beside Agus River • Minimal Livelihood opportunities 	<ul style="list-style-type: none"> • Difficulty in transporting farm produce • Difficulty in doing the laundry because source of water is far from their houses (Oftentimes women have to fetch water) • Marketing difficulty • Greater Problem: • Water system 	<ul style="list-style-type: none"> • Transportation problem • Difficulty in transporting farm produce • High transportation cost • Difficulty in doing the laundry because source of water is far from their houses (Oftentimes women have to fetch water) 	
Papandayan	<ul style="list-style-type: none"> • Lack of Barrio Road • Lack of Proper Drainage • Difficulty to reach the health center when there's an emergency • Slow development in terms of livelihood because of inaccessibility of our place 	<ul style="list-style-type: none"> • Marketing difficulty • High transportation cost • Uncomfortable while travelling • Difficulty in doing household chores 	<ul style="list-style-type: none"> • -Difficult to transport patient in emergency cases • Children have the difficulty in going to school • Discomfort while travelling (muddy) which causes accidents • Delays schedules meetings/activities 	
Rorogagus	<ul style="list-style-type: none"> • Steep and Narrow Road that makes the residents be even afraid of transportation • Lack of barrio road • Flood during rainy days because of low lands and it's beside Agus River • Minimal Livelihood opportunities 	<ul style="list-style-type: none"> • Farmers have difficulty in transporting their products (corn, palay, banana, ube, papaya) to market • Children only walk going to school • Flood when rainy season 	<ul style="list-style-type: none"> • Caused of absent of students in the class during rainy days • Difficulty of transporting our products to market • Slippery and muddy roads when it rains • Less opportunity for business 	

Source: Social Survey of NDU

2.4.3 Main Source of Economic

Table 2.4-3 presents the main sources of income in the barangays according to the participants:

On-Farm Sources. These are income sources that directly involve actual tilling of farm lands. In the influence area, on-farm sources include farming, which is the main source of income. Farming involves basically corn and palay. They also grow other crops such as coconut, cassava, camote, abaca, fruits, banana, and various types of vegetables.

Off-farm Sources. These are income-generating activities which are agriculture-related but does not necessitate actual tilling of one's own farm land. The following off-farm sources surfaced from the participants' responses: fishing, agri-business, livestock raising, small-

scale logging, charcoal making, vegetable vending and providing farm labor services (hired labor) during planting and harvesting in nearby barangays or in other municipalities.

Non-farm Sources. Participants have identified non-farm related sources such as: dressmaking, driving, carpentry, operating a variety store, working in the market as vendors, welding, automotive and government employment.

Currently however, economic activity in Marawi City is on a standstill after the destruction brought about by the military operations against the terrorists who attempted to occupy the city. Majority of its residents have just returned from the evacuation centers and temporary shelters. There is no farming activity for almost a year now. The residents are yet relying greatly on the relief goods and assistance provided by the DSWD and many other organizations.

Table 2.4-3 Main Source of Economic Means

Mun	Barangay	Main Sources of Economic Means		
		First	Second	Third
Marantao	Bacong	<ul style="list-style-type: none"> Farming 	<ul style="list-style-type: none"> Dressmaking Fishing 	
	Daanaingud	<ul style="list-style-type: none"> Farming Fishing 	<ul style="list-style-type: none"> Dressmaking carpentry 	<ul style="list-style-type: none"> driving
	Matampay	<ul style="list-style-type: none"> Farming (corn, palay, cassava, peanut and coconut) <p>A.</p>	<ul style="list-style-type: none"> Driving of tricycle, trucks Carpentry Vegetable gardening and vending 	<ul style="list-style-type: none"> Agri-business and sari-sari store Dressmaking
	Palao	<ul style="list-style-type: none"> Farming (corn, palay and rootcrops) 	<ul style="list-style-type: none"> Vegetable gardening and vending Carpentry Farm labor 	<ul style="list-style-type: none"> Driving (tricycle) Small Sari-Sari Store C.
Piagapo	Bobo	<ul style="list-style-type: none"> Farming (corn, palay, abaca and coconut) <p>D.</p>	<ul style="list-style-type: none"> Vegetable gardening and selling Tricycle driving Carpentry 	<ul style="list-style-type: none"> Sari Sari Store E.
	Ilian Poblacion	<ul style="list-style-type: none"> Farming (corn and palay) 	<ul style="list-style-type: none"> Vegetable gardening and selling Carpentry Tricycle drivers 	<ul style="list-style-type: none"> Sari Sari Store F.
	Paling	<ul style="list-style-type: none"> Farming (corn) Driving (Motorcycle) 	<ul style="list-style-type: none"> Vegetable gardening Tricycle driving 	<ul style="list-style-type: none"> Carpentry Small Sari Sari Store
	Rantian	<ul style="list-style-type: none"> Farming (corn, peanut, water melon, banana and coffee) 	<ul style="list-style-type: none"> Vegetable gardening (eggplant, okra, camote tops, atsal, luya, sili labuyo) Carpentry 	<ul style="list-style-type: none"> Motorcycle drivers
Saguiaran	Alinun	<ul style="list-style-type: none"> Farming 	<ul style="list-style-type: none"> Sari-sari store Construction workers/Carpentry 	<ul style="list-style-type: none"> Charcoal making Motorcycle driving Logging
	Bagoinged	<ul style="list-style-type: none"> Farmers (corn and cassava) 	<ul style="list-style-type: none"> Tricycle and multicab drivers Vegetable gardening and selling 	<ul style="list-style-type: none"> Carpentry Small Sari Sari Store
	Bubong	<ul style="list-style-type: none"> Farming 	<ul style="list-style-type: none"> Farmers labor Vegetable gardening 	<ul style="list-style-type: none"> Motorcycle driving

	Linao	<ul style="list-style-type: none"> Farming (corn, cassava, coconut, and banana) 	<ul style="list-style-type: none"> Farm labor Vegetable gardening Driving (Motorcycle) 	<ul style="list-style-type: none"> Logging Carpentry Small Sari Sari Store
	Lumbacatuross	<ul style="list-style-type: none"> Farming (corn and coconut) 	<ul style="list-style-type: none"> Vegetable gardening Farm laborer 	<ul style="list-style-type: none"> Driving Carpentry Motorcycle drivers
	Lumbayanague	<ul style="list-style-type: none"> Farming (corn, cassava and peanut) 	<ul style="list-style-type: none"> Motorcycle drivers 	<ul style="list-style-type: none"> Sari-sari store Vegetable gardening
	Mipaga	<ul style="list-style-type: none"> Farming (corn and palay) 	<ul style="list-style-type: none"> Fishing (tilapia, haluan, katulong and suso) 	<ul style="list-style-type: none"> Tricycle driving
	Pagalamatan	<ul style="list-style-type: none"> Farming (corn, cassava and camote) 	<ul style="list-style-type: none"> Tricycle drivers Farm labor Sari Sari Store 	<ul style="list-style-type: none"> Vegetable gardening (tomatoes, eggplant, cucumber, squash, stringbeans and upo) Carpentry
	Pamacutan	<ul style="list-style-type: none"> Farming (corn, palay, cassava and ube) 	<ul style="list-style-type: none"> Vegetable gardening Sari Sari Store Tricycle driving 	<ul style="list-style-type: none"> Charcoal making Working in market/vendor
Marawi	Banga	<ul style="list-style-type: none"> Farming (corn and palay) 	<ul style="list-style-type: none"> Vegetable gardening and vending (pechay, tomatoes, squash, okra, rootcrops) Carpentry 	<ul style="list-style-type: none"> Livestock raising Logging
	Boganga	<ul style="list-style-type: none"> Currently no available livelihood because they just came back 2 weeks ago; rely on the relief goods from DSWD and other groups who caters the evacuees. 	<ul style="list-style-type: none"> (Before the crisis) Doing business in Marawi market (After the crisis) No work; dependent on the assistance 	<ul style="list-style-type: none"> Driver Business Government Employee Fishing Farming
	Dulay West	<ul style="list-style-type: none"> Farming Driving 	<ul style="list-style-type: none"> Before the Crisis: Dressmaking, Doing business(sari-sari store in Marawi main market), fish and chicken vendors After the crisis: No work, dependent on the assistance 	<ul style="list-style-type: none"> Farming Driving
	Guimba	<ul style="list-style-type: none"> Farming (corn, cassava, camote) 	<ul style="list-style-type: none"> Vegetable gardening and vending Carpentry Motorcycle driving 	<ul style="list-style-type: none"> Welding/Automotive
	Kilala	<ul style="list-style-type: none"> Currently No available livelihood because we just came back 2 weeks ago. We just rely on the relief goods from DSWD and other groups who caters the evacuees. 	<ul style="list-style-type: none"> Before the crisis: Vendor; sari-sari store, After the crisis: No IGP work 	<ul style="list-style-type: none"> Farming Business Fishing Driver
	Pantaon	<ul style="list-style-type: none"> Farming Carpentry Fishing Driving 	<ul style="list-style-type: none"> Sari-sari store After the crisis: they have no work including their husband; just dependent on the assistance: relief goods and cash) 	<ul style="list-style-type: none"> Labor
	Papandayan	<ul style="list-style-type: none"> Before the Crisis: business- sari-sari store 	G.	<ul style="list-style-type: none"> Farming Driver Carpentry

		<ul style="list-style-type: none"> • Present- no means of livelihood 		<ul style="list-style-type: none"> • Welding
	Rorogagus	<ul style="list-style-type: none"> • Farming (corn, banana, ube, and palay) 	<ul style="list-style-type: none"> • Vegetable gardening (ginger, stringbeans, avocado, pineapple and durian) • Fishing 	<ul style="list-style-type: none"> • Carpentry • Driver

Source: Social Survey of NDU

2.4.4 Negative Impact of Road Construction and Proposed Solutions

Along with the perceived benefits from the proposed road project are apprehensions that certain problems and threats to the community might emerge from it. Table 55 below is a matrix that shows these perceived negative effects.

Easy entry of people with ill-intentions such as thieves and terrorists, as well as avengers in cases of rido (or family feuds) might come along with the constructed road. The participants also presented practical solutions to prevent these from occurring. Accordingly, community should be extra vigilant and help monitor whatever is happening on ground. And since it is typical in a rural barangay that everybody knows everybody, it is easier to spot unfamiliar faces and report immediately to the authorities. Whereas in the case of ridos, they said that it would help if the local government can initiate a peaceful dialogue between conflicting families and resolve whatever problems these families have had.

Existence of main roads will most likely increase the incidence of noise pollution, air pollution, and vehicular accidents particularly involving children due to reckless driving and overspeeding. However, these may also be presented especially when mothers or parent will be extra watchful of their children. Road signs, humps and safety reminders should be place to prevent accidents from occurring.

According to the participants, it would be generally helpful if military/police/BPAT checkpoints are established for road security. Their presence will already address concerns regarding possibilities of vehicular mishaps and security issues in the barangays involved.

Finally, the participants also saw possibilities of conflict between the road project management and the private landowners for lands/areas that may be affected by the road construction. These however may be resolved by peaceful negotiation and just compensation, said the participants.

Table 2.4-4 Negative Impact of Road Constructions

Mun.	Barangay.	Negative Impact of Road Construction and Proposed Solutions			
		Women		Youth	
		Negative Impact	Solutions	Negative Impact	Solutions
Marantao	Bacong	<ul style="list-style-type: none"> • Traffic • Thieves 	<ul style="list-style-type: none"> • Parents should take care and watch their children 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None
	Daanaingud	<ul style="list-style-type: none"> • Accident prone especially for children • Might create problems with owners of lands that 	<ul style="list-style-type: none"> • Parents should watch their children • Relocation • There must be an agreement first between DPWH and the owner of the house or land 	<ul style="list-style-type: none"> • Accident prone especially for children 	<ul style="list-style-type: none"> • Put up signage

		will be affected by the road construction			
	Matampay	• None	• None	• None	• None
	Palao	• In case of rido, they can reach/hide easily in the barangay • Bad people can easily enter the barangay	• Put up check point • Barangay chairman should settle rido	• None	• None
Piagapo	Bobo	• Prone to accident • Over speeding	• Put up signage • Discipline the drivers	• None	• None
	Ilian Poblacion	• There might be properties like houses and farm lots that might be affected in the road construction	• There should be settlement and agreement between the government and the owner of the properties •	• None	• None
	Paling	• None	• None	• None	• None
	Rantian	• Prone to accident	• Signage especially in curves	• Prone to accident and over speeding	• Keep safe always and discipline drivers •
Saguian	Alinun	• Noise • Air pollution • Prone to accident	• Remove muffler • Use mobile car/no gasoline • Put up hump and signage	• None	• None
	Bagoinged	• Prone to accident • Properties that might be damaged during the construction • Over speeding	• Put signage • Agreement between government and the owner of the properties • With speed limit to all vehicles	• Prone to accident especially for children	• Families should be responsible for their children
	Bubong	• None	• None	• Lessen area of farm land • Accident prone in school	• Give proper compensation to the land owners • Put up hump in school vicinity
	Liniao	• None	• None	• Prone to accident	• Observe road regulations/policy
	Lumbacatuos	• Properties that might be affected during the construction	• Agreement between DPWH and the owner of properties	• Properties that might be affected during the construction • Prone to accident	• Agreement between DPWH and the owner of properties • Put up signage
	Lumbayanague	• Prone to accident • Over speeding	• Put up signage • Speed limit	• None	• None
	Mipaga	• There might be properties that will	• There must be settlement or agreement	• Prone to accident	• Put up signage

		affected for the road construction			
	Pagalaman	<ul style="list-style-type: none"> • Our worry is that our source of water will be affected of this road construction 	<ul style="list-style-type: none"> • DPWH find solution 	<ul style="list-style-type: none"> • Bad people will be given easy access to their targets • Unsafe especially for children playing outside 	<ul style="list-style-type: none"> • Be vigilant • Parents should be responsible for their children • Secure family members
	Pamacutan	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None
Mara wi	Banga	<ul style="list-style-type: none"> • Prone to accident • There might be properties (house and farm land) damaged 	<ul style="list-style-type: none"> • Construct barangay health center so that if there's an emergency they could respond • DPWH and the property owners will have an agreement 	<ul style="list-style-type: none"> • Traffic • Prone to accident • There might be properties (house and farm land) damaged 	<ul style="list-style-type: none"> • Observe traffic rules and discipline drivers • Put up humps • DPWH and property owners will have agreement
	Boganga	<ul style="list-style-type: none"> • Prone to accident • Area becomes accessible by everyone particularly the criminals 	<ul style="list-style-type: none"> • Place warning signage in danger areas • Assign checkpoint/BPAT 	<ul style="list-style-type: none"> • Prone to accident • Lessen farmland 	<ul style="list-style-type: none"> • road policies should be implemented and observed • give land owners proper compensation
	Dulay West	<ul style="list-style-type: none"> • Accident prone • Presence of bad elements in the society 	<ul style="list-style-type: none"> • Install road humps • Place pedestrian • Place signage or warning signs • Assign BPAT • Community to support and report to LGU any presence of suspicious persons 	<ul style="list-style-type: none"> • Prone to accident 	<ul style="list-style-type: none"> • road policies should be implemented and observed
	Guimba	<ul style="list-style-type: none"> • Prone to accident 	<ul style="list-style-type: none"> • Put up check point, hump and signage 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None
	Kilala	<ul style="list-style-type: none"> • Prone to accident • Area becomes accessible by everyone particularly the criminals 	<ul style="list-style-type: none"> • Place warning signage in danger areas • -Assign checkpoint/ BPAT 	<ul style="list-style-type: none"> • Prone to accident 	<ul style="list-style-type: none"> • there should be pedestrian lanes • road policies should be implemented and observed
	Pantaon	<ul style="list-style-type: none"> • Prone to accident • Area becomes accessible by everyone particularly the criminals 	<ul style="list-style-type: none"> • Prone to accident • Area becomes accessible by everyone particularly the criminals 	<ul style="list-style-type: none"> • Lessen farmland • Stop farmers from farming 	<ul style="list-style-type: none"> • give land owners proper compensation • Encourage residents to continue farming
	Papandayan	<ul style="list-style-type: none"> • Accident prone • Easy entry of lawless element 	<ul style="list-style-type: none"> • Warning, signage • Provide checkpoint, everyone should be vigilant 	<ul style="list-style-type: none"> • Traffic • Prone to accident • Area becomes accessible by 	<ul style="list-style-type: none"> • Cross roads should have traffic lights • -Strict patronage of police officers

				everyone particularly the criminals	
Rorogagus	<ul style="list-style-type: none"> • Prone to accident especially to children • Flood when it rains 	<ul style="list-style-type: none"> • Parents should be responsible for their children • Road with drainage in both sides 	<ul style="list-style-type: none"> • Prone to accident • There might be properties (house and farm land) damaged • Air pollution 	<ul style="list-style-type: none"> • Discipline drivers and put up signage • DPWH and the property owners will have an agreement 	

Source: Social Survey of NDU

2.4.5 Perception towards DPWH as Road Contractor

There is a general agreement in having DPWH as the road contractor, as reflected in Table 56. However, there were few household heads who articulated that their agreement is premised by a belief that a monitoring team from JICA should be there to supervise DPWH and ensure that the project is implemented well.

There were also few from the youth – participants who expressed disagreement because according to them, it should be handled by the LGU because the construction is one opportunity for the local community to earn. It was unclear as to how they can earn from the construction. But one household head pronounced that it was alright if DPWH becomes the contractor for as long as the local labor are hired for work.

Although many of those who agreed to DPWH’s involvement did not give reason, those given by others are already sufficient enough to justify the general agreement. Accordingly, DPWH can be trusted and have the necessary materials, equipment and expertise in road construction. Moreover, they are the agency mandated by the government to spearhead physical infrastructure development. Therefore, they cannot afford to default and fall short of their function as the fast and reliable builders of road systems.

2.4.6 Community Support to DPWH

Prior to this section, participants already mentioned that they will be supportive to DPWH should the construction already commences. They had long been waiting for the grace of a road network and now that the probability is at hand, they are committed to assisting the DPWH contractors in the following ways:

The household heads are willing to work as construction workers for dual purposes. First, the wage earnings would be a big help for family sustenance especially now that economic activity is disrupted by the Marawi siege. Second, no other person can provide the best labor services but the locals because they have a higher sense of belonging to the project. Thus, quality work is assured.

Moreover, they are also willing to offer volunteer work for the construction particularly in the aspect of securing the construction materials and equipment day in and day out. Also in providing assistance in road clearing and directions. Most importantly, they committed to

securing the life of the DPWH team from perpetrators of crime and unrest. This will be done with the help of the local authorities through the barangay chairmen.

Women professed to allow their husbands and abled sons to offer paid labor services in the construction. Children will be kept away from playing in the construction site for their own safety and to ensure that they cannot cause any damage to work. Some plans of putting up a small store to cater to the commodity needs of the construction workers. Most importantly, majority proclaimed willingness to offer free food, water, coffee, snacks and even cooking services to the DPWH team.

The youth in general saw worth in assisting the DPWH team in directions and road clearing. They were also willing to supervise the newly-cemented roads until these are dried. This is to ensure that newly cemented roads are not damaged by playful children and even stray animals. Securing the materials and equipment; as well as offering food, water and cooking services were also committed by them.

In general, the entire community articulated support to the DPWH team should the road construction project materializes.

2.4.7 Summary

Awareness of the project is evident particularly among the household heads; women and youth are generally unaware of the proposed road construction project. Since road and transport problems are major drawbacks to agricultural development and socio-economic welfare of the influence area, the participants were delighted by the probability of finally having better and wider roads. Based on their perceptions, better and wider roads will promote income potentials as it would facilitate and lessen cost of agri-transport, particularly in corn farming which is their main source income. It will likewise enhance peoples' access to basic social services. Moreover, the proposed road would indeed complement the rehabilitation of Marawi after having been devastated by the long months of fighting between the government military forces and a terrorist groups which attempted to occupy the city.

However, along with the perceived benefits from the proposed road project are apprehensions that certain problems and threats to the community might emerge from it. These emergent problems are mostly on security, safety of children, heightened *rido* or family feuds, and conflict with owners of lands that might be affected by the road construction. Interestingly, the participants were also able to identify practical solutions to these emergent problems. Solutions that primarily require community vigilance, commitment, discipline and close coordination with the local government authorities.

Finally, there is a general agreement in having DPWH as the road contractor as they are the agency mandated by the government to pursue physical infrastructure projects. The presumption that a monitoring team from JICA will be there to supervise the implementation of the project is noteworthy. The entire community however are willing to cooperate with DPWH and committed to support the construction team in several ways that their capacities will enable and allow them to do.

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, Guimba in Marawi City recorded the highest with 39,769.99 sq.m. while the least is Palao in Marantao with 5,423.14 sq.m..

Barangay Bubo in Lebak recorded the highest affected land lots with 23 owners while barangay Kalamongon in Lebak has the highest recorded affected household heads with 10 owners.

Table 2.6-1 Affected Properties by Barangay

Municipality	Name of Barangay	Estimated Affected Land Area (sqm.)	No. of Affected Property			
			Affected Land Lots Owner	Affected Houses / Structures		
				*Affected Structures	Affected HH Heads	Affected PAPs
Marantao	Daanaingud	16,937.32	4	0	0	0
	Matampay	21,045.10	5	0	0	0
	Palao	5,423.14		0	0	0
Sub-Total		43,405.56	9	0	0	0
Piagapo	Paling	29,728.13	10	1	1	12
	Rantian	5,712.07	4	0	0	0
	Bubo	34,212.45	18	0	0	0
Sub-Total		69,652.65	32	1	1	12
Saguiran	Bagoingod	21,346.93	2	3	1	4
	Lumbaca					
	Toros	12,782.26	5	0	0	0
	Pagalamatan	28,140.92	14	0	0	0
	Bubong	16,163.82	10	0	0	0
Mipaga	25,237.38	9	4	4	21	
Sub-Total		103,671.31	40	7	5	25
Marawi	Banga	35,738.10	6			
	Cabasaran	21,826.02	7	1	1	6
	Guimba	39,769.99	10	1	1	6
	Dulay West	29,564.98	3	2	2	12
	Kilala	21,325.19	1	0	0	0
Sub-Total		148,224.28	27	4	4	24
Grand Total		364,953.80	108	12*	10	61

Source: RAP Survey Team

Note: *10 houses + 2 small scale store = 12 structures

2.7 Land Use and Areas Affected

The land use along the proposed alignment is classified into agricultural and residential areas. There is no Comprehensive Land Use Plan (CLUP) available in the covered municipalities. To properly identify the delineation of the affected land uses, the survey team did an estimated delineation using a GPS.

Table 2.7-1 Land Use (sq. m)

Municipalities	Barangays	Residential Area	Agricultural Area	Total
Marantao	Daanaingud	3,120	13,817.32	16,937.32
	Matampay	0	21,045.10	21,045.10
	Palao	0	5,423.14	5,423.14
Piagapo	Paling	0	29,728.13	29,728.13
	Rantian	0	5,712.07	5,712.07
	Bubo	5,250	28,962.45	34,212.45
Saguiran	Bagoingod	0	21,346.93	21,346.93
	Lumbaca			
	Toros	0	12,782.26	12,782.26
	Pagalamatan	0	28,140.92	28,140.92
	Bubong	0	16,163.82	16,163.82
Marawi	Mipaga	0	25,237.38	25,237.38
	Banga	0	35,738.10	35,738.10
	Cabasaran	17,250	4,576.02	21,826.02
	Guimba	0	39,769.99	39,769.99
	Dulay West	0	29,564.98	29,564.98
	Kilala	0	21,325.19	21,325.19
Total		25,620	339,333.80	364,953.80

Source: RAP Survey Team

2.8 Structures and Improvements Affected

The structures that will be affected by the alignment are 10 houses made up of concrete, semi-concrete, and shanty materials, and 2 sari-sari stores.

Table 2.8-1 Affected structures in the area

Municipalities	Affected Barangays	No. of House	No. of Commercial Structures	Total
Piagapo	Paling	1	0	1
Saguiran	Bagoingod	1	2	3
	Mipaga	4	0	4
Marawi	Cabasaran	1	0	1
	Guimba	1	0	1
	Dulay West	2	0	2
Total		10	2	12

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 fields were supported by irrigation.

Table 2.9-1 Affected Area Cultivated with Crops

Municipalities	Barangays	Affected area of crops (sq.m.)		Total
		Corn	Cassava	
Marantao	Daanaingud	19,200	0	19,200
	Matampay	22,800	0	22,800
Piagapo	Paling	23,100	0	23,100
	Rantian	17,700	0	17,700
	Bubo	24,600	3,600	28,200
Saguiran	Pagalamatan	23,700	9,600	33,300
	Mipaga	5,400	9,600	15,000
Marawi	Banga	20,100	600	20,700
	Cabasaran	2,400		2,400
	Guimba	1,350	4,800	6,150
Total		160,350	28,200	188,550

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	Trees (Fruit Bearing *)	Trees (Timber/Non-fruit Bearing **)	Plant/Cash Trees ***	Total
Marantao	70	11	8	89
Piagapo	100	138	61	299
Saguiran	1,008	1,029	1,501	3,538
Marawi	126	1,066	71	1,263
Total	1,304	2,244	1,641	5,189

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 Local Government Units of Marantao, Piagapo, Saguiran and Marawi City had no available Land Valuation Map. 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 BIR Zonal Values in Lanao del Sur, lots located along the road has highest zonal value.

Table 2.11-1BIR Zonal Values of Land

Municipality	Barangay	Location	Classification		***Zonal Value per/sq.m
Marantao	Daanaingud, Matampay, Palao	*Along the Road	RR	Residential Regular	55.00
			CR	Commercial Regular	80.00
			I	Industrial	55.00
		**Interior Lots	RR	Residential Regular	50.00
			CR	Commercial Regular	75.00
			I	Industrial	50.00
			A1	Riceland Irrigated	2.45
			A2	Riceland Unirrigated	2.35
			A4	Coco Land	2.50
			A16	Corn Land	1.90
A50	Other Agricultural Lands	1.50			
Piagapo	Paling, Rantian and Bubo	*Along the Road	RR	Residential Regular	50.00
			CR	Commercial Regular	70.00
			I	Industrial	50.00
		**Interior Lots	RR	Residential Regular	50.00
			CR	Commercial Regular	70.00
			I	Industrial	50.00
			A1	Riceland Irrigated	2.45
			A2	Riceland Unirrigated	2.35
			A4	Coco Land	2.50
			A16	Corn Land	1.90
A50	Other Agricultural Lands	1.40			
Saguiaran	Bagoingod, Lumbaca Toros, Pagalamatan, Bubong and Mipaga	*Along the Road	RR	Residential Regular	55.00
			CR	Commercial Regular	80.00
			I	Industrial	55.00
		**Interior Lots	RR	Residential Regular	45.00
			CR	Commercial Regular	70.00
			I	Industrial	45.00
			A1	Riceland Irrigated	2.45
			A2	Riceland Unirrigated	2.35
			A4	Coco Land	2.50
			A16	Corn Land	1.90
A50	Other Agricultural Lands	1.40			
Marawi City	Banga, Cabasaran, Guimba, Dulay West, Kilala	*Along the Road	RR	Residential Regular	175.00
		**Interior Lots	RR	Residential Regular	90.00
			A4	Coco Land	5.00
			A16	Corn Land	5.00
			A50	Other Agricultural Lands	4.00

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 (Residential and Agricultural).

Under residential land, lot owners selling price ranges from Php 697.00/sq. meter to Php 2,000.00/ 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	March 2018	Residential - Vacant Lot	Iligan City, Lanao del Norte	5,304,000.00	7,197	736.97	Metrobank
2	March 2018	Residential - With Improvement	Tacurong City, Sultan Kudarat	1,289,000.00	1,849	697.00	Metrobank
3	2018	Residential - Vacant Lot	Iligan City, Lanao del Norte	936,000.00	468	2,000.00	Nestoria partner of Mitula Group
4	2018	Residential - Vacant Lot	El Salvador City, Misamis Oriental	1,500,000.00	1,000	1,500.00	Nestoria partner of Mitula Group
5	2018	Residential - Vacant Lot	Youngsville Subdivision, Opol, Misamis Oriental	131,000.00	100	1,310.00	Nestoria partner of Mitula Group
6	2018	Residential - Vacant Lot	Dadiangas, General Santos City, South Cotabato	300,000.00	300	1,000.00	OLX Philippines

Source: RAP Survey Team

For agricultural land selling price ranges from Php15.00/ sq.m to Php111.02/ sq.m as shown in **Table 2.12-3**.

Table 2.13-2 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	February 15, 2009	Agricultural	Brgy. Lamcaliaf, Polomolok, South Cotabato	300,000.00	20,000	15.00	Landbank Data
2	February 15, 2009	Agricultural	Brgy. Kablon, Tupi, South Cotabato	2,500,300.00	100,012	25.00	Landbank Data
3	February 15, 2009	Agricultural	Daguma, Bagumbayan, Sultan Kudarat	150,000.00	10,000	15.00	Landbank Data
4	2018	Agricultural	Upper Tominobo, Iligan City, Lanao del Norte	3,000,000.00	29,416	101.99	Nestoria partner of Mitula Group
5	2018	Agricultural	Dawag, Sta. Filomena, Iligan City, Lanao del Norte	3,500,000.00	55,000	63.64	Nestoria partner of Mitula Group

No.	Date	Classification	Location	Price (PHP)	Lot Area (Sq.m)	Asking Price / Sq.m (Php)	Source
6	2018	Agricultural	Manggas del Carmen, Iligan City, Lanao del Norte	5,000,000.00	45,035	111.02	Nestoria partner of Mitula Group

Source: RAP Survey Team

2.14 Possible Relocation Sites

If relocation is necessary to be undertaken during the implementation of the project, the municipality of Marawi City, Saguiran, Piagapo and Marantao, Lanao del Sur committed one (1) hectare each municipality 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 in Marawi City Ring Road

Municipality	Barangay	Land Area
Marantao	Barangay Mantapuli	1 hectare
Piagapo	Barangay Bobo	1 hectare
Saguiran	Barangay Comonal	1 hectare
Marawi	Barangay Dulay	1 hectare

Source: Marawi Mayor, Piagapo Mayor, Saguiran Mayor and Marantao Mayor

2.15 Status of Land Ownership of Affected Lots

Shown in **Table 2.14-1** 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	0	0	0	0	0
		(0)	(0)	(0)	(0)	(0)
Case B	Land claimant has a land title but not paying taxes	0	0	0	0	0
		(0)	(0)	(0)	(0)	(0)
Case C	Claimant has no land title but paying taxes (Tax Declaration)	0	0	0	0	0
		(0)	(0)	(0)	(0)	(0)
Case D1	Claimant within the military reservation (no title) with no Tax Declaration	0	10	10	94	104
		(0)	(61)	(61)	(840)	(901)
Case D2	No land title and No Tax Declaration	0	0	0	4	4
		(0)	(0)	(0)	(35)	(35)
TOTAL		0	10	10	98	108

Type	Definition	No. of Lots (People)			Total (A)+(B)	
		Lots with House		Lots without House (B)		
		Lot owned	Lot not owned			Total (A)
		(0)	(61)	(61)	(875)	(936)

Note: *But in case the land to be acquired for ROW is classified as public land, concerned PAP/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.

Source: JICA Study Team

2.16 Conditions to Satisfy if ROW Acquisition is by Donation

Of the 108 land owners to be traversed by the road, none of them have certificate of land title or tax declaration or any other legal documents to support their claim of the land. 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).

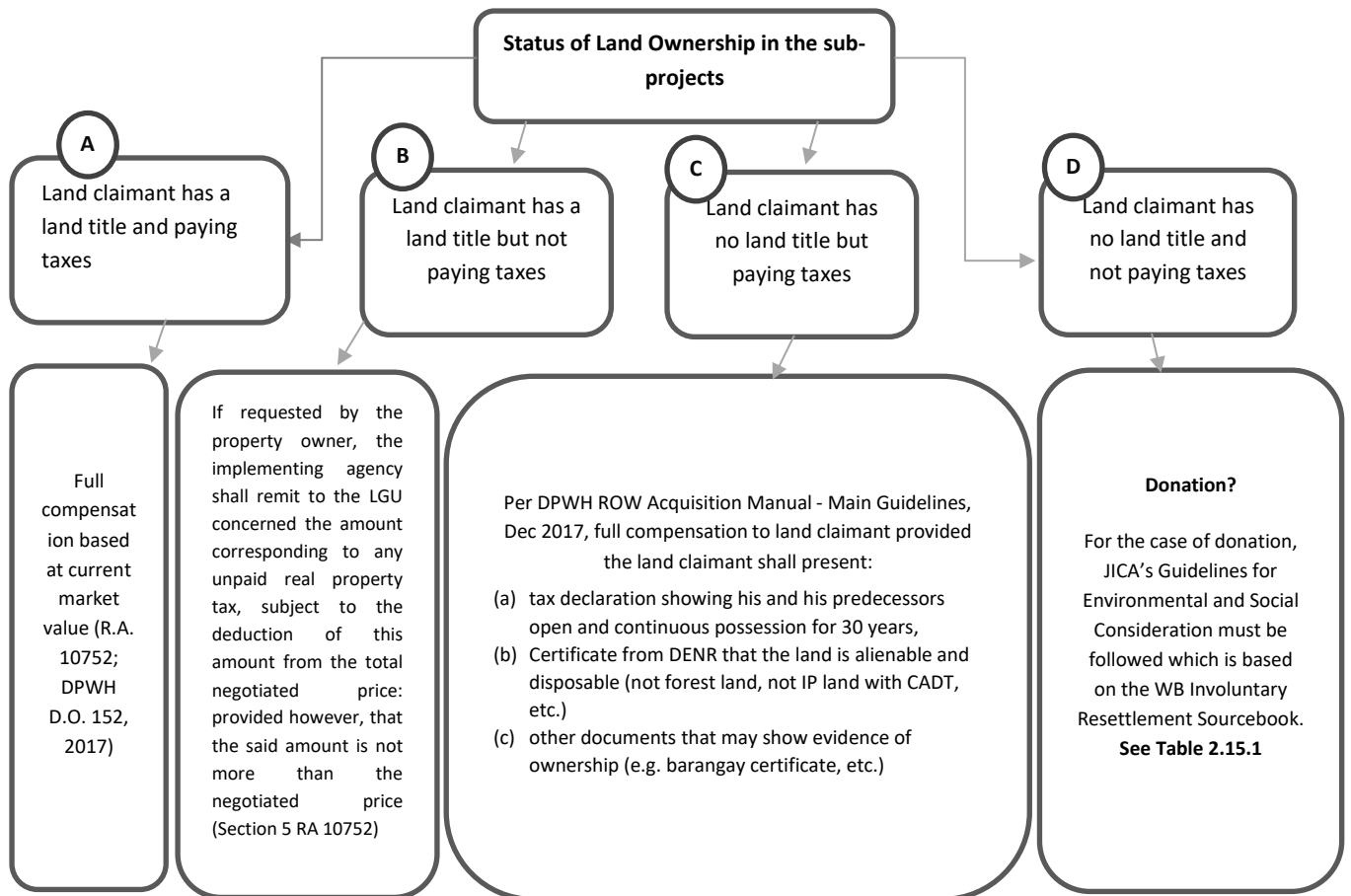


Figure 2.16-1 Different conditions of land ownership

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.	The project is not site specific. Changes of alignment during detailed design (DD) in response to residents will be still possible. 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.	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. 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	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

Criteria for Informed Consent	Remarks by JICA Study Team
<p>help ensure that the land is appropriate for project purposes and that the project will produce no health or environmental safety hazards).</p>	<p>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. Changes of alignment during DD to reflect residents will is still possible.</p>
<p>4. The land in question must be free of squatters, encroachers, or other claims or encumbrances.</p>	<p>The basic policy of selecting alignment is to avoid houses and other structures to minimize social impact while satisfying the established design criteria. 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.</p>
<p>5. Verification (for example, notarized or witnessed statements) of the voluntary nature of land donations must be obtained from each person donating land.</p>	<p>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). 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.</p>
<p>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.</p>	<p>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.</p>
<p>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.</p>	<p>The Project is construction of new national roads hence public access is guaranteed.</p>
<p>8. Grievance mechanisms must be available.</p> <p>9. In case the owner of property cannot be found, unknown or deceased</p>	<p>Grievance mechanism will be established for the project.</p> <p>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 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.</p> <p>Upon compliance with the above guidelines, the court shall immediately issue to the IA an order to take possession of the property.</p>

Criteria for Informed Consent	Remarks by JICA Study Team
	<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 Marawi City Ring 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) is used in the design of the subproject.

3.1 Expected Impacts

The potential impact of the proposed alignment for Marawi City Ring 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 geo-tagged 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	Marantao	Piagapo	Saguiaran	Marawi city	Grand Total
House/Structure	0	1	7	4	12*
Affected HHs	0	1	5	4	10
Affected PAPs	0	12	25	24	61
Affected Land lots owner	9	32	40	27	108
Total Land area affected	43,405.56	69,652.65	103,671.31	148,224.28	364,953.80

Source: RAP Survey Team

Note:

* There are 10 residential houses and 2 sari-sari stores

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	Marantao	Piagapo	Saguwaran	Marawi	Total (Php)
Affected agricultural lands with corn	m ²	42,000.00	65,400.00	29,100.00	23,850.00	160,350.00
Affected agricultural lands with cassava	m ²	--	3,600.00	19,200.00	5,400.00	28,200.00

Source: RAP Survey Team

As shown in **Table 3.1-3**, a total of 1,304 fruit bearing trees will be affected, 2,244 timber trees and 1,572 plant/cash trees.

Table 3.1-3 Summary of expected impacts on affected trees

Loss category	Unit	Marantao	Piagapo	Saguwaran	Marawi	Total
Affected Fruit bearing trees	No. of trees	70	100	1,008	126	1,304
Affected trees (Timber / non-fruit bearing)	No. of trees	11	138	1,029	1,066	2,244
Plant/Cash Trees	No. of trees	126	61	1,314	71	1,641

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). Land 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 PAPs 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: a) donation, b) negotiated sale, c) expropriation, d) and any other mode of acquisition as provided by law 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.	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. It enumerates the entitlements and benefits that Project Affected Families (PAPs) or Persons (PAPs) should rightfully receive under the law based on the Project's

JICA / World Bank Guidelines	Laws of the Philippines
	adverse impacts on their assets, livelihood, and lives.
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.	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 (FPIC). It also relates the requirements demanded by the NCIP with the requirements of multilateral lending agencies.
8. When consultations are held, explanations must be given in a form, manner, and language that are understandable to the affected people.	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
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 protection and promotion of their legitimate collective interests which shall include appropriate documentation and feedback mechanisms.”, LARRIPP, 2007
10. Appropriate and accessible grievance mechanisms must be established for the affected people and their communities (WB OP 4.12 Para. 6).	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: <ul style="list-style-type: none"> 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. 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; 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.
11. Affected people are to be identified and recorded as early as possible in order to establish their eligibility through an initial baseline survey (including population census that serves as an eligibility cut-off date, asset inventory, and socioeconomic survey), preferably at the project identification stage, to prevent a subsequent influx of encroachers of others who wish to take advance of such	There is a recognized provision under RA 7279 and its IRR where LGUs must conduct inventory of their ISFs. The conduct of survey and tagging are reputable practice by the Urban Poor Affair 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-

JICA / World Bank Guidelines	Laws of the Philippines
benefits (WB OP 4.12 Para. 6).	off date, so that no eligible PPAPs are left uncounted.
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>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 individuals or groups who simply rent land and housing from professional squatters or squatting syndicates.</p>
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. For loss of business/income, the PAP will be entitled to an income rehabilitation assistance to be based on the latest copy of the PPAPs' 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 Allowance The amount of P10,000 shall be given to PAPs 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 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

JICA / World Bank Guidelines	Laws of the Philippines
	terms (Sec. 10), medical assistance (Sec. 11) and educational scholarship benefits (Sec. 9). RA 7279, for 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"> a) RA 8425 (Social Reform and Poverty Alleviation Program Act) b) RA 9710 (Magna Carta of Women) c) RA 8371 (Indigenous Peoples Rights Act) d) RA 7277 (Magna Carta for Disabled Persons)

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 displace persons in real terms relative to pre-project level and to improve the standards of living of the displace poor and other vulnerable groups.

Table 3.4-1 Compensation and Entitlement Matrix

Type of Loss	Application	Entitled Person	Compensation/ Entitlements	Responsible Organization
A) Lands (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"> • 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 patents 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. • 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. 	<ul style="list-style-type: none"> • UPMO-RMC II - Multilateral (DPWH)
		PAF without TCT	<ul style="list-style-type: none"> • Cash compensation for damaged crops at market value at the time of taking. • 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. 	<ul style="list-style-type: none"> • UPMO-RMC II - Multilateral (DPWH)
	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"> • PAF will be entitled to (Tax Cash compensation for loss of land at 100%) replacement cost at the informed request of PAFs. • Holders of free or homesteads or patents and CLOAs under CA 141 Public Lands Act will be compensated on land improvements only. • Holders of Certificates of Land Ownership Award (CLOA) granted under the Comprehensive Agrarian Reform Act shall be compensated for the land at Zonal value. • 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. 	<ul style="list-style-type: none"> • UPMO-RMC II - Multilateral (DPWH)

Type of Loss	Application	Entitled Person	Compensation/ Entitlements	Responsible Organization
			<ul style="list-style-type: none"> Cash compensation for damaged crops at market value at the time of taking. 	
		PAF without TCT	<ul style="list-style-type: none"> Cash compensation for damaged crops at market value at the time of taking. 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) 	<ul style="list-style-type: none"> UPMO-RMC II - Multilateral (DPWH)
		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"> 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. 	<ul style="list-style-type: none"> UPMO-RMC II - Multilateral (DPWH)
B) Structures (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"> PAP will be entitled to cash compensation for loss of entire structure at 100% of replacement cost. Rental subsidy for the time between the submission of complete documents and the release of payment on land. 	<ul style="list-style-type: none"> UPMO-RMC II - Multilateral (DPWH)
		PAF without Transfer Certificate of Title	<ul style="list-style-type: none"> PAF will be entitled to cash compensation for loss of entire structure at 100% of replacement cost. Rental subsidy for the time between the submission of complete documents and the release of payment on land. 	<ul style="list-style-type: none"> UPMO-RMC II - Multilateral (DPWH)
	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"> Compensation for affected portion of the structure. 	<ul style="list-style-type: none"> UPMO-RMC II - Multilateral (DPWH)
		PAF without TCT	<ul style="list-style-type: none"> Compensation for affected portion of the structure. 	<ul style="list-style-type: none"> UPMO-RMC II - Multilateral (DPWH)
C) Improvement	Severely or marginally affected	PAF with or without Transfer Certificate of Title, tax	<ul style="list-style-type: none"> Cash compensation for the affected improvements at replacement costs 	<ul style="list-style-type: none"> UPMO-RMC II - Multilateral (DPWH)

Type of Loss	Application	Entitled Person	Compensation/ Entitlements	Responsible Organization
		declaration, etc.		
D) Crops, Trees, Perennials	Severely or marginally affected		<ul style="list-style-type: none"> Cash compensation for the affected crops, trees, perennials at current market value as prescribed by DENR and LGUs. 	<ul style="list-style-type: none"> UPMO-RMC II - Multilateral (DPWH)
E) Commercial and Including Commercial Establishment	Severely affected 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"> 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 	<ul style="list-style-type: none"> UPMO-RMC II - Multilateral (DPWH) TESDA-ARMM CDA-ARMM DSWD-ARMM DOLE-ARMM DTI-ARMM LGU NGO
F) Agricultural land	Severely affected 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"> 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 	<ul style="list-style-type: none"> UPMO-RMC II - Multilateral (DPWH)
		Agricultural tenants and settlers	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> UPMORMC II - Multilateral (DPWH)
G) Commercial/ Business Structure	Severely affected 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"> Income rehabilitation assistance not to exceed ₱15,000.00. Department Order (DO) No.5, s. of 2003 	<ul style="list-style-type: none"> UPMO-RMC II - Multilateral (DPWH)
H) Sever loss of residential structure	Severely affected Loss 20% and above of	PAPs that needs relocation and new construction	<ul style="list-style-type: none"> Inconvenience Allowance in the amount of ₱10,000.00 Department Order (DO) No.5, s. of 200 	<ul style="list-style-type: none"> UPMO-RMC II - Multilateral (DPWH)

Type of Loss	Application	Entitled Person	Compensation/ Entitlements	Responsible Organization
	the total area of the main structure or where less than 20% loss but the remaining become economically unworkable		<p>Transportation Allowance or Assistance.</p> <ul style="list-style-type: none"> • If relocating, free transportation will be provided to PAPs to include 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 • 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) • PAPs will be provided with relocation options suitable to their preference. Alternatives are <ul style="list-style-type: none"> a) Self-relocation, b) On-site relocation, and c) Relocation to project-sponsored resettlement sites in cooperation with key actors – local governments and other entities as mandated by law. 	<ul style="list-style-type: none"> • UPMO-RMC II - Multilateral (DPWH) • LGUs • NHA

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 (Php)		Current Market Value by IPA (Php)	
	Residential	Agricultural	Residential	Agricultural
Marantao	55.00	2.45	300.00	15.00
Piagapo	50.00	2.45	250.00	15.00
Saguiran	55.00	2.45	300.00	15.00
Marawi	175.00	5.00	600.00	25.00

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)
Marantao	Agricultural	40,285.56	15.00	604,283.40
	Residential	3,120	300.00	936,000.00
Piagapo	Agricultural	64,402.65	15.00	966,039.75
	Residential	5,250	250.00	1,312,500.00
Saguiran	Agricultural	103,671.31	15.00	1,555,069.65
Marawi	Agricultural	130,974.28	25.00	3,274,357.00
	Residential	17,250	600.00	10,350,000.00
Total		364,953.80		18,998,249.80

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 Houses	Total
Piagapo	1	17,840.00
Saguiran	7	463,175.00
Marawi	4	171,595.00
Total	12	652,610.00

Source: RAP Survey Team

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)
Marantao	1	35,000.00	35,000.00
Piagapo	1	35,000.00	35,000.00
Marawi	3	35,000.00	105,000.00
Total			175,000.00

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 were based from national Statistics Authority for crops and perennials, and Department of Environment and Natural Resources (DENR) and Provincial Assessor's Office 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	Area (sq. m.)	Annual Yield (kg/sq.m.)	Unit Price (Php/kg)	Total Cost (Php)
Marantao	Corn	42,000	0.28	13.84	162,758.40
Piagapo	Corn	65,400	0.28	13.84	253,438.08
	Cassava	3,600	1.53	6.53	35,967.24
Saguiran	Corn	29,100	0.28	13.84	112,768.32
	Cassava	19,200	1.53	6.53	191,825.28
Marawi	Corn	23,850	0.28	13.84	92,423.52
	Cassava	5,400	1.53	6.53	53,950.86
Grand Total		188,550	-	-	903,131.70

Source: RAP Survey Team

Table 4.3-2 Replacement Cost for trees

Municipality	Trees (Fruit Bearing *)	Total Cost (Php)	Trees (Timber, Non-Fruit Bearing **)	Total Cost (Php)	Plant/ Cash Trees ***	Total Cost (Php)	Grand Total (Php)
Marantao	70	37,450	11	4,100	8	2,400	43,950.00
Piagapo	100	51,750	138	52,000	61	18,300	122,050.00
Saguiran	1,008	427,650	1,029	363,500	1,501	450,300	1,241,450.00
Marawi City	126	62,600	1,066	418,300	71	21,300	502,200.00
Total	1,304	579,450.00	2,244	837,900.00	1,641	492,300	1,909,650.00

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-7 is **PhP 27,184,437.73** 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	18,998,249.80	Estimated based on the current fair market value of Land
	Structures	652,610.00	Estimated based the replacement cost
	Improvements	175,000.00	Estimated based the replacement cost
	Subtotal A	19,825,859.80	
Compensation	Trees and Cash crops	1,909,650.00	Estimated based on the current market values of the Lanao del Sur Provincial Assessor's Office
	Damaged crops	903,131.70	Estimated based on the current market value of the Philippine Statistics Authority
	Subtotal for B	2,812,781.70	
External Monitoring		1,000,000.00	Estimated at PhP 1,000,000 per SP
	Subtotal for C	1,000,000.00	
Subtotal (A+B+C)		23,638,641.50	
Contingency	10%	2,363,864.15	

Admin Cost	5%	1,181,932.08
GRAND TOTAL		27,184,437.73

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 6th 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 involuntarily 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, income opportunities and production levels to pre-project levels	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 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	Zonal value for the land may not meet the full replacement cost.	- Prevailing market value varied depending on the locations. - Offered options of cash compensation or barter of land.

JICA Guidelines (A)		Laws and Regulations adopted by the Project (B)	Gaps Between (A) and (B)	Resettlement Policy / Practice under the Project
		through negotiations.		
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).	No significant gaps were identified, as Implementing Rules and Regulations of R.A. No. 10752 shows PAPs are paid before relocation. Unless ROW is purchased, the construction is not started by DPWH D.O. No. 5.	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 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	EO No 15 established the Land Acquisition Unit, and mandates the unit to conduct inventory and tagging of structures to discourage the influx of unqualified dwellers	No significant gaps	- The cut off dates was set on the completion of the census in ROW. 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	EO No 15 established the livelihood Unit and Estate Management	NA	- Physically vulnerable persons who need assistance during

JICA Guidelines (A)		Laws and Regulations adopted by the Project (B)	Gaps Between (A) and (B)	Resettlement Policy / Practice under the Project
	those displaces, especially those below the poverty line, landless, elderly, women and children, ethnic minorities and etc	Unit. The latter is mandated to manage the resettlement site.		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 DWPH-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.

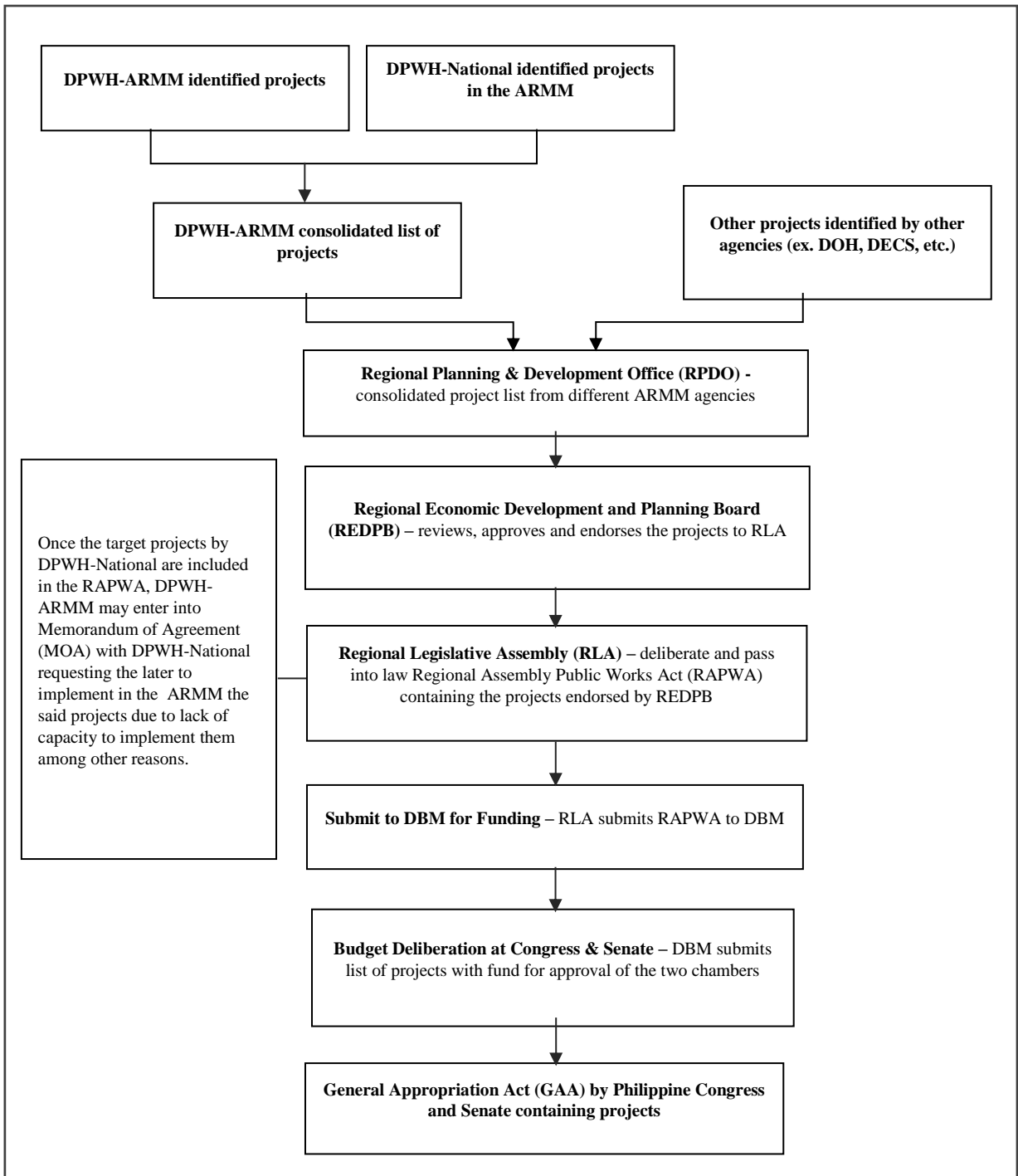


Figure 5.3-1 Proposed collaboration procedure between DPWH-ARMM and DPWH-National

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

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

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

Monitoring and evaluation:

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