

Detailed Design Study
On
The North-South Commuter Railway Project
Blumentritt – Tutuban Section
In
The Republic of the Philippines

Resettlement Action Plan

Volume 1
(Main Report)

June 2023

Department of Transportation (DOTr)

Table of Contents

CHAPTER 1 PROJECT DESCRIPTION.....	1-1
1.1 Background of the NSCR Project.....	1-1
1.1.1 Current Status of Railway Sector in the Philippines	1-1
1.1.2 The GOP Development Plans on Railway Sector	1-1
1.1.3 Assistance Policy of Government of Japan on Railway Sector in the Philippines	1-2
1.2 Outline of the North-South Commuter Railway (NSCR) and Related Projects.....	1-2
1.2.1 The NSCR Project	1-2
1.2.2 North-South Commuter Railway Extension (NSCR-Ex) Project	1-3
1.2.3 Solis-Blumentritt-Tutuban Section (SBT Section).....	1-4
1.3 Scope of Work of this RAP	1-5
1.4 Project Components Which May Trigger Relocation	1-5
1.4.1 Main Railway Line.....	1-5
1.4.2 Viaducts	1-7
1.4.3 Railway System (Rolling Stock)	1-7
1.4.4 Drainage	1-8
1.5 Project Alternatives	1-8
1.5.1 No Project Option.....	1-8
1.5.2 Alignment Alternative Options.....	1-9
1.5.3 Structure Alternative Options	1-11
1.5.4 Technology Alternatives	1-13
1.6 Utility Relocation Along the ROW	1-13
1.7 Construction Yards, Borrow Pit and Spoil Disposal Area	1-13
CHAPTER 2 NECESSITY OF LAND ACQUISITION AND RESETTLEMENT	2-1
2.1 Methodology to Assess Impacts	2-1
2.2 Cut-off Date	2-2
2.3 Overview of Land Acquisition and Resettlement Impacts	2-2
2.3.1 Impact on Land and Non-Land Assets	2-3
2.3.2 Affected Structures.....	2-6
2.3.3 Affected Crops and Trees	2-9
2.3.4 Impact on Project Affected Persons	2-9
2.4 Potential Loss of Access	2-12
CHAPTER 3 SOCIO-ECONOMIC PROFILE OF THE PAPS	3-1
3.1 Purpose and Objectives of the Socio-Economic Survey	3-1
3.2 Survey Methodology	3-1
3.3 Survey Period: Schedule of Socioeconomic Survey	3-2
3.4 Coverage and Limitations of the Socio-Economic Survey.....	3-2
3.5 Overview of Survey Respondents	3-3
3.5.1 Tenurial Status of the PAPS.....	3-3
3.6 Project-Affected Households.....	3-6
3.6.1 Project-Affected Households: Population	3-6
3.6.2 Profile of Household Heads.....	3-9
3.6.3 Tenure Status and Living Arrangements of Affected Households.....	3-10
3.6.4 Livelihood and Living Profile	3-12
3.6.5 Basic Household Amenities	3-17
3.6.6 Vulnerable Groups.....	3-19
3.6.7 PAPS Requiring Special Assistance During Transfer	3-20
3.6.8 Relocation Experience and Preferences	3-21
3.7 Socio-Economic Profile of Affected Business	3-24
3.8 Preferences for Livelihood Restoration	3-28
3.8.1 Preferred Location of Livelihood	3-29

3.8.2	Current Skills of the PAPs.....	3-29
3.8.3	Preferred Skills Training of the PAPs	3-30
3.9	Project Perception and Preferences	3-30
3.9.1	Main Issues and Concerns of the PAPs.....	3-31
3.9.2	Perceived Project Benefits of the PAPs.....	3-31
3.9.3	PAP Support for the Project	3-32
3.9.4	PAP Recommendations to Mitigate and/or Address Issues and Concerns	3-32
CHAPTER 4	LEGAL FRAMEWORK	4-1
4.1	Policies and Guidelines Applied to the Project	4-1
4.2	Philippine Legal Framework	4-1
4.2.1	Philippine Constitution 1987	4-2
4.2.2	Republic Act No. 10752 (The Right-of-Way Act).....	4-2
4.2.3	Republic Act No. 7279 (Urban Development and Housing Act of 1992)	4-6
4.2.4	Republic Act No. 11201 (Department of Human Settlements and Urban Development Act of 2019) and Its Implementing Rules and Regulations	4-8
4.2.5	Republic Act No. 7160 (Local Government Code of 1991)	4-9
4.2.6	Republic Act No. 386 (Civil Code of the Philippines).....	4-10
4.2.7	Republic Act No. 9679 (Home Development Mutual Fund Law of 2009).....	4-11
4.2.8	Commonwealth Act No. 141 (Public Land Act of 1936).....	4-11
4.2.9	Republic Act No. 6685 (December 1988).....	4-12
4.2.10	Republic Act No. 9994 (February 2010).....	4-12
4.2.11	Republic Act No. 7277 (March 1992) as Amended by R.A. 9442	4-12
4.2.12	Batas Pambansa 220 (June 1982)	4-12
4.2.13	Presidential Decree No. 1096 (National Building Code of the Philippines, February 1977).....	4-13
4.2.14	Implementing Rules and Regulations of Presidential Decree No. 1096	4-13
4.2.15	Republic Act No. 8424 (The National Internal Revenue Code of 1997)	4-15
4.2.16	Executive/Administrative/Department Orders	4-15
4.2.17	DOTr Right-of-Way and Site Acquisition Manual	4-18
4.2.18	DPWH Right-of-Way Acquisition Manual	4-18
4.2.19	Land Acquisition, Resettlement, Rehabilitation and Indigenous Peoples' Policy, 2007 ..	4-19
4.2.20	NHA Memorandum Circular No. 2427 Series of 2012.....	4-19
4.2.21	NHA Memorandum Circular No. 015, Series of 2015.....	4-19
4.2.22	NHA Memorandum Circular No. 014, Series of 2018.....	4-19
4.2.23	BP2 Council Resolution No. 01 Series of 2020	4-19
4.3	JICA Policies on Involuntary Resettlement.....	4-20
4.4	World Bank Environmental and Social Standard 5 (ESS5): Land Acquisition, Restrictions on Land Use and Involuntary Resettlement	4-22
4.5	Resettlement Policy Comparison.....	4-22
CHAPTER 5	PROJECT RESETTLEMENT POLICY.....	5-1
5.1	Definition of Terms	5-1
5.2	Fundamental Project Policy	5-2
5.2	Cut-Off Date for Eligibility	5-5
5.3	Principle of Full Replacement Cost.....	5-5
5.3.1	Affected Lands	5-5
5.3.2	Affected Structures and Improvements, Crops, and Trees.....	5-6
5.4	Eligibility and Project Impacts	5-6
5.4.1	Criteria for Eligibility	5-6
5.4.2	Severity of Project Impacts	5-10
5.5	Principles of Compensation.....	5-11
5.5.1	Request for Donation.....	5-11
5.5.2	Negotiated Sale.....	5-11
5.5.3	Expropriation.....	5-12

5.5.4	Acquisition of Properties Under Commonwealth Act No. 141	5-12
5.5.5	Exchange, Barter, and Land-for-land	5-13
5.5.6	Easement of Right of Way	5-13
5.5.7	Families/Project-affected Persons Residing in Affected Structures.....	5-13
5.5.8	Informal Settlers	5-13
5.5.9	Temporary Impacts to Property	5-14
5.5.10	Partial Acquisition	5-14
5.5.11	Rehabilitation Assistance	5-14
5.5.12	Trees, Crops, and Aquaculture	5-15
5.5.13	Salvage Materials and Demolition	5-15
5.5.14	Special Assistance for Vulnerable Groups	5-15
5.5.15	Unanticipated impacts	5-15
5.5.16	Loss of Public Access.....	5-15
CHAPTER 6	COMPENSATION AND ENTITLEMENT.....	6-1
6.1	Introduction.....	6-1
6.2	Units of Entitlements	6-1
6.2.1	Conditions.....	6-2
6.2.2	Eligibility.....	6-3
6.3	Modes of Acquisition	6-4
6.4	Processes for provisions of compensation and entitlements.....	6-5
6.4.1	Process for Negotiated Sale.....	6-5
6.4.2	Process of Expropriation	6-6
6.4.3	Required Documents for Payment of Compensation	6-7
6.5	Payment schedule	6-8
6.6	Entitlement Matrix.....	6-10
CHAPTER 7	RESETTLEMENT PLAN	7-1
7.1	Eligible PAPs for Resettlement Assistance	7-1
7.1.1	Resettlement Assistance for Landowners.....	7-1
7.1.2	Resettlement Assistance for Non-Landowners	7-8
7.2	Candidate Resettlement Sites for the Project for Non-Landowners	7-14
7.2.1	Option 1: NHA Camarin Residences	7-14
7.2.2	Option 3: Pag-IBIG Relocation	7-18
7.3	Post Resettlement.....	7-21
7.4	Establishing Mechanism and Institutional Arrangement for Assisted Relocation	7-22
CHAPTER 8	LIVELIHOOD RESTORATION AND IMPROVEMENT PROGRAM	8-1
8.1	Livelihood Restoration Framework.....	8-1
8.2	Methodology for Developing the LRIP	8-2
8.3	Scope and Limitations of the LRIP	8-3
8.4	Objectives of the LRIP	8-3
8.5	Categories of PAPs with Affected Livelihood Related Entitlement	8-3
8.5.1	PAPs with Affected Microbusiness.....	8-5
8.5.2	Employees of Affected Business.....	8-7
8.5.3	Wage Based Household Members.....	8-7
8.5.4	Special Measures to Support Vulnerable PAPs.....	8-8
8.6	Livelihood Restoration Measures byDOTr	8-9
8.6.1	Skills Training	8-9
8.6.2	Training Allowance	8-11
8.6.3	Income Loss Compensation	8-11
8.6.4	Commuting Allowance.....	8-11
8.6.5	Assistance in Finding New Location for Business.....	8-11
8.6.6	Transportation Assistance for Movable Business Asset	8-11
8.6.7	Cash Compensation to Cover Transactional Cost	8-12
8.6.8	Rental Subsidy for Business Structures.....	8-12

8.6.9	Assistance to Avail Soft Loans.....	8-12
8.6.10	Job Matching/Job Placement/Job Referral	8-12
8.7	Other Potential Livelihood Programs	8-13
8.7.1	Livelihood Assistance in Camarin (NHA)	8-13
8.8	Phases of LRIP Implementation	8-14
8.9	Implementation Arrangements	8-17
8.10	LRIP Budget	8-16
CHAPTER 9	GRIEVANCE REDRESS MECHANISM	9-1
9.1	Scope and Objectives of the Grievance Redress Mechanism.....	9-1
9.2	Principles Guiding the Grievance Redress Mechanism.....	9-1
9.3	DOTr's GRM Team	9-1
9.3.1	Local GRM Team.....	9-2
9.3.2	The Central GRM Team.....	9-2
9.4	Levels of the Grievance Redress Mechanism.....	9-3
9.4.1	Level 1 – Local Help Desk/Central Help Desk (Local/Central GRM Team)	9-3
9.4.2	Level 2 – Technical Working Committee/Right-of Way Site Acquisition Committee or DOTr Legal Department	9-4
9.4.3	Court of Law.....	9-5
9.4.4	JICA's Objection Procedures	9-5
9.5	Grievance Redress Mechanism Procedures	9-5
9.5.1	Grievance Redress Procedures	9-5
9.5.2	Grievance Communication Between GR Officer and PAPs	9-8
9.6	Tools, Materials, and Equipment Required for the Operation of Local/Central GRM Teams ..	9-9
9.6.1	Grievance Action Form	9-9
9.6.2	Control Numbers of GAFs	9-10
9.6.3	Acknowledgement Slip for Receipt and Resolution	9-11
9.6.4	Centralized Database	9-12
9.7	Information Dissemination	9-12
CHAPTER 10	INSTITUTIONAL ARRANGEMENT.....	10-1
10.1	Department of Transportation (DOTr)	10-3
10.1.1	DOTr's Technical Working Committee (TWG)	10-3
10.1.2	NSCR Project Management Office (NSCR PMO)	10-4
10.2	Partner Institutions.....	10-5
10.2.1	Project-Wide Partner Institutions	10-5
10.2.2	Site-Specific (Local-Level) Partner Institutions.....	10-14
10.2.3	LGU Offices	10-16
CHAPTER 11	RAP IMPLEMENTATION SCHEDULE.....	11-1
11.1	Implementation Schedule of Construction	11-1
11.2	RAP Implementation Schedule.....	11-1
11.2.1	RAP Implementation Institutions	11-1
11.2.2	Land Acquisition	11-1
11.2.3	Relocation of Informal Settler Families	11-2
11.2.4	Provision of Livelihood Restoration and Improvement Program	11-4
11.2.5	Monitoring of RAP Implementation	11-4
CHAPTER 12	RESETTLEMENT COST AND BUDGET.....	12-1
12.1	Summary of Resettlement Cost	12-1
12.2	Estimated Compensation Cost for Affected Land and Non-Land Assets	12-3
12.2.1	Cost of Land and Non-Land Assets.....	12-3
12.2.2	Cost Affected Land	12-3
12.3	Cost Associated with Land Acquisition.....	12-4
12.4	Cost of Resettlement Site.....	12-6
12.5	Other Relocation Assistance.....	12-6
12.5.1	Food Allowance.....	12-6

12.5.2	Transportation Assistance	12-6
12.5.3	Commuting Allowance.....	12-7
12.5.4	Rental Subsidy for Households	12-7
12.5.5	Disturbance Compensation for Renters/Sharers within Existing Government ROW	12-7
12.5.6	Cost of Connecting Utilities	12-8
12.5.7	Health Care and Manpower Assistance.....	12-8
12.6	Livelihood Restoration Cost.....	12-9
12.6.1	Cash Compensation for Income Loss (Business).....	12-9
12.6.2	Transactional Cost.....	12-9
12.6.3	Transportation Assistance for Business.....	12-9
12.6.4	Rental Subsidy for Business	12-10
12.6.5	Income Loss Compensation for Employees and Wage-Based Household Members	12-10
12.6.6	Inconvenience Allowance for Vulnerable Groups	12-11
12.6.7	Livelihood Restoration and Improvement Program.....	12-11
12.7	RAP Implementation and Monitoring	12-11
12.7.1	Cost to Operate RAP Implementation Institution	12-11
12.7.2	Cost for Procurement of GFI/IPA Appraisal	12-11
12.7.3	Cost for Continued Information Disclosure	12-12
12.7.4	Cost for Internal Monitoring	12-12
12.7.5	Cost for External Monitoring	12-12
12.8	Funds for RAP Implementation.....	12-12
CHAPTER 13	MONITORING AND EVALUATION.....	13-1
13.1	Purpose of Resettlement Action Plan Monitoring and Evaluation	13-1
13.2	Institutional Arrangement.....	13-1
13.3	Internal Monitoring.....	13-1
13.4	External Monitoring.....	13-1
13.5	Reporting	13-2
13.6	Type of Reports	13-2
13.6.1	Inception Report	13-3
13.6.2	Monthly Monitoring Report	13-3
13.6.3	Quarterly Monitoring Report.....	13-4
13.6.4	Post-completion and Evaluation Reports	13-4
13.6.5	Semi-annual Monitoring and Evaluation Report.....	13-4
13.6.6	Final Report.....	13-4
13.7	Monitoring Indicators	13-4
CHAPTER 14	PUBLIC CONSULTATION AND INFORMATION DISSEMINATION	14-1
14.1	Principles for Consultations and Participation	14-1
14.2	Project Stakeholders	14-2
14.3	Consultation and Participation Mechanisms for Information Disclosure.....	14-2
14.4	Information Disclosure Under Feasibility Study	14-4
14.5	Information Disclosure Under Detailed Design	14-6
14.5.1	Information, Education and Communication Meeting	14-6
14.5.2	Stakeholder Consultation Meeting	14-7
14.5.3	Focus Group Discussion.....	14-14
14.6	Information Disclosure	14-18

List of Tables

Table 1-1 The Interconnecting NSCR Project and Extensions.....	1-2
Table 1-2 Number of Rolling Stocks by Time of day (Before and After 2025).....	1-8
Table 1-3 Alignment Alternative Options.....	1-9
Table 1-4 Structure Alternative (Viaduct)	1-11
Table 2-1 Cut-off Dates per Barangay.....	2-2
Table 2-2 Summary of Project Impacts	2-3
Table 2-3 Comparison of Affected Land and Estimated Project Land Take	2-4
Table 2-4 Estimated Project Land Take by Ownership per Barangay.....	2-4
Table 2-5 Estimated Project Land Take by Land Use Classification per Barangay	2-4
Table 2-6 Number of Affected Lot Parcels by Land Use Classification per Barangay	2-5
Table 2-7 Number and Severity of Impact of Affected Lot Parcels, per Barangay	2-5
Table 2-8 Number of Affected Parcels per Registered Landowner.....	2-6
Table 2-9 Type and Use of Affected Structures per Barangay	2-7
Table 2-10 Severity of Impact on Structures per Barangay	2-7
Table 2-11 Type of Impact Structures per Barangay	2-8
Table 2-12 Type of Affected Structure	2-8
Table 2-13 Affected Trees.....	2-9
Table 2-14 Category of Affected Persons per Barangay	2-10
Table 2-15 Summary of Impact to Project Affected Persons	2-11
Table 2-16 Severity of Impact to Project Affected Persons.....	2-12
Table 2-17 Location of Residential Structure and Tenurial Status of Affected Households	2-12
Table 3-1 Socioeconomic Survey: Schedule and Last day for SES per Barangay.....	3-2
Table 3-2 Number of Project-Affected Persons per Barangay	3-2
Table 3-3 Category of Interviewed PAPs, by Type of Impact	3-3
Table 3-4 Tenurial Status of Interviewed PAPs	3-3
Table 3-5 Landowner: Proof of Land Ownership by PAP Category	3-4
Table 3-6 Landowner by Mode of Acquisition.....	3-4
Table 3-7 Non-Landowner: Status of Ownership over Structures	3-5
Table 3-8 Non-Landowner, Structure Owner Claimant: Arrangement with Landowners.....	3-5
Table 3-9 Non-Structure Owners: Occupancy Arrangement with Structure Owner.....	3-5
Table 3-10 Average Monthly Rental Rate per Barangay	3-6
Table 3-11 Interviewed Project-Affected Households per Barangay	3-6
Table 3-12 Population: Gender and Household Size per Barangay	3-7
Table 3-13 Population: Age Distribution of Household Members per Barangay	3-7
Table 3-14 Population: Educational Attainment of Household Members, by Gender	3-8
Table 3-15 Population: Ethnolinguistic Affiliation of Household Members.....	3-8
Table 3-16 Household Heads: Age Distribution of Household Members by Gender	3-9
Table 3-17 Household Heads: Civil Status by Gender	3-10
Table 3-18 Household Heads: Educational Attainment by Gender.....	3-10
Table 3-19 Household Heads: Type of Residence	3-11
Table 3-20 Household Heads: Length of Stay in Current Residence by Tenure Status	3-11
Table 3-21 Household Heads: Place Prior to Current Residence	3-12
Table 3-22 Household Heads: Establishing Residence in Current Location.....	3-12
Table 3-23 Monthly Household Income from All Sources per Barangay	3-13
Table 3-24 Average Monthly Household Income by Tenure Status per Barangay (in PhP)	3-13
Table 3-25 Households Above and Below Poverty Threshold by Tenure Status per Barangay.....	3-14
Table 3-26 Household Expense Items	3-15
Table 3-27 Primary Source of Household Income by Barangay	3-16
Table 3-28 Location of Primary Source of Household Income by Barangay	3-16
Table 3-29 Secondary Source of Household Income by Barangay	3-16
Table 3-30 Membership in Social and Financial Support Services by Tenure Status	3-17
Table 3-31 Primary Water Source by Tenure Status.....	3-18
Table 3-32 Primary Power Source by Tenure Status	3-18
Table 3-33 Fuel Used for Cooking, by Tenure Status	3-18
Table 3-34 Vulnerable Households per Barangay	3-19
Table 3-35 Source of Income of Vulnerable Household	3-20
Table 3-36 PAPs Requiring Special Assistance During Transfer	3-20

Table 3-37 Households Requiring Special Assistance During Transfer per Barangay	3-21
Table 3-38 Household Experience on Relocation	3-21
Table 3-39 Household Experience on Relocation by Tenurial Status	3-21
Table 3-40 Household Experience on Relocation by KSA, per Barangay	3-21
Table 3-41 Status/Condition of Previously Awarded Housing Unit, per Barangay	3-22
Table 3-42 Preferred Relocation Assistance	3-22
Table 3-43 Preferred Location of Resettlement or Replacement Property	3-22
Table 3-44 Considerations for Resettlement	3-23
Table 3-45 Preferred Shelter Agency	3-23
Table 3-46 Willingness to be Relocated in a High-Density Housing Unit	3-24
Table 3-47 Willingness to Pay: Amount Households Willing to Pay, by Tenure Status	3-24
Table 3-48 Number of Affected Businesses and Institutions per Barangay	3-25
Table 3-49 Ownership of Affected Business or Institution, by Tenurial Status	3-25
Table 3-50 Registration Status of Affected Businesses	3-26
Table 3-51 Length of Business Operations	3-26
Table 3-52 Type of Business Operations	3-26
Table 3-53 Amount of Capitalization	3-27
Table 3-54 Average Monthly Business Income, per Barangay (in PhP)	3-27
Table 3-55 Business with Paid Employees	3-27
Table 3-56 Gender of Employees in Affected Business	3-28
Table 3-57 Position, Gender, and Average Salary of Employees	3-28
Table 3-58 Helpers in Business Operation	3-28
Table 3-59 Preferred Livelihood Restoration Assistance	3-29
Table 3-60 Preferred Location of Livelihood	3-29
Table 3-61 Current Skills of the PAPs	3-29
Table 3-62 Preferred Skills Training of PAPs	3-30
Table 3-63 Project Awareness	3-30
Table 3-64 Main Concerns of the PAPs	3-31
Table 3-65 Perceived Project Benefits	3-31
Table 3-66 Support for the Project	3-32
Table 3-67 Recommendations to Mitigate and/or Address Issues and Concerns	3-32
Table 4-1 List of Applicable Legal Framework	4-1
Table 4-2 Minimum Setback for Residential Buildings/Structures	4-14
Table 4-3 Setback for Commercial, Industrial, Institutional and Recreational Buildings	4-14
Table 4-4 Price Ceiling for Socialized Subdivision Projects	4-17
Table 4-5 Price Ceiling for Socialized Condominium Projects	4-17
Table 4-6 Gap Analysis and Harmonized Involuntary Resettlement Policy	4-23
Table 5-1 Categories of PAPs Eligible for Compensation	5-7
Table 5-2 Categories of Business Enterprises	5-9
Table 6-1 PAPs Entitled to Livelihood Restoration Assistance	6-2
Table 6-2 Payment Schedule for Legal Property Owners	6-9
Table 6-3 Entitlement Matrix	6-11
Table 7-1 Number of Affected Households per Barangay	7-1
Table 7-2 Self-Relocation Assistance	7-2
Table 7-3 Housing Modalities for Affected Landowners	7-3
Table 7-4 Loan Application and Displacement Procedure	7-4
Table 7-5 Types of Assistance under Balik Probinsya	7-10
Table 7-6 Balik Probinsya Process	7-11
Table 7-7 NHA Basic Relocation Site Information	7-14
Table 7-8 Facilities in Camarin Residences	7-16
Table 7-9 Approximate Distance of Camarin Residences to Community Facilities	7-18
Table 7-10 Pag-IBIG Loan Term and Payment Arrangements	7-19
Table 7-11 Pag-IBIG Basic Relocation Site Information	7-19
Table 7-12 Approximate distance of Nueva Esperanza Pueblo to Community Facilities	7-21
Table 8-1 Summary of PAPs with Affected Livelihood and Related Entitlements	8-4
Table 8-2 Category of Affected Microbusiness Units per Barangay	8-6
Table 8-3 Owners of Affected Microbusiness	8-6
Table 8-4 Employees of Affected Businesses per Barangay	8-7
Table 8-5 Primary Income Source of Vulnerable Households	8-8
Table 8-6 Summary of Livelihood Restoration Measures	8-9

Table 8-7 Preferred Skills Training	8-9
Table 8-8 Skills Needed.....	8-10
Table 8-9 Anticipated Project Related Employment Opportunities	8-12
Table 8-10 Phases of Livelihood Assistance	8-15
Table 8-11 Summary of Roles and Responsibilities of Concerned Agencies	8-16
Table 8-12 LRIP Budget.....	8-17
Table 9-1 Levels of Grievance Redress Mechanism	9-3
Table 9-2 Grievance Redress Mechanism Procedure	9-6
Table 9-3 Communication Method with PAPs.....	9-8
Table 9-4 List of Required Equipment, Tools, and Materials	9-9
Table 9-5 Fields of the GAF	9-10
Table 9-6 GAF Control Numbers	9-11
Table 9-7 Dissemination Methodology of GRM Materials and Timeline.....	9-13
Table 10-1 Implementing Units and Coordinating Bodies	10-1
Table 10-2 Composition of the DOTr's TWC	10-3
Table 10-3 Composition of the NSCR-PMO.....	10-5
Table 10-4 Composition of the Project Inter-Agency Committee.....	10-6
Table 10-5 Roles and Responsibilities of PIAC Members.....	10-6
Table 10-6 Composition of the TWG	10-7
Table 10-7 Roles and Responsibilities of Members of the TWG.....	10-8
Table 10-8 Composition of the LIAC.....	10-15
Table 11-1 Implementation Schedule (Tentative).....	11-5
Table 12-1 Summary of RAP Budget (in PhP).....	12-1
Table 12-2 Cost of Land Acquisition (in PhP)	12-4
Table 12-3 Costs Associated with Land Acquisition (in PhP).....	12-4
Table 12-4 Cost of Structures and Other Improvements (in PhP).....	12-5
Table 12-5 Cost of Compensable Trees (in PhP).....	12-5
Table 12-6. Cost of Socialized Housing (in PhP).....	12-6
Table 12-7 Food Allowance (in PhP)	12-6
Table 12-8 Transportation Cost (in PhP)	12-7
Table 12-9 Commuting Allowance for Households (in PhP)	12-7
Table 12-10 Rental Subsidy for Households (in PhP).....	12-7
Table 12-11 Disturbance Compensation for Renters/Sharers within Government ROW (in PhP)	12-8
Table 12-12 Cost of Connecting Utilities (in PhP).....	12-8
Table 12-13 Health Care and Manpower Assistance (in PhP)	12-8
Table 12-14 Income Loss Compensation for Business (in PhP)	12-9
Table 12-15 Transactional Cost (in PhP).....	12-9
Table 12-16 Transportation Assistance for Business (in PhP).....	12-10
Table 12-17 Rental Subsidy for Affected Business (in PhP).....	12-10
Table 12-18 Income Loss Compensation for Employees (in PhP).....	12-10
Table 12-19 Income Loss Compensation for Wage-Based Household Members (in PhP).....	12-11
Table 12-20 Inconvenience Allowance for Vulnerable Households (in PhP)	12-11
Table 12-21 RAP Implementing Institution (in PhP)	12-11
Table 12-22 Cost of GFI/IPA Appraisal (in PhP)	12-12
Table 12-23 Cost for Continued Information Disclosure (in PhP).....	12-12
Table 13-1 Monitoring Reports	13-2
Table 13-2 Indicative Monitoring Indicators for Internal Monitoring	13-4
Table 13-3 Guide Questions for Internal Monitoring.....	13-8
Table 13-4 Indicative Monitoring Indicators for the EMA	13-11
Table 13-5 Guide Questions for External Monitoring.....	13-14
Table 14-1 Mechanism for Consultation and Information Disclosure	14-3
Table 14-2 SCMs for Feasibility Study Phase: Participants.....	14-5
Table 14-3 IEC Meeting for BT Section: Participants	14-6
Table 14-4 IEC Meeting for BT Section: Summary of Queries and Concerns Raised	14-6
Table 14-5 1st SCM for BT: Participants	14-7
Table 14-6 1st SCM: Summary of Queries and Concerns Raised.....	14-8
Table 14-7 2nd SCM for BT: Participants.....	14-11
Table 14-8 2nd SCM for Non-landowners: Summary of Queries and Concerns Raised.....	14-11
Table 14-9 2nd SCM for Landowners: Summary of Queries and Concerns Raised.....	14-14
Table 14-10 FGD for the Vulnerable Sector: Participants.....	14-15

Table 14-11 Consolidated Inputs and Responses from the Vulnerable Sector	14-15
Table 14-12 FGD for the Business Sector: Participants	14-17
Table 14-13 Consolidated Inputs and Responses from the Business and Other Livelihood Sector.....	14-17

List of Figures

Figure 1-1 Interconnecting NSCR Railways.....	1-3
Figure 1-2 Original NSCR Alignment and Solis-Blumentritt-Tutuban Alignment.....	1-4
Figure 1-3 Solis-Blumentritt-Tutuban Alignment	1-5
Figure 1-4 Blumentritt-Tutuban Section Alignment	1-6
Figure 1-5 Blumentritt-Tutuban Section Track Alignment	1-6
Figure 1-6 Typical Section of Viaduct Structure	1-7
Figure 1-7 Cast in-situ/pre-cast segmental box girder sample illustration.....	1-7
Figure 1-8 Schematic Profile of BT Section	1-13
Figure 2-1 Location of Old Antipolo Street.....	2-13
Figure 2-2 Old Antipolo St. (Sidewalk R/S) Typical Cross Section.....	2-14
Figure 2-3 Access Roads for MERALCO Substation and Triangle Area.....	2-14
Figure 3-1 Monthly Income Bracket of Households.....	3-13
Figure 7-1 Loan Application and Displacement Procedure	7-8
Figure 7-2 Family Case Management of Balik Probinsya Program.....	7-13
Figure 7-3 Location Map of NHA Candidate Relocation Site	7-15
Figure 7-4 Five-storey building with a ramp for Persons with Disability (PWD) and Electric posts as seen from the road (2021).....	7-15
Figure 7-5 Master Plan of NHA Camarin Residences.....	7-16
Figure 7-6 Site Development Plan of Camarin Residences 2	7-17
Figure 7-7 Site Development Plan of Camarin Residences 4	7-17
Figure 7-8 Location Map of Pag-IBIG Candidate Relocation Site	7-20
Figure 7-9 Model unit and a vacant unit, with provision for living and dining space, bedroom, toilet and bath	7-20
Figure 7-10 Site Development Plan for Nueva Esperanza Pueblo Phase 1	7-21
Figure 8-1 Preference for LRIP	8-2
Figure 8-2 Phases of LRIP Implementation	8-14
Figure 9-1 GAF Control Number	9-11
Figure 9-2 Copy of Acknowledgment Slip for PAPs in English	9-12
Figure 10-1 RAP Implementation Structure.....	10-2

Separate Volumes

No.	Content
Volume 2	APPENDICES
	A. APPENDICES FOR MAIN TEXT
	A1. Concurrence Letter for Solis-Blumentritt ROW
	A2. Socioeconomic Survey Questionnaire
	A3. DRAFT MOA between DOTr and NHA
	A4. DRAFT Supplemental MOA between NHA, DHSUD, DOTr and PNR
	A5. Pag-IBIG Letter to DOTr (December 2020)
	A6. DRAFT PIAC JMC for Livelihood
	A7. DRAFT Special Order on Creation of a Project Management Office for the PNR North I- North South Railway Project (Malolos- Tutuban) JICA Loan
	A8. Draft MOA between DOTr, Pag-IBIG and DHSUD
	A9. DRAFT Executive Order on Local Inter-Agency committee for Overall Relocation of PAPs affected by the Project for PNR North 1 (NSCR Project)
	A10. Health and Safety Protocols for Public Consultations and Ground Surveys in the Context of COVID-19
	A11. DOTr Quarterly Internal Monitoring Form
	B. APPENDICES
	B1. Socioeconomic Survey Masterlist
Volume 3	RECORD OF PUBLIC CONSULTATIONS
Volume 4	PARCELLARY SURVEY REPORT
Volume 5	AS-BUILT SURVEY REPORT
Volume 6	REPLACEMENT COST SURVEY REPORT
Volume 7	BASIC PLANS
Volume 8	BILL OF QUANTITIES

Abbreviation of Terms

Agencies

BIR	Bureau of Internal Revenue
BSP	Bangko Sentral Ng Pilipinas
CDA	Cooperative Development Authority
CDC	Clark Development Corporation
CHR	Commission on Human Rights
CIAC	Clark International Airport Corporation
CIAP	Construction Industry Association of the Philippines
CMDF	Construction Manpower Development Foundation
COA	Commission on Audit
CSWD	City Social Welfare and Development
DA	Department of Agriculture
DAR	Department of Agrarian Reform
DENR	Department of Environment and Natural Resources
DepEd	Department of Education
DHSUD	Department of Human Settlements and Urban Development
DILG	Department of the Interior and Local Government
DOF	Department of Finance
DOH	Department of Health
DOJ	Department of Justice
DOLE	Department of Labor and Employment
DOTr	Department of Transportation
DPWH	Department of Public Works and Highways
DSWD	Department of Social Welfare and Development
DTI	Department of Trade and Industry
EMB	Environmental Management Bureau
GSIS	Government Service Insurance System
HDMF	Home Development Mutual Fund
HGC	Home Guaranty Corporation
HLURB	Housing and Land Use Regulatory Board
HUDCC	Housing and Urban Development Coordinating Council
ICC	Investment Coordination Committee
JICA	Japan International Cooperation Agency
LMB	Land Management Bureau
LBP	Landbank of the Philippines
NAMRIA	National Mapping and Resources Information Authority
NBI	National Bureau of Investigation
NEDA	National Economic and Development Authority
NHA	National Housing Authority
NHMFC	National Home Mortgage Finance Corporation
OP	Office of the President
OSG	Office of the Solicitor General
Pag-IBIG	Pagtutulungan sa Kinabukasan: Ikaw, Bangko, Industria at Gobyerno
PCUP	Presidential Commission for the Urban Poor
PESO	Public Employment Service Office
PhilHealth	Philippine Health Insurance Corporation
PNP	Philippine National Police
PNR	Philippine National Railways
POEA	Philippine Overseas Employment Administration

PSA	Philippine Statistics Authority
RD	Registry of Deeds
SBC	Small Business Corporation
SEC	Securities and Exchange Commission
SHFC	Social Housing Finance Corporation
SSS	Social Security System
TESDA	Technical Education and Skills Development Authority
WB	Word Bank

Others

ADR	Alternative Dispute Resolution
ADRI	Agreement to Demolish and Remove Improvements
AHP	Affordable Housing Program
ARBs	Agrarian Reform Beneficiaries
BP	Batas Pambansa
BP2	Balik Probinsya, Bagong Pag-Asa Program
BLGU	Barangay Local Government Unit
BRC	Barangay Registration Committee
BSAAC	Beneficiary Selection, Awards and Arbitration Committee
BT	Blumentritt-Tutuban
C.A.	Commonwealth Act
CA	Community Association
CAD	Computer-Aided Design
CAT	Census and Tagging
CBIA	Community Based Initiative Approach
CGT	Capital Gains Tax
CI	Credit Investigation
CIA	Clark International Airport
CIAP	Construction Industry Association of the Philippines
CLOA	Certificates of Land Ownership Award
CMDF	Construction and Manpower Development Foundation
CMP	Community Mortgage Program
COC	Certificate of Compliance
CSO	Civil Society Organizations
CTS	Contract-to-Sell
DD	Detailed Design
DED	Detailed Engineering Design
DILEEP	DOLE's Integrated Livelihood and Emergency Employment Program
DMS	Detailed Measurement Survey
DMU	Diesel Multiple Units
DO	Department Order
DOAS	Deed of Absolute Sale
DRAM	DPWH's ROW Acquisition Manual
DST	Documentary Stamps Tax
ECC	Environmental Compliance Certificate
ECQ	Enhanced Community Quarantine
EIS	Environmental Impact Statement
EJS	Extra Judicial Settlement
EJSE	Extra Judicial Settlement of Estate
EMA	External Monitoring Agent
EMP	Environmental Management Plan
EMU	Electric Multiple Unit
EO	Executive Order
EP	Emancipation Patents

ES	Engineering Support
ESC	Environmental and Social Considerations
ESR	Environment, Social and ROW
ESS	Environmental and Social Standard
EWT	Expanded/Creditable Withholding Tax
FCAW	Flux Cored-Arc Welding
FBI	Field-Based Investigation
FGD	Focus Group Discussion
FS	Feasibility Study
GAA	General Appropriations Act
GAF	Grievance Action Form
GC	General Consultant
GCR	Greater Capital Region
GDP	Gross Domestic Product
GFA	Gross Floor Area
GFI	Government Financing Institution
GMAW	Gas Metal-Arc Welding
GOCC	Government Owned and Controlled Corporation
GOP	Government of the Philippines
GR	Grievance Redress
GRM	Grievance Redress Mechanism
GRO	Grievance Redress Officer
HIV/AIDS	Human Immunodeficiency Virus/Acquired Immunodeficiency Syndrome
HLA	Housing Loan Application
HOA	Home Owner Association
HSE	Health and Safety and Environmental
IA	Implementing Agency
IDs	Identification Cards
IEC	Information, Education and Communication
ILTAC	Inter-LGU Trees and Appraisal Committee
IP	Indigenous Peoples
IPA	Independent Property Appraiser
IROW	Infrastructure Right-of-Way
IRR	Implementing Rules and Regulations
ISF	Informal Settler Families
IT-BPM	Information Technology and Business Process Management
JDT	JICA Design Team
KEG	Key Employment Generators
KII	Key Informant Interview
KML	Keyhole Markup Language
KSA	Key Shelter Agency
LARRIPP	Land Acquisition, Resettlement, Rehabilitation and Indigenous People's Policy
LCASSPS	Local Committees Against Squatting Syndicates and Professional Squatters
LGC	Local Government Code
LGU	Local Government Unit
LHB	Local Housing Board
LHO	Local Housing Office
LIAC	Local Inter-Agency Committee
LO	Landowner
LOG	Letter of Guaranty
LRIP	Livelihood Restoration and Improvement Program

LRT	Light Railway Transit
MBB	Manila Barangay Bureau
MC	Memorandum Circular
MFI	Microfinance Institutions
MOA	Memorandum of Agreement
MOU	Memorandum of Understanding
MRT	Mass Railway Transit
MSME	Micro Small and Medium Enterprises
MSVS	Membership Status Verification Slip
NCC	New Clark City
NCIP	National Commission for Indigenous Peoples
NCL	North and Central Luzon
NCR	National Capital Region
NDAPSSS	National Drive Against Squatting Syndicates and Professional Squatters
NGA	National Government Agency
NGO	Non-Government Organization
NLEX	North Luzon Expressway
NLO	Non-landowner
NOA	Noticed of Approval
NoT	Notice of Taking
NSCR	North-South Commuter Railway
NSCR-Ex	North-South Commuter Railway Extension
NoT	Notice of Taking
NSRP	North South Railway Project
NTP	Notice to Proceed
OCT	Original Certificate of Title
ODA	Official Development Assistance
OTB	Offer to Buy
PAFs	Project Affected Families
PAHs	Project Affected Households
PAPs	Project Affected Persons
PC	Precast Concrete
PCS	Project Control and Support
PD	Presidential Decree
PDP	Philippine Development Plan
PESO	Public Employment Service Office
PhP	Philippine Peso
PIAC	Project Inter-Agency Committee
PIB	Project Information Brochure
PLCQ	Preliminary Loan Counselling Questionnaire
PMO	Project Management Office
PO	People's Organization
PROW	Project Right-of-Way
PTE	Permit to Enter
PWD	Person with Disability
RA	Republic Act
RAP	Resettlement Action Plan
RCS	Replacement Cost Survey
RD	Registry of Deeds
RFO	Right of First Offer
RIC	RAP Implementing Coordinator
RIMC	RAP Implementation Management Committee
ROW	Right-of-Way
ROWA	Right-of-Way Acquisition
RROW	Road Right-of-Way

ROWSA	Right-of-Way and Site Acquisition
ROWSAM	Right-of-Way and Site Acquisition Manual
RPT	Real Property Tax
RS	Rolling Stock
SB	Solis-Blumentritt
SBT	Solis-Blumentritt-Tutuban
SCM	Stakeholder Consultation Meeting
SEMS	Social and Environmental Management System Manual
SES	Socio-Economic Survey
SLEX	South Luzon Expressway
SMAW	Shielded Metal-Arc Welding
SPA	Special Power of Attorney
SPED	Special Education
SPISC	Social Pension Program for Indigent Senior Citizens
SPS	Safeguards Policy Statement
TCT	Transfer Certificate of Title
TIN	Tax Identification Number
TNA	Training Needs Assessment
TWC	Technical Working Committee
TWG	Technical Working Group
UPAO	Urban Poor Affairs Office
VAT	Value Added Tax
4Ps	Pantawid Pamilyang Pilipino Program

CHAPTER 1 PROJECT DESCRIPTION

This Resettlement Action Plan (RAP) covers the Blumentritt-Tutuban Section of the North-South Commuter Railway (NSCR) Project.

1.1 Background of the NSCR Project

1.1.1 Current Status of Railway Sector in the Philippines

Metro Manila¹, which only accounts for 0.2%² of land in the country, is the center of economic activities, representing around 37%³ of the total Gross Domestic Product (GDP) produced and 13 % of the total population in the country, with a rapidly growing population which increased from 7.95 million in 1990⁴, 11.90 million in 2010⁵, to 12.88 million in 2015⁶, to 13.48 million in 2020⁷. The City of Manila is considered as the most densely populated city at 71,263 persons per square kilometre⁸.

Although the Government of the Philippines (GOP) has been developing transport infrastructures such as ring and radial roads, expressways and light rail in Metro Manila, severe traffic congestion still remains a critical problem for the capital. The escalation of traffic congestion has always been a bottleneck for the smooth distribution of goods and movement of people, resulting in substantial economic losses, and enormous demands for the expansion of Metro Manila in the North-South direction.

Towards the South, the Philippine National Railways (PNR) runs from Tutuban in Manila to Biñan in Laguna as a commuter line. Towards the North, on the contrary, there is currently no railway running beyond Caloocan despite the expansion of residential area toward the North. The Northern Luzon Expressway, the only trunk road running towards North up to Caloocan, alone does not serve enough as means of transportation for those who commute to the center of Metro Manila, due to the heavy traffic congestion from the expressway exit in Quezon City to the center of Manila, and the need for developing means of transportation for those who do not own vehicles.

1.1.2 The GOP Development Plans on Railway Sector

Expansion of the mass transportation network is recognized as one of its highest priorities in the Philippine Development Plan (PDP) 2011-2016, recognizing the need to enhance the quality of existing railroad tracks and services⁹. The recent PDP 2017-2022 describes the desired shift from private to public transport, emphasizing mass transit, which will be stimulated by rail transport and bus rapid transit

¹ Metro Manila, or National Capital Region (NCR) is composed of 4 districts: Capital District (Manila), Eastern Manila District (Mandaluyong, Marikina, Pasig, Quezon City, San Juan), Northern Manila District (Caloocan, Malabon, Navotas, Valenzuela) and Southern Manila District (Las Piñas, Makati, Muntinlupa, Parañaque, Pasay, Pateros, Taguig).

² DENR-NCR (2020). Regional Profile - NCR. Retrieved from <https://ncr.denr.gov.ph/index.php/about-us/regional-profile>

³ Philippine Statistics Authority (2017). Retrieved from <https://psa.gov.ph/regional-accounts/grdp>

⁴ Philippine Statistics Authority (2010). Philippine Yearbook 2010. Highlights of the 2008 Survey on Information and Communication Technology. Retrieved from <https://psa.gov.ph/sites/default/files/2010%20PIF.pdf>

⁵ Philippine Statistics Authority (2016). Population of 11.9 million was Recorded for National Capital Region (Results from the 2010 Census of Population and Housing. Retrieved from <https://psa.gov.ph/content/population-119-million-was-recorded-national-capital-region-results-2010-census-population>

⁶ Philippine Statistics Authority (2015). Population of the National Capital Region (Based on the 2015 Census of Population). Retrieved from <https://psa.gov.ph/content/population-national-capital-region-based-2015-census-population-0>

⁷ Philippine Statistics Authority (2021). Population of the National Capital Region (Based on the 2020 Census of Population and Housing. Retrieved from: <https://psa.gov.ph/content/2020-census-population-and-housing-2020-cph-population-counts-declared-official-president>

⁸ Philippine Statistics Authority (2015). Population of the National Capital Region (Based on the 2015 Census of Population). Retrieved from: <https://psa.gov.ph/content/philippine-population-density-based-2015-census-population>

⁹ National Economic Development Authority (2013). Philippine Development Plan 2011-2016. - Chapter 5. Accelerating Infrastructure Development. Retrieved from: <https://www.neda.gov.ph/wp-content/uploads/2013/09/CHAPTER-5.pdf>

systems¹⁰ though the systems needs to ensure accessibility, availability, affordability, adequacy, convenience and reliability.

The rail network will be expanded through the development of new lines connecting the major island regions. The Department of Transportation (DOTr) considered a commuter railway to connect Metro Manila and its adjacent northern and southern suburban areas as one critical mass transit backbone for Metro Manila. Such railway shall serve as the growth corridor of the Greater Capital Region (GCR), which comprises Region III, Metro Manila and Region IV-A. This railway construction is the focus of many mass transit studies of DOTr and the commuter rail service from Malolos to Tutuban is highlighted in the studies as one of the priority projects for the region.

1.1.3 Assistance Policy of Government of Japan on Railway Sector in the Philippines

The Government of Japan states in the Country Assistance Policy for the Republic of the Philippines (April 2012)¹¹ the importance of achieving sustainable economic growth by further promoting investment. It highlights Japan's provision of assistance centered on improving the traffic and transportation network of the GCR.

1.2 Outline of the North-South Commuter Railway (NSCR) and Related Projects

1.2.1 The NSCR Project

The NSCR Project is part of a 146.6-kilometer railway developed by the Philippines' Government (GOP), indicated in Table 1-1. The Project is under the GOP's Roadmap for Transportation Infrastructure Development¹² which envisions the development of Metro Manila through integrated transport services connecting northern and southern suburban cities and municipalities for the growth of the Greater Manila Area - namely Region 3, Metro Manila and Region IV-A. Upon request from the GOP, the Japan International Cooperation Agency (JICA) carried out the Feasibility Study (FS)¹³ for developing a railway strategy connecting Clark International Airport (CIA) to Metro Manila since July 2013.

Table 1-1 The Interconnecting NSCR Project and Extensions

Project Name	Section Covered	Length
NSCR Clark Extension	Malolos-CIA	53.0 km
NSCR	Malolos-Tutuban	37.9 km
NSCR Calamba Extension	Solis-Calamba	55.7 km

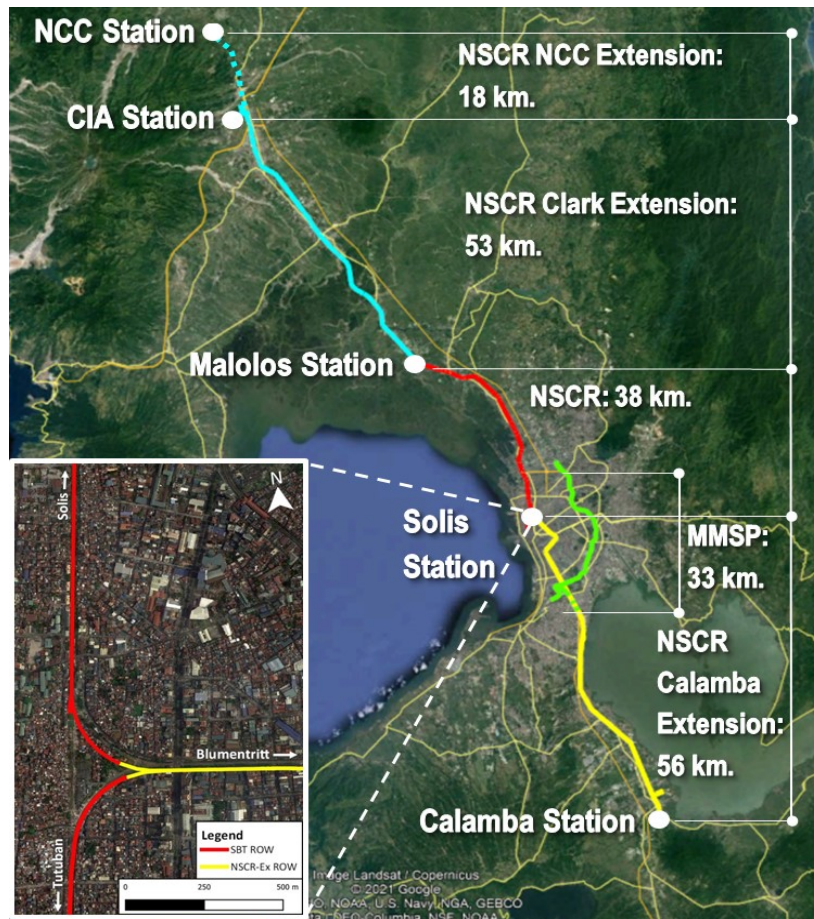
Source: JICA Design Team

¹⁰ National Economic Development Authority (2017). Philippine Development Plan 2017-2022. Retrieved from: <http://pdp.neda.gov.ph/wp-content/uploads/2017/01/PDP-2017-2022-07-20-2017.pdf>

¹¹ Embassy of Japan in the Philippines (2012). Country Assistance Policy. Retrieved from: <https://www.ph.emb-japan.go.jp/bilateral/image/oda%202010%20update/countryassistancepolicy.pdf>

¹² National Economic Development Authority (NEDA) and Japan International Cooperation Agency (JICA) (2014). Roadmap for Transport Infrastructure Development for Metro Manila and Its Surrounding Areas (Region III and IV-A). Retrieved from: <https://www.neda.gov.ph/roadmap-transport-infrastructure-development-metro-manila-surrounding-areas-region-iii-region-iv/>

¹³ Study on the Strategic Railways Networks for the Greater Capital Region (2013), Preparatory Study on Clark Airport Fast Train Project (2014), The Supplementary Survey on the North South Commuter Rail Project (phase II-A) in the Republic of the Philippines (2015).



Source: JICA Design Team

Figure 1-1 Interconnecting NSCR Railways

Based on the deliberations in the FS, the NSCR Project is designed to run from Malolos, Bulacan to Tutuban, City of Manila. The Detailed Design (DD) Study for the NSCR was conducted from February 2016 to November 2017. The line will be passing through six (6) cities and municipalities of Bulacan Province (Malolos, Guiguinto, Balagtas, Bocaue, Marilao, and Meycauayan), and four (4) cities of Metro Manila (Valenzuela, Malabon, Caloocan and Manila). In all, the total length from Malolos to Tutuban will be 37.9 km with ten (10) stations. The NSCR will utilize the right-of-way (ROW) of the Northrail Project from Malolos to Caloocan and the ROW of PNR from Caloocan to Tutuban to minimize additional ROW acquisition (Figure 1-1). This Project is currently under implementation, and construction is ongoing since February 2019.

1.2.2 North-South Commuter Railway Extension (NSCR-Ex) Project

The NSCR-Ex Project will provide a suburban commuter rail extending Northbound towards New Clark City (NCC) and Southbound towards Calamba, Laguna (Figure 1-1). The FS phase of this project was conducted from November 2017 to September 2018, and the DD phase started in October 2018. The Loan Agreement between JICA and the GOP was signed in January 2019.

The Clark Extension starting from Malolos station (under NSCR) is a 53.0-km line passing through the cities of Malolos and Calumpit in Bulacan, and Apalit, Minalin, Sto. Tomas, San Fernando, Angeles and Mabalacat in Pampanga, up to CIA, with six (6) stations and one (1) depot. This Project is currently under implementation (Figure 1-1).

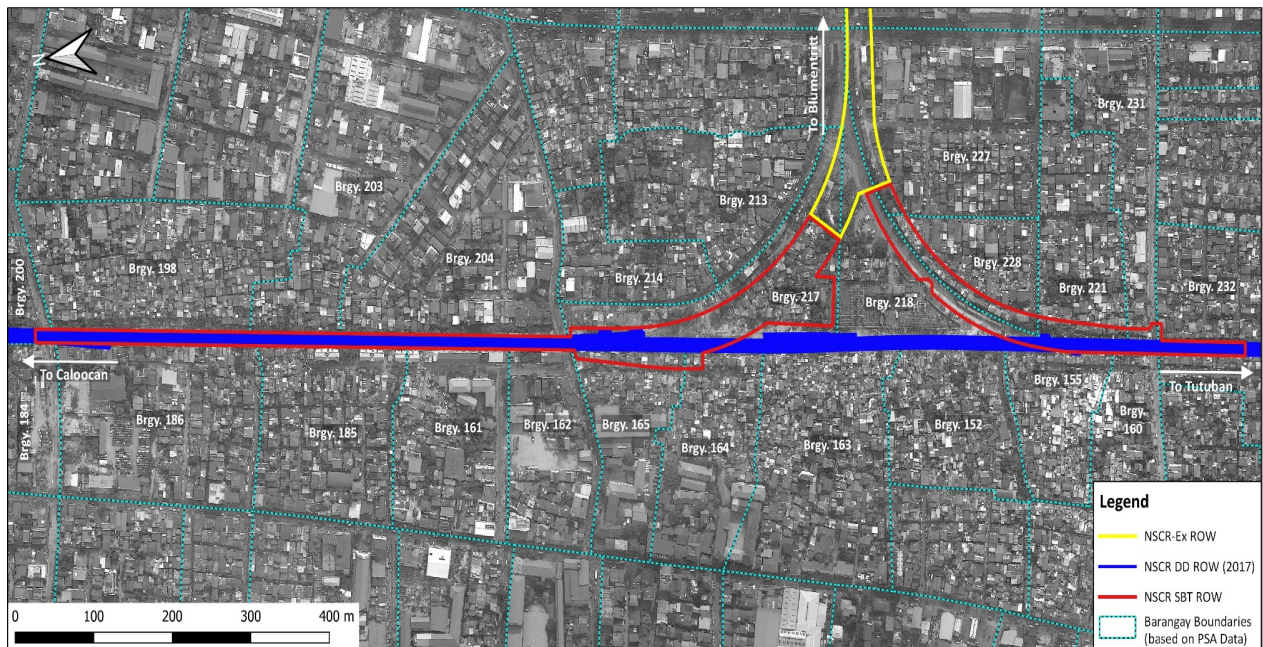
The Calamba Extension starting from past Solis Station in Manila to Calamba in Laguna is a 55.7-km line passing through Manila, Makati, Taguig, Paranaque and Muntinlupa in NCR, and the cities of San Pedro, Biñan, Sta. Rosa, Cabuyao and Calamba in Laguna, with 19 stations and one depot in Banlic (Figure 1-1).

1.2.3 Solis-Blumentritt-Tutuban Section (SBT Section)

The SBT Section is an additional section of the NSCR Project, located at the southern portion of the proposed commuter rail located in Manila. It consists of the approximately 1.04-km long Solis-Blumentritt (SB) Section and the 0.53-km Blumentritt-Tutuban (BT) Section, which will connect the NSCR line, and the NSCR-Calamba Ex line. The Project includes a traction substation between Solis and Blumentritt. The NSCR Project connects to the NSCR Calamba Extension Project before the Blumentritt station, or along Barangay 213 and 227 in Manila (Figure 1-2).

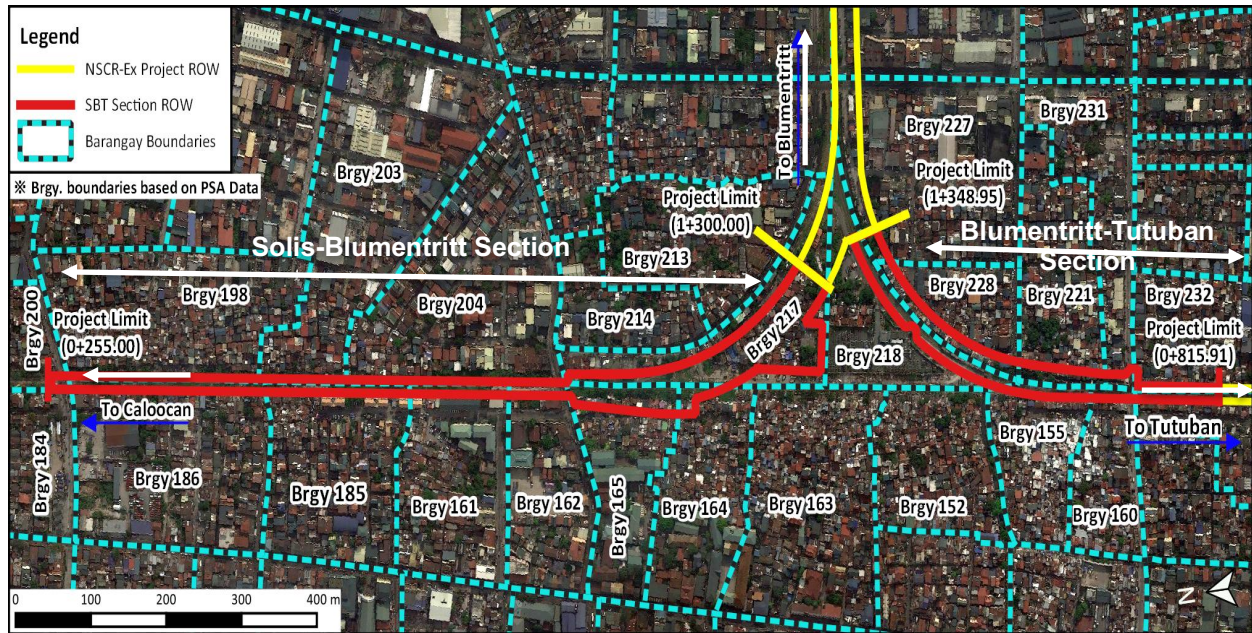
The SBT Section consists of two (2) segments – the SB Section and the BT Section. The BT Section is a new segment of railway that conducted Detailed Design Study from March 2020 to September 2021.

The NSCR DD ROW and the revised NSCR Solis-Blumentritt-Tutuban ROW are shown in Figure 1-2 and the Solis-Blumentritt-Tutuban ROW is shown in Figure 1-3.



Source: JICA Design Team

Figure 1-2 Original NSCR Alignment and Solis-Blumentritt-Tutuban Alignment



Source: JICA Design Team

Figure 1-3 Solis-Blumentritt-Tutuban Alignment

1.3 Scope of Work of this RAP

This report covers the RAP of the Blumentritt-Tutuban Section.

1.4 Project Components Which May Trigger Relocation

The Blumentritt-Tutuban section will have the following components:

- The main railway line (viaduct)
- Drainage

In this section, there are no stations or bridges.

1.4.1 Main Railway Line

The SBT railway alignment will utilize the existing the PNR ROW, with a minimum required ROW of 15-m and a maximum required width of 30-m for the railway track, and varying width in some areas due to technical requirements.

For the BT Section, a total of 0.263 ha. of land will be acquired - with 146 affected structures and a total of 374 PAPs (Table 2-2 and Table 12-22, and Table 3-2, respectively).

The alignment starts from kilometrage 0+815.91 at Tutuban until kilometrage 1+348.950 towards Blumentritt. The SBT Section traverses the following barangays: 152, 155, 159, 227, 228, 231 and 232. As NSCR connects with NSCR-Ex, both projects have an impact on Barangay 227.

The alignment of the Blumentritt-Tutuban section is shown in Figure 1-4.

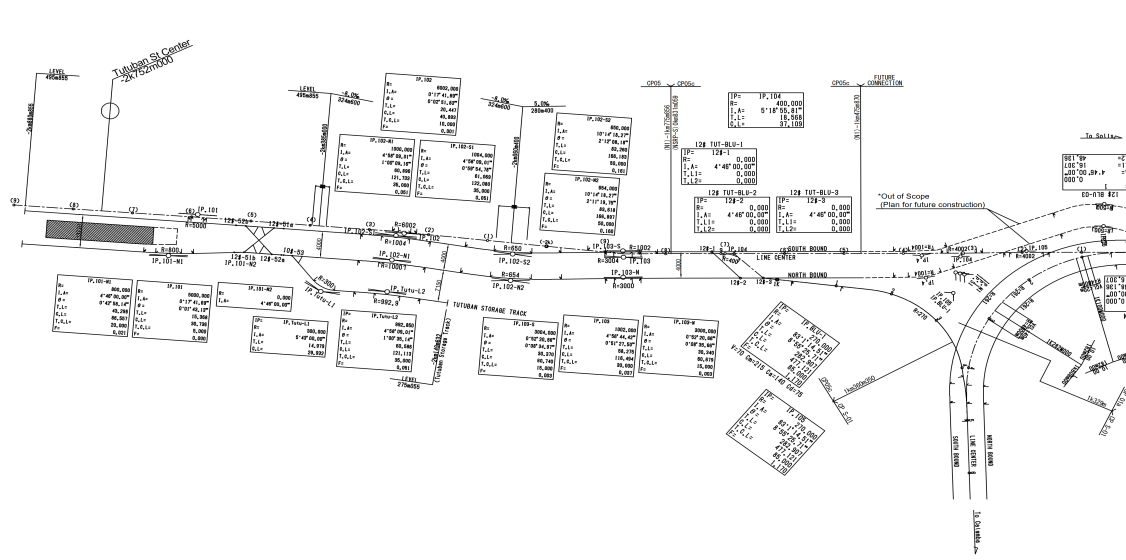


Source: JICA Design Team

Figure 1-4 Blumentritt-Tutuban Section Alignment

The Blumentritt-Tutuban Section is a double-track railway running along the NSCR (Malolos-Tutuban) line with one (1) track going northwards to Solis station and the southbound track leading toward the Blumentritt station of the NSCR Calamba-Ex.

The skeleton track alignment for Blumentritt-Tutuban is shown in Figure 1-5. The track gauge of the railway will be 1,435-mm and will consist of Elastic Sleeper and Ballast (crushed stone). The width of ROW for the railway track is set at a minimum of 15-m and a maximum of 30-m along the entire alignment.

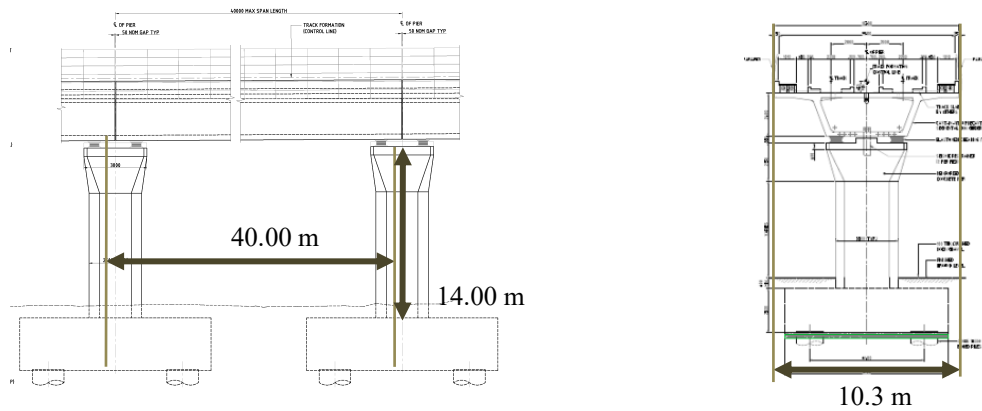


Source: JICA Design Team. (2020). 1500 DIA Pile Details. NSRP (BLU-SOL-TUT Section) Detailed Design (Package CP05c): Viaduct 00 General Details (Typical Drawings). NSRP-DWG-VIA00-ST-0321.

Figure 1-5 Blumentritt-Tutuban Section Track Alignment

1.4.2 Viaducts

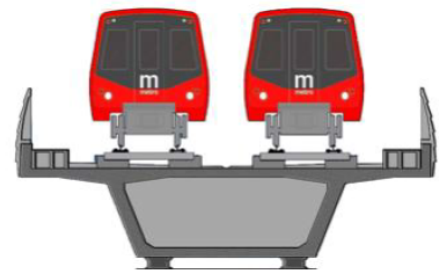
Precast Concrete (PC) girder will be used for viaducts. The typical viaduct section for the SBT Section is shown in Figure 1-6. The viaduct has a standard 14.0-m height, 40.0-m span layout and approximately 10.3-m wide superstructure.



Source: JICA Design Team

Figure 1-6 Typical Section of Viaduct Structure

The viaducts will be constructed with cast in-situ/pre-cast segmental pre-stressed box girder, with the typical design as indicated in Figure 1-7.



Source: JICA Design Team

Figure 1-7 Cast in-situ/pre-cast segmental box girder sample illustration

1.4.3 Railway System (Rolling Stock)

As part of the NSCR System, the technical specifications for SBT Section are also covered by the technical specifications for the NSCR. Electric Multiple Unit (EMU) trains will be utilized for the Project. An EMU train consists of multiple self-propelled carriages powered by electricity, with electric traction motors incorporated within one or several carriages.

NSCR will offer a commuter train service, with the 8-car train set having a capacity of 2,282 passengers per train set and an operational speed of 120 km/hour. The projected number of rolling stock by time of day, before and after construction (2025) is indicated in Table 1-2.

Table 1-2 Number of Rolling Stocks by Time of day (Before and After 2025)

Time Slice	Number of Trains (before 2025) ^a		Number of Trains (before 2026) ^b	
	NORTH BOUND (Blumentritt to Tutuban)	SOUTH BOUND (Tutuban to Blumentritt)	NORTH BOUND (Blumentritt to Tutuban)	SOUTH BOUND (Tutuban to Blumentritt)
	Commuter	Commuter	Commuter	Commuter
Day Time, 0700 To 1900	12	12	16	15
Evening, 1900 To 2200	3	3	3	3
Night, 2200 to 0700	4	4	4	5

Source: JICA Design Team

Note:

a: Number of trains per hour during peak hours = 1

b: Number of trains per hour during peak hours = 2

1.4.4 Drainage

Drainage design objectives for the SBT Section include: ensuring that the viaduct structures take runoff from the rail area to the identified discharge points, introducing an applicable improvement to rivers affected by the alignment, preventing increase in flood risk, and ensuring that the drainage channels are not impeded during construction.

The drainage systems of the SBT Section will consist of exterior storm drainage and pavement surface drainage. The exterior storm drainage system will collect and convey surface discharge from building drain boxes and street or road drainage systems. The pavement surface drainage system will collect and convey surface runoff discharge of roads or paved surfaces through curb inlet gullies and drainage pipelines.

At-grade drainage is designed on one side of the Project ROW only. The design is made in consideration of the future construction of a freight rail paralleled with the Project planned by DOTr.

1.5 Project Alternatives

Alternatives of project components that may require land acquisition and resettlement were assessed to minimize the impacts as discussed in the following section for the structure, horizontal and vertical alignment, and technology.

1.5.1 No Project Option

Access from the suburbs to Metro Manila using public transportation is not sufficient to meet the commuters' demand. Since road capacity is not sufficient, it creates a bottleneck preventing further development in the northern and southern outskirts. The northern part of Metro Manila up to Malolos has no operating railway, and residential areas are expanding without sufficient public transportation. In the southern part of Metro Manila, PNR operates a limited number of non-electric trains up to Calamba and Los Baños in Laguna Province.

Urgent measures are needed to ensure public transportation linking the northern and southern parts to Metro Manila because without a railway linking north and south, sustainable growth of local industry will be hampered, traffic congestion will continue, travel time of commuters will be longer, cost of goods and services will increase, and the environment will deteriorate further through higher fuel consumption.

If the Solis-Blumentritt-Tutuban Section is not built, rail passengers will have no connection between Solis, Blumentritt and Tutuban stations. The NSCR will terminate at Solis and the NSRP Calamba Ex

will terminate at Blumentritt. Passengers will have to use alternative transportation to make connections, thus causing delays and inconvenience.

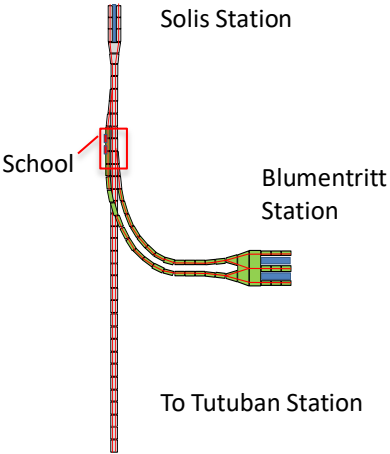
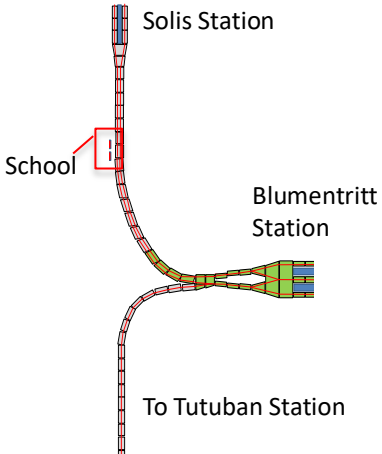
Therefore, the without project option has little merit.

1.5.2 Alignment Alternative Options

The project has taken into consideration two (2) alternatives for horizontal route to be utilized. The first option proposes to utilize the existing railway ROW of PNR along turning sections of the Solis-Blumentritt and Blumentritt-Tutuban lines, which is more preferred as this requires the least involuntary resettlement, land alteration, and potential pollution impacts. Another alternative considered involves the use of the existing PNR ROW along the Solis-Tutuban line.

Table 1-3 compares these ROW alternative options, including technical, social and environmental aspects.

Table 1-3 Alignment Alternative Options

Item		Option A	Option B (Preferred)
Schematic Drawing			
Alignment	Length	1.6 km	1.57 km
	Route	Direct line from Solis station to Tutuban station. Calamba extension line will be connected at Solis station	From Solis station to Tutuban station via Blumentritt station
	Station	0 station	0 station
	Structure Type	Viaduct	Viaduct
	Related Development Plans	PNR freight line, NLEx SLEx	PNR freight line, NLEx SLEx
Technical Aspects	Traffic Demand Forecast	10 trains/hr. between Solis to Malolos 1 train/hr. between Solis to Tutuban 9 trains/hr. from Solis to Calamba	9 trains/hr. between Solis to Malolos 1 train/hr. between Blumentritt to Tutuban 10 trains/hr. from Blumentritt to Calamba
	Operation	Due to difficulties of shuttle operation between Solis and Tutuban, the number of trains from Solis to Tutuban is limited.	Shuttle operation can be provided between Blumentritt and Tutuban, number of train operation for NSCR Calamba Ex can be increased.

Item		Option A	Option B (Preferred)
	Design	The viaducts of NSCR Project line and NSCR Calamba Ex line will cross over. The gradient is not suitable for the main line to operate large number of trains.	The crossing of viaducts is avoided.
	E&M	Substation is to be located to the north of Tutuban station. Operation management will be from Valenzuela Operation Centre.	Will require change in the location of the substation. Operation management will be from Valenzuela Operation Centre, but may need modification.
	Cost (Civil only)	PhP 1760 million	PhP 1727 million
	Start of Operation	May 2022	October 2025
Land Use	Land Use	PNR owned land, Private land (residential), School	PNR owned land, Private land (residential), Electricity substation, Canal
	Land Development Plan	Project is utilizing the existing PNR land and will not deviate from existing land development plan.	Project is utilizing the existing PNR land and will not deviate from the existing land development plan.
Social	Land acquisition	0.3 ha.	1.1 ha.
	Project Affected HH/Resettlement	260 PAH The relocation of a school will directly affect students and parents if they will have to look for alternatives elsewhere. This may also result to greater direct, indirect, and irreversible impacts such as disruption of classes or accessibility of the surrounding community to a nearby school, and loss of livelihood (i.e., teachers, school staff, local businesses surrounding the school, etc.)	709 PAH Although this option requires relocation of more PAH, the impacts of the resettlement can be readily addressed by providing due compensation and relocation assistance to the PAH.
	Cultural/Historical Heritage	The Solis Signal Tower is the historical structure along the ROW.	The Solis Signal Tower is the historical structure along the ROW.
Environment	Protected Area	No nationally or locally declared protected area along the ROW.	No nationally or locally declared protected area along the ROW.
	Ecosystem	Highly urbanized environment with narrow strip of land along the PNR ROW occupied by shrubs, grasses, coconut palms and some trees	Highly urbanized environment with narrow strip of land along the PNR ROW occupied by shrubs, grasses, coconut palms and some trees
	Noise	Nuisance to surrounding sensitive receptors due to railway noise and vibration but can be mitigated	Nuisance to surrounding sensitive receptors due to railway noise and vibration but can be mitigated
	Flood	Located in low-lying area prone to flooding but viaduct structures will be constructed	Located in low-lying area prone to flooding but viaduct structures will be constructed

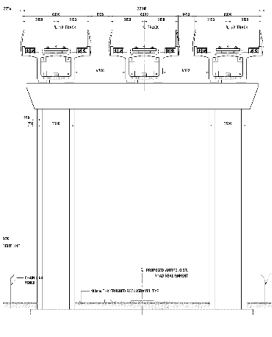
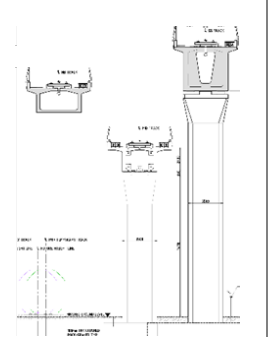
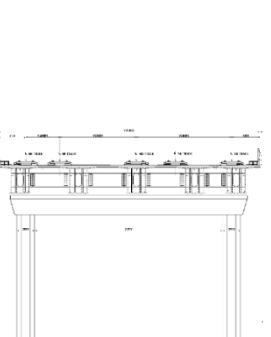
Item	Option A	Option B (Preferred)
Evaluation of Options	This option is not recommended, considering constraints in operation, adoptability to future ridership, and the relocation of school building.	This option is preferred considering the train operation can meet the demand forecast, avoid complication of structural design, and avoid relocation of school building, as well as lesser overall cost.

Source: JICA Design Team

1.5.3 Structure Alternative Options

For the structural design of the viaducts, three (3) options were assessed as shown in Table 1-4.

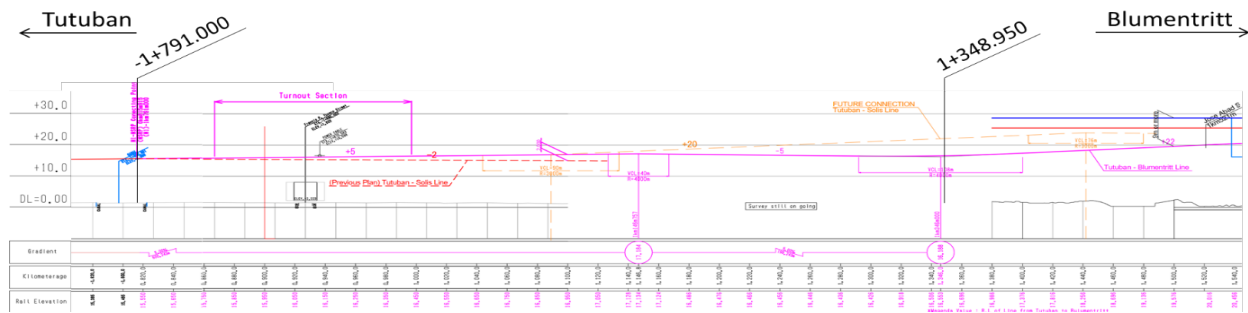
Table 1-4 Structure Alternative (Viaduct)

Items		Option A (Preferred) 3 tracks with same level	Option B 3 tracks with Lower track in center	Option C 4 tracks with same level
Sketch				
Structure design	Track	3 tracks	3 tracks	4 tracks
	Track height	Same height	Lower track in center	Same height
	Height change	No slope or redesign of station required.	Requiring height change. Slope gradient goes over limit and turnout section requires to connect curve and straight line. Section has limited distance to make height change.	Blumentritt station height will be higher and wider. Station needs to be redesigned.
Technical Aspect	ROW	Require 30-m width	Require 30-m width	Require 40-m width
	Construction Time	Takes shorter than Option C tracks and able to open at the target time of priority operation section of Blumentritt Solis	Takes shorter than Option C and able to open at the target time of priority operation section of Blumentritt Solis	Takes longer than Option A and B and will not able to open at the target time of priority operation section of Blumentritt Solis
	Construction difficulty	Less difficult than Option B with more vertical space.	Difficult due to limited space to work and ongoing operation of PNR and construction of connector road vertically as well as horizontally.	Less difficult than Option A and B with more space vertically and horizontally.
	Traffic Demand	Can meet the passenger demand of Blumentritt – Tutuban.	Can meet the passenger demand of Blumentritt – Tutuban.	Can meet the additional passenger demand expected being Tutuban station as transit station to LRT 1.
Social	Land acquisition	Land acquisition is required but minimum	Land acquisition is required but minimum	Due to requiring the land acquisition outside of PNR ROW as well as larger area to acquire, land clearance

Items		Option A (Preferred) 3 tracks with same level	Option B 3 tracks with Lower track in center	Option C 4 tracks with same level
				will take longer than Option A and B
Environment	Terrestrial Vegetation	Vegetation that has been originally impacted can be reintroduced or incorporate under the structure after construction.	There is limited space for reintroduction of vegetation after construction.	Vegetation that has been originally impacted can be reintroduced or incorporate under the structure after construction.
	Protected Area	No nationally or locally declared protected area along the ROW.	No nationally or locally declared protected area along the ROW.	No nationally or locally declared protected area along the ROW.
	Flooding Risks	The tracks will not be submerged in case of flooding.	The tracks will not be submerged in case of flooding.	The tracks will not be submerged in case of flooding.
	Ground Subsidence	Risks of ground subsidence are lower compared to at-grade and underground.	Risks of ground subsidence are lower compared to at-grade and underground.	Risks of ground subsidence are lower compared to at-grade and underground.
	Noise	Noise will be generated along the railway, but the impact can be mitigated by installing noise barriers.	Noise will be generated along the railway, but the impact can be mitigated by installing noise barriers. Noise mitigation may be complex due to varying height of tracks.	Noise will be generated along the railway, but the impact can be mitigated by installing noise barriers.
Evaluation of Options		The option is preferred considering the existing design constrains and feasibility to target start of operation.	The option is not feasible due to the limited vertical space.	The option is not feasible due to the operation timeline does not meet required criteria.

Source: JICA Design Team

As seen in Table 1-4, one of the key considerations in determining the vertical structure alignment of the viaduct is the flood risks, as determined by Project NOAH's 100-year flood map. The schematic profile for the BT Section, with railway elevation ranging from 15,605 meters to 17,161 meters (averaging about 13 meters high from the present ground level), is shown in the schematic profile in Figure 1-8.



Source: JICA Design Team. (2019). Skeleton of Track Alignment. NSRP Detailed Design General Details (Package CP S-01A): Detailed Design. NSRP-SW-ALT-SK-D-0001.

Figure 1-8 Schematic Profile of BT Section

1.5.4 Technology Alternatives

In terms of technology alternatives, EMU trains are generally preferred on commuter and suburban rail networks worldwide due to their fast acceleration and pollution-free operation. Compared to Diesel Multiple Units (DMU) and locomotive-drawn trains, EMUs are also quieter. They can thus operate at late hours and more frequently with minimal or no disturbance to households located near to the railways. As such, DOTr will utilize EMU trains for the NSCR Project, including the SBT Section.

1.6 Utility Relocation Along the ROW

Utility relocation associated with land clearance for the project is expected to utilize existing government-owned easements. If public utility relocation produces involuntary resettlement impacts, such as land acquisition or land clearance that displaces people using the land, then such impacts will be considered under the scope of this RAP. In such cases, the same entitlements as in the RAP will be applied to those affected.

1.7 Construction Yards, Borrow Pit and Spoil Disposal Area

Contractors will decide the exact location of construction yards, borrow pit and spoil disposal area. The General Consultant (GC)¹⁴ will oversee the potential impacts and report these in monitoring reports, as specified in Chapter 13 of this RAP. If there will be any potential resettlement implications from such constructions, the provisions included in the Entitlement Matrix in Chapter 6 will be applied to those to be relocated and safeguard documents and plans prepared.

¹⁴ General Consultant is the term used for the Consultant providing consulting services during the Project Implementation phase.

CHAPTER 2 NECESSITY OF LAND ACQUISITION AND RESETTLEMENT

This chapter presents information on the Project-Affected Persons (PAPs), property and livelihoods associated with land acquisition due to the finalized DD alignment for the BT Section.

PAP is a general term that refers to all affected persons or legal entities who will potentially lose land, non-land assets, income, and dwelling as a result of land acquisition for the Project. These persons or legal entities may be individuals, households, institutions such as government offices, organizations, or corporations. Groups of people like households, corporations, and organizations are considered as a single entity and treated as one PAP unit.

2.1 Methodology to Assess Impacts

The assessment of involuntary resettlement impacts for the Project was undertaken through a series of activities starting with consultation meetings, followed by Census and Tagging (CAT) which includes tagging of affected structures and PAP listing/enumeration. The identified PAPs were contacted, and socio-economic data and information related to the assessed impacts were gathered using survey forms and interviews. Lastly, Detailed Measurement Survey (DMS) was also conducted. The DMS includes an inventory of potential losses of assets and estimation of the replacement cost of affected properties.

Consultation meetings include: Information, Education, and Communication (IEC) meetings with the local government officials, Stakeholder Consultation Meetings (SCM) with the PAPs, and Focus Group Discussions (FGD) with vulnerable sectors (i.e., elderly, solo parents, persons with disabilities and PAPs below the poverty threshold), and business sector. The insights on possible impacts of the Project to the PAPs, and corresponding recommendations to avoid or minimize these impacts were gathered in meetings were factored in the conduct of subsequent activities to further understand and assess Project impacts.

The limit of Project Right-of-Way (PROW) was determined using the keyhole markup language (KML) and computer-aided (CAD) files prepared by JDT and concurred by DOTr and PNR. Structures and improvements inside the PROW were tagged. Owners and occupants of these structures were listed and identified during the structure tagging and PAP listing/enumeration. PAP contact information was obtained in a survey permit that the PAP signed to prove that they consented to conducting surveys within their property¹. The PAPs were informed of option to refuse the survey, including possible implications if they refuse², to enable them to make an informed decision. For the structures where the PAPs refused the survey or were absent during the tagging, tag numbers were assigned, but no actual survey was conducted.

After the structure tagging, the DMS was undertaken to determine the estimated replacement costs of the affected land and non-land assets based on current market prices of construction materials at the time of survey, labor cost and other costs related to the replacement of structures (Volume 6, Replacement Cost Survey)³.

Socio-economic interviews were then administered by trained enumerators. 291 of the PAPs were interviewed through phone, 14 were interviewed face-to-face in a designated area within the City of

¹ Consent was obtained prior to conducting any survey within the PAP's property.

² If PAPs refuse to participate, their information and responses will not be recorded as part of the DD RAP

³ For the Detailed Design Study, land values are based on the appraised value of the affected land based on (1) extent, character and utility of the Property affected, (2) comparable properties either being sold or currently offered for sale plus asking prices, (3) zoning and current land usage in the locality, and (4) highest and best use of the Property, as indicated in Volume 6 (Replacement Cost Survey Report).

Manila, while nine (9) PAPs occupying the affected structures were not interviewed. The interviews with the PAPs were conducted from January 18 to March 30, 2021 during the FS stage while additional interviews with PAPs newly affected based on detailed design was conducted from April to August 2021 (Table 3-1). Details of the SES results are in Chapter 3, with the summary of the affected PAPs in Volume 2, Appendix B1 (Socioeconomic Survey Masterlist).

2.2 Cut-off Date

The PAPs were informed during the first SCM about the cut-off date policy to prevent the influx of non-residents who might take advantage of Project entitlements. The cut-off date means that those who move into the Project area or build structures after the cut-off date are not eligible for compensation.

For landowners, the cut-off-date will be upon receipt of Notice of Taking (NoT). For non-landowners the cut-off date was set at the start of the census and survey activities (Table 2-1).

Table 2-1 Cut-off Dates per Barangay

Barangay	FS Cut-off Date	DD Cut-off Date
Barangay 155	January 25, 2021	May 18, 2021
Barangay 159	January 25, 2021	May 18, 2021
Barangay 221	January 21, 2021	May 17, 2021
Barangay 227	January 18, 2021	May 14, 2021
Barangay 228	January 18, 2021	May 13, 2021

Source: JICA Design Team

2.3 Overview of Land Acquisition and Resettlement Impacts

Table 2-2 summarizes the potential Project impacts based on the Census and Tagging, Parcellary Research (Volume 4) and as As-Built Survey (Volume 5), Detailed Measurement Survey and Replacement Cost Survey (Volume 6), and Socio-Economic Survey (Volume 2, Appendix B).

The total affected land area is 14,686.0 m², where as much as 12,017.56 m² is owned by the PNR, 284.80 m² are privately owned lands, and 2,383.65 m² owned by other government units some of which are named under NHA.

Within the bounds of these affected lands are 146 structures which are owned by 118 PAPs⁴. Most of the affected main structures are residential at 98. There are also affected five (5) community facilities composed of three (3) churches, one (1) Barangay Hall, and one (1) Multi-Purpose Hall. One of the affected main structures is used for commercial purpose. There are also associated structures (32) comprised of kitchen, store (commercial), fence, septic tank, roof, stairs, stock room, terrace, and toilet. Aside from the structures, there are also as much as 700 compensable trees within the affected lands.

There are 374 PAPs who will be directly affected by the Project. These PAPs include households, households with businesses, businesses only and those whose impact is on their property only. Of this total, there are 306 households estimated to be residing within the affected area. Among the PAPs, 115 are considered vulnerable. The total number of affected household members is 1,096.

Aside from the households, there are 21 business entities owned by three (3) business owners and a total of six (6) employees. There are four (4) affected institutions, three (3) of which are barangay local government units (BLGU) and one (1) is a private institution.

⁴ Based on census and tagging and RCS report only

Table 2-2 Summary of Project Impacts

Types of Loss and Affected Persons	Total	Unit of Measure
(1) Total Affected Area	14,686.0	m ²
PNR Land	12,017.56	m ²
Privately Owned	284.80	m ²
Government Owned ⁵	2,383.65	m ²
(2) Total Project Land Take	16,883.97	m ²
Residential	696.20	m ²
Government	1,742.09	m ²
PNR ROW	12,017.56	m ²
Road Lots	2,428.12	m ²
(3) Total Number of Affected Structures	146	Structure
Residential	98	Structure
Commercial	1	Structure
Community Facility	5	Structure
Others	1	Structure
Associated Structures	37	Structure
PNR Structure	9	Structure
(4) Number of Compensable Trees	700	Whole Count/Cluster
(5) Total PAPs	374	Households, Households with Business Unit, Institutions, PAPs whose impact is on property or trees only
(a) Total Affected Households	306	Households
Households to be Displaced ⁶	306	Households
Household Population	1,096	Person
Vulnerable Groups	115	Household
(b) Total Affected Business	21	Business Unit
Business Owners	3	Person/Legal Entity
Employees of Affected Business	6	Person
(c) Total Affected Institutions	4	Unit/Organization

Source: JICA Design Team

2.3.1 Impact on Land and Non-Land Assets

2.3.1.1 Affected Land

The Total Affected Area is 14,685.99 m², while the Estimated Project Land Take is 16,883.97 m². As presented in Table 2-3, the Project Land Take is higher than the Affected Area. The largest affected land is observed in Baranagys 218. No affected parcel is registered under Barangays 152, 227, and 231⁷.

⁵ Lands owned by PNR and the Republic of the Philippines, and are not subject for acquisition.

⁶ There are 334 non-landowner households to be displaced based on PAP declared status (Table 3-5). This pertains to the 288 households only and 18 household with businesses. The status of the PAPs as landowners or non-landowners will be assessed by DOTr and the LIAC during validation, following proof of ownership which may be presented by the PAPs.

⁷ There is no parcel registered under Barangay 231; this is registered under another Barangay (Barangay 221). However, actual ground survey shows otherwise (i.e., barangay officials, PAPs claim/s). For such cases, parcellary data for land, and ground survey data on SES, CAT, PAB and RCS for structures are used as basis.

Table 2-3 Comparison of Affected Land and Estimated Project Land Take

Barangay	Affected Area		Estimated Project Land Take	
	(m ²)	%	(m ²)	%
218	6,290.72	42.8	6,290.72	37.3
221	948.08	6.5	1,851.82	11.0
228	1,720.35	11.7	3,014.59	17.9
155 and 221	3,417.50	23.3	3,417.5	20.2
159 and 160	517.66	3.5	517.66	3.1
221 and 232	1,791.68	12.2	1,791.68	10.6
Total	14,685.99	100	16,883.97	100.0

Source: JICA Design Team

Out of 16,883.97 m² Estimated Project Land Take, 2,438.29 (14.4%) will be acquired for the Project Right-Of-Way (PROW) comprised of 1,742.09 m² (10.3%) of government and NHA land and 696.20 m² (4.1%) of privately owned lands. The biggest portion of project ROW at 14,445.68 m² (85.6%) will utilize existing government right-of-way comprised of road lots and PNR land.

Table 2-4 Estimated Project Land Take by Ownership per Barangay

Barangay	A. For Acquisition (m ²)*		Subtotal (A)	B. Existing Government ROW (m ²)**	Total (A+B)
	Private	Government/ NHA			
218	-	-	-	6,290.72	6,290.72
221	696.20	1,046.53	1,742.73	109.09	1,851.82
228	-	695.56	695.56	2,319.03	3,014.59
155 and 221	-	-	-	3,417.50	3,417.50
159 and 160	-	-	-	517.66	517.66
221 and 232	-	-	-	1,791.68	1,791.68
Total	696.20	1,742.09	2,438.29	14,445.68	16,883.97
%	4.1	10.3	14.4	85.6	100

*Lands for Acquisition are calculated by estimated project land take

** Existing Government Right-of-Way (Consist of lands under PNR and road lots), calculated by affected area indicated in the Parcellary

Source: JICA Design Team

Among the 16,883.97 m² land for acquisition, 696.20 m² (4.1%) are classified as residential lands, and 1,742.09 m² (10.3%) are lands used for government purposes i.e., housing and barangay office. Lands for acquisition are found only in Barangays 221 and 228 (Table 2-5).

Existing government right-of way is classified as road lots (2,428.1 m² or 14.4%) and PNR ROW (12,017.56 m² or 71.4%) (Table 2-5).

Table 2-5 Estimated Project Land Take by Land Use Classification per Barangay

Brgy.	A. For Acquisition (m ²)		Sub-total (A)	B. Existing Government ROW (m ²)		Sub-total (B)	Total (A+B)
	Residential	Government Land		PNR ROW	Road Lot		
218	-	-	-	6,290.72	-	6,290.72	6,290.72
221	696.20	1,046.53	1,742.73	-	109.09	109.09	1,851.82
228	-	695.56	695.56	-	2,319.03	2,319.03	3,014.59
155 and 221	-	-	-	3,417.50	-	3,417.50	3,417.50
159 and 160	-	-	-	517.66	-	517.66	517.66
221 and 232	-	-	-	1,791.68	-	1,791.68	1,791.68
Total	696.20	1,742.09	2,438.29	12,017.56	2,428.12	14,445.68	16,883.97
%	4.1	10.3	14.4	71.2	14.4	85.6	100

Source: JICA Design Team

Table 2-6 shows the distribution of affected lot parcels grouped according to land use. The total affected lot parcels for acquisition are 15 (60.0%), out of which 10 parcels (40.0%) are classified as residential, and five (5) parcels (20.0%) are classified under government use. As for lands identified as Existing Government ROW, the total affected lot parcels are 10 (40.0%). This is further categorized into PNR ROW with (6) six parcels (24.0%) and road lots with four (4) parcels (16.0%).

Much of the affected lot parcels for acquisition is located in Barangay 221 whereas a huge portion of existing government ROW is in Barangay 218.

Table 2-6 Number of Affected Lot Parcels by Land Use Classification per Barangay

Barangay	A. For Acquisition (m ²)		Sub-total (A)	B. Existing Government ROW (m ²)		Sub-total (B)	Total (A+B)
	Residential	Government		PNR ROW	Road		
218	0	0	0	2	0	2	2
221	10	4	14	0	1	1	15
228	0	1	1	0	3	3	4
155 and 221	0	0	0	1	0	1	1
159 and 160	0	0	0	1	0	1	1
221 and 232	0	0	0	2	0	2	2
Total	10	5	15	6	4	10	25
%	40.0	20.0	60.0	24.0	16.0	40.0	100

Source: JICA Design Team

The affected lands are divided into 25 lot parcels, comprising of 15 parcels (60.0%) for acquisition and 10 parcels (40.0%) which will be retained as these are existing government right-of-way.

In terms of severity of impact on land, there are 18 parcels that are severely affected in contrast to the one (1) lot that is marginally affected. Generally, severity of impact on land is based on 20% impact on the property assuming that the remaining land is no longer viable for economic use. As for economic viability, such is regarded as the capability of the land remaining to sustain or develop its current use or operation determined through socioeconomic factors and research⁸.

For this RAP, PNR lands were no longer assessed for severity. Once categorized as severe, the entire parcel is computed and included in the total project land take and becomes eligible to be acquired entirely upon the option of the PAP. See Volume 6 (Replacement Cost Survey Report) for other considerations used in assessing impact on land.

Table 2-7 Number and Severity of Impact of Affected Lot Parcels, per Barangay

Barangay	Number of Affected Lot Parcels			Total	
	Marginal	Severe	N/A	No.	%
Residential					
221	0	10	0	10	40.0
Subtotal	0	10	0	10	40.0
Road Right-of-Way					
221	1	0	0	1	4.0
228	0	3	0	3	12.0
Subtotal	1	3	0	4	16.0
PNR Right-of-Way					
218	N/A	N/A	2	2	8.0
155 and 221	N/A	N/A	1	1	4.0
157, 159 and 160	N/A	N/A	1	1	4.0
221 and 232	N/A	N/A	2	2	8.0
Subtotal	N/A	N/A	6	6	24.0

⁸ Valuation Report of Affected Land, SB Section, First Independent Value Experts, Inc. (FIVE) and EcosysCorp, March 2021.

Barangay	Number of Affected Lot Parcels			Total	
	Marginal	Severe	N/A	No.	%
Government/NHA					
221	0	4	0	4	16.0
228	0	1	0	1	4.0
Subtotal	0	5	0	5	20.0
Grand Total	1	18	6	25	100
%	4.0	72.0	24.0	100	

Source: JICA Design Team

Some of the affected parcels are owned privately while the rest are owned by government entities such as the NHA and PNR, or registered under the Republic of the Philippines.

As presented in Table 2-8, there are 12 affected landowners of which only 10 are private owners. The other two (2) are government owned which are registered under the Republic of the Philippines and NHA. The rest are currently used as government right-of-way i.e., road lots and PNR ROW.

Table 2-8 Number of Affected Parcels per Registered Landowner

Number of Affected Parcels per Landowner	Landowners		Total Lot Parcels	
	No.	%	No.	%
1 Parcel	11	92.0	11	44.0
4 Parcels	1	8.3	4	16.0
Existing Government ROW	N/A	0.0	10	40.0
Total	12	100	25	100

Source: JICA Design Team

2.3.2 Affected Structures

Affected structures are classified as Main Structures and Associated Structures. The classification as to whether a structure is main or associated is based on the following:

- If the affected structures are in a particular lot and there exists both types of structures - i.e., main (whether residential or not) and associated (garage, fence, annex of a room, and the likes), then the structure which is utilized primarily for its purpose would be the main structure, and the rest are associated structures.
- If the affected structures in a particular lot parcel do not have a structure that has a primary purpose such as those mentioned above, then whatever structures are present (e.g., fence, garage, etc.) becomes the main structure since there is no other structure to “associate” it with.

Out of 146 affected structures, 105 (71.9%) are classified as main structures, 32 (21.9%) are classified as associated structures, while nine (9 or 6.2%) are PNR structures. Most of the affected main structures are residential (98 or 67.1%) and very few are used for business or commercial (1 or 0.7%). The affected community facilities are located in Barangays 221 and 228.

More than half of the affected structures (98 or 67.1%) are residential. Some are classified as for commercial use (1 or 0.7%) or commercial facilities (5 or 3.4%), or other use (a mixed use of residential and commercial for 1 or 0.7%). There are also community facilities (5 or 3.4%) owned either by the Barangay LGU or by religious institutions.

Table 2-9 Type and Use of Affected Structures per Barangay

Type of Structure	Use of Structure	Barangay					Grand Total	
		155	159	221	227	228	No.	%
MAIN (A)	Commercial	0	1	0	0	0	1	0.7
	Community facility	0	0	3	0	2	5	3.4
	Others	0	0	1	0	0	1	0.7
	Residential	2	13	23	2	58	98	67.1
	Subtotal	2	14	27	2	60	105	71.9
ASSOCIATED (B)	Community facility	0	0	0	0	1	1	0.7
	Dirty kitchen	0	0	2	0	0	2	1.4
	External room	0	2	2	0	0	4	2.7
	Fence	1	2	2	0	2	7	4.8
	Patio	0	1	1	0	0	2	1.4
	Roof	1	0	0	0	0	1	0.7
	Septic tank	0	0	1	0	0	1	0.7
	Stairs with gate	0	0	1	0	0	1	0.7
	Storage	0	2	0	0	0	2	1.4
	Store (commercial)	0	1	2	0	0	3	2.1
	Terrace	0	2	0	0	1	3	2.1
	Toilet	0	2	2	0	1	5	3.4
	Subtotal	2	12	13	0	5	32	21.9
PNR Structure (C)	PNR Structure	2	3	4	0	0	9	6.2
	Subtotal	2	3	4	0	0	9	6.2
Grand Total (A+B+C)		6	29	44	2	65	146	100
%		4.1	19.9	30.1	1.4	44.5	100	

Source: JICA Design Team

Most structures are located in Barangay 228 (65 or 44.5%), followed by Barangay 221 (44 or 30.1%), Barangay 159 (29 or 19.9%), Barangay 155 (6 or 4.1%), and Barangay 227 (2 or 1.4%).

More than three quarters (77.4%) of the structures are severely affected and only 16.4% are marginally affected (Table 2-10). Severity of impact on structures is defined by how the affected portion will affect the integrity of the remaining portion once the affected portion has been removed and/or demolished. Structures are classified as severely affected if more than 20% of the structure is affected, or where less than 20% is affected but the remaining portion can no longer serve its function, or if structural integrity is impaired. When less than 20% of the structure is affected or where the remaining portion can still serve its function or if structural integrity is intact, it is classified as marginal⁹.

Table 2-10 Severity of Impact on Structures per Barangay

Brgy.	Marginally Affected			Severely Affected			PNR Structure	Total
	Associated	Main	Subtotal	Associated	Main	Subtotal		
155	2	1	3	0	1	1	2	6
159	2	11	13	10	3	13	3	29
221	0	6	6	13	21	34	4	44
227	0	0	0	0	2	2	0	2
228	0	2	2	5	58	63	0	65
Total	4	20	24	28	85	113	9	146
%	2.7	13.7	16.4	19.2	58.2	77.4	6.2	100

Source: JICA Design Team

⁹ World Bank Involuntary Resettlement Sourcebook (2004) as cited in the Replacement Cost Study of Affected Structures, MM3PB Bridge 2, First Independent Value Experts (FIVE) and EcosysCorp, Inc., March 2021.

Severity is further classified by how the structure becomes affected. Table 2-11 shows that out of 146 structures, 80 are located inside the project ROW and that 26 are affected by more than 20%. The access (i.e. stairs) of 17 structures are affected, with 14 structures are affected by less than 20%.

Table 2-11 also indicates that among the 146 affected structures, 83 are within the Project ROW. From the total affected structures, the results also present that 24 structures are affected by more than 20%, 16 structures are affected due to the location of access (i.e. stairs). The remaining 14 structures are affected by less than 20% with the structural integrity of the remaining portion potentially be compromised once the affected portion has been removed.

Table 2-11 Type of Impact Structures per Barangay

Barangay	Type of Impact on Structures				No Data	Total
	Inside the Project ROW	Location of Access (Stairs) is Affected	< 20% Affected	> 20% Affected		
155	1	0	2	1	2	6
159	7	1	6	12	3	29
221	19	8	5	8	4	44
227	2	0	0	0	0	2
228	54	7	1	3	0	65
Total	83	16	14	24	9	146
%	56.8	11.0	9.6	16.4	6.2	100

Source: JICA Design Team

Table 2-12 shows that out of 146 affected structures, 99 or 67.8% are eligible for compensation, while 47 or 32.2% are ineligible for compensation. Among the structures eligible for compensation, 70 are main structures, 20 are associated structures, and nine (9) are owned by PNR.

Project Resettlement Policy does not allow payment of affected structures that are located within existing government right-of-way. Table 2-12 shows that out of 146 affected structures, 99 or 67.8% are eligible for compensation, while 47 or 32.2% are ineligible for compensation. The structures ineligible for compensation consist of 105 main structures, 32 associated structures, and nine (9) structures owned by PNR. Owners of structures (except PNR) that are ineligible for compensation will be assisted to relocate or to find alternative business structure prior to displacement.

Table 2-12 Types of Affected Structure

Barangay	Type of Structure			Total
	Associated	Main	PNR Structure	
Structures inside Existing Government ROW				
155	2	2	2	6
159	12	14	3	29
221	3	4	4	11
227	0	2	0	2
228	3	48	0	51
Subtotal	20	70	9	99
%	13.7	47.9	6.2	67.8
Structures outside Existing Government ROW				
221	10	23	0	33
228	2	12	0	14
Subtotal	12	35	0	47
%	8.2	24.0	0.0	32.2
Grand Total	32	105	9	146
%	21.9	71.9	6.2	100

Source: JICA Design Team

2.3.3 Affected Crops and Trees

As seen in Table 2-13, there are 700 compensable trees along the Blumentritt-Tutuban section. The most common tree species is bamboo (kawayan), comprising 32.1% of the total. Other common trees are banana (21.1%), papaya (9.0%) and mango (6.6%).

Most trees are found in Barangay 228 (29.9%), Barangay 227 (29.7%), and Barangay 221 (18.6%), few of which are in Barangay 159 (16.7%) and Barangay 155 (5.1%).

Table 2-13 Affected Trees

Common Name of Tree	Barangay					Total	
	155	159	221	227	228	No.	%
Achuete	0	1	1	0	0	2	0.3
Araucaria	1	0	0	0	0	1	0.1
Atis	2	12	10	0	1	25	3.6
Avocado	1	2	8	0	5	16	2.3
Bamboo (Kawayan)	0	0	0	175	50	225	32.1
Banana (Saging)	4	1	27	8	107	147	21.0
Bayabas (Guava)	2	0	8	1	4	15	2.1
Caballero	0	0	0	1	0	1	0.1
Calamansi	0	3	1	1	2	7	1.0
Chestnut (Kastanyas)	0	2	1	0	0	3	0.4
Coconut (Niog)	6	1	7	8	4	26	3.7
Dalandan	0	0	2	0	0	2	0.3
Duhat	0	5	5	0	0	10	1.4
Guyabano	1	11	6	0	8	26	3.7
Indian lanutan	0	0	1	0	0	1	0.1
Jackfruit (Nangka)	0	1	1	1	1	4	0.6
Kamansi	0	0	0	0	1	1	0.1
Kamias	2	8	7	0	3	20	2.9
Longan	0	0	1	0	0	1	0.1
Lychee	0	0	1	0	0	1	0.1
Makopa	0	3	0	0	0	3	0.4
Mango (Mangga)	3	20	15	3	5	46	6.6
Narra	2	3	4	0	0	9	1.3
Papaya	11	28	17	0	7	63	9.0
Pomelo (Suha)	0	4	2	2	2	10	1.4
Rambutan	0	0	2	0	2	4	0.6
Santol	0	2	1	1	1	5	0.7
Star apple (Caimito)	1	3	2	1	1	8	1.1
Tamarind (Sampalok)	0	3	0	2	0	5	0.7
Tiesa	0	1	0	0	0	1	0.1
Umbrella Tree (Talisai)	0	3	0	4	5	12	1.7
Total	36	117	130	208	209	700	100.0
%	5.1	16.7	18.6	29.7	29.9	100.0	

Source: JICA Design Team

2.3.4 Impact on Project Affected Persons

Based on the results of involuntary impact assessment, PAPs can be generally categorized as follows:

- A. **Households** – those who will be displaced from their current residential structure.
- B. **Households with Affected Business** – those who will be displaced from their residence and whose business operation within their affected property will also be disrupted due to the Project.

- C. **Business Owners** - those who will either lose their business or whose business operation will be interrupted or minimized as a result of land acquisition but whose household will not be displaced.
- D. **Institution** - a government unit or private organization created for religious, educational, social, or other similar purposes. Owners of institution are usually the institution itself (when it acts as a legal entity i.e., government, foundation, association), or another legal entity (i.e, church operated by a particular religious organization).
- E. **PAP whose impact is on property only** - refer to those who will not be displaced from their homes, nor their business or income sources be affected, but whose asset i.e., land, structure, improvement, and trees will be marginally or severely affected.

Table 2-14 shows that there are 374 PAPs consisting of 306 households (288 households, 18 households with business) who are residing within the project right-of-way. Other PAPs are residing somewhere else and whose household will not be displaced but whose business or property will be affected. This includes three (3) business owners, four (4) institutions and 61 PAPs whose impact is on property and/or trees only.

Most PAPs are from Barangay 228 and Barangay 221. Some of the PAPs claim to be part of Barangay 231 but since parcellary data shows that their area is registered under Barangay 221, these PAPs were counted as part of Barangay 221.

Table 2-14 Category of Affected Persons per Barangay

Category of Identified PAPs	Barangay					Total
	155	159	221	227	228	
Residing within ROW						
A. Household	2	22	81	3	180	288
B. Household with Affected Business	1	5	5	0	7	18
Non-Residing within ROW						
C. Business Owners	0	0	0	0	3	3
D. Institution	0	0	3	0	1	4
E. PAP whose impact is on property only	7	23	23	3	5	61
Grand Total	10	50	112	6	196	374
Total Affected Households (A+B)	3	27	86	3	187	306
Total Affected Business Owners (B+C)	1	5	5	0	10	21

Source: JICA Design Team

Out of 374 PAPs, 12 are registered land owners, 28 are claiming ownership on the affected land, and 334 are non-landowners. Five (5) of the registered land owners have affected structures as well while 158 PAPs who are not registered landowners are claiming ownership on affected structures. There are 155 PAPs who do not own affected structures.

The non-residing PAPs include: three (3) PAPs with affected business only (business owners), four (4) institutions, and 61 PAPs whose property or trees will be acquired and no further impact is expected to be incurred. Out of the three (3) PAPs with affected business and who will lose income, none claim ownership on the affected land or on the affected trees (Table 2-15).

The 61 PAPs whose impact is on property only consist of the following: one (1) government entity (the National Housing Authority), and 60 PAPs. The National Housing Authority (NHA) is a registered landowner with affected structures and affected trees. The other 60 PAPs include: eight (8) registered landowners who do not reside within the affected area and 52 PAPs claiming ownership on the affected trees (Table 2-15).

In summary, out of 374 PAPs, 40 are landowners (13 registered owners, 27 claimants); 163 are structure owners (6 registered owners, 157 claimants); and 58 are tree owners (4 registered owners, 54 claimants).

Table 2-15 Summary of Impact to Project Affected Persons

Category of PAPs	Owners		(A) Total Owners	(B) Non- Owner	(C) N/A (None)	Total
	Registered Owner	Claimant				
Land Ownership						
A. Household	3	18	21	267	0	288
B. Household with Affected Business	0	8	8	10	0	18
C. Business Owner	0	0	0	3	0	3
D. Institution	1	1	2	2	0	4
E. PAP whose impact is on property only	8	1	9	52	0	61
Subtotal	12	28	40	334	0	374
%	3.2	7.4	10.7	89.3	0.0	100
Structure Ownership						
A. Household	3	139	142	146	0	288
B. Household with Affected Business	0	14	14	4	0	18
C. Business Owner	0	2	2	1	0	3
D. Institution	1	3	4	0	0	4
E. PAP whose impact is on property only	1	0	1	4	56	61
Subtotal	5	158	163	155	56	374
%	1.3	42.2	43.6	41.4	15.0	100
Tree Ownership						
A. Household	0	1	1	287	0	288
B. Household with Affected Business	0	1	1	17	0	18
C. Business Owner	0	0	0	3	0	3
D. Institution	0	0	0	4	0	4
E. PAP whose impact is on property only	4	52	56	5	0	61
Subtotal	4	54	58	316	0	374
%	1.1	14.4	15.5	84.5	0.0	100

Source: JICA Design Team

In terms of severity of impact, 17.9% of PAPs are marginally affected while 82.1% are severely affected (Table 2-16). Severity of impact is determined based on impact to property, residential structure, business structure and based on loss of access. Based on Detailed Measurement Survey results, 276 households in residential structures are severely affected, hence all these 276 households were classified as severely affected. Among the 18 households with affected business, 15 are severely affected and 3 are marginally affected. Business structures of the three business owners are severely affected. For 61 PAPs whose impact is on asset only, severity is determined following the impact on their property or affected trees. If either one of the properties were severely affected, then the PAP is classified as severely affected, but if impact to all his/her property is marginal, then the PAP is categorized as marginally affected.

Table 2-16 Severity of Impact to Project Affected Persons

Category of PAP	Marginal	Severe	Total
A. Households	12	276	288
B. Household with Affected Business	3	15	18
C. Business Owner	0	3	3
D. Institution	0	4	4
E. PAP whose impact is on property only	52	9	61
Grand Total	67	307	374
%	17.9	82.1	100
Total Affected Households (A+B)	15	291	306
Total Affected Business Owners (B+C)	3	18	21

Source: JICA Design Team

Resettlement assistance for affected households varies depending on their tenurial status and whether their current dwelling is inside or outside an existing government right-of-way. Table 2-17 shows the number of households inside and outside existing ROW and their tenurial status in terms of the affected structure.

Table 2-17 Location of Residential Structure and Tenurial Status of Affected Households

Barangay	Inside ROW		Subtotal Inside Existing Gov. ROW	Outside ROW		Subtotal Outside Existing Gov. ROW	Total
	Renter/ Sharer	Structure Owner		Renter/ Sharer	Structure Owner		
155	1	2	3	0	0	0	3
159	5	22	27	0	0	0	27
221	14	5	19	34	33	67	86
227	1	2	3	0	0	0	3
228	82	71	153	18	16	34	187
Total	103	102	205	52	49	101	306
%	33.7	33.3	67.0	17.0	16.0	33.0	100

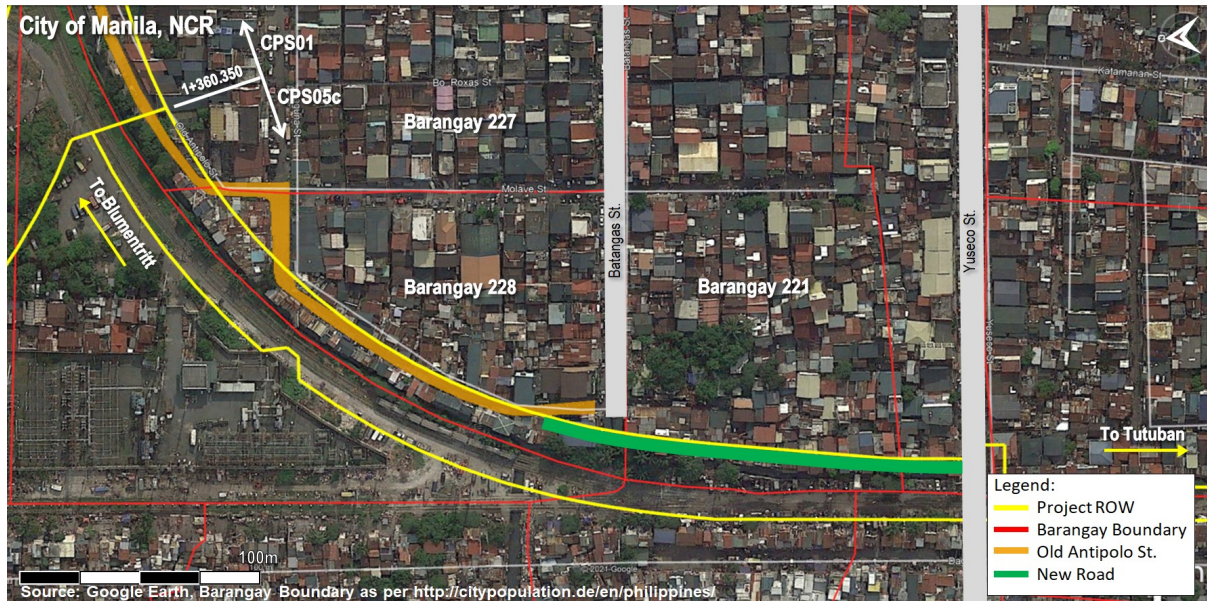
Source: JICA Design Team

2.4 Potential Loss of Access

To provide access to the PAPs, especially during the construction phase of the project, the Old Antipolo Street will be realigned, and additional access road will be provided to access the MERALCO substation.

2.4.1 Road Realignment of Old Antipolo Street

Old Antipolo Street is an existing street in Barangay 228 located within the PROW.



Source: JICA Design Team

Figure 2-1 Location of Old Antipolo Street

The street is connected to Batangas Street via Laguna Street. The location of Old Antipolo Street within the PROW will overlap with the construction space required for the viaduct erection. Old Antipolo Street will be relocated within the NSCR Calamba-Ex ROW by connecting it to the existing Yuseco Street.

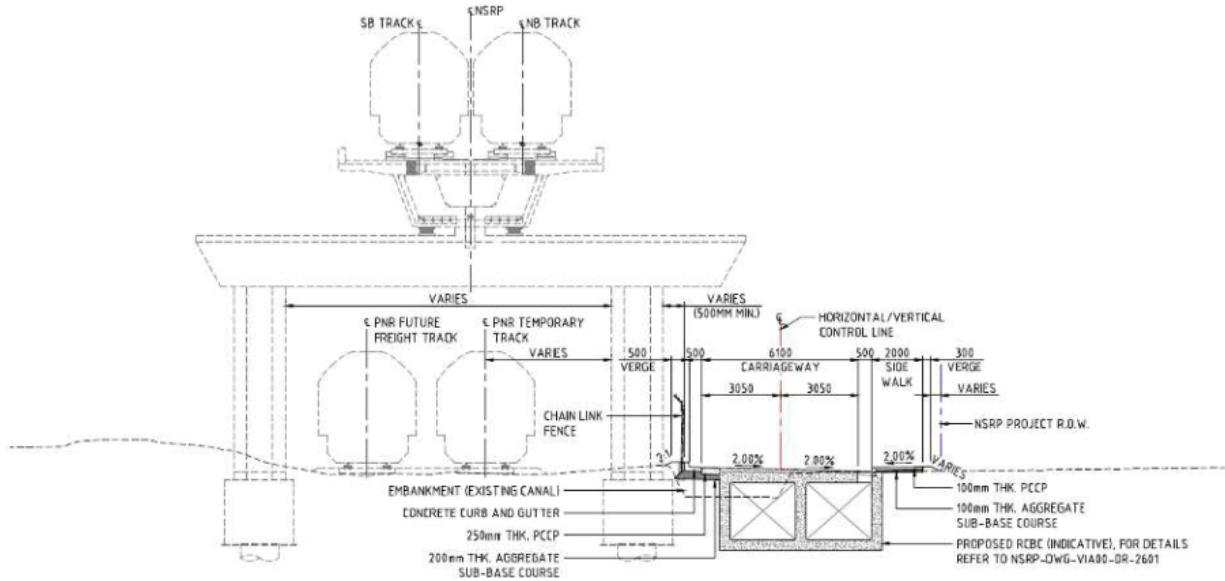
By connecting Old Antipolo Street to the existing Yuseco Street, the relocated Old Antipolo Street can be utilized for the public, as a maintenance road for the viaduct and as a fire lane for emergency preparation. Thus, the road shall be designed with width of 6.1-m following the Fire Code of the Philippines.

During the construction of the NSCR-Calamba Ex, Old Antipolo Street will be closed to automobiles, but public passage access will be secured for locked-in residents since the PROW in the curve between Blumentritt and Tutuban will go through land-locked areas in Barangay 228 and 221, where existing houses are observed.

A 2.0-m offset within the PROW will be provided to allow residents to access their houses. This public access will be secured and opened to residents by a contractor selected for this section's construction works.

During the construction of the piers adjacent to Yuseco Street for the NSCR Calamba Ex, the PNR temporary track will occupy a new road area. After the construction of these piers, the PNR track will be shifted toward the NSCR-Calamba Ex piers, and the space for the new Old Antipolo Street will be secured.

The realignment of Old Antipolo Street will also require the relocation of the Old Antipolo Open Canal. The structure of the new canal will be designed as a box culvert, and the new relocated and improved Old Antipolo Street will be allocated on the box culvert canal. A typical cross-section of the Old Antipolo Street realignment is shown in Figure 2-2. The carriageway of the Old Antipolo Street will be 6.1-meters wide.

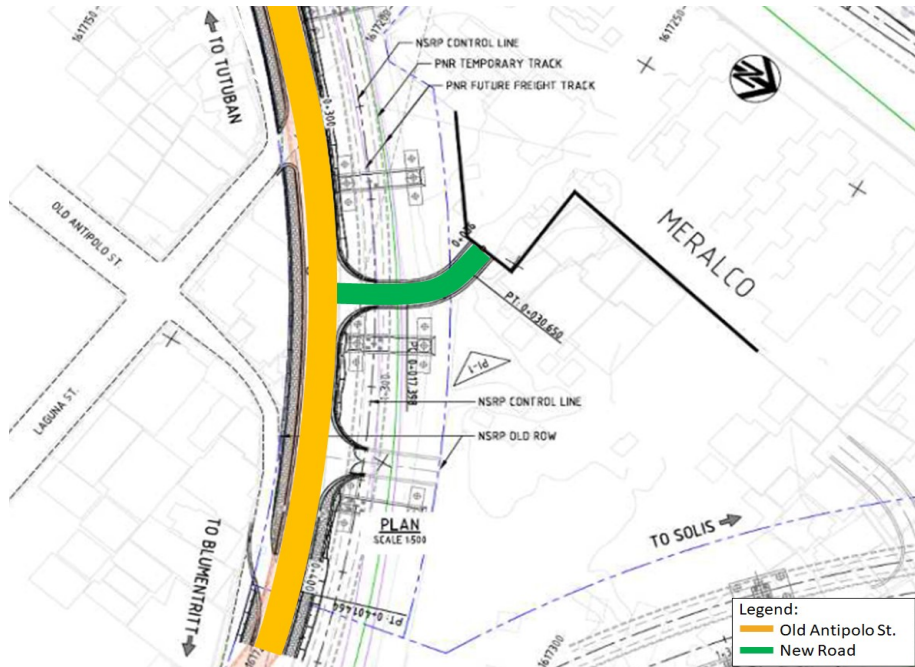


Source: JICA Design Team

Figure 2-2 Old Antipolo St. (Sidewalk R/S) Typical Cross Section

2.4.2 Access Road to MERALCO

Additional access roads will be constructed to access the Solis-Blumentritt-Tutuban Triangle area and MERALCO substation, as shown in Figure 2-3.



Source: JICA Design Team

Figure 2-3 Access Roads for MERALCO Substation and Triangle Area

CHAPTER 3 SOCIO-ECONOMIC PROFILE OF THE PAPs

This chapter describes the socio-economic profile of the PAPs of the BT Section under the NSCR Project. Those who are not definitely affected, but are highly likely to be affected, will be finalized by the validation to be undertaken by DOTr.

The Blumentritt-Tutuban DD RAP Surveys cover the PROW based on the alignment concurred by DOTr and PNR on November 4, 2020 (Volume 2, Appendix A1, Concurrence Letter for BT ROW) and the revised ROW with conforme letter from DOTr sent on October 7, 2021 (Volume 2, Appendix A2, Conforme Letter for Revised BT DD ROW dated August 26, 2021).

3.1 Purpose and Objectives of the Socio-Economic Survey

The Socio-Economic Survey (SES) covers the following components: (1) Socio-demographic information and livelihood and living condition of affected households; (2) Socio-economic information of affected business units and business owners; (3) Vulnerabilities; and Project Perception and Preferences (Volume 2, Appendix A3, Socioeconomic Survey Masterlist).

The main purpose of the SES is to establish the baseline data of the PAPs to ensure that (i) the mitigations or measures taken by the Project to restore the PAPs' living conditions are appropriate and effective, and (ii) the livelihood and living standards of the PAPs would be maintained or improved as a result of the Project.

In particular, the objectives of the SES are:

- (a) To identify the PAPs (including Project Affected Households, owners of businesses and institutions, vulnerable PAPs) and their tenure status and socio-demographic characteristics;
- (b) To determine land, assets, access to resources, and institutions or cultural property of the PAPs which may be lost or affected by the Project;
- (c) To comprehend the PAPs' pre-Project livelihood condition, living standards, income levels; and
- (d) To gather information on the PAP Project perception and preferences.

Data gathered from the SES will be used to: determine eligibility for compensation, guide the inventory of losses, inform the formulation of resettlement and forms of assistance provided to the PAPs, and serve as baseline data to monitor changes to the level of quality of life of the PAPs after displacement.

3.2 Survey Methodology

Prior to the survey, target respondents were identified using the DOTr and PNR-concurred Project alignment and were invited to the first SCM. The SCM was conducted to present the project details and DD RAP activities, disclose the Project policy on cut-off dates for the surveys, and inform the PAPs of the survey schedule.

After the SCM, structures within the PROW were tagged using the Project's tag stickers in order to ensure that only those who occupy, utilize, or own the affected structures within the PROW will be subjects of the survey. Census and tagging also gathered the PAPs' contact information and preferred mode of interview for the SES. Owners and occupants of the structures at the time of the census were listed along with their contact numbers and preferred method of interview for socio-economic profiling.

Due to the COVID-19 pandemic, the SES was conducted primarily through phone interviews with 305 (92.6%) PAPs, to ensure safety of both the interviewees and of survey staff from contracting COVID-19. On-site interviews were conducted with 14 (4.6%) PAPs who were not reached through phone calls in a venue within the Local Government Unit (LGU), in adherence to the COVID-19 Health and Safety Protocols of the Project. The SES form was automated through an electronic form for efficiency and accuracy, with responses directly recorded in a database to minimize errors in capturing and encoding data.

3.3 Survey Period

The SES was conducted from January to March 2021 for FS and from April to August 2021 (Table 3-1).

Table 3-1 Socioeconomic Survey: Schedule and Last day for SES per Barangay

Project Phase	Start of Calling PAPs for SES	Last Day for SES
Feasibility Study	January 26, 2021	March 18-19, 2021
Detailed Design	April 30, 2021	August 3, 2021

Source: JICA Design Team

3.4 Coverage and Limitations of the Socio-Economic Survey

Both structure tagging and SES intended to cover all the PAPs and their assets within the PROW. As seen in Table 3-2, there are 305 identified PAPs based on the consolidated information collected through census and tagging, parcellary research and socio-economic survey, with nine (9) residing PAPs were not interviewed due to their unavailability during the survey. All residing PAPs were identified through census, 305 (81.6%) of which were interviewed.

Table 3-2 Number of Project-Affected Persons per Barangay

Category of PAPs	Number of PAPs Per Barangay					Not Interviewed		Interviewed PAPs		Total Identified PAPs
	155	159	221	227	228	No.	%	No.	%	
A. Displaced Household	2	22	81	3	180	9	2.4	279	74.6	288
B. Displaced Household with Affected Business	1	5	5	0	7	0	0	18	4.8	18
C. Affected Business Owners	0	0	0	0	3	0	0	3	0.8	3
D. Affected Institution	0	0	3	0	1	0	0	4	1.1	4
Subtotal	3	27	89	3	191	9	2.5	304	81.3	313
E. PAP whose impact is on property only	7	23	23	3	5	60	16.0	1	0.3	61
Total (A+B+C+D+E)	10	50	112	6	196	20	5.3	305	81.6	374
Total Displaced Households (A+B)	3	27	86	3	187	9	2.4	297	79.4	306
Total Displaced Business Owners (B+C)	1	5	5	0	10	0	0	21	5.6	21

Source: JICA Design Team

The PAPs who cannot be contacted or found, and/or unavailable or not staying at their house during the census until the specified cut-off date for Blumentritt - Tutuban DD RAP were not interviewed, and are not included in this socio-economic profile. While responses are cross-referenced with the Detailed Measurement Survey, Parcellary Survey and Census and Tagging, this still implies that validation during implementation ought to be conducted to verify the responses of the PAPs¹.

¹ The figures herein are treated as statistical data that closely reflect or represent the socio-economic condition of the final list of PAPs prior to displacement and not the final figure of PAPs to be displaced.

3.5 Overview of Survey Respondents

Out of the 374 identified PAPs, 305 were interviewed. The interviewed PAPs were categorized by consequent economic displacement impacts as indicated in Table 3-3. There are five (5) categories: (i) displaced household, (ii) displaced household with affected business, (iii) PAPs with affected business, (iv) affected institution, and (v) PAPs whose impact is on property only (Table 3-3).

Most of the interviewed PAPs are displaced households (279 or 91.5%), while the remaining proportion pertains to displaced households with affected businesses (18 or 5.9%), PAPs with affected business (3 or 1.0%), and PAP whose impact is on property only (1 or 0.3%). The interviewed PAP whose impact is on property only is a non-resident landowner.

The total number of interviewed affected households is 297, while the total PAPs with affected business (i.e., household with business and business owners only) is 21.

Table 3-3 Category of Interviewed PAPs, by Type of Impact

PAP Category by Type of Impact	Number of Interviewed PAPs Per Barangay					Total	
	155	159	221	227	228	No.	%
A. Displaced Household	2	19	76	3	179	279	91.5
B. Displaced Household with Affected Business	1	5	5	0	7	18	5.9
C. Affected Business Owner	0	0	0	0	3	3	1.0
D. Affected Institution	0	0	3	0	1	4	1.3
E. PAP whose impact is on property only	0	0	0	0	1	1	0.3
Total Displaced Households (A+B)	3	24	81	3	186	297	97.4
Total Displaced Business Owners (B+C)	1	5	5	0	10	21	6.9
Total (A+B+C+D+E)	3	24	84	3	191	305	100
%	1.0	7.9	27.5	1.0	62.6	100	

Source: JICA Design Team

3.5.1 Tenurial Status of the PAPs

Out of the 305 interviewed PAPs, 28 (9.2%) are landowner claimants and 277 (90.8%) are non-landowner claimants (Table 3-4).

Among the 28 landowners, 18 are solely households, eight (8) are households with affected business, one (1) PAP with affected business and one (1) institution.

For the non-landowners, 261 of the 277 are households without affected business, 10 are households with affected business, three (3) PAPs have affected business only and three (3) are institutions.

Table 3-4 Tenurial Status of Interviewed PAPs

PAP Category	Landowners	Non-Landowners	Total
A. Displaced Household	18	261	279
B. Displaced Household with Affected Business	8	10	18
C. Affected Business Owner	0	3	3
D. Affected Institution	1	3	4
E. PAP whose impact is on property only	1	0	1
Total (A+B+C+D+E)	28	277	305
%	9.2	90.8	100

Source: JICA Design Team

3.5.1.1 Landowner

Under this Project, landowners are legal PAPs who have the right to occupy the affected property and own the affected land. They are PAPs with a valid claim of ownership (i.e., land title, tax declaration, Certificate of Lot Award/Occupancy from the LGU of Manila) or legalizable arrangement with the property owner.

More than half of the PAPs (22 or 78.6%) claim to have land title, 10 or 35.7% claim to have tax declaration, three (3) or 10.7% claim to have a certificate of lot award/occupancy and another two (2) or 7.1% claim to have other proof of ownership such as “rights” (Table 3-5).

Table 3-5 Landowner: Proof of Land Ownership by PAP Category

Category Of PAPs	Proof of Ownership on Land				None
	Land Title	Tax Declaration	Certificate of Lot Award	Others	
A. Displaced Household	12	5	2	0	4
B. Displaced Household with Affected Business	3	1	1	0	3
C. Affected Business Owners	0	0	0	0	0
D. Affected Institution	0	0	0	2	0
E. PAP whose impact is on property only	7	4	0	0	0
Total N. Cases: 28	22	10	3	2	7
%	78.6	35.7	10.7	7.1	0.0

Source: JICA Design Team

Most landowners (75.0%) said they had inherited the land, 10.7% purchased the land from previous owner, 7.1% acquired the land through other means of a gratuitous act (i.e., given for free) and another 7.1% acquired the land through government program/s (Table 3-6).

Table 3-6 Landowner by Mode of Acquisition

Category of PAPs	Modes of Land Acquisition by Current Land Owners				Total
	Purchased	Inherited	Given	Government Program	
A. Displaced Household	1	15	1	1	18
B. Displaced Household with Affected Business	2	5	1	0	8
C. Affected Business Owners	0	0	0	0	0
D. Affected Institution	0	0	0	1	1
E. PAP whose impact is on property only	0	1	0	0	1
Total	3	21	2	2	28
%	10.7	75.0	7.1	7.1	100

Source: JICA Design Team

3.5.1.2 Non-Landowner

Non-landowner PAPs are those who responded that they do not own the land they occupy during the conduct of the SES. The non-Landowner PAPs include structure owners (occupying with or without consent from its landowner), renters, sharers, rent-free occupants, caretakers (of both informal and informal residential and business structures).

Out of the 277 non-landowner PAPs, 155 or 56.0% do not own the affected structure they currently occupy or use, while 122 or 44.0% own the structures (Table 3-7).

Table 3-7 Non-Landowner: Status of Ownership over Structures

PAP Category	Non-landowner		Total
	Structure Owner	Non-Structure Owner	
A. Displaced Household	112	149	261
B. Displaced Household with Affected Business	6	4	10
C. Affected Business Owners	2	1	3
D. Affected Institution	2	1	3
Total	122	155	277
%	44.0	56.0	100

Source: JICA Design Team

(1) Structure Owner

Among the 122 structure owners, the majority (63.1%) claim to have the landowner's permission to occupy the land. The remaining proportion (45 PAPs) of the structure owners claim to have acquired rights (20.5%), and some responded that they are occupying the land without the owner's permission (16.4%). The status of PAPs residing without the consent of the owner will be subject to DOTr validation and pre-qualification with the LIAC (Table 3-8).

Table 3-8 Non-Landowner, Structure Owner Claimant: Arrangement with Landowners

PAP Category	Occupied with Owner's permission	Occupied without Owners' Permission	Acquired Rights	Total
A. Displaced Household	68	19	25	112
B. Displaced Household with Affected Business	5	1	0	6
C. Affected Business Owners	2	0	0	2
D. Affected Institution	2	0	0	2
Total	77	20	25	122
%	63.1	16.4	20.5	100

Source: JICA Design Team

(2) Non-Structure Owner

Among the 155 PAPs that do not own either the land or structure, 55.5% (86 PAPs) are rent-free occupants, 42.6% (66 PAPs) are renters/lessees, 0.6% (1 PAP) is a sharer, and two (2) PAPs refused to respond (Table 3-9). Most affected households are rent-free occupants, while all the PAPs with affected businesses are renters. The only institution that neither owns the land nor structure refused to disclose their arrangement with the structure owner.

Table 3-9 Non-Structure Owners: Occupancy Arrangement with Structure Owner

PAP Category	Renter/lessee/tenant	Rent-free Occupant	Sharer	No Response	Total
A. Displaced Household	61	86	1	1	149
B. Displaced Household with Affected Business	4	0	0	0	4
C. Affected Business Owners	1	0	0	0	1
D. Affected Institution	0	0	0	1	1
Total	66	86	1	2	155
%	42.6	55.5	0.6	1.3	100

Source: JICA Design Team

The average rental rate is PhP2,606/month for business structures and PhP2,536 for residential structures (Table 3-10).

Table 3-10 Average Monthly Rental Rate per Barangay

Barangay	Average Monthly Rental Rates (in PhP)	
	Business	Household
155	No Response	2,500.00
159	3,000.00	3,000.00
221	1,550.00	2,224.00
227	No Response	
228	3,267.00	2,731.00
Average for all Barangays	2,605.67	2,535.80

Source: JICA Design Team

3.6 Project-Affected Households

A household is defined as a social unit consisting of a person living alone or a group of persons who sleep in the same housing unit and have a common arrangement in the preparation and consumption of food². Project Affected Households (PAH) presented in this section include those that will be potentially displaced by the Project from their current dwelling.

Majority (62.6% or 186) of the households are in Barangay 228, followed by Barangay 221 at 27.3% (81 PAPs). The remaining portions are in Barangay 159 at 8.1% (24 PAPs), Barangay 155 and Barangay 227 with the least number of households at 1.0% (3 PAPs). Table 3-11 shows the breakdown of the 297 interviewed households per barangay.

Table 3-11 Interviewed Project-Affected Households per Barangay

Barangay	Affected Households		Total	
	Household only	Household with business	No.	%
155	2	1	3	1.0
159	19	5	24	8.1
221	76	5	81	27.3
227	3	0	3	1.0
228	179	7	186	62.6
Total	279	18	297	100

Source: JICA Design Team

3.6.1 Project-Affected Households: Population

Household population is the population enumerated among the households during the census³. As seen in Table 3-12, the total household population for the 297 interviewed households is 1,096.

(1) Household Gender Distribution and Average Household Size

Out of the 1,096 household members, 564 or 51.5% are male and 532 or 48.5% are female. A relative higher proportion of males is seen in Barangay 228 and Barangay 221. On the other hand, the male-female proportion is equal in Barangay 155. With regards to the household size, there is an average of three (3) for all of the barangays (Table 3-12).

²: Philippine Statistics Authority (PSA). Retrieved from: <https://psa.gov.ph/population-and-housing/technical-notes>. Retrieved on April 27, 2021.

³: PSA Board Resolution No. 01, series of 2017-99. Retrieved on April 27, 2021 from: <https://psa.gov.ph/article/nscb-executive-board-resolution-no-11-approving-and-adopting-official-concepts-and>.

Table 3-12 Population: Gender and Household Size per Barangay

Barangay	PAHs	Population by Gender					Average HH Size
		Male		Female		Total	
		No.	%	No.	%		
155	3	9	50.0	9	50.0	18	6
159	24	53	47.7	58	52.3	111	5
221	81	143	52.6	129	47.4	272	3
227	3	3	37.5	5	62.5	8	3
228	186	356	51.8	331	48.2	687	4
Total	297	564	51.5	532	48.5	1,096	3

Source: JICA Design Team

(2) Age Distribution

In terms of age distribution, the PAPs within productive years (i.e., from ages 21-40) (34.3%), account for the largest proportion of the household population. This is followed by household members aged 41-59 with 14.1% (155 PAPs) and the PAPs aged 1-6 (13.6% or 148 PAPs).

There is an equal count of household members under teenage years bracket of 13-16 and those at the age of 60 and above, with a total number of 85 PAPs or 7.8% each. The least number of PAPs are those who are below 1 years old (0.6%). It can also be noted that from the gender disaggregated data, there are slightly more males (51.5%) than females (48.5%).

Table 3-13 Population: Age Distribution of Household Members per Barangay

Brgy	Gender	Age Distribution of Household Members									Total	
		<1	1-6	7-12	13-16	17-20	21-40	41-59	60 >	NR	No.	%
155	Male	0	1	0	0	1	4	2	0	1	9	50.0
	Female	0	1	1	0	0	5	2	0	0	9	50.0
Subtotal		0	2	1	0	1	9	4	0	1	18	100
159	Male	0	6	3	7	4	23	6	4	0	53	47.7
	Female	0	8	8	1	4	21	6	10	0	58	52.3
Subtotal		0	14	11	8	8	44	12	14	0	111	100
221	Male	2	16	17	11	15	41	30	11	0	143	52.6
	Female	0	13	10	9	9	46	26	14	2	129	47.4
Subtotal		2	29	27	20	24	87	56	25	2	272	100
227	Male	0	1	1	0	0	1	0	0	0	3	37.5
	Female	0	0	1	0	1	0	2	0	1	5	62.5
Subtotal		0	1	2	0	1	1	2	0	1	8	100
228	Male	1	64	53	25	28	123	44	18	0	356	51.8
	Female	3	38	49	32	28	112	37	28	4	331	48.2
Subtotal		4	102	102	57	56	235	81	46	4	687	100
Total Male		3	88	74	43	48	192	82	33	1	564	51.5
Total Female		3	60	69	42	42	184	73	52	7	532	48.5
Grand Total		6	148	143	85	90	376	155	85	8	1,096	100
%		0.6	13.6	13.1	7.8	8.2	34.3	14.1	7.8	0.7	100	

Source: JICA Design Team

(3) Educational Attainment

Education attainment refers to the highest grade completed within the most advanced level attended in school. Table 3-14 presents the educational attainment among the surveyed population by gender. It can be seen that most of the household members, regardless of gender, have reached high school level (23.1% or 253 PAPs). This is followed by those who graduated from high school at 21.1% (231 PAPs) and the household members who reached elementary level, with 16.8% or 184 PAPs. There are 124 PAPs or 11.3% PAPs who reported not having reached any level of education.

The gender-disaggregated data indicates that there are slightly more males at 51% (564) that have reached a certain level of education in comparison to females with 49% (532). Such pattern is

prevalent for most of the educational attainment groups but this trend shifts in group B (high school level and high school graduate) and group D (SPED), wherein the number of females household members are slightly higher.

Table 3-14 Population: Educational Attainment of Household Members, by Gender

Educational Attainment	Population					
	Male		Female		Total	
	No.	%	No.	%	No.	%
Group A: Pre-school	21	3.7	13	2.4	34	3.1
Group A: Elementary Level	100	17.7	84	15.8	184	16.8
Group A: Elementary Graduate	22	3.9	16	3.0	38	3.5
Group B: High School Level	126	22.3	127	23.9	253	23.1
Group B: High School Graduate	108	19.1	123	23.1	231	21.1
Group B: Vocational/Technical	17	3.0	12	2.3	29	2.6
Group C: College Level	54	9.6	51	9.6	105	9.6
Group C: College Graduate	48	8.5	47	8.8	95	8.7
Group D: Advanced College/University Degree	1	0.2	0	0	1	0.1
Group D: SPED	0	0.0	2	0.4	2	0.2
Group D: None	67	11.9	57	10.7	124	11.3
Total	564	51	532	49	1,096	100

Source: JICA Design Team

(4) Ethno-linguistic Affiliation

Ethnolinguistic affiliation, or broadly defined as ethnicity, is a household member's identity and sense of belonging to an ethnic group by blood and not by choice or adoption/confirmation⁴. Among the 77 major ethnolinguistic groups in the Philippines, some ethnic groups such as indigenous peoples (IPs) also are marked by patterns of inheritance of assets⁵. For this Project, as indicated in Table 3-15, there are no indigenous peoples or PAPs who claimed to be part or members of an indigenous group or community.

The majority (69.1%) or 757 of the PAPs are Tagalog, with 19.2% or 210 who reported having mixed ethnicity. The rest of the population is distributed accordingly: Cebuano (2.5%), Bicolano (2.3%), Kapampangan (1.6%), Ilocano (1.4%), and Ilonggo (1.3%) (Table 3-15).

Table 3-15 Population: Ethnolinguistic Affiliation of Household Members

Ethnolinguistic Affiliation	Male		Female		Total	
	No.	%	No.	%	No.	%
Tagalog	395	70.0	362	68.0	757	69.1
Ilocano	6	1.1	9	1.7	15	1.4
Bicolano	16	2.8	9	1.7	25	2.3
Cebuano	13	2.3	14	2.6	27	2.5
Aklanon	1	0.2	3	0.6	4	0.4
Kapampangan	11	2.0	6	1.1	17	1.6
Ilonggo	4	0.7	10	1.9	14	1.3
Mixed	108	19.1	102	19.2	210	19.2
Others	10	1.8	17	3.2	27	2.5
Indigenous People	0	0	0	0.0	0	0.0
Total	564	51	532	49	1,096	100

Source: JICA Design Team

⁴ Philippine Statistics Authority (PSA), 2015. Retrieved on April 27, 2021 from: <https://psa.gov.ph/content/ethnicity-1>

⁵ National Commission for Culture and Arts (NCCA), 2020. Retrieved on April 27, 2021 from <https://ncca.gov.ph/about-culture-and-arts/culture-profile/glimpses-peoples-of-the-philippines/ethnic-differentiation/>

3.6.2 Profile of Household Heads

This section presents the profile and socio-demographic characteristics of household heads and the circumstances surrounding their household's residence in the affected area. The head of the household is an adult person responsible for the organization and care of the household, or who is regarded as such by the household members⁶.

(1) Age-Sex Distribution

Out of 297 households, 52.5% or 156 are female-headed, and 47.5% or 141 are male-headed (Table 3-16). Most of the household heads are within the age of 21-30 (29.3% or 87), followed by those who are under the age of 31-40 (25.6% or 76) and ages 41-50 (16.5% or 49).

The remaining proportion of the PAPs are: 13.8% (41 PAPs) for those 60 and below, and 10.4% (31 PAPs) for those 51-59, and 4.4% (13 PAPs) for those 20 and below, as presented in Table 3-16.

Table 3-16 Household Heads: Age Distribution of Household Members by Gender

Barangay	Gender	Age Distribution of Household Head						Total	
		20 &<	21-30	31-40	41-50	51-59	60 & >	No.	%
155	Male	0	2	0	0	1	0	3	100
	Female	0	0	0	0	0	0	0	0
Subtotal		0	2	0	0	1	0	3	100
159	Male	0	1	3	2	1	3	10	41.7
	Female	0	2	5	1	2	4	14	58.3
Subtotal		0	3	8	3	3	7	24	100
221	Male	2	9	4	9	7	7	38	46.9
	Female	0	8	10	11	5	9	43	53.1
Subtotal		2	17	14	20	12	16	81	100
227	Male	0	0	0	0	1	0	1	33.3
	Female	1	0	0	0	1	0	2	66.7
Subtotal		1	0	0	0	2	0	3	100.0
228	Male	6	34	23	15	3	8	89	47.8
	Female	4	31	31	11	10	10	97	52.2
Subtotal		10	65	54	26	13	18	186	100
Total Male		8	46	30	26	13	18	141	47.5
Total Female		5	41	46	23	18	23	156	52.5
Grand Total		13	87	76	49	31	41	297	100
%		4.4	29.3	25.6	16.5	10.4	13.8	100	

Source: JICA Design Team

(2) Civil Status

Most of the household heads have a live-in partner (39.4% or 117) or are married (29.3% or 87) as seen in Table 3-17. Other household heads are single (14.8%) and are widow/ers (9.1%), and the least number of household heads identified themselves as separated (7.4%). In terms of civil status by gender, most married, separated, and widowed household heads are females while most of the male household heads are single and live-in (Table 3-17).

⁶ Philippine Statistics Authority (PSA), 2010 Census of Population and Housing (CPH) & 2015 Population Census (POPCEN). Retrieved from: <https://psa.gov.ph/content/head-household-1>. Retrieved on: April 27, 2021.

Table 3-17 Household Heads: Civil Status by Gender

Barangay	Gender	Civil Status of Household Heads					Total	
		Single	Married	Separated	Widow/er	Live-in	No.	%
155	Male	0	2	0	0	1	3	100
	Female	0	0	0	0	0	0	0
Subtotal		0	2	0	0	1	3	100
159	Male	3	2	1	1	3	10	41.7
	Female	0	8	1	3	2	14	58.3
Subtotal		3	10	2	4	5	24	100
221	Male	8	13	2	2	13	38	46.9
	Female	7	14	4	8	10	43	53.1
Subtotal		15	27	6	10	23	81	100
227	Male	0	0	0	1	0	1	33.3
	Female	0	0	1	0	1	2	66.7
Subtotal		0	0	1	1	1	3	100
228	Male	17	18	5	4	45	89	47.8
	Female	9	30	8	8	42	97	52.2
Subtotal		26	48	13	12	87	186	100
Total Male		28	35	8	8	62	141	47.5
Total Female		16	52	14	19	55	156	52.5
Grand Total		44	87	22	27	117	297	100
%		14.8	29.3	7.4	9.1	39.4	100	

Source: JICA Design Team

(3) Educational Attainment

Data on the educational attainment of household heads (Table 3-18) follow the same pattern as that of the household members (Table 3-14), with majority having reached high school - either as a graduate (36.5%) or at high school level (22%). Of the 297, 42 PAPs (14.2%) have reached college.

In comparison with the educational attainment of the household members, there are more household heads who have reached college level or graduated from tertiary school (26.4%). There are few records of household heads who do not have educational attainment (0.7%), additionally, there is one (1) who did not declare his/her educational attainment.

Table 3-18 Household Heads: Educational Attainment by Gender

Educational Attainment	Male	Female	Total	
			No.	%
Elementary Level	6	7	13	4.4
Elementary Graduate	8	6	14	4.7
High School Level	31	34	65	22.0
High School Graduate	42	66	108	36.5
Vocational/Technical	7	9	16	5.4
College Level	25	17	42	14.2
College Graduate	20	16	36	12.2
Advance College/University	0	0	0	0.0
No Response	0	1	1	0.3
None	1	1	2	0.7
Total	140	157	297	100
%	47.3	53.0	100	

Source: JICA Design Team

3.6.3 Tenure Status and Living Arrangements of Affected Households

(1) Type of Residence by Tenurial Status

Primary residence is defined in this RAP as a place where a household lives most of the time and the household considers as their permanent dwelling at a given time. A secondary residence is a dwelling place other than the household's primary residence.

Table 3-19 shows the breakdown of the 297 PAHs according to type of residence as declared by the PAPs. As seen in the table, almost all of the households (99.3%) consider their existing dwelling as their primary residence. This means that almost all of those who will qualify for relocation will need assistance in seeking relocation elsewhere. Those who consider their dwelling as secondary residence (0.7%) would have the option to move back to their primary residence upon displacement.

Table 3-19 Household Heads: Type of Residence

Tenurial Status	Primary Residence	Secondary Residence	No Response	Total
Landowner	26	0	0	26
Non-Landowner	266	2	3	271
Total	292	2	3	297
%	99.3	0.7	1.0	100

Source: JICA Design Team

(2) Length of Stay in Current Residence

For this Project, length of stay in the affected area is not a basis of eligibility for compensation and relocation. In terms of residence, the cut-off-date will be the basis in determining whether a household is eligible or not. Nevertheless, it is important to understand the circumstances that lead the household head of the PAHs to live in the project area in order to inform the resettlement and livelihood strategies.

Table 3-20 shows that most of the PAHs (47.8%) have lived in their current residence since birth, for both landowners and nonlandowners. This suggests that the household heads' social and economic network is deeply embedded around the Project area. Thus, movement to a new place, especially far from the City of Manila, could potentially disrupt their long-term established relationships and support systems. The remaining proportions presents that households heads have been residing in the areas for more than 20 years (19.2%), 6-10 years (9.4%), 3-5 years (9.1%), and 11-15 years (6.1%). Moreover, there are few records of length of stay under 16-20 years (4.4%) and 1-2 years (3%).

Table 3-20 Household Heads: Length of Stay in Current Residence by Tenure Status

Length of Stay	Tenure Status		Total	
	Landowner	Non-landowner	No.	%
Less than a year	0	0	0	0
1-2 years	1	8	9	3.0
3-5 years	0	27	27	9.1
6-10 years	1	27	28	9.4
11-15 years	0	18	18	6.1
16-20 years	1	12	13	4.4
More than 20 years	7	50	57	19.2
Since birth	16	126	142	47.8
No Response	0	3	3	1.0
Total	26	271	297	100

Source: JICA Design Team

(3) Household Heads: Place of Residence Before Current Residence

While majority of household heads (142 of 297) have been residing in their current place of residence since birth (Table 3-21), Table 3-21 shows that household heads who came from another place prior to their current residence are mostly from the same barangay within Manila (19.5%), from Manila City (17.8%), or other provinces (7.1%).

Only 4.7% came from Metro Manila and 2% from other cities outside Metro Manila. Household heads without responses are those who have been residing in their current residence since birth.

Table 3-21 Household Heads: Place Prior to Current Residence

Place prior to current residence	Tenure Status		Total	
	Landowner	Non-landowner	No.	%
Same Barangay	3	55	58	19.5
Same City/Municipality	4	49	53	17.8
Metro Manila	0	14	14	4.7
Other City	1	5	6	2.0
Other Province	2	19	21	7.1
No Response	16	129	145	48.8
Total	26	271	297	100

Source: JICA Design Team

(4) Household Heads: Reason for Establishing Residence in Current Location

The primary reason for establishing residence in their current location is family ties comprising 21.5% of the proportion (Table 3-22). This supports the prior finding that household heads who have been residing in their current location have a deeply-established support system in the Project area. The 48.8% PAPs are the same PAPs who did not respond in the previous question regarding place of prior residence because this question does not apply to them.

Proximity to livelihood only comes next at 11.1%, while others are residing in the area because they are married to a resident of Manila LGU (6.4%). Some household heads cited their place as either rent-free or affordable enough for them (6.1%), and some noted proximity to school (0.3%) as the primary reason for establishing residence in the area. Those with other responses (5.7%) include: better living space, inheritance of property, and (3) moving due to loss of their previous house by fire (Table 3-22).

Table 3-22 Household Heads: Establishing Residence in Current Location

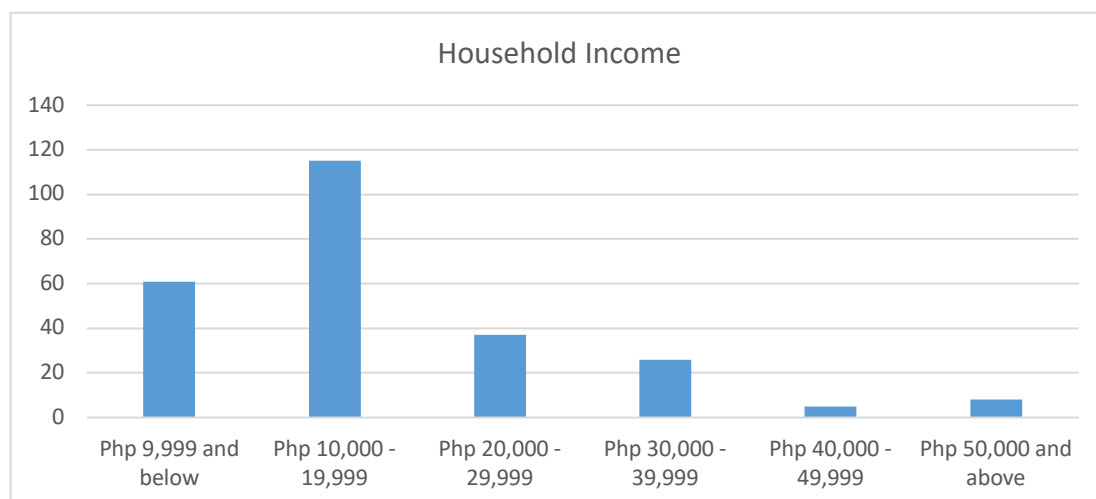
Reason	Tenure Status		Total	
	Landowner	Landowner	No.	%
Proximity to livelihood	0	33	33	11.1
Rent free /Affordable rental fee	0	18	18	6.1
Family ties	10	54	64	21.5
Near school	0	1	1	0.3
Got married	0	19	19	6.4
Other (Specified)	0	17	17	5.7
N/A	16	129	145	48.8
Total	26	271	297	100

Source: JICA Design Team

3.6.4 Livelihood and Living Profile

(1) Monthly Household Income

Household income as defined in this RAP refers to the total monthly income of all members contributing to household income. Figure 3-1 shows that most of the households have a monthly income of PhP10,000-19,999 range (38.7%). This is followed by PAPs with income levels of PhP9,999 and below (20.5%) and PhP20,00-29,000 (12.5%). In addition, the PAPs also declared income levels of PhP30,000-39,999 (8.8%) and PhP50,000 and above (2.7%). Few of the households have a monthly income of PhP40,000-49,999 (1.7%). It should also be noted that there are 45 PAPs (15.2%) who refused to disclose their income.



Source: JICA Design Team

Figure 3-1 Monthly Income Bracket of Households

Table 3-23 provides the breakdown of household monthly income per barangay. Barangays 221 and 228 are the two (2) barangays with the most of the number of households whose monthly income level is between PhP10,000 and PhP19,999. Barangays 228 and 232 have the highest proportion of households earning an income between PhP9,999 and below.

Table 3-23 Monthly Household Income from All Sources per Barangay

Brgy	PhP 9,999 and below		PhP 10,000 - 19,999		PhP 20,000 - 29,999		PhP 30,000 - 39,999		PhP 40,000 - 49,999		PhP 50,000 and above		No response		Total No.
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	
155	1	33.3	0	0	1	33.3	0	0	0	0	1	33.3	0	0.0	3
159	4	16.7	2	8.3	3	12.5	3	12.5	1	4.2	1	4.2	10	41.7	24
221	9	20.5	12	27.3	7	15.9	1	2.3	2	4.5	1	2.3	12	27.3	44
227	3	100	0	0	0	0	0	0	0	0	0	0	0	0	3
228	34	18.3	90	48.4	19	10.2	17	9.1	1	0.5	2	1.1	23	12.4	186
Total	61	20.5	115	38.7	37	12.5	26	8.8	5	1.7	8	2.7	45	15.2	297

Source: JICA Design Team

As seen in Table 3-24, the average income among landowners is at PhP27,061.00 while for non-landowners, the average income is at PhP19,430.50. The average combined household monthly income is PhP21,813.55.

Table 3-24 Average Monthly Household Income by Tenure Status per Barangay (in PhP)

Barangay	Average Household Income (in PhP)		Average HH income of LO and NLOs (in PhP)
	Landowner (LO)	Non-Landowner (NLO)	
155	N/A	32,667.00	32,667.00
159	25,110.00	22,500.00	23,805.00
221	31,560.00	18,777.50	25,168.75
227	N/A	7,133.00	7,133.00
228	24,513.00	16,075.00	20,294.00
Average Income	27,061.00	19,430.50	21,813.55

Source: JICA Design Team

(2) Households below Poverty Threshold

The poverty threshold is the minimum income or expenditure required for a family or individual to meet the basic food and non-food requirements⁷. The annual per capita poverty threshold is

⁷: PSA Board Resolution No 01, Series of 2017 – 129. Retrieved from:

determined periodically by the Philippines Statistics Authority (PSA). For this RAP, the annual per capita poverty threshold for is PhP 28,682, based on the latest data for NCR as indicated in the 2018 Family Income and Expenditure Survey⁸.

Based on the declared income of surveyed households, 47 of the 297 households are below the poverty threshold (Table 3-25). Two (2) of these are landowners and 45 are non-landowners below the set threshold. On the other hand, a total of 205 households' income were identified as above the poverty threshold.

Table 3-25 Households Above and Below Poverty Threshold by Tenure Status per Barangay

Barangay	(A) Below Poverty Threshold			(B) Above Poverty Threshold			(C) No response	TOTAL (A+B+C)
	LO	NLO	Subtotal	LO	NLO	Subtotal		
155	0	1	1	0	2	2	0	3
159	1	1	2	3	9	12	10	24
221	0	11	11	13	45	58	12	81
227	0	1	1	0	2	2	0	3
228	1	31	32	2	129	131	23	186
Total	2	45	47	18	187	205	45	297
%	0.7	15.2	15.8	6.1	63.0	69.0	15.2	100

Note: LO: Landowner; NLO: Non-landowner

Source: JICA Design Team

(3) Monthly Household Expenses

Data on identified household expenses can be used to gauge if declared household incomes are enough to meet basic household expenses. However, not all the surveyed households provided information on the expense items, as shown in Table 3-26. Thus, the data are only indicative of the everyday expenses and do not represent the actual expenses of the affected households.

<https://psa.gov.ph/ISSiP/concepts-and-definitions>. Retrieved on: April 27, 2021

⁸: Updated Annual Per Capita Poverty Threshold for NCR (2018). Full Year Official Poverty Statistics, PSA. Retrieved from: <https://psa.gov.ph/poverty-press-releases/data>. Retrieved on April 27, 2021

Table 3-26 Household Expense Items

Expense items	No. of Responding Households	Average Monthly Expense (PhP)	%
Basic Household Expense Items			
Food	300	7,235	38.9
Non-Food	260	1,671	9.0
Rent (House/Room)	47	2,489	13.4
Power (Source of Light)	283	1,187	6.4
Water	275	534	2.9
Education	35	1,733	9.3
Communications	196	421	2.3
Transportation	162	1,386	7.5
Health	108	1,510	8.1
Cooking (LPG, Charcoal, Gas)	285	410	2.2
Average Household Expense	N/A	18,576	100
Secondary Household Expense Items			
Rent (Land)	1	1,500	6.5
Tax	10	2,236	9.7
Recreation	7	1,143	5.0
Loan Payment	20	3,265	14.2
Financial Support	9	4,056	17.7
Salary	4	10,750	46.8
Average Household Expense	N/A	22,950	100

Source: JICA Design Team

As seen in Table 3-26, there are two (2) types of household expenditures reported, namely: basic household expense items and secondary household expense items. Basic expense items are those that a household need to survive and to create opportunities for a better life (i.e. health and education). These items also generated the greatest number of responses and therefore assumed to be common expense item among affected households. Secondary expenses are those that a household do not normally spend. These also generated the least number of responses. The secondary expense items are assumed to be either (1) not a common expense item among affected households (i.e., land rental and tax), or (2) not a monthly recurring expense of the household (i.e., recreation).

Table 3-26 further shows that among the basic household expense items, food accounts for almost a third of household expenses (38.9%), followed by expenses for house/room rental (13.4%), expenses for education (9.3%), non-food items i.e. groceries (9%), health-related expenses (8.1%), transportation costs (6.5%), power or electric bills (6.4%), water (2.9%), and expenses related to communications (2.3%) that include mobile cellphone loads for data use, text messaging and calls. The least expenses item is for cooking using fuel (2.2%).

For secondary household expense items, salary to household helper (46.8%) constitute the biggest portion. This is followed by financial support to relatives (17.7%), loan payment (14.2%). Other expense items are tax (9.7%), rent on land (6.5%) and recreation (5.0%).

(4) Primary Source of Household Income

The survey also determined the primary source of income of households. For the BT Section, these can be categorized into the following:

- Wage-based, or income sources with a fixed regular payment, typically paid on a daily, hourly, weekly or monthly basis, made by an employer to an employee for the services rendered by the latter;
- Enterprise-based or income sources from business or other forms of self-employment (i.e., peddling, contracting service, pedicab driving, etc),

- Remittance-based, or incomes from remittances, pension and social welfare program like 4Ps.

Table 3-27 shows that 503 household members are contributing to household income, which translates to an average of 1-2 members per household. Majority of the household income comes from wage-based livelihood (62.6%), followed by enterprise-based activities (28.4%). The least source of income is derived from other means such as collecting and trading of junk (0.8%).

Table 3-27 Primary Source of Household Income by Barangay

Brgy.	Wage-based	Enterprise-based/ self-employment	Remittance- based	Others	Total
155	3	3	0	0	6
159	33	21	5	0	59
221	87	36	20	0	143
227	3	3	0	1	4
228	192	80	16	3	291
Total	315	143	41	4	503
%	62.6	28.4	8.2	0.8	100

Source: JICA Design Team

(5) Location of Primary Source of Household Income

Most of the household members are working near their respective barangays with a total of 152 PAPs or 30.2%. It is followed by the source of income within the neighborhood (22.7%), other city (18.1%), and there are also a few household members working in no definite area (11.9%). Moreover, 11.5% (58 PAPs) are working within their residence and 2.4% (12 PAPs) who are working overseas. Of the total, one (1) PAP (0.2%) did not provide any response to this query.

Table 3-28 Location of Primary Source of Household Income by Barangay

Brgy.	Within Resi- dence	Within Neighbor- hood	Near Brgy.	Other City	Over- seas	No Definite Area	Others	NR	Total
155	1	1	2	0	0	1	1	0	6
159	12	14	15	5	2	11	0	0	59
221	14	28	47	23	4	22	4	1	143
227	1	0	1	2	0	0	0	0	4
228	30	71	87	61	6	26	10	0	291
Total	58	114	152	91	12	60	15	1	503
%	11.5	22.7	30.2	18.1	2.4	11.9	3.0	0.2	100

Note: NR: No response

Source: JICA Design Team

(6) Secondary Source of Household Income

Among the 503 household members contributing to the household income, there are 65 with secondary income source as shown in Table 3-29. Income from remittances takes the highest portion of the sum total (38.5%), followed by enterprise-based or self-employment (32.3%), and wage-based income (29.2%).

Table 3-29 Secondary Source of Household Income by Barangay

Barangay	Wage-based	Enterprise-based/self-employment	Remittance-based	Total
155	1	0	0	1
159	2	1	3	6
221	3	10	8	21
227	0	0	1	1
228	13	10	13	36
Total	19	21	25	65

Barangay	Wage-based	Enterprise-based/self-employment	Remittance-based	Total
%	29.2	32.3	38.5	100

Source: JICA Design Team

(7) Access to Social and Financial Support Services

Access to social and financial support services is a form of short-term and long-term financial security for households in times of need. In particular, having access to formal social and financial support services decreases the households' vulnerability to shocks and unforeseen circumstances like displacement and periods of unemployment.

Government institutions such as the Home Development Mutual Fund (HDMF) or more popularly known as the Pag-IBIG Fund, Social Security System (SSS) and Government Service Insurance System (GSIS), provide members with benefits such as housing loans, calamity loans, burial, maternity, and pension among other benefits. At the same time, the Philippine Health Insurance Corporation (PhilHealth) offers coverage for hospitalization costs.

The Survey sought to determine PAHs' membership to financial institutions, with options to select multiple responses, as applicable. As seen in Table 3-30, not all PAPs are covered by SSS/GSIS, HDMF, and PhilHealth despite these being mandatory for wage-based workers.

Many of the households have PhilHealth (59.6%) and SSS membership (56.2%). There are also members of Pag-IBIG or HDMF (39.1%), while very few are GSIS members (1.0%).

For the Blumentritt-Tutuban section, there are eighteen (18) PAPs (6.1%) who receive cash assistance from the Pantawid Pamilyang Pilipino Program (4Ps) as members. The 4Ps is a Program under the auspices of the Department of Social Welfare and Development (DSWD) which provides a form of conditional cash transfer program to the poorest of the poor households.

However, there is also a relatively significant number of PAPs who do not have access to any support services, comprising the 26.6% of the proportion. Given that they do not have ready access to loans or a financial safety net, this implies that these PAPs are at risk in case of economic shocks, natural calamities or health emergencies.

Table 3-30 Membership in Social and Financial Support Services by Tenure Status

Membership in Social and Financial Support Services	Tenure Status		Total Responses	
	Landowner	Non-landowner	N	%
Pag-IBIG Fund (HDMF)	7	109	116	39.1
GSIS	1	2	3	1.0
SSS	15	152	167	56.2
Phil Health	16	161	177	59.6
4Ps	0	18	18	6.1
None	7	72	79	26.6
No Response	0	3	3	1.0

Note:

Tenure status is based on PAP declared status

Multiple Response Table; Total (N) Cases: 297 Households

Source: JICA Design Team

3.6.5 Basic Household Amenities

(1) Access to Water: Primary Water Source

Table 3-31 shows that most of the landowners have their own metered connection while the majority of the non-landowners source their water from either communal faucet or shared with neighbors. A bulk from the total count is under households that use a shared connection with neighbor or a communal faucet (46.8%), followed by those who have their own metered connection (37.4%). Other

means of access to water include: buying water from vendors (10.8% or 32 households), and asking for free water supply from their relatives or setting up an illegal connection (2.7% or 8 households). Six (6) households (2.0%) reported having access water through a deep well and the remaining one (1) household did not provide response to the inquiry.

Table 3-31 Primary Water Source by Tenure Status

Water Connection	Tenure Status		Total	
	Landowner	Non-Landowner	No.	%
Own Metered connection	15	96	111	37.4
Shared with neighbor or communal faucet	8	131	139	46.8
Deep well	0	6	6	2.0
Buying from water vendors	1	31	32	10.8
Others	2	6	8	2.7
No Response	0	1	1	0.3
Total	26	271	297	100

Source: JICA Design Team

(2) Access to Electricity: Primary Power Source

In terms of access to electricity, majority of the households have shared connection (48.5%) and own their electricity power connection (42.1%). Other households' source of electricity connection include prepaid electricity services (6.7%) and illegal connection (0.7%). Two (2) households reported that they have no electricity connection and one (1) household refused to give a response to the query.

Table 3-32 Primary Power Source by Tenure Status

Access to Electricity	Tenure Status		Total	
	Landowner	Non-landowner	No.	%
Own electric meter for power connection	16	109	125	42.1
Shared connection	9	135	144	48.5
Illegal connection	1	4	5	1.7
No connection	0	2	2	0.7
Others	0	20	20	6.7
No Response	0	1	1	0.3
Total	26	271	297	100

Source: JICA Design Team

(3) Cooking Facilities: Fuel Used for Cooking

In terms of cooking, the most commonly used fuel is gas (75.1%) (Table 3-33). Other types (12.8%) of fuel are also used by some households and others prefer to use kerosene (6.4%). Very few households use other conventional methods such as electricity (2.0%), charcoal (1.3%) and wood (0.7%). There are also households (1.3%) without any form of fuel; these households either do not cook at home or purchase food or eat outside. Similar to the data gathered for the source of electricity connection, one (1) household did not respond to the query.

Table 3-33 Fuel Used for Cooking, by Tenure Status

Cooking Facility	Tenure Status		Total	
	Landowner	Non-landowner	No.	%
Gas (LPG)	18	205	223	75.1
Kerosene	2	17	19	6.4
Charcoal	0	4	4	1.3
Wood	0	2	2	0.7
Electricity	0	6	6	2.0
Other	6	32	38	12.8
None	0	4	4	1.3
No Response	0	1	1	0.3
Total	26	271	297	100

Source: JICA Design Team

3.6.6 Vulnerable Groups

Vulnerable groups in this RAP refer to households belonging to the poverty threshold, a household headed by the elderly or a solo-parent, or a household with a person with disability/-ies (PWD), or with a person who is very ill and/or mentally challenged. These households are targeted for special assistance under this RAP to ensure that they are equipped to rehabilitate themselves from the effects of displacement.

Table 3-34 provides a detailed breakdown of the 115 vulnerable households. As seen in the table, there are 83 or 72.2% of the households have one (1) type of vulnerability, 32 or 27.8% of the households have multiple forms of vulnerability. This multiple categories or combinations of vulnerability present in one (1) household mean that such households are at higher levels of risk, and would thus require of assistance provided to each type of vulnerable household category. For instance in case ABC, a household is below poverty threshold, and is headed by an elderly who is also a widow (with dependent).

Table 3-34 Vulnerable Households per Barangay

Brgy.	Households with 1 Vulnerability				Households with more than 1 Vulnerability								Total
	A	B	C	D	AB	AC	AD	BC	BD	CD	ACD	BCD	
155	1	0	0	0	0	1	0	1	0	0	0	0	3
159	1	3	5	0	0	0	0	0	0	0	0	0	9
221	9	9	8	0	1	1	0	5	0	2	0	0	35
227	1	0	0	0	0	0	0	0	1	0	0	0	2
228	18	18	7	3	8	4	1	3	0	2	1	1	66
Total	30	30	20	3	9	6	1	9	1	4	1	1	115
%	26.1	26.1	17.4	2.6	7.8	5.2	0.9	7.8	0.9	3.5	0.9	0.9	100
Total	83				32								115
%	72.2				27.8								100

Note: A - HH below Poverty Threshold
 B - HH headed by solo parents with dependents
 C - HH headed by the elderly
 D - HH with member who is a PWD

Source: JICA Design Team

Table 3-35 shows that 35.7% (41 vulnerable households) earn through enterprise-based jobs, while 32.2% (37 vulnerable households) are wage-based, 18.3% (21 vulnerable households) are remittance-based, and very few (1.7% or 2 households) earn through other means. It can also be seen that the household head of 11.3% vulnerable households do not have any source of income, while one (1) household refused to respond.

Table 3-35 Income Sources of Vulnerable Households per Barangay

Type of Vulnerability	Number of Vulnerable HH	Enterprise-based	Wage-based	Remittance (Pension)	None	Others	NR
A	30	14	9	1	5	1	0
B	30	12	14	2	1	0	1
C	20	6	3	9	2	0	0
D	3	1	2	0	0	0	0
AB	9	3	6	0	0	0	0
AC	6	2	0	1	2	1	0
AD	1	0	1	0	0	0	0
BC	9	1	1	5	2	0	0
BD	1	1	0	0	0	0	0
CD	4	0	1	2	1	0	0
ACD	1	1	0	0	0	0	0
BCD	1	0	0	1	0	0	0
Total	115	41	37	21	13	2	1
%	100	35.7	32.2	18.3	11.3	1.7	0.9

Note: A - HH below Poverty Threshold
B - HH headed by solo parents with dependents
C - HH headed by the elderly
D - HH with member who is a PWD

Source: JICA Design Team

3.6.7 PAPs Requiring Special Assistance During Transfer

Aside from households who are socially and economically vulnerable to impacts of displacement, there are some persons who are physically and emotionally vulnerable during transfer - i.e., baby/toddler, pregnant women, elderly, sick/very ill, physically disabled and mentally challenged.

Table 3-36 outlines the PAPs who would require additional assistance before, during and after moving out from their place of origin to the resettlement site or replacement property. As presented in Table 3-36, out of 187 PAPs requiring special assistance, 85 are baby/toddler, 81 are elderly, and nine (9) were pregnant during the conduct of SES survey. In addition, there are also eight (8) physically disabled persons, three (3) mentally challenged persons, and one (1) who is very ill.

Table 3-36 PAPs Requiring Special Assistance During Transfer

Category	Vulnerable Persons	
	No.	%
Baby/Toddler	85	45.5
Elderly	81	43.3
Pregnant	9	4.8
Physically disabled	8	4.3
Mentally challenged	3	1.6
Sick/Very Ill	1	0.5
Total	187	100

Source: JICA Design Team

Households with these members were informed of the relocation process. Table 3-37 shows that the 187 vulnerable persons are from 136 households. There are 16 households with multiple vulnerable persons and 120 with one (1) vulnerable person.

Table 3-37 Households Requiring Special Assistance During Transfer per Barangay

Barangay	HH with Multiple vulnerable PAPs during transfer		HH with 1 vulnerable PAP during transfer		Total
	No.	%	No.	%	
155	0	0	1	100	1
159	6	35.3	11	64.7	17
221	3	8.6	32	91.4	35
227	0	0	2	100.0	2
228	7	8.6	74	91.4	81
Total	16	11.8	120	88.2	136

Source: JICA Design Team

3.6.8 Relocation Experience and Preferences

(1) Household Relocation Experience

Out of the 297 households (not accounting for tenure status), there are nine (9) households or 3.0% who claim to have been previously relocated. On the other hand, 287 or 96.6% have not been relocated (Table 3-38). One (1) of the households did not disclose if they have been previously relocated.

Table 3-38 Household Experience on Relocation

Barangay	Yes	No	No Response	Total
155	1	2	0	3
159	3	21	0	24
221	2	79	0	81
227	1	2	0	3
228	2	183	1	186
Total	9	287	1	297
%	3.0	96.6	0.3	100

Source: JICA Design Team

Disaggregation of data by tenurial status (Table 3-39) further indicates that all households with experience on relocation are non-landowners and that no landowner household claimed to have been previously relocated.

Table 3-39 Household Experience on Relocation by Tenurial Status

Experience on Relocation	Tenurial Status		Total	
	Landowner	Non-landowner	No.	%
No Experience on Relocation	26	264	290	97.6
Previously Relocated	0	6	6	2.0
No Response	0	1	1	0.3
Total	26	271	297	100

Source: JICA Design Team

All of the six (6) non-landowner households who claim to have been previously relocated (Table 3-39) were awarded with a housing by the NHA (Table 3-40).

Table 3-40 Household Experience on Relocation by KSA, per Barangay

Barangay	NHA	LGU	Pag-IBIG	NGO	Total
155	0	0	0	0	0
159	2	0	0	0	2
221	2	0	0	0	2
227	1	0	0	0	1
228	1	0	0	0	1
231	0	0	0	0	0
Total	6	0	0	0	6
%	100	0.0	0.0	0.0	100

Source: JICA Design Team

Among the six (6) households who claimed to be previously relocated, four (4) reported that they have kept or maintained the housing unit awarded to them. The remaining proportion were transferred to their relatives (16.7%) and either sold or mortgaged the units (16.7%) (Table 3-41).

Table 3-41 Status/Condition of Previously Awarded Housing Unit, per Barangay

Barangay	Kept/ Maintained	Transferred to relatives	Sold/Mortgaged	Total
155	0	0	0	0
159	1	1	0	2
221	1	0	1	2
227	1	0	0	1
228	1	0	0	1
Total	4	1	1	6
%	66.7	16.7	16.7	100

Source: JICA Design Team

(2) Household Relocation Preference

Majority or 85.2% of the households prefer assistance to avail socialized housing or economic housing. On the other hand, 12.1% of the households selected to be assisted in finding an alternative site to rebuild their home, while the option that is least preferred is availing Balik Probinsya (1.0%) (Table 3-42).

Table 3-42 Preferred Relocation Assistance

Preferred Location for Resettlement Site	Landowner	Non-landowner	Total	
			No.	%
Assistance to avail socialized housing / economic housing	18	235	253	85.2
Assistance to avail Balik Probinsya	0	3	3	1.0
Assistance to find alternative site to rebuild our home	8	28	36	12.1
No Response	0	5	5	1.7
Total	26	271	297	100

Source: JICA Design Team

As seen in Table 3-43, almost half of the households prefer to be relocated within Manila City (47.8%), followed by those who would like a resettlement site in another province or region (18.2%). Other households expressed their preference over resettlement within Metro Manila (17.2%), 10.8% responded that they prefer to be resettled in the same barangay as their current residence, and the least preferred option is to be relocated in a city or municipality in the same region (1.7%). It should be noted that there are 4.4% who did not respond to the query.

Table 3-43 Preferred Location of Resettlement or Replacement Property

Preferred Location for Resettlement Site	Landowner	Non-landowner	Total	
			No.	%
Same Barangay	4	28	32	10.8
Within same City/Municipality	13	129	142	47.8
City/Municipality within the Same Region	1	4	5	1.7
Within Metro Manila	6	45	51	17.2
City/Municipality in Other Province/Region	2	52	54	18.2
No Response	0	13	13	4.4
Total	26	271	297	100

Source: JICA Design Team

3.6.8.2 Considerations for Resettlement

The bulk of the collated considerations for resettlement fall under the condition of being near their workplace or livelihood opportunities with 263 responses or 23.1%. Most households also consider their proximity to market or malls (17.6%) as well as to schools (16.6%). Other considerations include

the accessibility of the resettlement area to public transportation (14.4%) and proximity to community areas such as church (11.7%) and spaces for recreational activities (9.5%).

Some households (6.5%) also specified other considerations such as access to health care facilities and services, proximity to family and friends, and residing in a flood-free area with access to water, power and other utilities, and residing in a peaceful environment. There were also eight (8) households (0.7%) who did not provide any information on their considerations for resettlement (Table 3-44).

Table 3-44 Considerations for Resettlement

Considerations for Resettlement	Landowner	Non-landowner	Total	
			No.	%
Near work/livelihood opportunities	24	239	263	23.1
Near schools	19	170	189	16.6
Near market/malls	21	179	200	17.6
Near Church	17	116	133	11.7
Near recreational activities	14	94	108	9.5
Access to public transportation	19	145	164	14.4
Others	5	69	74	6.5
No Answer	0	8	8	0.7
N. Cases	35	277	312	100
Total Responses	119	1,020	1,139	

Note: Multiple Response

Source: JICA Design Team

3.6.8.3 Preferred Shelter Agency to Assist Developing the Resettlement Site

In terms of preferred agencies, as seen in Table 3-45, 37.7% of the PAPs do not have a preferred shelter agency for the development of their resettlement site; however, among the housing agency options, NHA (35.0%) is preferred by most of the households. Some prefer the LGU (13.5%) and the Home Development Housing Fund or PAG-IBIG (12.8%), while very few chose the Social Housing Finance Corporation (0.7%) and NGOs such as Gawad Kalinga.

Table 3-45 Preferred Shelter Agency

Preferred Housing Agency	Landowner	Non-landowner	Total	
			No.	%
National Housing Authority	5	99	104	35.0
Social Housing Finance Corporation	0	2	2	0.7
Local Government Unit (LGU)	4	36	40	13.5
Home Development Housing Fund (HDMF)/Pag-IBIG	6	32	38	12.8
NGO (i.e. Gawad Kalinga/ Habitat)	0	1	1	0.3
No response	11	101	112	37.7
Total	26	271	297	100

Note: NGO – Non-Government Organizations i.e., Gawad Kalinga/Habitat for Humanity

Source: JICA Design Team

3.6.8.4 Willingness to be Relocated in a High-Density Housing

The number of respondents who are willing to be relocated in a high-density housing unit (46.8%) is relatively close to those who are unwilling (49.2%). There are 12 households or 4.0% who did not respond to the query. Table 3-46 shows the breakdown of the answers provided by the landowners and non-landowners.

Table 3-46 Willingness to be Relocated in a High-Density Housing Unit

Tenurial status	Willingness to be Relocated in High-Density Housing			Total
	No	Yes	No Response	
Landowner	12	11	3	26
Non-Landowner	134	128	9	271
Total	146	139	12	297
%	49.2	46.8	4.0	100

Source: JICA Design Team

Most of the households (35.4%) refused to provide any information. Among those who responded, majority are willing to pay for the amortization fee if it is below PhP 500 (24.9%) (Table 3-47). Some of the households also declared that they are willing to pay PhP 2,000 (5.4%).

Table 3-47 further indicates that: 8.1% of the households who responded are willing to pay PhP 500, 6.7% are willing to pay above PhP 1,000, and 5.7% are willing to pay below PhP 1,000.

Table 3-47 Willingness to Pay: Amount Households Willing to Pay, by Tenure Status

Amount Willing to Pay	Tenure Status		Total	
	Landowner	Non-landowner	No.	%
Below PhP 500	5	69	74	24.9
PhP 500	2	22	24	8.1
Below PhP 1,000	2	15	17	5.7
PhP 1,000	4	16	20	6.7
PhP 1,500	2	12	14	4.7
PhP 2,000	1	15	16	5.4
PhP 3,000	2	10	12	4.0
PhP 4,000	0	1	1	0.3
PhP 5,000	1	10	11	3.7
Above PhP 5,000	2	1	3	1.0
No Response	5	100	105	35.4
Total	26	271	297	100

Source: JICA Design Team

3.7 Socio-Economic Profile of the Affected Business and Institutions

This section describes the profile and socio-economic information of potentially affected businesses and institutions as a unit. A business is a unit engaged in an income-generating activity such as, but not limited to: production, manufacturing, distribution, marketing, selling of good and services, at different scales. An institution is a government unit or private organization founded for religious, educational, social, or similar purposes.

A business owner can be an individual, a corporation, a cooperative or an association and can own/operate multiple businesses. Owners of institution on the other hand, are usually the institution itself (when it act as a legal entity i.e., government, foundation, association), or another legal entity (i.e, church operated by a particular religious organization). Table 3-48 shows the number of affected businesses/institutions and their owners/operators per barangay.

Table 3-48 Number of Affected Businesses and Institutions per Barangay

Barangay	Affected Business		Affected Institution
	Business Unit	Business Owners/PAP	
155	1	1	0
159	6	5	0
221	5	5	3
227	0	0	0
228	10	10	1
Total	22	21	4

Source: JICA Design Team

As seen in Table 3-48, there is a total of 22 businesses and 21 business owners. Among those businesses, 21 (95.5%) are under single proprietorship and one (1) or 4.5% partnership (Table 3-49). It can also be noted that most of the landowners and non-landowners are under single proprietorship, and that among the non-landowners there is one (1) with business unit partnership.

Table 3-49 Ownership of Affected Business or Institution by Tenurial Status

Barangay		Business		
		Single Proprietorship	Partnership	Total
Landowner	155	0	0	0
	159	1	0	1
	221	4	0	4
	227	0	0	0
	228	3	0	3
	Subtotal	8	0	8
Non-landowner	155	1	0	1
	159	5	0	5
	221	0	1	1
	227	0	0	0
	228	7	0	7
	Subtotal	13	1	14
Total		21	1	22
%		95.5	4.5	100

Source: JICA Design Team

Out of the 22 affected businesses, 21 or 95.5% are owned by a single proprietor and one (1) or 4.5% is under a partnership (Table 3-50). Based on the number of employees and amount of business capitalization disclosed by the respondents, all affected businesses are classified as micro-business.

Out of the four (4) affected institutions, three (3) are owned by the government; specifically barangay local government units (BLGU), while the remaining one (1) is privately owned. These affected institutions are:

- Barangay 221 Holy Family Chapel
- Barangay 221 Day Care Center
- Barangay 228 Covered Court and Barangay Hall
- Barangay 231 Day Care Center

Details of these affected institutions and their structures are also indicated in Volume 5 (As-Built Survey Report, Part II and III). As seen in Table 3-50, most of the businesses are registered under their respective barangays (48%), it is then followed by businesses which are not registered to any licensing government office (40%). There is a very small number of businesses that are registered to the LGU (8.0%) and DTI (4.0%).

Table 3-50 Registration Status of Affected Businesses

Barangay	Registration Status			
	Registered with DTI	Barangay Business Permit	Mayor's Permit / LGU Permit	Not Registered in Any
155	0	1	0	0
159	0	5	1	1
221	1	2	1	3
227	0	0	0	0
228	0	4	0	6
Total N. Cases: 22	1	12	2	10
%	4.0	48.0	8.0	40.0

Note: Multiple Response

Source: JICA Design Team

Majority or 59.1% of the affected business have been operating in the area for one (1) to five (5) years during the time of SES, while some 18.2% have been operating for six (6) to ten years at the time of the census. Few businesses have been operating for 11-15 years (4.5%), for 16-20 years (9.1%), and for more than 20 years (9.1%) (Table 3-51).

Table 3-51 Length of Business Operations

Barangay	Length of Business Operations (In Years)					Total
	1-5 Years	6-10 Years	11-15 Years	16-20 Years	More than 20 years	
155	1	0	0	0	0	1
159	6	0	0	0	0	6
221	1	0	1	1	2	5
228	5	4	0	1	0	10
Total	13	4	1	2	2	22
%	59.1	18.2	4.5	9.1	9.1	100

Source: JICA Design Team

(1) Type of Business Operations

The two (2) most common type of business operations in the area are house or room rentals (45.5%), followed by trading or retailing (27.3%) and food businesses such as restaurants and eatery (18.2%). There are also home or small-scale industry and other forms of businesses such as automotive enterprise which are both at 4.5% (Table 3-52).

Table 3-52 Type of Business Operations

Type of Business Operations	Gender of Business Owner		Total	
	Male	Female	No.	%
Trading/Retailing	3	3	6	27.3
Restaurant/Fast Food/Eatery	3	1	4	18.2
Home/Small-scale industry	0	1	1	4.5
House/Room Rental	6	4	10	45.5
Others (Specify)	1	0	1	4.5
Total	13	9	22	100
%	59.1	40.9	100	

Source: JICA Design Team

(2) Business/Enterprise Capitalization

All affected business have capitalization of below Php 3 million (Table 3-53).

Table 3-53 Amount of Capitalization

Type of Business Operation	Amount of Capitalization (in PhP)				Total
	< 3Million		3M >		
	No.	%	No.	%	
Trading/Retailing	6	27.3	0	0	6
Restaurant/ Fast Food/Eatery	4	18.2	0	0	4
Home/Small-scale industry	1	4.5	0	0	1
House/Room Rental	10	45.5	0	0	10
Others (Specify)	1	4.5	0	0	1
Total	22	100	0	0	22

Source: JICA Design Team

(3) Average Monthly Income as Declared by Business Owners

Gross monthly income is defined as this RAP as the amount of income earned by businesses in a month - before taxes and deductions are taken out. On the other hand, net income refers to the net profit, or amount earned after subtraction of taxes and other deductions from the gross income.

Table 3-54 summarizes the declared gross month income as reported. The average gross monthly income of affected business is PhP11,739.47 while the average net income is PhP 8,835.71.

Table 3-54 Average Monthly Business Income, per Barangay (in PhP)

Barangay	Monthly Income	
	Gross	Net
155	15,000.00	9,000.00
159	10,810.00	10,675.00
221	13,500.00	8,000.00
227	-	-
228	11,350.00	8,055.56
Average	11,739.47	8,835.71

Source: JICA Design Team

(4) Profile of Employees

Among the 22 businesses, 14 or 63.6% declared that they have no paid employees and two (2) businesses have paid employees (9.1%) (Table 3-55). It must also be noted that there are 27.3% that refused to disclose information about employees.

Table 3-55 Business with Paid Employees

Barangay	With Paid Employees	With no Paid Employees	No Response	Total
155	0	1	0	1
159	0	4	2	6
221	0	5	0	5
227	0	0	0	0
228	2	4	4	10
Total	2	14	6	22
%	9.1	63.6	27.3	100

Source: JICA Design Team

Out of the six (6) employees who provided a response, there is an equal distribution of male and female employees in the affected businesses, as shown in Table 3-56.

Table 3-56 Gender of Employees in Affected Businesses and Institutions

Barangay	Male	Female	Total
155	0	0	0
159	0	0	0
221	0	0	0
228	3	3	6
Total	3	3	6
%	50.0	50.0	100

Source: JICA Design Team

The average salary of support staff/unskilled workers is PhP 7,200/month. The skills of support staff includes food preparation, sales, business and finance and personal services related (Table 3-57).

Table 3-57 Position, Gender, and Average Salary of Employees

Position/ Level	Gender		Average Salary (in PhP)	Skills of Employees
	Male	Female		
Support Staff/ Unskilled Worker	8,750	1,000	7,200.00	Food Preparation/Technology, Sales Related, Business and Finance, Personal Services Related

Source: JICA Design Team

While few businesses have paid employees, Table 3-58 shows that more than half (63.6%) of the businesses are being assisted by family members. Other businesses do not have helpers (27.3%) and some seek assistance from non-relatives who are paid employees (9.1%).

Table 3-58 Helpers in Business Operation

Type of Business Operation	Family members	Non-relatives	None	Total
Trading/Retailing	5	0	1	6
Restaurant/Fast Food/Eatery	3	1	0	4
Home/Small-scale industry	0	1	0	1
House/Room Rental	5	0	5	10
Others (Specify)	1	0	0	1
Total	14	2	6	22
%	63.6	9.1	27.3	100

Source: JICA Design Team

3.8 Preferences for Livelihood Restoration

This section presents the preferred livelihood restoration assistance across categories of the PAPs including business, household with business, households only and PAPs whose impact is on property only.

Most of the PAPs prefer to be provided with financial assistance (33.1%) and any job or employment (28.2%). Other PAPs prefer other forms of assistance such as assistance to get job/employment within the current sector (18.0%), and replacement of land or business structure (4.6%). A small number of PAPs opted for the provision of vocational skills training (1.0%). Table 3-59 shows the distribution of the preferred livelihood assistance of the PAPs. Some 2.6% PAPs did not provide any preferred assistance.

Table 3-59 Preferred Livelihood Restoration Assistance

Preferred Livelihood Assistance	Barangay					Total	
	155	159	221	227	228	No.	%
Job/employment within the current sector	0	4	0	0	51	55	18.0
Any job/employment	0	8	0	0	78	86	28.2
Financial assistance in finding new employment	2	13	0	1	85	101	33.1
Replacement land/business structure	0	4	0	0	10	14	4.6
Vocational/Skills Training	0	0	0	0	3	3	1.0
Others (Not Specified)	1	5	0	2	41	49	16.1
No Response	0	0	0	0	8	8	2.6

Note: Multiple Response

Total N. Cases: 305

Source: JICA Design Team

3.8.1 Preferred Location of Livelihood

Majority of the PAPs prefer to be assisted in restoring their livelihood in their current barangay (43.3%) while others are amenable to any barangay within Manila City (35.1%) (Table 3-60). There is also a significant number who prefer to find a new employment or establish their business near the relocation site (28.2%) and very few chose other province (1.0%), any city within NCR (0.7%), and outside of the country (0.3%).

Table 3-60 Preferred Location of Livelihood

Preferred Location of Livelihood Restoration	Barangay					Total Responses	
	155	159	221	227	228	No.	%
Current Barangay	3	15	32	3	79	132	43.3
Any barangay within current city	0	6	32	0	69	107	35.1
Any city within NCR	0	0	1	0	1	2	0.7
Near Relocation Site	0	5	18	2	61	86	28.2
Other Province	0	0	0	0	3	3	1.0
Abroad/Outside the country	0	0	0	0	1	1	0.3

Note: Multiple Response

Total N. Cases: 305

Source: JICA Design Team

3.8.2 Current Skills of the PAPs

Common skills among the PAPs are personal services related (23.3%), construction related (19.3%), food preparation (18.3%) and sales related (7.7%). There are 23.3% who did not provide information on their skills. Table 3-61 presents the distribution of the current skills of the PAPs.

Table 3-61 Current Skills of PAPs

Current Skills of PAPs	HH	HH with Business	Business	Grand Total	
				No.	%
Construction related	57	1	0	58	19.3
Food Preparation/Technology	51	4	0	55	18.3
Hotel/Restaurant related	1	0	0	1	0.3
Automotive related	12	1	0	13	4.3
Electronic/Electrical related	12	0	0	12	4.0
Computer related	12	0	0	12	4.0
Health related	2	1	0	3	1.0
Clerical related	2	0	0	2	0.7
Sales related	21	2	0	23	7.7
Personal Services related	67	3	0	70	23.3
Design/Arts related	2	0	0	2	0.7

Current Skills of PAPs	HH	HH with	Business	Grand Total	
Dressmaking related	16	1	0	17	5.7
Business/Finance related	16	3	1	20	6.7
No Response	64	5	1	70	23.3

Note: Multiple Response
Total N. Cases: 300

Source: JICA Design Team

3.8.3 Preferred Skills Training of the PAPs

Table 3-62 highlights that many PAPs (35.0%) do not have a preferred skills training among the choices prepared in the SES. Their preference is consistent with their response regarding their preferred form of livelihood assistance.

Most of the PAPs prefer personal services related skills trainings (26.7%), followed by food preparation or technology (15.0%), and business or finance related skills training (14.3%). Other types of skills trainings were selected by very few PAPs.

Table 3-62 Preferred Skills Training of PAPs

Preferred Skills Training	Households	Household w/ business	Business	Total Responses	
				No.	%
None	95	8	2	105	35.0
Construction related	34	1	0	35	11.7
Personal Services related	77	3	0	80	26.7
Design/Arts related	2	0	0	2	0.7
Dressmaking related	16	2	0	18	6.0
Business/Finance related	39	3	1	43	14.3
Food Preparation/Technology	43	2	0	45	15.0
Hotel/Restaurant related	3	0	0	3	1.0
Automotive related	20	0	0	20	6.7
Electronic/Electrical related	15	0	0	15	5.0
Computer related	14	0	0	14	4.7
Health related	2	1	0	3	1.0
Clerical related	1	0	0	1	0.3
Sales related	10	0	0	10	3.3

*Note: Multiple Response
Total N. Cases: 300

Source: JICA Design Team

3.9 Project Perception and Preferences

A significant number of the interviewed PAPs are aware of the Project (97.0%) and there are only 2.3% who claim that they are not aware of the Project. A small fraction of the PAPs refused to respond (0.7%) (Table 3-63).

Table 3-63 Project Awareness

Barangay	Project Awareness			Total
	Yes	No	No Response	
155	3	0	0	3
159	24	0	0	24
221	81	2	1	84
227	3	0	0	3
228	185	5	1	191
Total	296	7	2	305
%	97.0	2.3	0.7	100

Source: JICA Design Team

3.9.1 Main Issues and Concerns of the PAPs

The main concerns and issues of the PAPs are summarized in Table 3-64. The primary concern is the demolition of their house and the need to relocate to another area (91.4%), fear of losing income (32.3%) or their business being affected by the Project (8.0%).

Table 3-64 Main Concerns of the PAPs

Issues and concerns	Business	Household with Business	Household Only	Institution	Total	
					No.	%
Demolition of house and relocation to another area	2	17	278	0	297	91.4
Affected business	1	10	14	1	26	8.0
Loss of income	3	11	91	0	105	32.3
Loss of Access (Roads/Pathways)	1	4	15	0	20	6.2
Living environment in the area will get worse because of noise and vibration	1	0	1	0	2	0.6
Others	0	2	14	3	19	5.8
No Response	1	0	3	0	4	1.2

Note: Multiple Response

Total N. Cases: 305

Source: JICA Design Team

Some PAPs also expressed concern about the loss of access (6.2%) once the train operates, while a few are worried that the living environment in the area will worsen because of noise and vibration (0.6%). Other cited issues and concerns on impact to community facilities like barangay hall and daycare center. They might not be eligible for relocation, and resettlement sites will be located far from the City of Manila.

3.9.2 Perceived Project Benefits of the PAPs

Improved comfort and convenience to passengers and car owners ranked as the most perceived Project benefit (68.3%), followed by the ease in traffic (65.2%) (Table 3-65). Some of the PAPs perceive that the Project will improve access to social amenities and facilities such as schools, hotels, recreational facilities and hospitals (29.8%). Only a few believe that the Project will improve access to working place/office (12.0%). Other PAPs believe that the value of commercial and residential properties will increase (1.8%) and that the Project will open up opportunities for work and business (1.5%). Others cited Project benefits such as: improvement in the safety of residents, fewer train-related accidents, relocation of ISFs to a safer place, more affordable living, and improved living environment.

Table 3-65 Perceived Project Benefits

Benefits	Business	HH with Business	HH Only	Institution	Total	
					No.	%
Will reduce the traffic jam	4	11	195	2	212	65.2
Will improve comfort and convenience to passengers and car owners	5	15	199	3	222	68.3
Will improve access to social amenities and facilities such as schools, hotels, recreational facilities, and hospitals	0	2	93	2	97	29.8
Will improve access to working place/office	1	3	33	2	39	12.0
Value of commercial and residential	0	0	6	0	6	1.8

Benefits	Business	HH with Business	HH Only	Institution	Total	
					No.	%
properties will increase						
Will open up opportunities for work and business	0	0	4	1	5	1.5
Others	0	1	2	2	25	7.7
No Response	0	0	3	0	3	0.9

Note: Multiple Response; HH: Household
Total N. Cases: 305

Source: JICA Design Team

3.9.3 PAP Support for the Project

All interviewed PAPs expressed overwhelming support for the Project (Table 3-66).

Table 3-66 Support for the Project

Support for the Project	Business	HH w/ Business	Household	Institution	Total
Support the Project	3	18	279	4	305
Do not support the Project	0	0	0	0	0
No Response	0	0	0	0	0

Source: JICA Design Team

3.9.4 PAP Recommendations to Mitigate and/or Address Issues and Concerns

Relocation of house/structure (71.7%) ranked as the highest recommendation to address their issues and concerns, followed by provision of financial assistance (6.8%), provision of compensation (5.8%) and support for livelihood restoration (1.5%). The 2.8% of the PAPs recommended to realign or redesign the Project to avoid impact on their structures. Other recommendations are to: provide resettlement and livelihood, resettle the PAPs in a better location, provide assistance to return in their provinces, resettlement sites within Metro Manila, and make renters eligible for resettlement (Table 3-67).

Table 3-67 Recommendations to Mitigate and/or Address Issues and Concerns

Recommendations	Business	HH w/ Business	Household	Institution	Total	
					No.	%
Redesign the Project	0	1	8	0	9	2.8
Provision of Compensation	1	4	13	1	19	5.8
Financial Assistance	1	2	19	0	22	6.8
Livelihood Restoration	1	0	4	0	5	1.5
Relocation: House/Structure	2	8	221	2	233	71.7
Others	0	3	31	1	35	10.8
No Response	0	0	2	0	2	0.6

Note: Multiple Response
Total N. Cases: 305

Source: JICA Design Team

CHAPTER 4 LEGAL FRAMEWORK

4.1 Policies and Guidelines Applied to the Project

The following paragraphs summarize the pertinent Philippine laws, rules and regulations, as well as JICA requirements on involuntary resettlement. JICA also conforms with and adopts the World Bank's Safeguards Policies as the benchmark of internationally accepted standards of international finance organizations, as outlined in Section 5.4 World Bank Environmental and Social Standard 5 (ESS5): Land Acquisition, Restrictions on Land Use and Involuntary Resettlement.

Section 4.5 of this chapter compares JICA requirements and policies with those of the Philippines and where policy differences and/or gaps have been identified, recommended measures to harmonize these gaps are outlined. In case of discrepancies between the Philippine laws, regulations, and procedures, and JICA's policies and requirements, the gap-filling measures identified in Section 4.5 will prevail. Chapter 5 outlines the project-specific policies to be followed in the preparation and implementation of the RAP as approved by the DOTr and JICA.

4.2 Philippine Legal Framework

The policy framework within which the RAP will be implemented is derived from the Philippine Constitution, pertinent laws and applicable executive, administrative and department orders. The applicable legal framework is listed in Table 4.1 and the summary of these laws and policies, in order to provide background information for the gap analysis and policy comparison is detailed in the sections below.

Table 4.1 List of Applicable Legal Framework

Constitution and Pertinent Laws	
1	Philippine Constitution 1987
2	Republic Act No. 10752 (The Right-of-Way Act)
3	Republic Act No. 7279 (Urban Development and Housing Act of 1992)
4	Republic Act No. 11201 (Department of Human Settlements and Urban Development Act of 2019) and Its Implementing Rules and Regulations
5	Republic Act No. 7160 (Local Government Code of 1991)
6	Republic Act No. 386 (Civil Code of the Philippines)
7	Republic Act No. 9679 (Home Development Mutual Fund Law of 2009)
8	Commonwealth Act No. 141 (Public Land Act of 1936)
9	Republic Act No. 6685 (December 1988)
10	Republic Act No. 9994 (February 2010)
11	Republic Act No. 7277 (March 1992) as Amended by R.A. 9442
12	Batas Pambansa 220 (June 1982)
13	Presidential Decree No. 1096 (National Building Code of the Philippines, February 1977)
14	Republic Act No. 8424 (The National Internal Revenue Code of 1997)
Executive, Administrative and Department Orders	
1	Executive Order No. 1035, Series of 1985
2	Executive Order No. 48, Series of 2001
3	Executive Order No. 708, Series of 2008
4	Executive Order No. 69, Series of 2012
5	Executive Order No. 114, Series of 2020
6	DOTr Department Order No. 2013-05
7	BIR Revenue Regulations (RR) No. 2-98
8	HLURB Memorandum Circular No. 13, Series of 2017
9	HUDCC Resolution No. 1, Series of 2018
10	HUDCC Resolution No. 2, Series of 2018

	Relevant Manuals, Policies and Memorandum Circulars
1	DOTr Right-of-Way and Site Acquisition Manual
2	DPWH Right-of-Way Acquisition Manual
3	Land Acquisition, Resettlement, Rehabilitation and Indigenous Peoples' Policy, 2007
4	NHA Memorandum Circular No. 2427 Series of 2012
5	NHA Memorandum Circular No. 015, Series of 2015
6	NHA Memorandum Circular No. 014, Series of 2018
7	BP2 Council Resolution No. 01 Series of 2020

4.2.1 Philippine Constitution 1987

The pertinent constitutional provisions on involuntary resettlement are as follows:

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

4.2.2 Republic Act No. 10752 (The Right-of-Way Act)

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

Main provisions in R.A. 10752 sought to expedite the implementation of infrastructure projects while ensuring that just and equitable compensation be provided to the project-affected persons. The pertinent revisions in R.A. 10752 include: (1) expansion in scope of national government projects, (2) refining the modes of acquisition, (3) compensation based on replacement cost for land, structures and improvements, (4) changes in guidelines for expropriation proceedings, (5) payment terms, and (6) appropriation.

(1) Expansion in Scope of National Government Projects

Under Section 3 of R.A. 10752, National Government Projects pertain to:

“... all national government infrastructure and its public service facilities, engineering works and service contracts, including projects undertaken by government-owned and controlled corporations, all projects covered by Republic Act No. 6957, as amended by Republic Act No. 7718, otherwise known as the Build-Operate-and-Transfer Law, and other related and necessary activities, such as site acquisition, supply and/or installation of equipment and materials, implementation, construction, completion, operation, maintenance, improvement, repair, and rehabilitation, regardless of the source of funding.”

R.A. 10752 also states that subject to the provisions of Republic Act No. 7160, otherwise known as the Local Government Code (LGC) of 1991, LGUs may also adopt the provisions of this Act for use in the acquisition of ROW for local government infrastructure projects.

(2) Refining the Modes of Acquisition

Under Section 4 of R.A. 10752, the government may acquire real property for the ROW through the following modes: donation, negotiated sale, expropriation, or any other mode of acquisition as provided by law (e.g., exchange or barter, easement of ROW, acquisition of properties under Commonwealth Act (C.A.) No. 141).

With regards to acquisition of properties under C.A. No. 141, the following provisions of Section 4 are noteworthy:

- i. If the landowner is not the original patent holder and any previous acquisition of said land is not through a gratuitous title (i.e. inheritance, donation or negotiation), then the government will follow the other modes of acquisition (in order) as enumerated above;
- ii. If the landowner is the original patent holder or acquisition of the land from the original patent holder is through a gratuitous title (i.e. by donation, inheritance, conveyance to kin without corresponding compensation), then they will be subject to the provisions of C.A. No. 141 or Presidential Decree (P.D.) No. 635. Under these statutes, the landowner is not qualified to compensation for land within the lien, but is qualified for compensation of structures and other improvements within the lien at replacement cost, plus financial assistance as provided for in E.O. 1035. Under C.A. No. 141, a ROW strip not exceeding 20m in width within the land acquired under the law, or 60m (under P.D. 635) is reserved for public use. P.D. 1361¹ further allowed the utilization of the reserved ROW for temporary buildings for Resident/Project Engineers needed in the execution of an infrastructure project.
- iii. The Implementing Agency (IA) may utilize donation or similar mode of acquisition if the landowner is a government owned or government-controlled corporation.

(3) Compensation for Land, Structures and Improvements, Crops and Trees

1) Current Market Value of Land

Section 5(a)(1) of R.A. 10752 provides that the valuation of land under negotiated sale would be based on the current market value of the land. Section 7 of the same Act enumerates the standards for the assessment of the value of land to wit:

- i. The classification and use for which the property is suited;
- ii. The development cost for improving the land;
- iii. The value declared by owners;
- iv. The current selling price of similar lands in the vicinity;
- v. A reasonable disturbance compensation for the removal and demolition of certain improvements on the land and for the value of improvements thereon;
- vi. The size, shape or location, tax declaration and zonal valuation of the land;
- vii. The price of the land as manifested in the ocular findings, oral as well as documentary evidence presented; and
- viii. Such facts and events as to enable the affected property owners to have sufficient funds to acquire similarly situated lands of approximate areas as those required from them by the government, and thereby rehabilitate themselves as early as possible.

¹ P.D. 1361 was issued in to further amend Section 112 of C.A. 141 (in addition to P.D. 635). This amendment included in the lien of the government, aside from those enumerated in P.D. 635, the following: “airport runways, including sites necessary for terminal buildings and other government structures needed for full operation of the airport, as well as areas and sites for government or Project Engineers needed in the prosecution of government- infrastructure projects”.

2) Replacement Cost of Structures and Improvements

Section 5(a)(2) states that the IA may offer to acquire, through negotiated sale, the compensation price equivalent to the replacement cost of structures and improvements.

Under Section 6.6 of the IRR of R.A. 10752, the replacement cost of structures or improvements affected by the ROW shall be based on the current market prices of materials, equipment, labor, contractors profit and overhead, and all other attendant costs associated with the acquisition and installation of a similar asset in place of the affected asset. In addition:

- i. If the affected structure has been damaged, then the replacement cost should be the pre-damaged condition of that structure;
- ii. The replacement cost of the structure may vary from the market value of the existing structure, since the structure that would actually replace it may have a different cost at current market prices; and
- iii. The replacement structure has to perform the same functions and meet the performance specifications as the original structure.

3) Current Market Value of Crops and Trees

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

(4) Compensation for Structures and Improvement of Owners Who Have No Legally Recognized Right to the Land

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

- Must be Filipino citizens;
- Must not own any real property or other housing facility in any urban or rural area; and
- Must not be professional squatters or members of a squatting syndicate as defined in the Urban Development and Housing Act of 1992.

Although the IRR of R.A. 10752 provides a fourth condition, “Must not occupy an existing government ROW”, this is not included in the Act.²

(5) Changes in Guidelines for Expropriation Proceedings

Under Section 6 of R.A. 10752 and Section 7 of the IRR of R.A. 10752, for expropriation cases, the IA is mandated to deposit to the court the following upon filing of the expropriation complaint:

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

In cases wherein the completion of the government infrastructure project is of utmost urgency and importance, R.A. 10752 allows for the expeditious processing for areas where there is no zonal classification or where the zonal valuation has been enforced for more than three years. In such cases,

² The applicability of this provision to the project is discussed in Chapter 5.

the IA will use the BIR zonal value and land classification of similar lands in the adjacent vicinity as basis for valuation.

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

(6) Payment of Taxes

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

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

Under expropriation proceedings, the IA pays the documentary stamp tax, transfer tax, and registration fees, while the owner pays the capital gains tax and any unpaid real property tax.

(7) Payment Terms

Based on Section 5(f) of R.A. 10752, the IA will pay the property owner upon execution of the Deed of Sale:

- 50% of the negotiated price of the affected land (exclusive of unpaid taxes remitted to the LGU), and
- 70% of the negotiated price of the affected structures, improvements, crops and trees (exclusive of unpaid taxes remitted to the LGU) upon execution of the deed of sale.

As stipulated in Section 5(g) of the same Act, the remaining payment for the affected property will be as follows:

For land, the remaining 50% of the negotiated price of the affected land will be paid, exclusive of unpaid taxes remitted to the concerned LGU (if any):

- At the time of transfer of title in the name of the Republic of the Philippines, in cases where the land is wholly affected; or
- At the time of the annotation of a deed of sale on the title, in cases where the land is partially affected.

For affected structures, improvements, crops and trees, the remaining 30% will be compensated, exclusive of unpaid taxes remitted to the concerned LGU (if any), if the land is already completely cleared of such structures, improvements, crops and trees.

(8) Easement Agreement

Section 10 of R.A. 10752 states that if a portion of lot needed for the ROW is minimal – that the cost for surveying or segregating the portion from the main lot would be greater than the value of the lot needed – then the IA may, if the property owner agrees, resort to the mode of Easement of ROW provided under the Civil Code.

A ROW easement agreement can be executed between the property owner and the IA – with the former granting the latter the right to use the affected portion of the lot as ROW, and the owner retaining ownership of the land.

Under such cases, the IA will pay the owner the following:

- Value for the portion of the lot based on the existing zonal value declared by the BIR, and
- Value of the structures and improvements on land based on replacement cost.

The IA will be responsible for the registration of the ROW easement agreements with the Register of Deeds within 10 days from the date of execution, with the Registry of Deeds required to annotate on the Titles the agreements within seven (7) days from receipt of the registration.

(9) Government Appropriation

Section 10 of R.A. 10752 stipulates that the government shall provide adequate appropriations that will allow implementing agencies to acquire required ROW for the national government infrastructure projects in advance of the project implementation. This includes the following:

- Cost for parcellary surveys and appraisal of project-affected properties;
- Compensation for project-affected land, structures and improvements, crops and trees;
- Cost of development and implementation of resettlement projects including planning, social preparation, and other activities under the resettlement action plan; and
- Related expenses of the IA, including capital gains tax in the case of negotiated sale, documentary stamp tax, transfer tax, and registration fees for the transfer of titles, and other relevant administrative expenses for ROW management.

Section 15c of the IRR of R.A. 10752 provides a more detailed description of the third bullet. It states that where necessary, cost of implementation of resettlement projects may include land development and housing construction, provision of basic services and community facilities, livelihood restoration and improvement³, and other activities under RAP in coordination with concerned government agencies.

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

The law stipulates that it is the policy of the state, in coordination with the private sector, to uplift the conditions of the underprivileged and homeless citizens in urban areas and in resettlement areas by making available decent housing at affordable cost, basic services, and employment opportunities. Socialized housing encompasses housing programs and projects covering houses or home lots for the homeless and underprivileged and provision of basic services and facilities. This shall be provided by LGUs or the National Housing Agency (NHA) in cooperation with the private developers and concerned agencies.

Section 5 of R.A. 7279, and Sections 3.1, and 6.6 of its Annex (Guidelines for the Inventory and Identification of Lands and Sites for Socialized Housing) states that lands or portions thereof, set aside for government offices, facilities, and other installations, whether owned by the National Government, its agencies and instrumentalities, including government-owned or controlled corporations, or by the LGUs, but which have not been used for the purpose for which they have been reserved or set aside for the past 10 years from the effectivity of the Act (i.e., as of 2002) shall be covered by the Act. As such, these areas, when identified as suitable for socialized housing, shall immediately be transferred to the NHA, subject to the approval of the President of the Philippines, or by the LGU concerned, as the case may be, for proper disposition with the Act.

³ As of now, there is no standard or guidelines for livelihood restoration and improvement as they relate to losses that come from land acquisition.

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

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

Section 8 of the Act and its Annex A mandated all LGUs in coordination with the NHA, Housing and Land Use Regulatory Board (HLURB), National Mapping and Resource Information Authority (NAMRIA), and the Land Management Bureau (LMB) of the Department of Environment and Natural Resources (DENR) to identify lands for socialized housing and resettlement areas for the immediate and future needs of the underprivileged and homeless in the urban areas.

Under Section 10, land acquisition may be acquired through the following modes: community mortgage, land swapping, land assembly or consolidation, donation, joint-venture agreements, negotiation, or expropriation – which should be resorted to only when other options have been exhausted.

Under Section 16, the following are eligible beneficiaries for socialized housing:

- i. Must be a Filipino citizen,
- ii. Must be underprivileged and homeless (i.e. those whose total household income is below the poverty threshold as defined by the National Economic and Development Authority (NEDA)),
- iii. Must not own any real property whether in urban or rural areas, and
- iv. Must not be a professional squatter or member of any squatting syndicate.

In the same Act, Professional Squatter and Squatting Syndicate are defined as follows:

Professional Squatter – refers to individuals or groups who occupy lands without the express consent of the landowner and who have sufficient income for legitimate housing. The term shall also apply to persons who have previously been awarded home lots or housing units by the Government but who sold, leased or transferred the same to settle illegally in the same place or in another urban area and non-bona fide occupants and intruders or lands reserved for socialized housing. The term shall not apply to individuals or groups who simply rent land and housing from professional squatters or squatting syndicate.

Squatting Syndicate - refers to groups of persons engaged in the business of squatter housing for profit or gain.

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

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

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

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

4.2.4 Republic Act No. 11201 (Department of Human Settlements and Urban Development Act of 2019) and Its Implementing Rules and Regulations

The Act and its IRR was signed by the President in February and July 2019 respectively, and the full implementation started on January 2020. The Act stipulates the creation of the Department of Human Settlements and Urban Development (DHSUD) with the intention of consolidating the Housing and Urban Development Coordinating Council (HUDCC) and the HLURB.

According to the Act, the department shall act as the primary national government entity responsible for the management of housing, human settlement and urban development. It shall be the sole and main planning and policy-making, regulatory, program coordination, and performance monitoring entity for all housing, human settlement, and urban development concerns, primarily focusing on the access to and the affordability of basic human needs. It shall also develop and adopt a national strategy to immediately address the provision of adequate and affordable housing to all Filipinos and ensure the alignment of the policies, programs, and projects of all its attached agencies to facilitate the achievement of this objective.

When it comes to its attached agencies, the DHSUD will exercise administrative supervision over the following housing agencies, which shall remain to be attached for purposes of policy and program coordination, monitoring, and evaluation: (i) NHA; (ii) Home Guaranty Corporation; and (iii) Home Development Mutual Fund (HDMF); and (iv) SHFC. The attached agencies will continue to function according to existing laws and their respective charters.

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

This Code establishes the system and defines powers of provincial, city, municipal and barangay governments in the Philippines. Relevant sections include:

Section 2(c) stipulates the policy of the State to require all national agencies and offices to conduct periodic consultations with appropriate LGUs, non-governmental and people's organizations, and other concerned sectors of the community before any project or program is implemented in their respective jurisdictions.

Section 17(b) states that LGUs shall exercise such other powers and discharge such other functions and responsibilities as are necessary, appropriate, or incidental to the efficient and effective provision of basic services and facilities. Provincial LGUs are mandated to provide such basic services and facilities except for housing projects funded by the Social Security System (SSS), Government Service Insurance System (GSIS), and the HDMF.

Section 17(c) provides that public works and infrastructure projects and other facilities funded by the national government under the annual General Appropriations Act, other special laws, pertinent executive orders, and those wholly or partially funded from foreign sources, are not covered under Section (b), as described above, except in those cases where the LGU concerned is duly designated as the IA for such projects, facilities, programs, and services.

Under **Section 19**, an LGU, through its chief executive and acting pursuant to an ordinance, may exercise the power of eminent domain for public use, or purpose, or welfare for the benefit of the poor and the landless upon payment of just compensation, pursuant to the provisions of the Constitution and pertinent laws. Provided, however, that the power of eminent domain may not be exercised unless a valid and definite offer has been previously made to the owner, and such offer was not accepted.

Further, the LGU may immediately take possession of the property upon the filing of the expropriation proceedings and upon making a deposit with the proper court of at least fifteen percent (15%) of the fair market value of the property based on the current tax declaration of the property to be expropriated: Provided, finally, that, the amount to be paid for the expropriated property shall be determined by the proper court, based on the fair market value at the time of the taking of the property.

Under **Section 20(a)** of the same Act, a city or municipality may, through an ordinance passed by the Sanggunian after conducting public hearings for the purpose, authorize the **reclassification of agricultural lands** and provide for the manner of their utilization or disposition in the following cases:

- When the land ceases to be economically feasible and sound for agricultural purposes as determined by the Department of Agriculture; or
- Where the land shall have substantially greater economic value for residential, commercial, or industrial purposes, as determined by the Sanggunian concerned.

Provided, that such reclassification shall be limited to the following percentage of the total agricultural land area at the time of the passage of the ordinance:

- For highly urbanized and independent component cities, fifteen percent (15%);
- For component cities and first to third class municipalities, ten percent (10%); and

- For fourth to sixth class municipalities, five percent (5%): Provided, further, that agricultural lands distributed to agrarian reform beneficiaries pursuant to Republic Act Numbered Sixty-six hundred fifty-seven (R.A. No. 6657)⁴, otherwise known as "The Comprehensive Agrarian Reform Law", shall not be affected by the said reclassification and the conversion of such lands into other purposes and shall be governed by Section 65 of said Act.

Based on **Section 20(c)** the LGUs shall, in conformity with existing laws, continue to prepare their respective comprehensive land use plans enacted through zoning ordinances which shall be the primary and dominant bases for the future use of land resources. The requirements for food production, human settlements, and industrial expansion shall be taken into consideration in the preparation of such plans.

Section 27 provides that no project or program shall be implemented by government authorities unless the consultations mentioned in Sections 2(c) above are complied with, and prior approval of the Sanggunian concerned is obtained; Provided, that occupants in areas where such projects are to be implemented shall not be evicted unless appropriate relocation sites have been provided, in accordance with the provisions of the Constitution.

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

Title VII of the Civil Code of the Philippines (hereafter shall be referred to as "Civil Code") provides methods for acquiring and extinguishing easements or servitudes. **Article 613** defines an easement or servitude as an encumbrance imposed upon an immovable for the benefit of another immovable belonging to a different owner. Further the section states that the immovable in favor of which the easement is established is called the dominant estate, and that, which is subject thereto the servient estate. For example, this section of the Civil Code is relevant to ROW acquisition when the government (i.e. the dominant estate) can require easements due to new public infrastructure. This can impose restrictions to owners (i.e. the servient estate) on land use, as the owner is required to allow perpetual use of portions of his/her land for public purpose. R.A. 386 provides definitions and guidelines that are relevant to this legal framework as enumerated below:

Chapter 1 – Easements in General, Sections 1-4

Article 615 - Continuous easements are those the use of which is or may be perpetual, without the intervention of any act of man.

Article 617 - Easements are inseparable from the estate to which they actively or passively belong.

Article 618 - Easements are indivisible. If the servient estate is divided between two or more persons, the easement is not modified, and each of them must bear it on the part which corresponds to him.

Article 625 - Upon the establishment of an easement, all the rights necessary for its use are considered granted.

Article 626 - The owner of the dominant estate cannot use the easement except for the benefit of the immovable originally contemplated. Neither can the owner exercise the easement in any other manner than that previously established.

Article 629 - The owner of the servient estate cannot impair, in any manner whatsoever, the use of the servitude.

⁴ R.A. No. 6657 enacted in 1988 is an Act instituting a comprehensive agrarian reform program to promote social justice and the establishment of owner cultivatorship of economic-size farms as the basis of Philippine agriculture. The agrarian reform program is founded on the right of farmers and regular farmworkers who are landless, to own directly or collectively the lands they till or in the case of farmworkers, to receive a just share of the fruits thereof. To this end the State encourage and undertake the just distribution of all agricultural lands, subject to the priorities and retention limits set forth in the Act.

Article 630 - The owner of the servient estate retains the ownership of the portion on which the easement is established, and may use the same in such a manner as not to affect the exercise of the easement.

Article 631(5) - Easements are extinguished by the renunciation of the owner of the dominant estate.

Chapter 2 – Legal Easements, Sections 1 and 3

Article 634 - Easements imposed by law have for their object either public use or the interest of private person.

Article 635 - All matters concerning easements established for public or communal use shall be governed by the special laws and regulations relating thereto.

Article 649 - Should the easement be established in such a manner that its use may be continuous for all the needs of the dominant estate, establishing a permanent passage, the indemnity shall consist of the value of the land occupied and the amount of the damage caused to the servient estate.

Article 654 - If the ROW is permanent, the necessary repairs shall be made by the owner of the dominant estate. A proportionate share of taxes shall be reimbursed by said owner to the proprietor of the servient estate.

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

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

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

4.2.8 Commonwealth Act No. 141 (Public Land Act of 1936)

Under Section 12 of C.A. 141, any citizen of the Philippines over the age of eighteen years, or the head of a family, who does not own more than 24 hectares (ha) of land in the Philippines or has not had the benefit of any gratuitous allotment of more than 24 ha of land since the occupation of the Philippines by the United States, may take possession of land⁵ upon the approval of the Director of Lands and payment of entry fee.

Section 112 prescribes that lands awarded by virtue of this Act shall further be subject to a ROW not exceeding 60 meters (m) in width for public highways, railroads, irrigation ditches, aqueducts, telegraph and telephone lines and similar works as the Government or any public or quasi-public service or enterprise, including mining or forest concessionaires, may reasonably require for carrying on their business, with damages for the improvements only.

P.D. 635 issued in 1975 amended Section 112 of C.A. 141 by increasing the width of the reserved strip of 20 to 60 m. Under Section 7 of the IRR for R.A. 10752, it states that if the government decides to

⁵ Only agricultural land which can be classified as alienable and disposable.

exercise its right to use the ROW strip reserved for public use within the land acquired under C.A. No. 141, the owner is required to execute a quit claim. Only improvements will be compensated.

4.2.9 Republic Act No. 6685 (December 1988)

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

4.2.10 Republic Act No. 9994 (February 2010)

The Act grants additional benefits and privileges to senior citizens to maximize the contribution of senior citizens for nation-building and other purposes. Section 3 of R.A. 9994 defines senior citizens or the elderly as any resident citizen of the Philippines at least sixty (60) years old. Section 5 of the same Act provides the establishment of special housing units for the elderly under its national shelter program. Section 5 of the Act further states that the Department of Transportation shall develop a program to assist senior citizens to fully gain access to public transport facilities.

4.2.11 Republic Act No. 7277 (March 1992) as Amended by R.A. 9442

R.A. 7277, also known as the Magna Carta for Disabled Persons, grants the rights and privileges for Persons with Disability (PWDs) to ensure their rehabilitation, self-development, and self-reliance. Section 4 of the Act provides the following definitions:

- PWDs are those suffering from the restriction of different abilities, as a result of a mental, physical, or sensory impairment, to perform an activity in the manner of within the range considered normal for a human being; and
- Marginalized persons with disability refer to PWDs who lack access to rehabilitative services and opportunities to be able to participate fully in socio-economic activities and who have no means of livelihood or whose incomes fall below the poverty threshold.

4.2.12 Batas Pambansa 220 (June 1982)

The Act authorizes the Ministry of Human Settlements to establish and promulgate different levels of standards and technical requirements for economic and socialized housing projects in urban and rural areas⁶. Section 1 of Batas Pambansa (BP) 220 declares a policy of the government to promote and encourage the development of economic and socialized housing projects for the average and low-income earners in urban and rural areas.

⁶ Functions of the Ministry of Human Settlements were transferred by virtue of E.O. 90 Series of 1986, creating the HUDCC and abolishing the Ministry of Human Settlements. Functions of which have been transferred through the creation of the DHSUD by virtue of R.A. No. 11201 (2018)

Section 2 of the Act defines economic and socialized housing units as those which are within the affordable level of the average and low-income earners which is 30% of the gross family income as determined by the NEDA from time to time.

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

The Decree revises R.A. 6541 to conform with development goals and infrastructure programs of the government and adequately provide for all technological requirements of buildings and structures in terms of the up-to-date design and construction standards and criteria.

It states the policy of the state to safeguard life, health, property, and public welfare, consistent with the principles of sound environmental management and control. To this end, in addition, the Decree aims to provide for all buildings and structures, a framework of minimum standards and requirements to regulate and control their location, site, design, quality of materials, construction, use, occupancy, and maintenance.

4.2.14 Implementing Rules and Regulations of Presidential Decree No. 1096

The Revised IRR (2004) sets the minimum setback requirements for residential, commercial, industrial, and recreational buildings/structures for newly developed thoroughfares (Table 4-2).

Specifically, Section 804 sets the minimum dimension of courts:

1. Minimum sizes of courts and yards and their least dimensions shall be governed by the use, type of construction, and height of the building as provided hereunder, provided that the minimum horizontal dimension of the said courts and yards shall be not less than 2.00 m. All inner courts shall be connected to a street or yard, either by a passageway with a minimum width of 1.20 m or by a door through a room or rooms.
2. The required open space shall be located totally or distributed anywhere within the lot in such a manner as to provide the maximum light and ventilation into the building.
3. Yard – the required open space left between the outermost face of the building/structure and the property lines, e.g., front-, rear-, right-, and left-side yards. The width of the yard is the setback. Yards prescribed for commercial, industrial, institutional, and recreational buildings are shown in Table 4-2 hereafter.

Table 4-2 Minimum Setbacks for Residential Buildings/Structures

Yard	Type of Residential Use/ Occupancy						
	R - 1 ⁷ (m)	R - 2 ⁸		R - 3 ⁹		R - 4 ¹⁰ (individual lot/unit) (m)	R - 5 ^{11****} (m)
		Basic (m)	Maximum (m)	Basic (m)	Maximum (m)		
Front	4.50	3.00	8.00 *	3.00	8.00 *	4.50	6.00
Side	2.00	2.00 **	2.00 **	***	2.00 (optional)	2.00 (optional)	3.00
Rear	2.00	2.00	2.00	***	2.00	2.00	3.00

Notes:

The setback requirements in Table 4-2. above are for newly-developed subdivisions.

* Total setback only at grade (or natural ground) level, i.e., 3.00 m + 5.00 m = 8.00 m (to accommodate part of the minimum parking requirement outside the designated area for the front yard). The second and upper floors and mezzanine level shall thereafter comply with the minimum 3.00 m setback unless otherwise provided under the Code.

** Setback required for only one (1) side. Setbacks on two (2) sides shall be optional.

*** Abutments on two sides and rear property lines may be allowed with conditions as enumerated under Section 804, Subsection 10 of this Rule.

**** Mixed-Use Buildings/Structures in R-5 lots shall be considered a commercial use or occupancy if a substantial percentage, i.e., 55% of the Gross Floor Area (GFA) is commercial.

In cases where yards/setbacks are impossible to attain or where frontage and depth of lots are similar to that of Open Market or Medium Cost Housing Projects, abutments on the sides and rear property lines may be allowed and 1.50 m front yard is left open as transition area.

Table 4-3 Setbacks for Commercial*, Industrial, Institutional, and Recreational Buildings

Road Right-of-Way (RROW) Width(m)	Front (m)	Side (m)	Rear (m)
30.00 & above	8.00	5.00	5.00
25.00 to 29.00	6.00	3.00	3.00
20.00 to 24.00	5.00	3.00	3.00
10.00 to 19.00	5.00	2.00	2.00
Below 10.00	5.00	2.00	2.00

Note:

* Mixed-Use Buildings/Structures in R-5 lots may be considered a commercial development if a substantial percentage of the GFA is commercial.

4. The setback requirements in Table 4-3 above are for newly developed thoroughfares. For highly built-up urban areas with duly established lines and grades reflecting therein proposed road widening and elevation, the requirements in Table 4-3 above may not be imposed, and the face of the building may abut on the side and/or rear property lines, provided that all the requirements on open space, window opening, artificial ventilation, if any, and firewalls (Rule VII) are first fully complied.

⁷ R-1 refers to a low-density residential zone, characterized mainly by single family, single detached dwellings with the usual community ancillary uses on a neighborhood scale, such as executive subdivisions and relatively exclusive residential communities which are not subdivisions.

⁸ A medium density residential use or occupancy, characterized mainly as a low-rise single attached, duplex or multi-level building/ structure for exclusive use as multiple family dwellings. This includes R-2 structures within semi-exclusive subdivisions and semi-exclusive residential communities which are not subdivisions.

⁹ A high-density residential use or occupancy, characterized mainly as a low rise or medium-rise building/ structure for exclusive use as multiple family dwellings with mixed housing types. R-3 structure may include low-rise or medium-rise residential condominium buildings that are already commercial in nature and scale.

¹⁰ A medium to high-density residential use or occupancy, characterized mainly as a low-rise townhouse building/structure for exclusive use as multiple family dwellings. The term R-4 specifically refers to the building/structure on an individual lot (a townhouse unit) and generally refers to the series or rows of R-4 buildings/structures within a subdivided lot or property (an R- 4 development).

¹¹ R-5 refers to a very high-density residential use or occupancy, characterized mainly as a medium-rise or high-rise condominium building/structure for exclusive use as multiple family dwelling.

4.2.15 Republic Act No. 8424 (The National Internal Revenue Code of 1997)

R.A. 8424 sets policies on tax treatment of real property transaction for purposes of facilitating their registration with the Register of Deeds and the Assessor's Office of local government units. Specifically, Section 24 of the Act describes the imposition of tax on capital gains presumed to have been realized from the sale, exchange or disposition of real property classified as capital asset. Similarly, if the asset is classified as ordinary asset, the income from such sale is subject to ordinary income tax.

4.2.16 Executive/Administrative/Department Orders

(1) DILG Memorandum Circular (MC) 2012-04

This MC created local committees and/or similar bodies to curtail the proliferation of professional squatters and squatting syndicates. Under this circular LGUs shall create their respective Local Committees Against Squatting Syndicates and Professional Squatters (LCASSPS) which shall serve as the operating arm of the National Drive Against Professional Squatters and Squatting Syndicates (NDAPSSS¹⁷).

Powers and functions of the LCASSPS are to:

- Adopt the necessary measures to identify and effectively curtail the activities of professional squatters and squatting syndicates, including the names of public officials and/or private individuals or entities suspected of abetting or tolerating the commission of said acts;
- Provide the HUDCC and the NHA copies of the list of identified professional squatters and squatting syndicates in order to safeguard against their inclusion in future government housing programs/projects and recommend their disqualification in existing programs;
- Provide legal assistance to victims of professional squatters and squatting syndicates, giving priority to small property owners, and make available, through the Philippine National Police (PNP) and the Department of Justice (DOJ), a consolidated list of professional squatters and squatting syndicate;
- File or assist the complainant in filing the appropriate charges before the Prosecutor's office;
- Undertake investigation of cases of violation of laws or rules on eviction and demolition forwarded to it and recommend appropriate actions on the same to the concerned agencies;
- Monitor eviction and demolition activities and establish its own monitoring system;
- Submit reports to the HUDCC and to the Office of the President, copy furnished the concerned agencies involved in the implementation of R.A. 7279; and
- Request for assistance from any government entity, if necessary.

(2) Executive Order No. 1035, Series of 1985

E.O. 1035 provides the procedures and guidelines for expeditious acquisition by the government of private real properties or rights thereon for infrastructure and other government development projects.

- Financial assistance to displaced tenants/farmers, equivalent to the average annual gross harvest for the last three (3) years and not less than PhP 15,000 per ha.

¹⁷ By virtue of E.O. 153 Series of 2002

- Provision of financial assistance for the portion subject to the reservation under Section 112 of C.A. 141 on land acquired under C.A. 141 (for original patent holders only). Under C.A. 141, the ROW strip not exceeding 20 m in width within the land acquired under the law, or 60 m (under P.D. 635) is reserved for public use. This shall be over and above compensation for affected portions of structures and improvements therein.

(3) Executive Order No. 48, Series of 2001

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

(4) Executive Order No. 708, Series of 2008

E.O. 708, Series of 2008 amended E.O. 152, Series of 2002 and devolved the function of the Presidential Commission for the Urban Poor (PCUP) as the clearing house for the conduct of demolition and eviction activities involving the homeless and underprivileged citizens to respective LGUs with territorial jurisdiction over the proposed demolition and eviction activities of government agencies.

In relation to this, the LGUs were also ordered to create the Local Housing Board (LHB) or any similar body through an appropriate ordinance before conducting the clearing house functions granted to them in the E.O. The PCUP shall continue its monitoring and reporting functions including Sub-section 4-11 of Section 1 and Section 9 of E.O. 152 as follows:

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

(5) Executive Order No. 69, Series of 2012

The E.O. provides for the transfer of the PCUP to the Office of the President (OP) to effectively coordinate, formulate, and evaluate policies and programs concerning the urban poor. The E.O. also provides the following functions and power to the PCUP:

- Conduct of social preparation activities related to asset reforms, human development, and basic social services, employment and livelihood, and other programs of the government for the urban poor; and
- Representation in the HUDCC (now DHSUD), KSAs, and the LHB.

(6) Executive Order No. 114, Series of 2020

The Balik Probinsya, Bagong Pag-asa (BP2) Program was institutionalized last May 2020 towards the end of ensuring balanced regional development and equitable distribution of wealth, resources and opportunities through policies and programs that boost countryside development and inclusive growth, provide adequate social services, and promote full employment, industrialization and an improved quality of life in rural areas.

The Executive Order also created the Balik Probinsya, Bagong Pag-asa Council, specified the framework and forms of assistance to be extended to qualified individuals and families, and defined the composition, powers and functions of the council to ensure whole of government action.

(7) DOTr Department Order No. 2013-05

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

(8) BIR Revenue Regulations (RR) 2-1998

R.R. No. 2-98 prescribes the regulations to implement R.A. No. 8424 relative to the Withholding on Income subject to the Expanded Withholding Tax and Final Withholding Tax, Withholding of Income Tax on Compensation, Withholding of Creditable Value- Added Tax and Other Percentage Taxes.

(9) HLURB Memorandum Circular No. 13, Series of 2017

The HLURB's Memorandum Circular (MC) No. 13, series of 2017 sets the price ceiling for an economic housing at above PhP 450,000 to PhP 1,700,000, while a medium-cost housing is above PhP 1,700,000 to PhP 4,000,000.

(10) HUDCC Resolution No. 1, Series of 2018

The resolution by the HUDCC sets up a new price ceiling for socialized subdivision projects as indicated in Table 4.4.

Table 4.4 Price Ceiling for Socialized Subdivision Projects

Price Ceiling	Floor Area
PhP 480,000	22 square meters (m2) with loft of at least 50% of the base structure; or 24 m ²
PhP 530,000	24 m ² with loft of at least 50% of the base structure; or 28 m ²
PhP 580,000	28 m ² with loft of at least 50% of the base structure; or 32 m ²

(11) HUDCC Resolution No. 2, Series of 2018

The resolution by the HUDCC sets up a new price ceiling for socialized condominium project as follows (Table 4-5).

Table 4.5 Price Ceiling for Socialized Condominium Projects

Area	Price ceiling	Floor Area
For the National Capital Region; San Jose Del Monte City in Bulacan Province; Cainta and Antipolo in Rizal Province; San Pedro City in Laguna Province; and Carmona and Cities of Imus and Bacoor in Cavite Province.	PhP 700,000	22 m ²
	PhP 750,000	24 m ²
For other areas	PhP 600,000	22 m ²
	PhP 650,000	24 m ²

4.2.17 DOTr Right-of-Way and Site Acquisition Manual

The DOTr as the IA is mandated by R.A. 10752 through Section 18 of its IRR to produce an agency manual of procedures for ROW acquisition. As of March 2018, accordingly, the DOTr proclaimed D.O. 2018-005 stipulating that all implementing offices concerned shall be directed to adopt and use the DOTr's Right-of-Way and Site Acquisition Manual (ROWSAM). The ROWSAM was developed to provide clear and specific operational guidelines on ROW acquisition. It aims to guide the DOTr staff on legal processes and procedures necessary to acquire and clear private and public lands required for the construction and operation of public transport infrastructure regardless of funding sources. Further, it outlines the land acquisition requirements necessary for planning, developing, and implementing land acquisition necessary for the development, construction, and operation of transportation projects.

The ROWSAM also mentions about the importance of due diligence and the DOTr's *Core Values of the Department* (as presented below) that must be applied in every step of the ROW acquisition process.

Core Values of the DOTr

We value integrity and honesty. We practice what we say, formulate policies, programs and projects and properly use resources attuned with the DOTr Mission and Vision.

We are competent. We constantly search for and apply new ideas, technologies and practice to improve the delivery of services to our stakeholders.

We do right things at the right time with the right attitude and behavior. We provide our stakeholders and the general public access to relevant information.

We value and treat our stakeholders with utmost respect and care.

We, the members of the DOTr family, work as a team to attain common goals and objectives.

We commit everything to God for the continuous advancement of this Department and the nation as a whole.

4.2.18 DPWH Right-of-Way Acquisition Manual

For this project, the DOTr will also be adopting DPWH's ROW Acquisition Manual (DRAM) as a general guide in the implementation of the improved ROW process. It was developed in compliance with Section 18 of the IRR, of R.A. 10752, which prescribes that, to provide clear, specific, and operational guidelines for the efficient acquisition of ROW for its infrastructure projects, each IA shall prepare and implement its own "Manual of Procedures for ROW Acquisition." The DRAM covers the entire ROW acquisition process – including the following:

1. Project Feasibility Study with Environmental Impact Assessment;
2. Preparation of Preliminary ROW Action Plan with property appraisal;
3. Provision of appropriations in the General Appropriations Act (GAA);
4. Detailed Engineering Design (DED) including Parcellary Surveys and preparation of Final RAP;
5. RAP Validation;
6. Actual ROW Acquisition through Donation, Negotiation, Expropriation, and Other Modes;
7. Payments to property owners;
8. Transfer of Title to the Republic of the Philippines;
9. Clearance of ROW, and
10. Management of ROW.

The DRAM is also intended to be a reference for property owners and other PAPs on the requirements and procedures to be followed to facilitate ROW acquisition, while ensuring that they obtain due process and fair compensation. It will also guide other concerned government entities – including the Office of the Solicitor General (OSG), the BIR, the housing agencies, the DENR, LGUs, and the courts, among others – as well as Official Development Assistance (ODA) Agencies, on the ROW aspects that entail their active participation. Finally, it shall also serve as guide for the GFIs and IPAs in determining the appropriate price offers to property owners affected by ROW acquisition.

The DRAM consists of the Main Volume and the Appendices Volume. In the Main Volume, the Manual presents and discusses the Workflow Chart, Objective, Lead Persons, Support Entities, Overview, and Procedures. The Appendices Volume provide the pertinent laws, rules and regulations, Department Orders, and template forms, agreements and reports.

4.2.19 Land Acquisition, Resettlement, Rehabilitation and Indigenous Peoples' Policy, 2007

Prior to the DRAM, the policy and guidelines of the DPWH on resettlement were expressed in the Infrastructure ROW (IROW) Procedural Manual (April, 2003) and the Land Acquisition, Resettlement, Rehabilitation, and Indigenous People's Policy (LARRIPP) (3rd edition in April, 2007).

The LARRIPP indicates that social impacts of infrastructure projects should be avoided, minimized and/or mitigated. PAPs should be provided with sufficient compensation in order to ensure that their standard of living prior to the project should be maintained or improved. Project stakeholders should also be consulted regarding the project's design, implementation, and operation.

4.2.20 NHA Memorandum Circular No. 2427 Series of 2012

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

4.2.21 NHA Memorandum Circular No. 015, Series of 2015

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

4.2.22 NHA Memorandum Circular No. 014, Series of 2018

NHA M.C. 014, s.2018 entitled "Revised Guidelines for the Financing of the Acquisition of Developed Lots and Completed Housing Units in Permanent Housing Sites Through the Community Based Initiative Approach (CBIA)" seeks to provide improvements on the community initiative approach per NHA Board Resolution Nos. 6081 and 6155 dated May 13, 2016 and March 1, 2017, respectively. The

latest issuance includes enhanced participation of Community Associations (CA) in identified aspects of the relocation and resettlement program and project implementation process as well as strengthening of controls in the site evaluation, evaluation of landowners/developers/contractors, review and approval of project proposals, and project implementation.

4.2.23 BP2 Council Resolution No. 01 Series of 2020

BP2 Council Resolution No. 01, Series of 2020 approves and adopts the Implementing Guidelines of E.O. No. 114, subject to relevant laws, rules and regulation. The Implementing Guidelines states that the health and education of the people in their home provinces, particularly the program beneficiaries, are important underpinnings for the success of this program. To this end, comprehensive assistance packages shall be designed to encourage the voluntary and immediate movement of BP2 beneficiaries to their respective home provinces, including workers and overseas Filipino workers, especially those stranded in the National Capital Region (NCR) due to the Enhanced Community Quarantine (ECQ). Inclusive access to basic services such as social welfare, health, employment, affordable education, and decent housing shall be provided for the BP2 beneficiaries.

The program shall benefit low-income families who opt to move out of NCR or other highly urbanized cities, and return or relocate to other provinces due to but not limited to the following circumstances: (a) voluntary decision to return to the provinces; (b) loss of job or other sources of income; (c) unsafe current dwelling places; or (d) exposure to health and safety risks and other environmental hazards.

4.3 JICA Policies on Involuntary Resettlement

According to Section 2.6 of JICA Guidelines (2010), projects must comply and conform with the laws or standards related to environmental and local communities of the national and local governments.

The key principles of JICA policy on involuntary resettlement described in the guidelines is summarized below:

Environmental and social considerations policy of the project should not deviate significantly from the World Bank's Safeguard Policies, standards of other international financial organizations, treaties and declaration, and good practices of developed nations including Japan, when appropriate;

When national and local laws and regulations related to the environmental and social considerations of the project are significantly inferior to the aforementioned standards and good practices, project proponents are encouraged to take measures to mitigate the adverse impacts;

Assess social impacts including involuntary resettlement, local economy such as employment and livelihood, utilization of land and local resources, social institutions, existing social infrastructure and services, vulnerable social groups (i.e indigenous groups, women and children), cultural heritage, and infectious diseases such as HIV/AIDS among others.

Implement measures for environmental and social considerations from an early stage of the project;

Incorporate stakeholder opinion into decision-making process regarding environmental and social considerations;

Disclose project information in order to ensure accountability and to promote participation of various stakeholders; and

Enhance organizational capacity in order that measures for appropriate environmental and social considerations are implemented.

4.4 World Bank Environmental and Social Standard 5 (ESS5): Land Acquisition, Restrictions on Land Use and Involuntary Resettlement

ESS5 recognizes that project-related land acquisition and restrictions on land use can have adverse impacts on communities and persons. Project-related land acquisition or restrictions on land use may cause physical displacement (relocation, loss of residential land or loss of shelter), economic displacement (loss of land, assets or access to assets, leading to loss of income sources or other means of livelihood), or both. The term “involuntary resettlement” refers to these impacts. Resettlement is considered involuntary when affected persons or communities do not have the right to refuse land acquisition or restrictions on land use that result in displacement

The key objectives and standards of WB ESS5 is summarized below:

- Avoid involuntary resettlement or, when unavoidable, minimize involuntary resettlement by exploring project design alternatives.
- Avoid forced eviction¹⁸.
- Mitigate unavoidable adverse social and economic impacts from land acquisition or restriction on land use by:
- Providing timely compensation for loss of assets at replacement cost¹⁹; and
- Assisting displaced persons in their efforts to improve or at least restore their livelihood and living standards, in real terms to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.
- Improve living conditions of poor and vulnerable persons who are physically displaced through provision of adequate housing, access to services and facilities, and security of tenure²⁰.
- Conceive and execute resettlement activities as sustainable development programs, providing sufficient investment resources to enable displaced persons to benefit directly from the project, as the nature of the project may warrant.

¹⁸ The Borrower will not resort to forced evictions of affected persons. “Forced eviction” is defined as the permanent or temporary removal against the will of individuals, families, and/or communities from the homes and/or land which they occupy without the provision of, and access to, appropriate

forms of legal and other protection, including all applicable procedures and principles in this ESS. The exercise of eminent domain, compulsory acquisition or similar powers by a Borrower will not be considered to be forced eviction providing it complies with the requirements of national law and the provisions of this ESS, and is conducted in a manner consistent with basic principles of due process (including provision of adequate advance notice, meaningful opportunities to lodge grievances and appeals, and avoidance of the use of unnecessary, disproportionate or excessive force)

¹⁹ “Replacement cost” is defined by World Bank as a method of valuation yielding compensation sufficient to replace assets, plus necessary transaction costs associated with asset replacement. Where functioning markets exist, replacement cost is the market value as established through

independent and competent real estate valuation, plus transaction costs. Where functioning markets do not exist, replacement cost may be determined through alternative means, such as calculation of output value for land or productive assets, or the undepreciated value of replacement material and labor for construction of structures or other fixed assets, plus transaction costs. In all instances where physical displacement results in loss of shelter, replacement cost must at least be sufficient to enable purchase or construction of housing that meets acceptable minimum community standards of quality and safety. The valuation method for determining replacement cost should be documented and included in relevant resettlement planning documents. Transaction costs include administrative charges, registration or title fees, reasonable moving expenses, and any similar costs imposed on affected persons. To ensure compensation at replacement cost, planned compensation rates may require updating in project areas where inflation is high or the period of time between calculation of compensation rates and delivery of compensation is extensive.

²⁰ “Security of tenure” means that resettled individuals or communities are resettled to a site that they can legally occupy, where they are protected from the risk of eviction and where the tenure rights provided to them are socially and culturally appropriate. In no event will resettled persons be provided tenure rights that are in effect weaker than the rights they had to the land or assets from which they have been displaced.

- Ensure that resettlement activities are planned and implemented with appropriate disclosure of information, meaningful consultation and the informed participation of those affected.
- Describe methods of consultation with physically displaced persons regarding relocation alternatives available to them, including, as relevant, choices related to forms of compensation and transitional assistance, to relocating as individual households or families or with preexisting communities.
- In conjunction with the census, establish a cut-off date for eligibility. Information regarding the cut-off date will be well documented and will be disseminated throughout the project area at regular intervals in written and (as appropriate) nonwritten forms and in relevant local languages.
- Consultation process should ensure that women's perspectives are obtained and their interests factored into all aspects of resettlement planning and implementation.
- In the case of physically displaced persons who have formal legal rights to land or assets and those who do not have legal rights to land or assets, but have claim to land or assets that is recognized or recognizable under national laws, offer the choice of replacement property of equal or higher value, with security of tenure, equivalent or better characteristics, and advantages of location, or cash compensation at replacement cost. Compensation in kind should be considered in lieu of cash.
- In the case of physically displaced persons who do not have recognizable legal right or claim to the land or assets they occupy or use, provide arrangements to allow them to obtain adequate housing with security of tenure. Where these displaced persons own structures, the Borrower will compensate them for the loss of assets other than land, such as dwellings and other improvements to the land, at replacement cost²¹. Based on consultation with such displaced persons, the Borrower will provide relocation assistance in lieu of compensation for land sufficient for them to restore their standards of living at an adequate alternative site.
- Affected business owners will be compensated for the cost of identifying a viable alternative location; for lost net income during the period of transition; for the cost of the transfer and reinstallation of the plant, machinery, or other equipment; and for reestablishing commercial activities. Affected employees will receive assistance for temporary loss of wages and, if necessary, assistance in identifying alternative employment opportunities.
- The Borrower is not required to compensate or assist those who encroach on the project area after the cutoff date for eligibility, provided the cut-off date has been clearly established and made public.

4.5 Resettlement Policy Comparison

Below is a table comparing Philippine's legal framework with JICA Guidelines (2010) on involuntary resettlement. Some policy gaps have been identified. Gap-filling measures have been identified and are presented in Table 4.6.

²¹ Where the implementing agency demonstrates that an affected person derives substantial income from multiple illegal rental units, the compensation and other assistance that would otherwise be available to such person for non-land assets and livelihood restoration under this paragraph may be reduced with the prior agreement of the Bank, to better reflect the objectives of the ESS.

Table 4.6 Gap Analysis and Harmonized Involuntary Resettlement Policy

No.	JICA	Laws of the Philippines	Gap	Gap-Filling Measure
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 (1987 Constitution of the Republic of the Philippines, Article III, and Section 1).	There is no directly corresponding provision in Philippine laws, but no significant deviation is observed in the Philippines' policies.	The Project shall explore various alternatives and select the most viable option where involuntary resettlement is avoided where feasible and minimized, while optimizing the railway alignment.
2	When population displacement is unavoidable, effective measures to minimize the impact and to compensate for losses should be taken.	Private property shall not be taken for public use without just compensation. (1987 Constitution of the Republic of the Philippines, Article II. Section 9) The government must conduct a series of consultations with affected people (R.A. 7279).	There is no directly corresponding provision in laws of the Philippines, but no significant deviation is observed in the Philippines' policies.	The RAP will be prepared which will evaluate the impacts of the project to the PAPs and formulate the compensation and entitlements for the losses incurred in terms of land, structures, improvements and crops and trees.
3	People who must be resettled involuntarily and people whose means of livelihood will be 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.	For the PAPs who have legal rights to land and structures, monetary compensation for the land, structures and improvements and crops and trees is provided (Section 5, R.A. 10752). The government, through the HUDCC (now DHSUD) and NHA, in coordination with the LGUs and implementing agencies concerned, shall establish and develop resettlement sites for informal settlers. (Section 9, R.A.10752) For informal settlers, a relocation site and socialized housing program is developed by the NHA and LGUs (R.A. 7279).	In the Philippine laws mentioned, there are no specific laws and guidelines that stipulate compensation for loss of income.	Based on the results of socio-economic surveys, the Income Restoration and Livelihood Development Program are considered in the RAP. For informal settlers, relocation site and socialized housing programs will be developed for the homeless and underprivileged (Sec. 9, of R.A. 10752 and Sec. 29 of R.A. 7279).
4	Compensation must be based on the full replacement cost as much as possible.	If the mode of acquisition is through a negotiated sale, the IA shall offer the property owner the compensation price consisting of the sum of (1) the current market value of the land, (2) replacement costs for structures and improvements and (3) current value of crops and trees within the property (Section 5 and 6 of R.A. 10752).	No significant deviation is observed.	The Project Policy on compensation will encourage negotiated sale as the mode to acquire affected assets. The Project Policy will be based on full replacement cost for the land, structures and other improvements, crops and trees in line with JICA guidelines.

No.	JICA	Laws of the Philippines	Gap	Gap-Filling Measure
5	Compensation and other kinds of assistance must be provided prior to displacement.	Based on R.A. 10752, owners would only be given partial payment prior to the acquisition of lot. The Implementing Agency (IA) shall pay 50% of the land cost and 70% of the structure and improvements and crops and trees upon the signing of the Deed of Absolute Sale. Under E.O. No. 1035, displaced tenants/farmers are entitled to financial assistance equivalent to the average annual gross harvest for the last three (3) years and not less than PhP 15,000 per ha; agricultural lessees are entitled to disturbance compensation equivalent to 5 times the average gross harvest during the last 5 years. Other entitlements under the DPWH LARRIP (2007) include: disturbance compensation, income loss, inconvenience allowance, rehabilitation assistance, and rental subsidy and transportation allowance.	R.A. 10752 does not include the provision of compensation and other kinds of assistance. The law likewise sets the value for compensation of lots and structures /improvements to 70% and 50%, respectively. There is no gap in terms of the provision of other forms of assistance prior to displacement. JICA Guidelines that (ESC 2010) state that prior compensation, at full replacement cost, must be provided as much as possible.	Displacement will not take place before the provision of compensation and other assistance required for relocation (Chapter 5, Project Policy). In order to incentivize voluntary sales and/or relocation, DOTr intends to provide flexibility in giving the advanced payment required for PAPs (in Section 5 of R.A. 10752) in accordance with the specific payment arrangements set by DOTr. The specific payment arrangements are outlined in Chapter 6 (Table 6-2, with all payments to take place, and the full payment to be provided to the PAP, prior to relocation.
6	For projects that entail large-scale involuntary resettlement, resettlement action plans must be prepared and made available to the public.	The NEDA Investment Coordination Committee (ICC) Policy requires that “The proponent agencies should design and submit the ROW acquisition plan and resettlement action plan”.	The NEDA ICC does not require the RAP to be made available to public.	The RAP shall be prepared and accessible to public
7	In preparing a resettlement action plan, consultations must be held with the affected people and their communities based on sufficient information made available to them in advance.	Article XIII Section 10 of the 1987 Constitution states that “No resettlement of urban or rural dwellers shall be undertaken without adequate consultations with them and the communities where they are to be relocated”. Section 23 of R.A. 7279 requires an ample consultation for affected people (i.e. beneficiaries). It further states that the beneficiaries are encouraged to organize themselves and undertake self-help cooperative housing and other livelihood activities. Section 3 of Executive Order (E.O.) 1035, series of 1985 states that every agency, office and	No significant deviation is observed.	The consultation meetings are held for stakeholders and PAPs during the RAP preparation and their opinions and comments are reflected in the RAP.

No.	JICA	Laws of the Philippines	Gap	Gap-Filling Measure
		instrumentality of the government proposing to implement a development project which requires the acquisition of private real property or rights thereon shall first engage in consultations with the local government officials and shall conduct an extensive public information campaign among the local inhabitants who will be affected by the project to acquaint them with the objectives and benefits to be derived from the project and thus avoid any resistance to or objection against the acquisition of the property for the project.		
8	When consultations are held, explanations must be given in a form, manner, and language that are understandable to the affected people.	Section 3 of E.O. 1035, series of 1985 states that all national government agencies implementing development projects - which entail acquisition of private real property or rights -are required to conduct consultations with the affected stakeholders. 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”.	There is no gap.	When consultations are held, explanations and open forum are provided in Filipino, the national language.
9	Appropriate participation of affected people must be promoted in planning, implementation, and monitoring of resettlement action plans.	Section 10 (c) of R.A. 10752 recognizes the need for social preparation and other activities under the resettlement action plan by including such in government appropriations for acquisition of Right-of-Way site or location. Section 23 of R.A. 7279 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	There is no directly corresponding provision in laws of the Philippines, but no significant deviation is observed in the Philippines’ policies.	Consultations with PAPs are held during the preparation of the RAP, and appropriate participation of the PAPs is proposed in the internal and external monitoring mechanism. Increase people’s participation in LIAC through their respective people’s organizations.

No.	JICA	Laws of the Philippines	Gap	Gap-Filling Measure
		which shall include appropriate documentation and feedback mechanisms.”		
10	Appropriate and accessible grievance mechanisms must be established for the affected people and their communities.	Republic Act 9285, Alternative Dispute Resolution (ADR) Act of 2004, was meant to promote alternative mechanisms to resolve disputes outside of judicial litigation, and to provide the means for using ADR as an effective tool. ADR system adopts such measures as mediation, conciliation, arbitration, or any combination of it to achieve speedy and efficient means of resolving cases pending before all courts.	R.A. 9285 promotes the ADR system but doesn't stipulate the grievance redress mechanism. There are no specific laws and guidelines that stipulate the grievance redress mechanisms in the Philippines.	A grievance redress mechanism will be established under the PMO, RIC and LIAC to resolve disputes outside the judicial system. The representatives of PAPs and NGOs are to be included in the organization of grievance redress mechanisms in the RAP. An information and education campaign will be conducted during public consultations to inform the affected persons and other stakeholders about this alternative dispute mechanism.
11	Affected people are to be identified and recorded as early as possible in order to establish their eligibility through an initial baseline survey (including population census that serves as an eligibility cut-off date, asset inventory, and socioeconomic survey), preferably at the project identification stage, to prevent a subsequent influx of encroachers of others who wish to take advance of such benefits)	Section 13 of the IRR for R.A. 10752 states that Implementing Agencies must prepare a Preliminary Land Acquisition and Resettlement Action Plan, while Section 16 sets the cut-off date of eligibility for formal and informal settler families. There is an established provision under R.A. 7279 and its IRR where LGUs must conduct inventory of their ISFs. The conduct of survey and tagging are established practice by the Urban Poor Affairs Office (UPAO). Section 4 of the IRR for Registration of Socialized Housing Beneficiaries states that: - The city/municipal government shall be primarily responsible for carrying out the registration of underprivileged and homeless families within their respective	IRR for R.A. 10752 did not specifically mention the conduct of population census of project-affected persons. Provisions of R.A. 7279 pertaining to census and registration of beneficiaries are specific to informal settler families only, and does not include the formal sector.	The socioeconomic surveys are conducted for the affected areas in this study to prepare the RAP. The cut-off date is set on the beginning date of the census and tagging. No cut-off date shall be declared with regards to formal settlers (i.e., property owners), as this shall be carried out in accordance with law (Section 11 of R.A. 10752 and Section 16 of its Implementing Rules and Regulations or IRR). A cut-off date may be declared for informal settlers considering that informal settling is an unlawful act in

No.	JICA	Laws of the Philippines	Gap	Gap-Filling Measure
		jurisdictions. - Registration shall be undertaken at the barangay level by the Barangay Registration Committee (BRC) composed of the Barangay Chairman as head		accordance with Section 30 of R.A. 7279.
12	Eligibility of Benefits include: the PAPs who have formal legal rights to land (including customary and traditional land rights recognized under law), the PAPs who don't have formal legal rights to land at the time of census but have a claim to such land or assets, and the PAPs who have no recognizable legal right to the land they are occupying (WB OP 4.12 Para. 6).	On compensation for affected structures and improvements: For ISFs in public land: Under Section 5 (b) of R.A. 10752 and Section 6.8 of IRR of RA 10752, informal settlers must have the following qualifications to be entitled to compensation for their structures and improvements: - Must be a Filipino citizen; - Must not own any real property whether in the urban or rural areas; - Must not be a professional squatter or a member of squatting syndicates; and - Must not occupy an existing government ROW For ISFs in private land: Under Section 6.8 of R.A. 10752 IRR, all those not meeting the four criteria, but which have a proof of ownership of the structure/improvement (e.g. waiver of certification from owner or LGU) are qualified for compensation of affected structures. On relocation: Under R.A. 7279, informal settlers: To qualify for the socialized housing program, a beneficiary: - Must be a Filipino citizen; - Must be an underprivileged and homeless citizen - Must not own any real property whether in the urban or rural areas; and Must not be a professional squatter or a member of	Many of the identified ISFs who do not meet the four (4) criteria will not receive compensation for affected structures and improvements because they are occupying government ROW, (a) unless they are underprivileged and homeless citizens and (b) unless they show proof of consent from the owner. Based on the law, ISFs on public land but who show proof of ownership of structure/improvement would be qualified for compensation. All ISFs who are qualified (as defined under Section 14 of the IRR of R.A. 7279) are entitled to relocation.	Based on the results of the socioeconomic survey, an entitlement matrix for PAPs with formal legal rights to land, no recognizable legal rights to land, and who have claims to land will be provided. ISFs classified as underprivileged and homeless citizens as defined in R.A. No. 7279 and not qualified under the four criteria of R.A. 10752 section 5(b) and section 6.8 of the IRR shall be entitled to relocation pursuant to R.A. 7279 in accordance with Section 14 of the IRR. NHA, together with the LIAC, would decide on the eligibility of PAFs for relocation.

No.	JICA	Laws of the Philippines	Gap	Gap-Filling Measure
		squatting syndicates. Under Section 29 of R.A. 7279, NHA shall implement the relocation and resettlement of persons living in danger areas such as esteros, railroad tracks, garbage dumps, riverbanks, shorelines, waterways, and in other public places as sidewalks, roads, parks and playgrounds.		
13	Preference should be given to land-based resettlement strategies for displaced persons whose livelihoods are land-based.	There is no law directly stating the prioritization of land-based resettlement strategies. Executive Order (E.O. 1035) provides for compensation to displaced agricultural tenants in the amount equivalent to the average of gross harvest for three (3) consecutive years R.A. 6389 provides for compensation to displaced agricultural lessees in the amount equivalent to five (5) times the average gross harvest for the last five (5) years	However, under the DPWH Social and Environmental Management System (SEMS) Manual, PAPs losing their productive assets will participate in an income restoration program to ensure that the quality of life and the livelihood of the PAPs prior to relocation will be sustained.	Based on the results of the socio-economic surveys, a focus group discussion will be conducted to PAPs to develop livelihood and income development program. The said programs would be proposed to ensure that there would be no discrepancy between the PAPs' previous work (i.e. land-based livelihood) and his/her livelihood during Project Implementation unless the PAF expresses preference to the contrary.
14	Provide support for the transition period (between displacement and livelihood restoration).	R.A. 7279 Section 28 says that if relocation is not possible within the said period (i.e. 45 days), financial assistance in the amount equivalent to the prevailing minimum daily wage multiplied by sixty (60) days shall be extended to the affected families by the local government unit concerned.	There are no specific laws and guidelines that mention the transition period.	This transitional support will be indicated in the RAP and implemented by a body, such as LIAC.
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.	R.A. 7279, for informal settlers below the poverty line and landless, requires preparation of relocation sites. Other related laws of the Philippines address needs of vulnerable groups: R.A. 8972 (Solo Parents Welfare Act) R.A. 8425 (Social Reform and Poverty Alleviation Program Act) R.A. 9710 (Magna Carta of Women) R.A. 8371 (Indigenous Peoples Rights Act)	There is no gap.	The RAP must identify "vulnerable groups" who will be affected by the project and establish the nature of its support.

No.	JICA	Laws of the Philippines	Gap	Gap-Filling Measure
		R.A. 7277 (Magna Carta for Disabled Persons) R.A. 9994 (Expanded Senior Citizens Act)		

CHAPTER 5 PROJECT RESETTLEMENT POLICY

In this Project, the land acquisition and resettlement policies, especially the compensation and entitlements, need to comply with Philippine laws, rules and regulations, as well as internationally accepted standards as set forth in JICA Environmental and Social Considerations (ESC) Guidelines (2010). JICA conforms with and adopts the World Bank's Safeguards Policies, as the benchmark of internationally accepted standards of international finance organizations. Gaps between Philippine laws and JICA ESC and other international standards were identified in the previous chapter where corresponding gap filling measures were proposed. This chapter further harmonizes the standards by providing definition of terms and establishing fundamental project policy and principles applicable to this Project.

5.1 Definition of Terms

For the purpose of this Project, the following terms are defined as:

1. Associated Structures – refers to structures that are associated to a main structure. This may include water tank, fence, garage, store room, etc.
2. Census Claims – assertion or declaration formally filed or made known by a named/identified complainant regarding the conduct or result of census that may affect the eligibility for compensation and entitlement of the complainant or of another person. Common types of census claims are skipped during tagging, out-during-census, misstatement of census data, etc.
3. Cut-Off-Date – pertains to the date that establishes the eligibility for receiving compensation and resettlement assistance by the project affected persons.
4. Economic Displacement - refers to loss of land, assets, access to assets, income sources, or means of livelihoods as a result of this project.
5. Enterprise-based – Non-land based economic undertaking that is not salaried/waged.
6. Host Community – refers to the current residents, local government officials and other stakeholders of an LGU (city, municipality, barangay) where PAPs will be relocated.
7. Household – a social unit consisting of a person living alone or a group of persons who sleep in the same housing unit and have a common arrangement in the preparation and consumption of food¹.
8. Involuntary Resettlement – occurs when affected people do not have the right to refuse land acquisition and are displaced, which may result in long-term hardship and impoverishment as well as social stress.
9. Land-based – any activity that requires land as a direct input in the production process or resource extraction such as crop growing, livestock raising, dairying, fisheries, mining and quarrying.
10. Landowner – refers to legal owners of affected land that will be acquired for the project.
11. Low-income family – refers to family whose combined monthly income is below PhP40,000².
12. Main structure – any structure whose function is not associated to another structure to serve its purpose.
13. Non-Landowner – refers to project affected persons who do not own the land they currently occupy. This includes structure owners (with or without permission from the land owner),

¹ Adopted from PSA: <http://nap.psa.gov.ph/glossary/terms/indicatorDetails.asp?strIndi=59>

² Low-income group is defined as those whose monthly household incomes fall below PhP 40,000. This was adopted from the 2015 publication of the Philippine Statistics Authority (PSA) released in December 2015, which included statistical tables derived from the Family Income and Expenditures Survey (FIES). Based on said tables, income class was divided into five categories, and the lowest monthly per capita income of the low-income bracket was PhP 40,000.

renters (in both formal and informal structures), sharers, rent-free occupants and caretakers.

14. Permanent Resettlement Site – refers to the resettlement site to be developed by NHA and other DOTr partners where PAPs are to be resettled permanently.
15. Physical Displacement – occurs when individuals or communities are fully or partially no longer able to occupy an area and must relocate to a new location³.
16. PNR ROW – refers to the existing right-of-way owned by the Philippine National Railway (PNR)
17. Project ROW (PROW) – refers to the right-of-way of this project.
18. Project Affected business – refers to all types of businesses regardless of scale whose normal operation will be severely or marginally affected by the project.
19. Project Affected Household – refers to all households whose residence will be affected by the project.
20. Project Affected Household Members – refers to all members of the affected households
21. Project Affected Persons – a general term that refers to all persons or entities who are residing, using, or operating, at the time of cut-off-date, and/or owning a property in an area which will be acquired for project right-of-way, regardless of type of displacement and severity of impact.
22. Receiving LGU – refers to the LGU where the PAPs will be relocated. This term is used only when the permanent relocation site is different from the LGU where the PAPs are currently located.
23. Rental Subsidy – refers to a fixed amount of monetary assistance.
24. Returnees – refer to PAPs who have been awarded a socialized housing unit in previous government projects/initiatives.
25. Sending LGU – refers to the LGU where the PAPs will be displaced from. This term is used only when the permanent relocation site is located outside PAPs' current LGU.
26. Temporary Dwellings - refers to dwelling type unit that is made of moveable sleeping materials/equipment.
27. Wage-based – refers to livelihood activity wherein income is in a form of monetary compensation in exchange for work or task completed or measurable quantity of work done.

5.2 Fundamental Project Policy

The Government of the Philippines will adopt a Project Resettlement Policy (Project Policy) for the project that is consistent with national laws and regulations and international standards of the JICA on involuntary resettlement, and fill in the policy gaps identified in the previous chapter. This is to ensure that the PAPs are able to rehabilitate themselves to at least their pre-project condition, at the earliest possible time. The Project Policy will follow the provisions and entitlements laid out in this RAP.

This section discusses the project principles and the entitlements of the PAPs. The Project Policy is presented below:

1. Land acquisition and involuntary resettlement will be avoided where feasible or minimized, by identifying possible alternative project designs that have the least adverse impact on the communities in the project area.
2. Where displacement of households is unavoidable, all eligible PAPs losing assets, livelihood, or resources will be fully compensated and assisted so that they can improve, or at least restore, their pre-project standards of living.

³ Source: UNDP Social and Environmental Standards (2016), Standard 5,.

3. Where displacement of business enterprises is unavoidable, all PAPs losing livelihoods will be fully assisted so that they can improve, or at least restore, their former economic conditions.
4. Rehabilitation assistance will be provided to any PAPs, that is, any persons, households, or businesses who/which on account of land acquisition for the project would have their:
 - (a) Standards of living adversely affected;
 - (b) Rights/titles to or interests in any structure or interests in or rights to use any land (including premises, agricultural and grazing land, commercial properties, tenancy, or right to annual or perennial crops and trees or any other fixed/moveable assets acquired or possessed temporarily or permanently);
 - (c) Income earning opportunities, businesses, occupations, works, places of residence, or habitations adversely affected temporarily or permanently; and
 - (d) Social and cultural activities and relationships affected or any other losses that may be identified during the process of resettlement planning.
5. All PAPs will be eligible for compensation and rehabilitation assistance, irrespective of tenure status, social or economic standing, and any such factors that may discriminate against achievements of the objectives outlined above. Lack of legal rights to the assets lost or adversely affected, tenure status, and social or economic status, will not bar the PAPs from entitlements to such compensation and rehabilitation measures or resettlement objectives, unless proven disqualified under Philippine laws.
6. All PAPs residing, working, doing business and/or cultivating land within the project-impacted areas as of the cut-off date will be entitled to compensation for their lost assets at replacement cost and/or current market value as well as restoration of incomes and businesses. PAPs will also be provided with rehabilitation measures sufficient to assist them to improve or at least restore/maintain their pre-project living standards, income-earning capacity, and production levels.
7. PAPs partially affected by land acquisition will not be left with residual portions that would not be viable for continued use for the original purpose. PAPs whose land is partially acquired will have the option for the entire lot to be acquired if the residual portion is no longer viable for continued use. For partially affected structures, if the remaining portion is not viable for continued use, the entire structure will be compensated.
8. People temporarily affected will be considered PAPs. Prior to construction commencement, contractors will secure the necessary Environmental Compliance Certificate (ECC) for temporary facilities, such as workers' camps, construction yards, warehouses for materials, and stockpiling areas, from appropriate offices of the Environmental Management Bureau of the Department of Environment and Natural Resources (DENR-EMB) of which such facilities fall under jurisdiction. Where these facilities are located in public or private lands, the contractor will enter into lease agreements, and should there be a need for temporary displacement or compensation for affected structures and improvements, the contractor will comply with the provisions of R.A. No. 10752, the Environment Management Plan (EMP), and this RAP.
9. Where a host community is affected by the development of a resettlement site in that community, the host community will be consulted on resettlement planning and decision-making. All attempts will be made to minimize the adverse impacts of resettlement upon host communities.
10. The plans for resettlement and relocation will be designed in accordance with the Project Policy.
11. Any project-related activities that will trigger involuntary resettlement such as land acquisition or land clearance will be considered under the scope of this RAP. In such case, the same entitlements as in this RAP will be applied to those affected. The application of this requirement will be monitored under the RAP's monitoring arrangements.

12. The RAP, as approved by JICA, will be disclosed by the DOTr to the public through the following means: (i) a posting of the approved RAP on JICA and DOTr websites and (ii) the distribution of a copy of the approved RAP and Information, Education, and Communications (IEC) materials to the local government unit (Manila LGU) concerned.
13. The RAP implementation will be guided by the DPWH's Right-of-Way Acquisition Manual and DOTr's Right-of-Way and Site Acquisition Manual only where the manual applies to the policies stated in the said documents.
14. Payment for land and/or structures will be based on the principle of full replacement cost⁴. Payment for crops and trees will be based on current market value.
15. Replacement lands, if the preferred option of PAPs, should be within the immediate vicinity of the affected lands wherever possible and be of comparable productive capacity and potential. As a second option, sites should be identified that minimize the social disruption of those affected; such lands should also have access to services and facilities similar to those available in the lands affected.
16. If replacement land is not available, other strategies may be established concerning opportunities for re-training, skills development, wage employment, or self-employment, including access to credit. Cash compensation alone will be avoided as an option if possible, as this may not address losses that are not easily quantified, such as access to services and traditional rights, and may eventually lead to those populations being worse off than without the project.
17. Transitional assistance will be provided, in addition to compensation, to assist the PAPs to restore their livelihoods and standards of living. Such support could take the form of short-term jobs, subsistence support, and transitional allowance.
18. The resettlement plan must consider the needs of the most vulnerable to the adverse impacts of resettlement (including the poor, those without legal titles to land, ethnic minorities, women, children, the elderly, and the disabled) and ensure they are considered in resettlement planning and the mitigation measures identified. Assistance should be provided to help them improve their socio-economic status.
19. PAPs will be involved in the process of developing and implementing resettlement plans.
20. PAPs and their communities will be consulted about the project, their available rights and options, and the proposed mitigation measures against adverse effects and be involved to the possible extent in the decision-making concerning their resettlement.
21. Adequate budgetary support will be fully committed and made available to cover the costs of land acquisition (including compensation, other entitlements, and income restoration measures) within the agreed implementation period. The funds for all resettlement activities will come from the Philippine government.
22. Displacement must not take place before the provision of compensation and other assistance required for relocation. Sufficient social infrastructure and basic services must be provided in the resettlement site prior to relocation. Livelihood restoration measures must also be in place but do not need to be completed prior to construction activities, as these may entail ongoing activities.
23. Arrangements required for the RAP implementation will be in place prior to commencement of the RAP implementation, which will include the provision of adequate human resources for supervision, consultation, and monitoring of land acquisition and rehabilitation activities.
24. An appropriate reporting (including auditing and redress functions), monitoring, and evaluation mechanism will be in place as part of the resettlement management system. An external monitoring agent or group will be hired by the project and evaluate the resettlement process and

⁴ The cost of replacing lost assets and incomes, including cost of transactions.

final outcomes. Such groups may include qualified resettlement experts, NGOs, research institutions, or universities.

5.2 Cut-Off Date for Eligibility

The cut-off date pertains to the date from which PAPs are considered eligible for compensation and other forms of assistance. The cut-off date for informal settlers is reckoned to be at the start of the census and tagging activity. The cut-off date for formal settlers (i.e., property owners) is marked by the issuance of the Notice of Taking (NoT) by the DOTr in accordance with the relevant laws (i.e., Section 11 of R.A. 10752 and Section 16 of its IRR. Based on these statutes, any new structure or an improvement to the original structure on the land covered by the right of-way (ROW) acquisition will not be compensated after the respective cut-off dates. Formal settlers have been included in all consultations with informal settlers from the beginning to ensure that they are aware of the project.

The indicative dates for the conduct of the census survey were announced to PAPs through the conduct of the first stakeholder consultation meeting during the detailed design stage. Cut-off dates are assigned to discourage the influx of ineligible non-residents who might wish to take advantage of project entitlements. The cut-off dates for the project are indicated in Chapter 2.

5.3 Principle of Full Replacement Cost

All eligible land and structures/improvements owned by households/businesses will be compensated based on the principle of replacement cost. Replacement cost is the amount calculated before displacement which is needed to replace the affected asset without depreciation and without deduction for taxes and/or costs of transaction. The results of the Replacement Cost Survey are detailed in Volume 6.

5.3.1 Affected Lands

For affected lands, current market value, free of tax, will be compensated. The market value is determined by (i) a government financial institution (GFI) with adequate experience in property appraisal to be selected by the implementing agency (IA) through a competitive process and/or (ii) an IPA accredited by the Bangko Sentral ng Pilipinas (BSP) or a professional association of appraisers recognized by the BSP (Section 6.2 of IRR of R.A. 10752).

The DOTr uses the appraisal reports of the GFI and/or the IPA as the basis of a price offer for negotiated sale. The price offer will be consistent with the standards for assessment stipulated under Section 7 of R.A. 10752 and Section 12 of its IRR as below:

1. The classification and use for which the property is suited based on, among other things, the latest approved land use plan and/or zoning ordinance, if any, of the city or municipality concerned;
2. The development cost for improving the land based on, among other things, the records and estimates of the City or Municipal Assessor concerned, GFI or IPA for similar or comparable lands;
3. The value declared by the owners based on the value shown in the owners' latest Tax Declaration Certificates or Sworn Statements;
4. The current selling price of similar lands in the vicinity based on, among other things, the latest records on Deeds of Sale for similar lands in the office of the Register of Deeds concerned;
5. The reasonable disturbance compensation for the removal and/or demolition of certain improvements on the land and for the value of improvements thereon considering, among other things, the replacement cost of improvements at current market prices as provided in Section 6.6 of this IRR;

6. The size, shape or location, tax declaration and zonal valuation of the land based on, among other things, the latest records on Deeds of Sale in the Register of Deeds, tax declaration by the City or Municipal Assessor, zonal valuation of the BIR for comparable properties;
7. The price of the land as manifested in the ocular findings, oral as well as documentary evidence presented; and
8. Such facts and events so as to enable the affected property owners to have sufficient funds to acquire similarly situated lands of approximate areas as those required from them by the government, and thereby rehabilitate themselves as early as possible.

In all cases, the increase in the value of the affected property brought about by the government project itself will not be considered in the determination of the price offer.

5.3.2 Affected Structures and Improvements, Crops, and Trees

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

For partially affected main structures, where the remaining portion is viable for continued use after repair, the replacement cost will include the repair cost.

Crops and trees will also be compensated based on their current market values as stated in Section 5 (3) of R.A. 10752. The value of productive trees will take into consideration the age and productive value of the trees.

5.4 Eligibility and Project Impacts

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

5.4.1 Criteria for Eligibility

PAPs are defined as any persons, households, firms, private or public institutions which/who, as a result of land acquisition for the project or restricted land use due to the project, lose their rights, titles, or interests in all or any part of structures, lands (whether residential, agricultural, commercial, industrial, or institutional), annual or perennial crops and trees, or any other fixed or movable assets acquired or possessed in full or in part permanently or temporarily and which/who might suffer income or business losses as a consequence thereof.

Eligibility is based on this Project Policy⁵. As indicated in Chapter 4, PAPs who are professional squatters or members of squatting syndicate are not qualified for compensation of structures and improvements, in compliance with Section 5(b) of R.A. 10752, and are not qualified for socialized housing in compliance with Section 16 of R.A. 7279. Prior to disqualification, professional squatters and squatting syndicates shall be assessed and determined by DOTr through an assessment undertaken by

⁵ Section 3, World Bank OP 4.12 – Involuntary Resettlement

the Manila LIAC, along with the LCASSPS in adherence to DILG MC No. 2012-04. In terms of returnees and beneficiaries of previous government socialized housing programs, reasons for returning shall be determined and noted, and compensation for losses provided, in accordance with the Project's Entitlement Matrix (Chapter 6).

The entitlement matrix presented in Chapter 6, further states that between two (2) main modes of ROW acquisition, namely, (i) negotiated sale and (ii) expropriation, negotiated sale will be the preferred option, and expropriation the last resort (i.e., in case that negotiated sale fails or in other cases stated in Section 6(b) of the same Act).

Eligible PAPs may fall under the following categories as indicated in Table 5-1.

Table 5-1 Categories of PAPs Eligible for Compensation

No. in the EM	Category
1a-1g	Land Owners (Residential, Mixed Use, Agricultural, Commercial, Industrial, and Institutional)
2a, 2b, 2e, 2f, 2g, 2h, 4a, 4b, 5a – 5d	Structure Owners (Residential, Mixed Use, Commercial, Industrial, and Institutional) and Owners of Non-land Assets and Improvements
2c, 2d	Renters/Lessees of Land and/or Structures
2b, 2d, 2e, 2h, 2i	Informal Settler Families
3a, 3b, 3c	Business Enterprises
3e, 3f, 3g	Employees of Commercial and Industrial Establishments
6a	Vulnerable Groups
7a, 7b	PAPs who have Temporary Impacts due to Construction
7c	PAPs who suffer Loss of Access

(1) Landowners and Land Users

1) Landowners (Residential, Mixed Use, Agricultural, Commercial, Industrial, and Institutional)⁶

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

⁶ Mixed use: in the case of this project, this pertains to structures mainly used for residential purposes but partially used for commercial, industrial, and institutional purposes.

8. Those who were former ISFs and Community Mortgaged Program (CMP) beneficiaries whose titles are still under the name of the organization; or
 9. Other paying PAPs of affected properties whose ownership is still under the name of funding entities or developers.
- 2) Structure Owners (Residential, Mixed Use, Commercial, Industrial, and Institutional) and Owners of Non-land Assets and Improvements**
1. Those who own land as described above and also own structures, non-land assets and/or improvements in the said land;
 2. Those who own structures, non-land assets, and/or improvements but do not own the land where the structures are located and are not classified as low-income⁷ households or the homeless (e.g., they are not poor or they own real property elsewhere);
 3. Those who own structures, non-land assets, and/or improvements but do not own the land where the structures are located and are low-income households, or the homeless;
 4. Those who own structures, non-land assets, and/or improvements but do not own the land where the structures are located and have previously availed of government socialized housing programs (i.e., returnees);
 5. Those who own structures, non-land assets, and/or improvements who were former ISFs but now hold title of land through government socialized housing programs;
 6. Those who own structures, non-land assets, and/or improvements who were former ISFs and CMP/NHA beneficiaries whose titles are still under the name of the organizations;
 7. Government agencies and local government units which are owners of affected public structures, non-land assets, and/or improvements on public or private lands; and/or
 8. Other paying PAPs of affected properties whose ownership is still under the name of funding entities or developers.
- 3) Renters/Lessees of Land and/or Structures**
1. Residential/commercial/institutional/mixed use renters who are not classified as vulnerable or do not have low incomes:
 - Renters of land and/or structures must possess a lease/rental agreement to be classified as such.
 2. Renters and sharers of formal structures who have low incomes are also eligible to avail of socialized housing programs if they satisfy the criteria set forth by this RAP.
- 4) Informal Settler Families**
1. Informal settlers are individuals or groups/households who/which have no recognizable title or other acceptable proof of ownership of public or private lands that they are occupying. Occupation of lots may either be with or without permission of the lot owner.
 2. ISFs who are homeless and/or have low incomes are eligible to become beneficiaries of government socialized housing programs if they satisfy the rest of the criteria set in the same Act (Please refer to Section 4.2.3). Renters and sharers within the informal settlement structures are also eligible to avail of said housing programs if they satisfy such criteria.

⁷ The low-income group is defined as families whose combined monthly household income falls below PhP 40,000. The threshold was adopted in the 2015 publication of the Philippine Statistics Authority (PSA) released in December 2015, which included statistical tables derived from the Family Income and Expenditures Survey (FIES). Based on the said tables, income class was divided into five categories, and the lowest monthly income of the lowest income bracket was PhP 40,000.

3. To be able to avail of relocation entitlements under this project, eligible ISFs must be the actual occupants of structures and listed in the master list of PAPs who were present in the area as of the cut-off date (i.e., the first day of the conduct of census surveys).
4. PAPs who professional squatters or members of squatting syndicate are not qualified for compensation of structures and improvements, in compliance with Section 5(b) of R.A. 10752, and are not qualified for socialized housing in compliance with Section 6 of R.A. 7279. The professional squatters and squatting syndicates shall be assessed and determined by DOTr and the LIAC.
5. For ISF returnees (i.e. beneficiaries of previous government socialized housing programs), DOTr along with the Manila LIAC shall also determine and note the reasons for returning, and provide compensation for losses, as indicated in the Project's Entitlement Matrix (Chapter 6).

5) Business Enterprises

Business enterprises are commercial establishments that are operating as of the time of the cut-off date. These are classified in terms of scale of operations (i.e., asset size and number of employees) into micro, small, medium, and large-sized businesses.

Micro-businesses pertain to small shops which sell their goods in small spaces, such as *sari-sari* stores, food stalls, repair shops (including car repair, appliance repair, and cellphone repair), dress shops, tailor shops, beauty parlors, and vulcanizing shops. These are typically operated within their dwelling places, or ancillary spaces to their dwelling places. These include shops that may or may not have permits to operate issued by the LGUs.

Those who own small-, medium-, or large-sized business establishments (including apartments/units/houses for rent except those operated by squatting syndicates), including those who own land or are leasing a space from property owners. It pertains to any business activities or enterprises engaged in commercial, industry, agribusiness and/or services, whether a single proprietorship, cooperative, partnership, or corporation whose total assets, inclusive of those arising from loans but exclusive of the land on which the particular business entity's office, plant, and equipment are situated. Table 5-2 shows the classification of affected business enterprises.

Table 5-2 Categories of Business Enterprises

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

Source: Department of Trade and Industry (2003 Small and Medium Enterprise Development (SMED) Council Resolution No. 01 Series of 2003. Retrieved from: <http://server2.dti.gov.ph/dti/index.php?p=532>

6) Employees of Commercial and Industrial Establishments

Workers are regular, contract, or casual employees of affected commercial (including small shops, micro-, small- and medium- to large-sized businesses, vendors, and commercial stall tenants) or industrial establishments whose incomes will be affected or who may even lose jobs once the said establishments are displaced.

PAPs are displaced from their homes and are required to permanently relocate to a place that makes their former wage-based employment inaccessible, thereby needing to find a new employment or a source of livelihood. PAPs who permanently relocate to a place at which makes it more expensive to commute to their place of work and retain their employment.

7) Vulnerable Groups

Vulnerable groups in this RAP refer to the following: households below poverty threshold, a household headed by the elderly or a solo-parent, or a household with a person with disability (PWD), very ill and/or mentally challenged.

Households below poverty threshold - The Philippine Statistics Authority defines the poor according to the poverty threshold, or a total family income needed to meet a family's basic food and non-food needs. As of 2018, the annual per-capita poverty threshold is set at PhP 28,682 for NCR. Based on this definition, households with five family members whose combined annual household income is lower than PhP 143,410 for NCR are below poverty threshold.

Household headed by the elderly - Under the expanded Senior Citizens Act of 2010 (R.A. 9994), any resident of the Philippines who is at least 60 years old is considered an elderly or a senior citizen.

Household headed by a solo parent with dependent/s under 18 years of age - A solo parent is someone who falls under any of the following categories, as indicated in R.A. 8972:

- A woman who gives birth as a result of rape and other crimes against chastity even without a final conviction of the offender: *Provided*, that the mother keeps and raises the child;
- Parent left solo or alone with the responsibility of parenthood due to death of a spouse;
- Parent left solo or alone with the responsibility of parenthood while the spouse is detained or is serving sentence for a criminal conviction for at least one (1) year;
- Parent left solo or alone with the responsibility of parenthood due to physical and/or mental incapacity of spouse as certified by a public medical practitioner;
- Parent left solo or alone with the responsibility of parenthood due to legal separation or *de facto* separation from spouse for at least one year, as long as he/she is entrusted with the custody of the children;
- Parent left solo or alone with the responsibility of parenthood due to declaration of nullity or annulment of marriage as decreed by a court or by a church as long as he/she is entrusted with the custody of the children;
- Parent left solo or alone with the responsibility of parenthood due to abandonment of spouse for at least one year;
- Unmarried mother/father who has preferred to keep and rear her/his child/children instead of having others care for them or give them up to a welfare institution;
- Any other person who solely provides parental care and support to a child or children;
- Any family member who assumes the responsibility of head of family as a result of the death, abandonment, disappearance or prolonged absence of the parents or solo parent.

Household with a family member who is PWD - Disabled persons, according to the Magna Carta for Disabled Persons (R.A. 7277), pertains to a PAP who suffers from constraints of different abilities, as a result of a mental, physical, or sensory impairment, in performing an activity in the manner or within the range considered normal for a human being.

5.4.2 Severity of Project Impacts

The severity of project impacts will be taken into consideration in providing compensation and assistance to PAPs.

If the residual portion of affected land is 20% or less, or if the residual portion is no longer viable for use according to the original purpose, the entire property will be acquired, also taking the wishes of

PAPs into consideration. For structures, the impact is considered severe if the structural integrity or the functionality of the main structure is affected by acquisition. The impact is marginal if the affected portions are not integral parts of the main structure, and the remaining portions are still functional.

If a PAP's productive resource, e.g. a farming land and business, is permanently affected by 10% or more, he/she will be provided with supplementary support for livelihoods and income restoration in addition to compensation for lost assets and incomes and transitional assistance.

5.5 Principles of Compensation

Compensation at replacement cost will be provided to all persons/households losing land and/or other assets due to land acquisition for the project. As appropriate, compensation will be accompanied with assistance, as outlined in the entitlement matrix.

The process of compulsory acquisition as prescribed by relevant Philippine laws can involve various modes including (i) donation, (ii) negotiated sale, (iii) expropriation, (iv) acquisition of properties under C.A. 141, (v) exchange or barter, (vi) easement of ROW, (vii) acquisition of subsurface ROW, and (viii) other modes authorized by law. There are differences in the implementation of entitlements and payment arrangements depending on mode of acquisition and severity of impact (i.e., partial or severe).

5.5.1 Request for Donation

Based on the IRR of R.A. 10752, the Implementing Agency (IA) may explore the mode of donation provided that it's simple and unconditional and contain clauses to the effect that the donation is made not to defraud the donor's creditors, and the donor has, if necessary, reserved for himself enough property for his family's subsistence, sustenance and support in case the donor is a private individual. Given the characteristics of the project-affected properties, land acquisition by donation may not be the best option, with the exception of government-to-government donation arrangements.

In the unlikely situation that the mode of acquisition preferred by a property owner is donation and that all other modes of acquisition have been explored, the DOTr will provide all necessary precautions to ensure that the preference has not been made under duress, that the donation of land is an act of informed consent, and that the land owner has not been forced or coerced. Any voluntary donation will follow international best practices and be confirmed by written records and verified by an independent third party. Donation will be used only when it meets JICA Guidelines (2010) which complies with World Bank Involuntary Resettlement Sourcebook (2004), specifically the eight criteria for voluntary land donation.

5.5.2 Negotiated Sale

Negotiated sale will be the first step for the DOTr to compulsorily acquire a property for the project. Under negotiated sale, the DOTr will make an offer for the loss of land, crops, and trees (if any) based on current market values and full replacement cost for structures and improvements, free from taxes, including capital gains tax (CGT), documentary stamp tax (DST), transfer tax, and registration fee, except real property tax (RPT) arrears. Property owners are given 30 days from receipt of the written offer to decide whether or not to accept it. Upon refusal or failure to accept the offer and/or refusal to submit the documents necessary for payments, the IA will initiate expropriation proceedings.

The appropriate price offer for structures, improvements, and other affected assets is based on the price to replace the existing structures or assets with similar assets at current market prices including estimated direct costs (such as current market costs for materials and labor and equipment expenses), and estimated indirect costs (such as overhead expenses, contingencies and miscellaneous costs, the contractors' profit margins and value-added tax or VAT component). If the affected structure has been

damaged, then the replacement cost will be based on the pre-damaged condition of that structure. The replacement structure has to perform the same functions and meet performance specifications as the original structure.

5.5.3 Expropriation

The JICA ESC (2010) indicates that the PAPs involuntarily resettled must be sufficiently compensated and supported by the Project. JICA ESC 2010 further stipulates that the compensation shall be provided at full replacement cost to enable the PAPs to improve their standard of living. This premise holds regardless of the mode of acquisition (i.e., negotiated sale or expropriation).

Based on R.A. 10752, under expropriation, if a property owner declines the first and final offer, does not accept it, or accepts it but fails to submit the necessary documents in the 30-day time period, then the DOTr has the option to change the mode of acquisition to expropriation. The department can file a verified complaint before the proper court and immediately deposit to the court in favor of the owner equivalent to (i) the value of the land based on the zonal valuation of the Bureau of Internal Revenue (BIR), (ii) the replacement cost at current market values for structures, improvements, and assets, or (iii) the current market value of crops and trees. Upon compliance, the court will immediately issue an order to enable the DOTr to take possession of the property in question. The court will release the said amount to the owner upon presentation of sufficient proof of ownership. Should the decision become final and executory, the court will order the DOTr to pay the differences, if any, between initial compensation and just compensation as determined by the Commissioners assigned by the said court. The DOTr will also pay necessary DST and registration fees, while the property owner/PAP will pay for CGT and unpaid RPT.

The early issuance of the NoT will be undertaken by the DOTr to provide PAPs with sufficient time to complete the Extra Judicial Settlement of Estate (EJSE) processes on estates of deceased owners or conflicting land claims, prior to issuance of the Offer to Buy, which at a minimum allows 30 days for PAPs to accept the offer, after which expropriation proceedings can commence.

Where PAPs are willing to accept the first and final offer, but it will take more than 30 days to submit required documents (for example in the case of estates of deceased owners or conflicting land claims), the DOTr will provide the following additional support:

- Prior to the issuance of the NoT, the DOTr will set up a Help Desk at each project city/municipality to provide information to PAPs concerning the documents required for eligibility for negotiated sale (and to avoid going through expropriation proceedings due to a failure to submit required documents within a 30-day period after the issuance of the OTB);
 - Through the Help Desk, the DOTr will provide assistance to PAPs whose lands will be subjected to EJS; and
 - If EJS cases could not be finished prior to issuance of the OTB, expropriation cases will be filed, while the EJS process still proceeds. Once the EJS is completed, a joint motion in the court for a compromised judgement can be filed, and the acquisition can be reverted to the negotiated sale mode.
6. If PAPs are unable to complete the EJS before the expropriation proceedings are heard by the court, the DOTr will pay just compensation as determined by the court as well as any required taxes including CGT except any unpaid RPT.

5.5.4 Acquisition of Properties Under Commonwealth Act No. 141

PAPs who are original patent holders of land granted under C.A. 141 and whose land has not been subjected to the previous government exercise of its lien will not receive compensation for land specified within the government lien (i.e., 20- or 60-meter strip of land) but will be provided with (i)

cash compensation for structures and improvements computed at full replacement cost and crops and trees at current market price and (ii) financial assistance, particularly to displaced tenants/occupants of agricultural lands and cultural minorities and settlers who are duly accredited by the Ministry of Agrarian Reform/Bureau of Forest Development/Office of Muslim Affairs and Cultural Communities in accordance to Section 18 of Executive Order (E.O.) No. 1035, s. 1985. For example, if the affected land was granted through C.A. 141 prior to 1975, and the land to be acquired for the project ROW is a strip of land up to 20-m, then the PAP will not be entitled to compensation for the land. If a parcel to be acquired from the same land is wider than 20-m (e.g., 50 m), then the PAP will be entitled to compensation for any area over the 20-meter width (in this case, 30-m), provided that other required conditions are met. For the land granted by C.A. 141 since 1975, then any land acquired up to a width of 60-m will not be compensated, and the same principle will be applied to the 20-m strip of land.

If the original patent granted under C.A. 141 has been subject to the government exercise or lien, it cannot be subject to a lien at the subsequent time.

5.5.5 Exchange, Barter, and Land-for-land

If feasible, land-for-land options can be provided, principally for agricultural lands in terms of a new parcel of land of the equivalent productivity and market value or price. Exchanges will be done on a “value-for-value” basis. The DOTr will be subject to applicable CGT and DST. The land-for-land options will be considered on a case-by-case basis, considering potential complexities in transferring titles in order to ensure that there is not a lengthy time duration between land acquisition and the provision of a new parcel of land to PAPs.

5.5.6 Easement of Right of Way

If the portion of a lot needed for ROW is minimal, such that the expenses for surveying or segregating that portion from a main lot would be more than the value of the part of the lot needed, the IA may, if a property owner agrees, resort to the mode of easement of ROW. Under this mode, an agreement will be executed by the property owner and the DOTr, and thereby the property owner will be granted the right to use the affected portion but retain ownership of that portion. The DOTr will pay the owner for that portion of the lot based on existing zonal valuation declared by the BIR. In addition, the DOTr will compensate the property owner for the replacement cost of any improvements and structures on the land affected by ROW.

5.5.7 Families/Project-affected Persons Residing in Affected Structures

All relocating PAPs will be eligible for self-relocation assistance or assisted resettlement. The Entitlement Matrix outlines the specifics of the support provided for self-relocation assistance and resettlement assistance options.

“Squatting syndicates” as defined in Section 3 of R.A. 7279 and who are certified by the HUDCC or DHSUD as such will not be eligible for resettlement assistance. Members of squatting syndicates who do not actually occupy project-affected structures and are residing elsewhere will not be physically displaced and accordingly will not be eligible for relocation assistance and transitional support. Individuals or groups who simply rent land and housing from professional squatters or squatting syndicates are eligible for government socialized housing programs (if they meet the other criteria).

5.5.8 Informal Settlers

If homeless, underprivileged, or low-income⁸, PAPs will have an option to avail of the resettlement assistance of socialized housing programs with the opportunity for securing tenure. All informal settlers

⁸ The low-income group is defined as families whose combined monthly household income falls below PhP 40,000. The threshold was adopted in the 2015 publication of the Philippine Statistics Authority (PSA) released in December 2015, which

who own structures will have an option to keep salvaged materials from demolished structures without deduction from compensation. Renters and sharers are also eligible to avail of socialized housing programs if they satisfy suggested criteria. To be able to avail of socialized housing program entitlements under this project, eligible ISFs must be actual occupants of structures and listed in the master list of PAPs who were present in the area as of the cut-off date (i.e., the first day of the conduct of census tagging) as well as meet other criteria.

For PAPs who occupy temporary dwellings at the conduct of the census survey and structure tagging are entitled to avail of resettlement assistance for socialized housing, provided that they present a certification from their respective Barangay Captains and the Head of Manila LGU's UPAO stating that they are bona fide residents and have occupied the project-affected area prior to the applicable cut-off date.

PAPs that do not meet the eligibility criteria of socialized housing programs may have an option to avail of affordable public rental housing accommodations that will be provided by the DOTr through partnership with Manila LGU. If the socialized housing or public rental housing options will not be readily available, temporary accommodations or rental allowances will be provided by the DOTr.

5.5.9 Temporary Impacts to Property

Property owners who will have temporary impacts during construction (e.g., access roads, soil dumping sites, borrow sites, and the contractors' camps) and have legal rights to the land will be entitled to the following by the construction contractor: (i) the lease amount equivalent to prevailing rental rates in the location of the property, (ii) compensation for affected non-land assets based on replacement cost, and (iii) land restoration costs to restore the pre-construction state. Contractors will be responsible for the arrangement and payment of land rent, restoration of land and compensation for non-land assets and lost income.

5.5.10 Partial Acquisition

For instances where there will be partial impacts on lands, structures, or assets, owners will be entitled to cash compensation for the portion of structures or assets/improvements at full replacement cost and market value for lands, trees, and crops. The DOTr will pay 100% compensation upon annotation of the title indicating the portion of the government lien prior to construction works. If the portion of the lot to be acquired is minimal, such that expenses for surveying or segregating that portion from the main lot would be more than the value of the part of the lot needed, the DOTr may, if the property owner agrees, resort to the mode of easement of ROW as prescribed under Title VII, Chapters 1 and 2 of the Civil Code of the Philippines. If the remaining portion of the land is not viable for continued use for the original purpose, or if more than 80% of the entire land is to be acquired, the entire plot will be acquired subject to PAPs' preference. The DOTr will pay 100% compensation before relocation activities/construction works begin.

5.5.11 Rehabilitation Assistance

PAPs whose livelihood becomes unviable due to the project and who will have to engage in a new income activity are eligible for transitional support and to participate in the Livelihood Restoration and Improvement Program (LRIP). Business enterprises will be entitled to compensation for income losses during the transition period. Vendors with no stall will be provided assistance in the identification of and transport for an alternative site. Commuting allowances will be available for PAPs who permanently relocate to the resettlement site located out of their city/municipality. PAPs who are

included statistical tables derived from the Family Income and Expenditures Survey (FIES). Based on the said tables, income class was divided into five categories, and the lowest monthly income of the lowest income bracket was Php 40,000.

agricultural tenants and sharecroppers will be entitled to financial assistance and other transitional support. PAPs who are landowners or lessees directly engaging in farming will be entitled to disturbance compensation and other transitional support.

All PAPs belonging to low-income households, of legal age, and who will be physically displaced are also entitled to participate in the LRIP. Assistance will be provided in the form of training allowances, employment searching assistance, and all other livelihood improvement assistance applicable to them.

5.5.12 Trees, Crops, and Aquaculture

Cash compensation at market values will be provided for productive trees, crops, and aquaculture assets impacted by the project. For the determination of replacement costs of trees, the age and productivity of trees will be taken into account. Compensation rates will be determined by the replacement cost study taking into account the values prescribed by the Department of Agriculture (fruit trees) or the Department of Environment and Natural Resources (timber trees).

5.5.13 Salvage Materials and Demolition

PAPs will be allowed to self-demolish their structures to enable them to preserve materials. In such cases, PAPs will be entitled to keep salvageable materials without deduction from compensation. If structures are partially dismantled by PAPs, the remaining portions of the structures will be dismantled by the DOTr's contractor at no cost. Transportation for PAPs' belongings, including the salvageable materials, will be provided by the DOTr during relocation.

5.5.14 Special Assistance for Vulnerable Groups

PAPs who belong to any of the following vulnerable groups: (i) households that are below the poverty threshold; (ii) households headed by the elderly; (iii) households with PWDs; and (iv) households headed by a solo parent are expected to face greater challenges in re-establishing their living standards. The vulnerable groups will be provided with additional transitional support and rehabilitation assistance. For family members needing special assistance and/or medical care, the Manila LGU will provide nurses or social workers to help them before and during resettlement activities. The beneficiaries of such assistance include households with pregnant women, the elderly, ill family members, young children, and people with physical and mental disabilities.

5.5.15 Unanticipated impacts

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

5.5.16 Loss of Public Access

For PAPs who will lose access to their properties due to the project, the DOTr will provide entitlements for affected persons in accordance with the approved RAP.

CHAPTER 6 COMPENSATION AND ENTITLEMENT

6.1 Introduction

The provision of compensation and assistance is designed to enhance or at least restore the quality of life of all displaced persons in real terms, relative to pre-project levels and, where possible, to improve the standards of living of the displaced poor and other vulnerable groups. The project entitlements have been developed and are presented in the entitlement matrix (Table 6-3). As appropriate, compensation will be accompanied with other forms of assistance, as outlined in the entitlement matrix.

Identification of the PAPs' eligibility was carried out in accordance with the Detailed Measurement Surveys (Census and Tagging, Parcellary Survey and As-Built Survey) and Socio-Economic Survey, and validation activities. For the relocation of low-income PAHs, DOTr in cooperation with Key Shelter Agencies (KSAs such as NHA) (for assisted resettlement) will work closely with the Manila LGU and other relevant government office or unit.

The entitlement matrix outlines the specifics of the compensations and entitlements, as per the impact and eligibility criteria. Specifically, it provides details of compensation and entitlements for:

- Loss of land
- Loss of structures
- Loss of income/livelihood
- Loss of public land and public structures
- Loss of non-land assets and improvements
- Additional hardship due to vulnerability
- Temporary impacts due to construction
- Unanticipated involuntary resettlement impacts

6.2 Units of Entitlements

The **unit of entitlement** is the entity (individual, family or household, or community) eligible to receive compensation or entitlements. The units of entitlement include the following categories:

- i. Individuals or juridical persons having legal ownership of land, structures and/or community facilities will be considered as the unit of entitlement of the subject property;
- ii. Owners of residential or non-residential structures, with or without legal ownership on the land where the structure is located, will be considered as the unit of entitlement, upon presentation of sufficient proof of ownership of said structure;
- iii. A household will be the unit of entitlement, in instances where the household will be impacted by physical displacement and requiring relocation assistance, including:
 - (a) Households who own the dwelling structure and also own the land where the structure is located.
 - (b) Households who own the dwelling structure but do not have legal ownership on the land where the structure is located.
 - (c) Households who are renting, leasing or sharing the structure.
 - (d) Households who own structures and were former ISFs but now hold title of land through government socialized housing programs.

- (e) Households who were former ISFs and are CMP/NHA beneficiaries whose titles are still under the name of the organization.
 - (f) Households who have previously availed of government socialized housing program (returnees) and are deemed ineligible by the KSA to participate in the socialized housing program.
 - (g) Households/PAPs who occupy temporary dwellings.
- iv. Adults whose waged-based income will be impacted will be the unit of entitlement for livelihood rehabilitation and improvement assistance and compensation for income losses, as detailed in Table 6-1.
- v. The unit of entitlement for Vulnerable Groups is household, and includes:
- Households below poverty threshold;
 - Low-income households headed by the elderly;
 - Low-income households headed by a solo parent with dependents; and
 - Low-income households with any member of the family residing in the household at the time of the cut-off date who is physically disabled (i.e., blind, mute, cannot walk, etc.) and/or mentally challenged.
- vi. Government Agency/LGU who are owners of affected public structures, community facility and areas on public land are considered the unit of entitlement for compensation relating to project impacts on these structures and public land.

Table 6-1 PAPs Entitled to Livelihood Restoration Assistance

Major Group of PAPs	Entitled PAPs Based on Entitlement Matrix (EM)
PAPs engaged in enterprise activity	(a) PAPs who own affected fixed micro businesses within the ROW (e.g., small shops, sari-sari store, carinderia, food stand, repair shop, etc.) with or without permits from the LGU concerned. (b) PAPs who own affected small business establishments within the ROW. (c) PAPs who own affected medium and large business establishments within the ROW.
PAPs engaged in wage-based occupation	(a) PAPs who are employed in a displaced commercial, industrial establishment or agricultural businesses and lose their job due to closure of business or laid off as a result of minimized operation. (b) PAPs who permanently relocate to a place that makes former wage-based livelihood opportunities inaccessible and as a result need to find new employment or source of livelihood. (c) PAPs who permanently relocate to a place that makes it more expensive to commute to their place of work and they retain their employment.
PAPs engaged in land-based activity	(a) PAPs who are agricultural tenants and sharecroppers. (b) PAPs who are landowners or lessee who are directly engaged in farming.

Source: JICA Design Team

6.2.1 Conditions

In applying these units of entitlement, the following conditions apply:

- i. A household with only one (1) family member will have the same entitlement as those having more than one household member (with the exception of food allowances during relocation as this is calculated on a per person basis);

- ii. Female-headed households are to be equally recognized as a unit of entitlement, similar to male-headed households;
- iii. The unit of entitlement for loss of income from business activities will be the legally registered owner of the business activities who at the time of the census is operating the business on the land or structure to be acquired by the project. For small shops, micro business and vendors with no registration or permit, or supporting documents as proof of income compensation will be based on the indicated income in the survey questionnaire utilized and validated by the Project Management Office (PMO) or RIMC/LIAC;
- iv. Legal co-owners of land, structures and/or business will be included within the one unit of entitlement under the same arrangement as the co-share documents or as per existing form of income-expenses-profit share arrangements.
- v. Households, regardless of income and category, will have the option to choose between self-relocation assistance or assisted resettlement. The housing modality shall depend on several factors such as income, previous inclusion to relocation projects, and PAP's preferences.

6.2.2 Eligibility

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

(1) Original patent holders of lands granted under C.A. 141

Historically, public land was granted to agricultural farmers with the provision that should a piece of that land (up to 60-m width) be required for a government ROW, including railway projects, that it is to be returned to government ownership. As a result, PAPs who are original patent holders of lands granted under C.A. 141 (or own it through a gratuitous title such as donation or succession), and whose land has not been subjected to previous government exercise¹ of its lien will have different entitlements, as detailed in the entitlement matrix. Specifically, there will be no compensation for land up to 20-meters width if the patent was granted prior to 1975, and up to 60-meters width for patents granted thereafter. Cash compensation for structures, improvements, crops and trees, within this lien will be computed at full replacement cost.

(2) Absentee structure owners who are members of squatting syndicates/professional squatters

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

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

PAPs shall be subject to assessment and prequalification by the DOTr and Manila LIAC. The PAPs who are proven and certified as professional squatters shall not be eligible for resettlement in

¹ In excess of government lien as specified above, other entitlements for PAPs who have full title would be followed.

compliance with Section 16 of RA 7279 and for compensation of affected structures in compliance with Section 5(b) of RA 10752 (Chapter 5).

(3) Previous recipients of social housing programs who sold their house and lot

Previous awardees of socialized housing through a government program who are low-income and who sold their previously awarded house and lot will be ineligible for another socialized housing package but are still eligible for housing assistance through the self-relocation option or participation in the public rental housing and other compensations/entitlements.

(4) Persons who have moved into the right of way after the cut-off date

Persons or households who moved into the affected structure after the cut-off date² will be ineligible for resettlement assistance. Similarly, all illegal structures built and trees planted in the affected land after the cut-off date³ are not compensable and persons living in these illegal structures will also be ineligible for resettlement assistance. Evicted renters/informal settler families who are in the household masterlist will be eligible for assistance. Eligibility will be determined through validation to be conducted jointly by DOTr, LGU/LIAC and NHA.

6.3 Modes of Acquisition

The entitlement matrix outlines the entitlements for loss of land, structures and assets assuming the mode of acquisition is negotiated sale. The entitlement matrix also provides details on expropriation cases.

- (i) **Negotiated Sale:** PAPs will be entitled to cash compensation for the loss of land, crops and trees (if any) based on current market value, and full replacement cost for structures and improvements, and will not have to pay related taxes, including capital gains tax, documentary stamp tax, transfer tax and registration fees. PAPs will be required to pay for real property tax⁴ (RPT) arrears and estate tax.
- (ii) **Expropriation:** In the event that the PAP refuses or fails to accept the compensation in the negotiated sale or refuses to cooperate or submit the documents necessary for payment, DOTr will initiate expropriation proceedings, as detailed in Section 6.4.2. The amount of compensation for the loss of land, crops and trees (if any) will be determined by the court, in accordance with R.A. 10752 and based on current market value, and full replacement cost for structures and improvements, and will not have to pay for documentary stamp tax, transfer tax and registration fees. PAPs will be required to pay for real property tax⁵ (RPT) arrears, capital gains tax and estate tax.
- (iii) **Other modes:** There may be temporary impacts related to the responsibilities of the construction contractor, outside of the Project ROW. For example, it will be the responsibility of the contractor to lease land for construction yards, borrow sites, workers camps, etc. The construction contractor should negotiate the use of these lands and/or structures on a willing-lessee, willing-lessor basis. This includes the lease amount equivalent to prevailing rental rates in the location of the property, compensation for affected non-land assets based on replacement cost and restoration of land to pre-construction state.

² Cut-off date for non-landowners (i.e renters, sharers, rent-free occupants) refer to Chapter 2, cut-off date for legal land owners is upon the issuance of the Notice of Taking.

³ Ibid.

⁴ Real property taxes, as mandated by law are taxes on real properties, paid on an annual basis to respective LGUs.

⁵ Real property taxes, as mandated by law are taxes on real properties, paid on an annual basis to respective LGUs.

Donation is not a preferred mode of acquisition for this project, except in cases wherein the land is owned by the government (national and local units), including those owned by Government Owned and Controlled Corporations (GOCC) or when the alignment has been explicitly requested by the landowner himself to go through a portion of his property and in doing so the landowner will extremely benefit from the project in the long run. In addition, donation will be used only when it meets JICA Guidelines (2010) which complies with World Bank Involuntary Resettlement Sourcebook (2004), specifically the eight criteria for voluntary land donation.

6.4 Processes for provisions of compensation and entitlements

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

6.4.1 Process for Negotiated Sale

DOTr shall issue a Notice of Taking to the affected property owners as early as possible⁶ to (1) give them sufficient time to prepare and complete necessary paperwork requirements for compensation; and (2) enable early validation and authentication of proof of ownership by DOTr; and (3) set the cut-off date for legal property owners.

In this manner, payment of compensation can be expedited if the property owner can submit supporting documents to DOTr upon receipt of Notice of Taking. DOTr may start the issuance of the Offer to Buy once it accepts the property appraisal and the detailed design phase RAP is approved by JICA. The Offer to Buy contains the (i) amount that DOTr offers to the PAPs for their affected property(ies); and (ii) gives the PAPs 30 days to submit the “return slip” from the Offer to Buy along with the supporting documents to prove their ownership of the property signifying their acceptance of the offer⁷. The property owner has the option to assign an attorney-in-fact as representative for the process. Upon receipt of the documents, DOTr shall validate the authenticity and completeness thereof. Should the PAP refuse or fail to submit the return slip and supporting documents within 30 days, DOTr through the OSG may initiate expropriation proceedings.

If the whole property will be acquired for ROW, the sale may proceed directly to the execution of the Deed of Absolute Sale, otherwise if it is a partial land acquisition, then a lot subdivision plan/map shall be submitted to DENR-LMB for approval prior to the execution of Deed of Absolute Sale.

For affected land with structures, improvements and crops/trees, DOTr and the PAP will, upon acceptance of offer and verification of ownership⁸, execute either a Deed of Absolute Sale (DOAS), or DOAS with Permit to Enter (PTE) and with Agreement to Demolish and Remove Improvement (ADRI). Once the DOAS, PTE and ADRI have been executed, DOTr may proceed to payment of compensation. For PAPs with complete documents, 100% payment for land, improvements, crops and trees will be paid. For PAPs with tax property arrears, 100% of the amount, less the real property tax arrears paid directly to LGU, will be given. For PAPs that will undergo EJS, 50% of compensation for land and 100% for improvements/structures and crops/trees will be paid in advance to PAPs. Any remaining amount will be paid in full prior to displacement of PAPs.

Similarly, PAPs who own the structures but do not own the land will sign a MOA and execute an Agreement to Demolish and Remove Improvements with DOTr. If the documents are complete and

⁶ Ideally after identification of landowner based on title research during the conduct of the parcellary survey.

⁷ Refer to Table 6-2 for cases when PAPs expressed willingness to accept the offer but lacks the necessary documents to qualify for compensation.

⁸ Upon completion of documents

verified at that time, the PAP shall receive full compensation for all the affected properties including crops and trees.

Should the PAP need financial assistance to settle his/her accounts (i.e., Real Property Tax arrears, mortgaged property), DOTr may issue an Advance Payment upon the PAP's request and upon DOTr's determination that the completion of the requirements is indeed doable in time for the clearing of ROW for civil works. Otherwise, DOTr may proceed to expropriation proceedings.

6.4.2 Process of Expropriation

In the event that the PAP refuses or fails to accept the compensation in the negotiated sale or refuses to cooperate or submit the documents necessary for payment, DOTr will initiate expropriation proceedings. There might be other cases wherein it may be necessary for DOTr to initiate expropriation proceedings, including i) ownership disputes in the event of multiple ownership/claimants, ii) owner is unable to be located, and iii) owner cannot be identified.

For expropriation cases, a check will be deposited to the court upon the filing of complaint by the DOTr through the OSG, as its legal counsel. For land, the amount of compensation will be computed based on the latest BIR zonal value. For structures and improvements, the basis of computation will be in terms of full replacement cost as defined in R.A. 10752 and its IRR. Loss of non-land assets and improvements will be compensated based on its current market value.

The Court will immediately issue an order for DOTr to take possession of the property (also referred to as a Writ of Possession) and with order of demolition (for structures, improvements, crops and trees) the PAP will be required to vacate the property. DOTr will be able to start implementation of the project as provided in Section 6(a) of R.A. 10752. While the court adjudicates the compensation to be paid, the PAP may, at any time, request the court to release such deposit upon presentation of proof of ownership (Section 6(a) R.A. 10752).

After the case has been heard by the court, the court will order DOTr to pay the difference, if any, between the initial compensation and the just compensation as determined by the Commissioners assigned by said court. DOTr will pay the necessary documentary stamp tax and registration fees while the PAP will shoulder the capital gains tax and any unpaid Real Property Tax.

Based on Rule 16 Section 1(h) of the 1997 Rules of Court on Civil Procedures, the plaintiff (DOTr) can withdraw the case any time before the filing of the answer by the defendant (PAPs). If the answer has been filed there has to be a joint filing by DOTr and the owner to withdraw the case (Section 2, Rule 17 of the 1997 Rules of Court on Civil Procedures).

In both cases, the acquisition mode would revert back to Negotiated Sale, which will entitle the owner to payment at current market value for land (as indicated in DOTr's Offer to Buy), free of taxes, including Capital Gains Tax, and registration fees, replacement cost for structures and improvements, and market value for crops and trees.

If no motion to dismiss as above described is filed, expropriation proceedings will continue. Once the court decision becomes final, executory acquisition mode (expropriation) cannot revert back to any other mode.

Where PAPs agree to the negotiated sale but are unable to gain the necessary documents to show proof of ownership, DOTr may pursue a joint motion in the court for a compromised judgment reflecting the agreed amount – on a case-by-case basis and in good faith. DOTr will provide assistance to PAPs whose lands will be subjected to Extra Judicial Settlement. This will be done through the Help Desk that will be established at each LGU prior to the issuance of the NoT. Thus, early issuance of the Notice of

Taking will support PAPs to have enough time to complete the Extra Judicial Settlement process prior to issuance of the Offer to Buy letter. If PAPs are unable to complete the EJS before the court hears the expropriation proceeding, DOTr will pay the just compensation as determined by the court, as well as any required taxes including CGT, except for any unpaid RPT.

6.4.3 Required Documents for Payment of Compensation

(1) Land

For negotiated sale, the landowners are required to submit the following documents prior to the full payment:

- Owner's duplicate copy of title (Original Certificate of Title (OCT), or Transfer Certificate of Title (TCT)), or CLOA or Copy of the Original Land Patent covering said lot;
- Tax Declaration of Lot;
- Tax Declaration of Improvements (if any)/Certificate of No Improvement;
- Tax Clearance;
- Two government issued/valid Identification Cards (IDs).

(2) Structures and Improvements

Structure owners who do not own the land, including informal settlers, are required to present the following documents:

- Two valid government IDs; and
- Tax Declaration of Improvements (if any); or
- PAPs who own the structures but do not own a private land, a waiver from the private landowner stating that he/she is not the owner of the structure and/or improvement therein and as such he/she is waiving the receipt of any compensation for such. PAPs who occupy government-owned land and own the structures are not required to have a waiver from the government entity recognized as the owner;
- ISFs are required to submit the following:
 - Certification from the barangay concerned stating that he/she is the rightful owner of the structure;
 - Affidavit of the claimant, and two other persons not related to the claimant, preferably neighbor and/or landowner of the adjacent properties; and
 - Upon submission of these two, validation of claims and issuance of certification from concerned LIAC.

(3) Crops and Trees

- Two valid government IDs;
- Certification from the barangay concerned stating that he/she is the rightful owner of the crops and trees;
- Waiver from the landowner stating that he/she is not the owner of the crops and/or trees therein and as such he/she is waiving the receipt of any compensation for such (with the exception of crops and trees on government-owned land).

(4) Income Loss

Owners of micro, small, medium and large businesses, including their respective employees will present the following:

For displaced employees of affected businesses:

- Two valid government IDs;
- Joint affidavit of the employee and of the affected business owner that the former will be or was displaced from their current job due to the project;
- SSS, PhilHealth, Pag-IBIG or GSIS records of employing entity to establish that the person is indeed employed in their company prior to the implementation of the project; or
- Validation of claims and issuance of certification from concerned LIAC/PMO.

For affected micro businesses with annual income of PhP250,000 and below:

- Two valid government IDs;
- Validation of claims and issuance of certification from concerned LIAC/PMO.

For affected micro business with annual income above PhP 250,000, and affected small, medium and large businesses:

- Two valid government IDs of business owner or authorized representative;
- DTI or Securities and Exchange Commission (SEC) registration, whichever is applicable; and
- Income Tax Return of the previous year.

6.4.3.1 Assistance to obtain necessary documents

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

6.5 Payment schedule

The schedule of payment to the Legal Property owners is summarized in Table 6-2. Compensation payments to ISFs will be paid in full before occurrence of loss. As indicated in Table 6-2, for encumbered land, instead of executing the Deed of Absolute Sale where DOTr renders full payment for the assets affected, partial payment will be made to facilitate lifting of encumbrance and to enable PAPs to get all documents necessary to proceed to full payment. The Property owner will receive ten (10) percent of the Purchase Price to facilitate the encumbrance lifting. The amount to lift encumbrance/s will go directly to the Encumbrance Holder with the amount necessary to remove the Encumbrance. Upon the property owner's submission of sufficient proof of the discharge of the encumbrance, the final payment (remaining balance) shall be settled.

If the portion of a lot required for a ROW is minimal, such that the expenses for surveying or segregating that portion from the main lot would be more than the value of the part of the lot needed, the DOTr may, if the owner agrees, resort to the mode of easement of ROW (Title VII, Chapters 1 and 2 Civil Code of the Philippines). In this case, cash compensation for the value of the portion of the land subjected to easement agreement computed at latest BIR zonal value, with owner retaining ownership of said portion of land (Article 630, Chapter 1, R.A. 386/ Civil Code of the Philippines).

Table 6-2 Payment Schedule for Legal Property Owners

PAP Category	1 st Payment	2 nd Payment	Documents to be Exchanged with DOTr Prior to Payments	Timing for PAPs to vacate
A. Negotiated Sale				
Case 1. PAP with complete documents including Owner's Copy of the Title (PAPs who submitted proofs of ownership after issuance of NoT and the documents have been subjected to due diligence by DOTr).	100% for affected land, structures, crops and trees, and issuance of a new title in favor of DOTr (if the lot is entirely affected) or Annotation of the Deed of Absolute Sale at the back of the TCT/OCT (if the affected is only a portion of the lot) For encumbered land: 10% of purchase price for land to facilitate encumbrance lifting	N/A For encumbered land: 90% of purchase price for land upon property owner's submission of proof of discharge of the encumbrance	DOAS (including ADRI) ⁹	Following full compensation paid (after the 2 nd payment)
Case 2. PAPs with complete documents but only submitted these after issuance of OTB, and as such DOTr needs to undertake due diligence first.	100% for affected land, structures, crops and trees, and issuance of a new title in favor of DOTr (if the lot is entirely affected) or Annotation of the Deed of Absolute Sale at the back of the TCT/OCT (if the affected is only a portion of the lot) For encumbered land: 10% of purchase price for land to facilitate encumbrance lifting	N/A For encumbered land: 90% of purchase price for land upon property owner's submission of proof of discharge of the encumbrance	DOAS (including ADRI)	Following full compensation paid (after the 2 nd payment)
Case 3. PAPs with complete documents except tax clearance.	100% for land and structure/improvement less the amount of RPT arrears paid by DOTr directly to the LGU For encumbered land: 10% of purchase price for land to facilitate encumbrance lifting 100% for the structures, crops and trees	N/A For encumbered land: 90% of purchase price for land upon property owner's submission of proof of discharge of the encumbrance	DOAS (including ADRI)	Following full compensation paid (after the 2 nd payment)

⁹ ADRI is necessary only if there are affected structures.

PAP Category	1 st Payment	2 nd Payment	Documents to be Exchanged with DOTr Prior to Payments	Timing for PAPs to vacate
Case 4. PAPs/cases which require EJSE ¹⁰ .	50% of the land 100% for the structures, crops and trees	50% of the land upon issuance of Transfer of Title of Annotation of Deed of Sale	DOAS (including ADRI)	Following full compensation paid (after the 2 nd payment)
B. Expropriated Property				
Applicable to all cases.	(a) An initial compensation at an amount computed at 100% of lot price based on latest BIR zonal value for land, replacement cost for structure and improvements, and market value for crops and trees. DOTr will deposit a check to the court in favor of the owner upon filing of expropriation case. (b) While the court adjudicates the compensation to be paid through its appointed commissioners to determine the just compensation, the PAPs may, at any time request the court to release the amount of the deposited check upon presentation of proof of ownership; (c) After the case has been heard by the court, the Court will order DOTr to pay the difference, if any, between initial compensation and the just compensation as determined by the court.			After issuance from the court of the Writ of Possession to DOTr. This is roughly 10 days after filing the expropriation case, and is before the final court decision. At the same time that the Writ of Possession is issued, PAPs will be able to claim the deposited amount of money held by the court, if they can prove ownership.

Source: JICA Design Team

6.6 Entitlement Matrix

Table 6-3 shows the Entitlement Matrix providing details for compensation and entitlements for project affected persons.

¹⁰ Except in incurable EJSE cases wherein no agreement can be reached among heirs.

Table 6-3 Entitlement Matrix

Entitled Person		Loss of Land	
		(Severe/Full)	(Marginal/Partial)
1a	PAPs who have full title being OCT or TCT or Emancipation Patents (EP) or Certificate of Land Ownership Award (CLOA).	Entitlements: 1. Cash compensation for loss of land computed at current market value, free of taxes, including the Capital Gains Tax (CGT) for capital assets or Value Added Tax and Expanded Withholding Tax for ordinary assets, Documentary Stamp Tax (DST), Transfer Tax, Registration Fees, except the Real Property Tax (RPT) arrears which shall be shouldered by the PAPs. 2. Option by the PAPs to sell the remaining portion of affected landholding to the government. The landowner has the preferential option whether or not to retain the remaining portion subject to technical study of experts¹¹. Note: For 1d PAPs, cash compensation for Rehabilitation Assistance equivalent to minimum daily wage multiplied by 60 days.	Entitlements: 1. Cash compensation for portion of land computed at current market value, free of taxes, including the Capital Gains Tax (CGT) for capital assets or Value Added Tax and Expanded Withholding Tax for ordinary assets, Documentary Stamp Tax (DST), Transfer Tax, Registration Fees, except the Real Property Tax (RPT) arrears which shall be shouldered by the PAPs. 2. Easement Agreement: If the portion of the lot required for a ROW is minimal, the DOTr may, if the owner agrees, resort to the mode of easement of ROW. In this case, cash compensation for easement computed at latest BIR Zonal Value, with owner retaining ownership of said portion of land.
1b	PAPs who are not original patent holders of lands granted through C.A. 141 (i.e., those who have bought the patent for the land previously granted through C.A. 141) and where any previous acquisition is not through a gratuitous title (e.g., donation or succession) (C.A. 141).		
1c	For untitled land, PAPs who can present: (a) Tax Declaration showing his and his predecessors' open and continuous possession of the property for at least 30 years, (b) a certification from the DENR that the land is alienable and disposable, (c) other documents that may show proof of ownership (RA 10752).		
1d	PAPs who were former ISFs but now hold title of land as a result of a government socialized housing program.		
1e	PAPs who were former ISFs and government socialized housing program beneficiaries whose titles are still under the name of the organization.	Entitlements: 1. Same as above, with less any amount still owing to the title. 2. Cash compensation of Rehabilitation Assistance equivalent to minimum daily wage multiplied by 60 days.	Entitlements: Same as above.

¹¹ For 1a to 1d, for dangling areas, or small portions of land not traversed by the Project, but which are rendered unviable for use in view of the Project, shall be compensated based on the amount equivalent to current market value. In cases of expropriation, compensation will be determined as of the date of taking of the property, or the filing of complaint, whichever came first.

Entitled Person		Loss of Land	
		(Severe/Full)	(Marginal/Partial)
1f	PAPs who are original patent holders of lands granted through Commonwealth Act (C.A.) No. 141 and the land has not been subjected to previous government exercise of its lien.	Entitlements: - For patents granted before 1975: No compensation for affected land up to 20 meters width. For patents granted from 1975 onwards: No compensation for affected land up to 60 meters width¹². If the remaining portion of land is found to have lost its original purpose, the PAP will be entitled to full cash compensation for the remaining land at its current market value. - For tenants/occupants of agricultural land, to provide financial assistance in accordance with Section 18 of E.O. 1035. - In excess of government lien as specified above, follow other entitlements for PAPs who have full title.	
1g	PAPs with encumbered land/whose properties are mortgaged ('properties' may be land, land and building, or building within a condominium association such as an apartment.)	Entitlements: - Same as 1a subject to the following payment scheme: - Lifting of encumbrance such as but not limited to, settlement of estate tax, settling of mortgage, tax levy cancellation, and the likes¹³. - Facilitation fee - property owner may opt to receive ten (10%) percent of the Purchase Price to facilitate the encumbrance lifting. The amount to lift encumbrance/s will go directly to the Encumbrance Holder with the amount necessary to remove the Encumbrance. - The amount encumbrance will go directly to the encumbrance holder - Upon the property owner's submission of sufficient proof of the discharge of the encumbrance, the final payment (remaining balance) shall be settled.	
1h	PAPs who have legal rights to the land and who would not be permanently displaced, but are temporarily affected during construction (i.e., impacts may be due to use as access road, for soil dumping, borrow sites, temporary facilities and contractor's camps, etc.)	- Contractors will be responsible for paying rental at prevailing rental rates in the location of the property or as agreed with the Property Owners. - Restoration of land will also be the responsibility of the Contractors. Affected non-land assets will be paid at replacement cost by the Contractors.	
Implementation Considerations: - DOTr will notify property owners early to enable time to gather necessary paperwork as proof of ownership. - The PAPs may seek guidance from DOTr through the Help Desk at the LGU on documentation requirements. - PAPs can request DOTr to pay the RPT arrears in advance to the LGU. This amount will be deducted from the compensation payment, except when the arrears is higher than			

¹² For example, if affected land was granted through C.A. 141 prior to 1975 and land to be acquired for the right of way was a strip of land up to 20-m then the PAP would not be entitled to compensation for the land. If, however, land to be acquired from the same land was wider than 20-m (say 50-m) then the PAP would be entitled to compensation for any area over the 20m width (in this case 30-m) provided other required conditions are met. For land granted through C.A. 141 from 1975, then the any land acquired up to a width of 60m would not be compensated and same principle would apply as to the 20-m example.

¹³ Only if the encumbrance is lower than the purchase price

Entitled Person	Loss of Land	
	(Severe/Full)	(Marginal/Partial)
the total compensation amount. • DOTr will determine the non-viability of remaining portion in consultation with the PAP. If the remaining portion of land is not viable for continued use for the original purpose or if more than 80% of the entire land is to be acquired, the entire plot will be acquired subject to agreement of the PAP. • In the event that the appraised value is lower than the BIR zonal value, DOTr will consider whichever is higher. • For Agrarian Reform Beneficiaries (ARBs) whose titles are still under the name of government or in violation of the award, DOTr shall coordinate with the Department of Agrarian Reform (DAR) and Landbank of the Philippines (LBP) to determine the compensation and entitlement for the affected beneficiaries. • In lifting encumbrances, a Memorandum of Agreement specifically mentioning the preconditions of settling of encumbrances shall be used.		

Type of Impact Entitled Person		Loss of Structure	
		(Severe/Full)	(Marginal/Partial)
2a	PAPs who own structures/improvements and also own the land where the structure is located (pursuant to 1A of the Matrix)	Entitlements: - Cash compensation for the entire structure equivalent to full replacement cost without deduction for the depreciation or salvaged materials, as defined in R.A. 10752 and its I.R.R.¹⁴. - PAPs can self-demolish/dismantle the structure and keep salvage materials from demolished structures without deduction to compensation - In cases where the affected structures are being used as a dwelling by the structure owner and their family residing there, self-relocation or assisted resettlement as follows: - Self-relocation: - In case new dwelling is not yet available, rental subsidy may be provided for a maximum of 3 months. - In case the PAPs opt to stay in their structure once paid, the PAP may stay until the site is needed provided that the structure owner pays for the RPT. - Assisted resettlement: - Subject to qualification by the LIAC, informal settler families (ISFs) may avail of a relocation package administered by a KSA or LGUs which may include (1) house and lot package, (2) food provision during transfer to relocation site, and if relocation is off-site, (3) commuting allowance going to the original place of work with an amount not exceeding PhP5,000 per household per month for three months. - Subject to qualification requirements, option to avail of government economic and medium cost housing program under the HDMF, otherwise known as Pag-IBIG Fund. The Pag-IBIG housing loan may be used to finance any one or a combination of the following: - Purchase of a fully-developed residential lot or adjoining residential lots not exceeding 1,000 m²;	Entitlements: - Cash compensation for the affected portion of the structure at full replacement cost without deduction for depreciation or salvaged materials. Replacement cost includes repair and other associated costs for restoring damaged portion of the structure allowance for repair costs commensurate with actual costs. - If temporary displacement is necessary, rental subsidy equivalent to 3 months of rental payment for temporary dwelling place, maximum amount of which will be determined based on the prevailing rental rates in adjacent and similar areas certified by the LGUs, but not more than PhP15,000 or PhP5,000 per month (should temporary relocation be necessary during rehabilitation or retrofitting of their building/s).
2b	PAPs who own structures/improvements but do not own the land where the structure is located on		
2c	PAPs who own structures and improvements on lands granted through C.A. No. 141 and the land has not been subjected to previous government exercise of its lien		

¹⁴ The Project distinguishes between compensation for ISFs whose structures reside on public or private land. Only those who comply with Section 5(b) of R.A. 10752 and Section 6.8 of IRR of RA 10752 are entitled to compensation of the structures and improvements, namely: (1) must be a Filipino Citizen, (2) must not own any real property whether in the urban or rural areas, (3) must not be a professional squatter of a member of a squatting syndicate and (4) must not occupy an existing government ROW. ISFs on private land, all those not meeting the four criteria, but which have a proof of ownership of the structure/improvement (e.g. waiver from owner of the land) are qualified for compensation of affected structures. Details of required documents have been specified in Section 6.3.3 (Required Documents for Payment of Compensation) and COA Circular No. 2012-001.

Type of Impact		Loss of Structure	
Entitled Person		(Severe/Full)	(Marginal/Partial)
		(2) Purchase of a residential house and lot, townhouse or condominium unit; (3) Construction or completion of a residential unit on a residential lot owned by the member; (4) Home improvement; and/or (5) Refinancing of an existing housing loan. iii. Subject to qualification requirements for 2b, option to return to provinces under the Balik Probinsya, Bagong Pag-Asa Program (BP2) of DSWD, qualified households are entitled to: (1) Transportation/relocation assistance from current residences to identified site; (2) Food provision during transfer to relocation site, and (3) Transitory support package to cover food and non-food items while the family is in a transition phase (i.e., first aid kits, school requirements)	
2d	PAPs who are renting, leasing or sharing the structure/ improvement, on private structures within the government ROW who are <u>not</u> qualified for socialized housing assistance ¹⁵ .	Entitlements: 1. No compensation for land or structures. 2. In cases where the structures are being used as residential dwellings, self-relocation or assisted resettlement as follows: a. Self-relocation assistance: i. Disturbance compensation amounting to PhP 10,000 b. Assisted resettlement: i. Option to avail of government economic and medium cost housing program under the HDMF otherwise known as Pag-IBIG Fund. The Pag-IBIG housing loan may be used to finance any one or a combination of the following: (1) Purchase of a fully-developed residential lot or adjoining residential lots not exceeding 1,000 m²; (2) Purchase of a residential house and lot, townhouse or	Entitlements: 1. No compensation for land or structures. 2. In cases where the structures are being used as residential dwellings, disturbance compensation amounting to PhP 10,000 (should temporary relocation be necessary during rehabilitation or retrofitting of their building/s).

¹⁵ In accordance with Section 16 of RA 7279, beneficiaries for socialized housing (1) must be a Filipino citizen, (2) must be an underprivileged and homeless citizen, (3) must not own any real property, and (d) must not be a professional squatter or a member of squatting syndicates. The PAPs who may qualify under R.A. 7279 will be further subject to qualification of the LIAC and DOTr's partner key shelter agency/ies.

Type of Impact		Loss of Structure	
Entitled Person		(Severe/Full)	(Marginal/Partial)
		condominium unit; (3) Construction or completion of a residential unit on a residential lot owned by the member; (4) Home improvement; and/or (5) Refinancing of an existing housing loan. ii. Subject to qualification requirements, option to return to provinces under the Balik Probinsya, Bagong Pag-Asa Program (BP2) of DSWD, qualified households are entitled to: (1) Transportation/ relocation assistance from current residences to identified site; (2) Food provision during transfer to relocation site, and (3) Transitory support package to cover food and non-food items while the family is in a transition phase (i.e., first aid kits, school requirements) iii. Subject to availability, option to avail of affordable public rental housing accommodation provided by DOTr in partnership with KSA, NGOs and/or LGUs	
2e	PAPs who are renting, leasing or sharing the structure/improvement within the government ROW, and <u>are qualified for</u> socialized housing assistance.	Entitlements: 1. No compensation for land or structures. 2. In cases where the structures are being used as residential dwellings, self-relocation or assisted resettlement as follows: a. Self-relocation (waived house and lot entitlement) i. Disturbance compensation amounting to Php 10,000 b. Assisted resettlement i. Subject to qualification by the LIAC, informal settler families (ISFs) may avail of a relocation package administered by a KSA or LGUs which including: (1) Cash compensation to cover the cost of connecting utilities such as water and power (if not provided by KSA/LGU); (2) Transportation to new dwelling inclusive of transportation of belongings; and (3) Food allowance of Php150 per person for three days relocated or a food parcel of equal or greater amount (as determined by DOTr). ii. Subject to qualification requirements, option to return to provinces under the Balik Probinsya, Bagong Pag-Asa (BP2) Program of the	1. No compensation for land or structures. 2. Should temporary relocation be necessary during rehabilitation or retrofitting of their building/s or if residence is no longer habitable, PAPs are entitled to self-relocation or assisted resettlement

Type of Impact		Loss of Structure	
Entitled Person		(Severe/Full)	(Marginal/Partial)
		Department of Social Welfare and Development (DSWD), qualified households are entitled to: (1) Transportation/ relocation assistance from current residences to identified site; (2) Food provision during transfer to relocation site, and (3) Transitory support package to cover food and non-food items while the family is in a transition phase (i.e., first aid kits, school requirements) iii. Subject to availability, option to avail of affordable public rental housing accommodation provided by DOTr in partnership with KSA, NGOs and/or LGUs.	
2f	PAPs who are renting, leasing or sharing the structure/ improvement, on formal rental property	Entitlements: 1. No compensation for land or structures. 2. In cases where the structures are being used as residential dwellings, self-relocation or assisted resettlement as follows: a. Self-relocation assistance: i. Rental subsidy equivalent to Php5,000 for three (3) months ii. Transportation to new dwelling inclusive of transportation of belongings; and iii. Food allowance of Php150 per person per day for three (3) days or a food parcel of equal or greater amount (as determined by DOTr) b. Assisted resettlement: i. Subject to qualification by the LIAC, informal settler families (ISFs) may avail of a relocation package administered by a KSA or LGUs which including: (1) Cash compensation to cover the cost of connecting utilities such as water and power (if not provided by KSA/LGU); (2) Transportation to new dwelling inclusive of transportation of belongings; and (3) Food allowance of Php150 per person for three days relocated or a food parcel of equal or greater amount (as determined by DOTr). ii. Option to avail of government economic and medium cost housing program under the HDMF otherwise known as Pag-IBIG Fund. The Pag-IBIG housing loan may be used to finance any one or a combination of the following:	Entitlements: If temporary displacement is necessary, rental subsidy equivalent to 3 months of rental payment for temporary dwelling place, maximum amount of which will be determined based on the prevailing rental rates in adjacent and similar areas certified by the LGUs, but not more than Php15,000 or Php5,000 per month (should temporary relocation be necessary during rehabilitation or retrofitting of their building/s).

Type of Impact		Loss of Structure	
Entitled Person		(Severe/Full)	(Marginal/Partial)
		(1) Purchase of a fully-developed residential lot or adjoining residential lots not exceeding 1,000 m²; (2) Purchase of a residential house and lot, townhouse or condominium unit; (3) Construction or completion of a residential unit on a residential lot owned by the member; (4) Home improvement; and/or (5) Refinancing of an existing housing loan. iii. Subject to qualification requirements, option to return to provinces under the Balik Probinsya, Bagong Pag-Asa Program (BP2) of DSWD, qualified households are entitled to: (1) Transportation/ relocation assistance from (2) current residences to identified site; (3) Food provision during transfer to relocation site, and (4) Transitory support package to cover food and non-food items while the family is in a transition phase (i.e., first aid kits, school requirements) iv. Subject to availability, option to avail of affordable public rental housing accommodation provided by DOTr in partnership with KSA, NGOs and/or LGUs	
2g	PAPs who were former ISFs and CMP/ISF beneficiaries whose titles are still under the name of the organization.	Entitlements: Same as 2a deducting any amount still owed to the housing agency.	Entitlements: If temporary displacement is necessary, rental subsidy equivalent to 3 months of rental payment for temporary dwelling place, maximum amount of which will be determined based on the prevailing rental rates in adjacent and similar areas certified by the LGUs, but not more than PhP15,000 or PhP5,000 per month (should temporary relocation be necessary during rehabilitation or retrofitting of their building/s).
2h	PAPs who own structures/improvements but do not own the land where the structure is located, and who have previously	Entitlements: 1. Cash compensation for the entire structure equivalent to full replacement cost without deduction for the depreciation or salvaged materials, as defined in R.A. 10752 and its I.R.R .	Entitlements: Cash compensation for the affected portion of the structure, equivalent to full replacement cost without deduction for

Type of Impact		Loss of Structure	
Entitled Person		(Severe/Full)	(Marginal/Partial)
	availed of government socialized housing program (returnees) and are deemed ineligible by the KSA to participate in the socialized housing program.	2. PAPs can self-demolish/dismantle the structure and keep salvage materials from demolished structures without deduction to compensation. 3. In cases where the structures are being used as residential dwelling by the structure owner and his/her family residing there, self-relocation or assisted resettlement as indicated below: a. Self-relocation assistance: i. Disturbance compensation amounting to PhP 10,000 b. Assisted resettlement: i. Subject to qualification requirements, option to avail of government economic and medium cost housing program under the HDMF otherwise known as Pag-IBIG Fund. The Pag-IBIG housing loan may be used to finance any one or a combination of the following: (1) Purchase of a fully-developed residential lot or adjoining residential lots not exceeding 1,000 m²; (2) Purchase of a residential house and lot, townhouse or condominium unit; (3) Construction or completion of a residential unit on a residential lot owned by the member; (4) Home improvement; and/or (5) Refinancing of an existing housing loan. ii. Subject to qualification requirements, option to return to provinces under the Balik Probinsya Bagong Pag-Asa Program (BP2) of DSWD. Qualified households are entitled to: (1) Transportation/ relocation assistance from current residences to identified site; (2) Food provision during transfer to relocation site, and (3) Transitory support package to cover food and non-food items while the family is in a transition phase (i.e., first aid kits, school requirements) iii. Subject to availability, option to avail of affordable public rental housing accommodation provided by DOTr in partnership with KSAs, NGOs and/or LGUs	the depreciation or salvaged materials, as defined in R.A. 10752 and its I.R.R.

Type of Impact		Loss of Structure	
Entitled Person		(Severe/Full)	(Marginal/Partial)
2i	PAPs who occupy temporary dwellings ¹⁶ .	Entitlements: - Provision of assisted resettlement options as detailed for 2d provided that they present a certification from their respective Barangay Captains and Head of LGU's Urban Poor Affairs Office (UPAO) or the Local Housing Office (LHO) or equivalent stating that they are bona fide residents and have occupied the project affected area prior to the applicable cut-off date. - PAPs that do not meet the socialized housing program eligibility criteria but are able to present Certification may have the option to avail of affordable public rental facility through partnership with KSA, NGOs, and/or LGUs, to the extent possible. - If completion of the public rental facility will not be ready by time of displacement, rental subsidy will be provided.	Entitlements: No compensation for structure.
Implementation Considerations: - In order to meet target commencement of civil works and at the same time comply with JICA Social Safeguards policy, DOTr may request Civil Works or General Contractors to advance needed funds for the relocation of non-landowners and reimburse the same without unnecessary delays, provided that such agreement was made prior to contract award. - PAPs will not be responsible for demolition of structures. However, PAPs may be allowed to self-demolish their structures where safe to do so to enable them to preserve materials that still have salvage value. In such cases PAPs will be entitled to keep salvageable materials without deduction from compensation. - For cases where PAPs are required to avail of rental subsidy assistance while awaiting completion of socialized housing, assistance to transport belongings will be provided both at time of initial displacement to temporary accommodation as well as to socialized housing when it is completed. - In case it becomes apparent that the socialized housing units are not readily available, DOTr will update the relevant section/s of this RAP for JICA concurrence in order to ensure that the permanently displaced PAPs are provided subsidy until such time that the units in the resettlement sites area ready. - The amount of the rental subsidy (per locality) will be determined through market research by DOTr - which will be certified by the LGU. - Any fees required to be paid to community organizers to organize PAPs into homeowners or community association will be paid by DOTr			

¹⁶ Moveable sleeping materials located within the project right-of-way (e.g., tent, cart, tarpaulin)

Entitled Person		Loss of income/Livelihood
3a	PAPs who own fixed micro businesses (e.g. small shops, sari-sari store, carinderia, food stand, repair shop, etc.) with or without permits from the LGU concerned.	Entitlements: 1. Cash compensation equivalent to PhP 10,000 per month to cover income losses during transition period corresponding to stoppage of business activities, not to exceed three months¹⁷. 2. Cash compensation to cover transactional (e.g., permitting) cost of re-establishing the business elsewhere but only within two years after the displacement 3. Assistance to transport belongings to new location. 4. Assistance in securing soft loan to enable self-rehabilitation for those restarting business elsewhere. 5. Participation in the Livelihood Restoration and Improvement Program (LRIP). 6. For PAPs who are leasing space from property owners: For those who will continue with their micro-small business activities elsewhere, rental subsidy for three months based on prevailing average monthly rental for a similar structure of equal type and dimension to the property being leased. Not applicable to lease contracts that will expire at the time of taking.
3b	PAPs who own small, medium and large business establishments ¹⁸	Entitlements: 1. Cash compensation to cover transactional (e.g., permitting) cost of re-establishing the business elsewhere but only within two years after the displacement 2. Assistance to transport belongings to new location 3. Assistance in securing soft loan to enable self-rehabilitation for those restarting business elsewhere. 4. Rental subsidy for three months based on prevailing average monthly rental for a similar structure of equal type and dimension to the property being leased. 5. For PAPs who are owners of small, medium or large commercial establishments built inside own affected property: Acquire the property but allow the owner of the structure and business use of the land for a defined period to give the owner time to transfer, subject to agreement on a case-to-case basis provided that they shoulder the RPT for the extension period. 6. For PAPs who are owners of commercial/business entities and are leasing affected space/property and will continue with their commercial and business activities elsewhere, rental subsidy for three months based on prevailing average monthly rental for a similar structure of equal type and dimension to the property being leased. Not applicable to lease contracts that will expire at the time of taking.
3c	Vendors with no stalls ¹⁹	Entitlements: Assistance in identification of, and transportation to, an alternative site to continue economic activity, e.g., assistance in (a) shifting to areas within the same LGU where there is no construction, (b) identify alternative sites to sell, and (c) link to existing government livelihood programs.

¹⁷ Preferred mode of business transition is to help set up affected persons with an alternative but similar business with minimal transition period. Options have to be considered by the PAPs with no delay.

¹⁸ Categories of business are based on capitalization and number of employees, with (1) PhP 3,000,001-15,000,000 capitalization and 10-99 employees for small businesses, (2) PhP 15,000,000-100,000,000 capitalization and 100-199 employees for medium businesses, and (3) More than PhP 100,000,000 capitalization and over 200 employees for large businesses as defined under Small and Medium Enterprise Development (SMED) Council Resolution No. 01 Series of 2003 dated 16 January 2003.

¹⁹ Pertains to vendors who do not have permanent vending structure (e.g. carts, moveable tables, etc.)

Entitled Person		Loss of income/Livelihood
3d	Trolley drivers	Entitlements: 1. Transitional support of minimum wage for four (4) months²⁰. 2. Participation in the LRIP. 3. Provision of skills training in anticipation of available job positions during construction and operation of the project. 4. Training allowance²¹. 5. Priority in employment during construction and operation stage of the project.
3e	PAPs who are employed in a displaced commercial, agricultural or industrial establishment and lose their job due to closure of business or lay-off as a result of minimized operation.	Entitlements: 1. Cash compensation for net salary of two (2) months based on actual salary. For PAPs whose income is below or within the minimum wage, cash compensation for four (4) months based on prevailing minimum wage²². 2. Participation in the LRIP. 3. Provision of skills training in anticipation of available job positions during construction and operation of the project. 4. Training allowance²³. 5. Priority in employment during construction and operation stage of the project.
3f	PAPs who relocate to a place that makes former wage-based livelihood opportunities inaccessible and as a result need to find new employment or source of livelihood.	
3g	PAPs who relocate to a place that makes it more expensive to commute to their place of work and they retain their employment.	Entitlements: Commuting allowance of an amount based on additional costs, but not exceeding PhP 5,000 per household per month for three months (not entitled to 3e or 3f) ²⁴ .
Implementation Considerations: Income losses as based on evidence such as tax receipts or otherwise as per estimated values of monthly income losses for various categories of micro-businesses to be determined during validation.		

²⁰ Inclusive of payment of daily wage equivalent to the number of days the trainees need to be absent from work in order to attend training (during training) equivalent to the prevailing minimum wage in the area shall be provided to PAPs who are attending the training

²¹ Transportation allowance during training provided only if necessary.

²² Inclusive of payment of daily wage equivalent to the number of days the trainees need to be absent from work in order to attend training (during training) equivalent to the prevailing minimum wage in the area shall be provided to PAPs who are attending the training.

²³ Transportation allowance during training provided only if necessary.

²⁴ Commuting allowance will be provided only upon transfer to off-city permanent relocation site. No commuting allowance will be provided at the temporary accommodation.

Entitled Person		Loss of Public Land and Structure (Severe/Full)
4a	Government Agency/ LGU owners of affected public structures on public land.	Entitlements: 1. Compensation between agencies based on mutual agreement. 2. Transportation to be provided inclusive of transportation of belongings.
4b	Government Agency/ LGU owners of affected public structures on private land.	Entitlements: 1. Cash compensation for structures at full replacement cost. 2. Transportation to be provided inclusive of transportation of belongings.
Entitled Person		Loss of Non-Land Assets and Improvements
5a	Owners of fruit and timber trees (regardless of ownership status of affected land).	Entitlements: Cash compensation for crops, ornamentals, fruit-bearing, and timber/forest trees at current market value as prescribed by the Inter-LGU Trees Appraisal Committee using Department of Agriculture, Philippine Coconut Authority, Department of Environment and Natural Resources, Department of Finance, Bureau of Plant Industry, and Local Government Unit valuation data.
5b	Owners of crops (regardless of ownership status of affected land).	Entitlements: Damaged crops, due to the Project, are to be compensated at current market value at the time of taking based on the cost of production per hectare, in proportion to the affected area as prescribed by the Inter-LGU Trees Appraisal Committee using Department of Agriculture, Philippine Coconut Authority, Department of Environment and Natural Resources, Department of Finance, Bureau of Plant Industry, and Local Government Unit valuation data ²⁵ .
5c	Owners of other affected non-land assets and improvements (not mentioned in 5a, 5b or 5c).	Entitlements: Compensation at replacement cost for affected non-land assets and improvements (not mentioned in 5a, 5b, 5c). Alternatively, PAPs may opt for transportation of secondary structures (non-land assets) in whole or in part in lieu of compensation where property can be viably transported.
Implementation Considerations: • Determination of replacement cost of trees will take in to account age and productivity of the tree. • Compensation rates determined by the replacement cost study and informed by values prescribed by the Department of Agriculture (DA) (for fruit trees) or DENR for timber trees, or the updated valuation per species based on replacement cost as specified by the Inter-LGU Trees and Appraisal Committee (ILTAC). • Coordination with landowners, agricultural farms and/or fishpond operators to advise them regarding the schedule of clearing.		

²⁵ Compensation for crops is for one harvest only. Should the PAP or someone else plant on the project ROW after validation in the barangay, it is no longer eligible for compensation.

Entitled Person		Additional Hardship Due to Vulnerability
6a	PAPs who are classified as any of the following vulnerable groups: poor (based on the poverty income threshold), elderly and solo parent-headed households, and persons with disabilities.	Entitlements: In addition to applicable compensation, 1. Inconvenience allowance in the amount equivalent to PhP 10,000 per household. 2. For the families with persons who need special assistance and/or medical care, respective LGUs to provide nurses or social workers to help them before and during the resettlement activity. 3. Rehabilitation assistance in the form of vocational training and other development activities with the value of up to PhP 15,000 will be provided in coordination with other government agencies. 4. Support and/or maintain access to government welfare programs. 5. Inclusion in the LRIP.

Entitled Person		Temporary Impacts due to Construction
7a	PAPs who have legal rights to the land.	Entitlements: 1. Restoration of land within three (3) months of completion of use. 2. Compensation for affected non-land assets at full replacement cost commensurate with rates set out in the RAP. 3. Cash payment for rent of the affected land at prevailing rental rates in the location of the property until the property is restored.
7b	PAPs without legal rights to affected land but owners of affected non-land assets.	
7c	Severance impacts and/or barrier effect during construction disrupting lateral movement (access) or access to property.	Entitlements: The project will provide for crossings and continued access.

Implementation Considerations:

Contractors will be responsible for the arrangement and payment of land rent, restoration of land and compensation for non-land assets and lost income. Temporary impacts due to construction will be monitored and reported as part of the Environment Management Plan.

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

Expropriation Proceeding

1. An initial compensation at an amount computed at 100% of lot price based on latest BIR zonal value²⁶ for land, replacement cost for structures and improvements, and market value for crops and trees in the form of a check will be deposited to the court in favor of the owner upon filing of expropriation case by DOTr. The Court will immediately issue an order to take possession of the property and start implementation of the project (Section 6(a) R.A. 10752).
2. While the court adjudicates the compensation to be paid, the PAPs may, at any time request the court to release such deposit upon presentation of proof of ownership (Section 6(a) R.A. 10752).
3. After the case has been heard by the court, the Court will order DOTr to pay the difference, if any, between initial compensation and the just compensation as determined by the court.
4. At this time, DOTr will also pay any required taxes and fees (such as notary fees) where applicable with the exception of CGT (as detailed in R.A. 10752) and any unpaid RPT.
5. If compensation is less than replacement cost, DOTr will apply a mitigation measure to reach replacement cost.
6. Other applicable allowances including livelihood rehabilitation and transitional assistance allowances apply as per cases not subject to expropriation.

Implementation Considerations:

- Based on Rule 16 Section 1(h) of the 1997 Rules of Court on Civil Procedures, the plaintiff (DOTr) can withdraw the case any time before the filing of the answer by the defendant (owners). If the answer has been filed there has to be a joint filing by DOTr and owner to withdraw the case (Section 2, Rule 17 of the 1997 Rules of Court on Civil Procedures). In both cases, the acquisition mode would revert back to negotiated sale, which will entitle the owner to payment at current market value for land (as indicated in DOTr's OTB), free of taxes, including CGT, and registration fees, replacement cost for structures and improvements, and market value for crops and trees. If no motion to dismiss as above described is filed, expropriation proceeding will continue. Once the court decision becomes final and executory acquisition mode (expropriation) cannot revert back to any other mode.
- Where the PAP expressed interest to move to a negotiated sale, but was unable to gain the necessary documents to show proof of ownership, DOTr will proceed with the expropriation case.
- DOTr will provide assistance to PAPs whose lands will be subjected to EJS. This will be done through the Help Desk that will be established at each LGU prior to the issuance of the NoT. Early issuance of the NoT is highly recommended for PAPs to have enough time to complete/progress EJS process prior to issuance of the OTB, which only gives them 30 days to accept offer, after which expropriation proceedings can commence. If there are PAPs who are willing to undergo negotiated sale but are unable to complete the EJS before the expropriation proceedings are heard by a court, DOTr will pay the just compensation as determined by the court, as well as any required taxes including CGT, except for any unpaid RPT otherwise, DOTr will delay filing of expropriation to the extent.

²⁶ Updated within the last three years or at the court's discretion in the absence of such

CHAPTER 7 RESETTLEMENT PLAN

As part of the Project resettlement policy and entitlements (Chapters 5 and 6), resettlement assistance will be provided for physical displacements resulting from permanent loss of residential and business structures.

7.1 Eligible PAPs for Resettlement Assistance

Census and tagging and Socio-economic Survey results (SES) (Chapter 3) reveal that there are 322 Project-Affected Persons (Table 3-2). Of this total, 306 are Project-Affected Households (PAHs) - 297 of which were interviewed and 9 were not interviewed (Table 3-2).

Out of the 306 PAHs, there are 29 landowners and 277 land-owners (Table 7-1). Among the landowner PAHs, 26 were interviewed and 3 were not interviewed. Of the 277 non-landowner PAHs, 271 were interviewed and six (6) PAHs were not interviewed.

The PAHs who were not interviewed are not included in Chapter 3 but were included in the computation of resettlement budget (Chapter 12).

Table 7-1 Total Number of Affected Households per Barangay

Brgy	Landowner Household			Non-Landowner Household			Total
	Interviewed	Not Interviewed	Sub-total	Interviewed	Not Interviewed	Sub-total	
155	0	0	0	3	0	3	3
159	4	0	4	20	3	23	27
221	16	3	19	65	2	67	86
227	0	0	0	3	0	3	3
228	6	0	6	180	1	181	187
Total	26	3	29	271	6	277	306
%	8.5	1.0	9.5	88.6	2.0	90.5	100

Source: JICA Design Team

7.1.1 Resettlement Assistance for Landowners

Following the JICA policy and R.A. 10752 provisions on the replacement cost of affected properties, the estimated compensation for land and structure ought to be sufficient for landowners to acquire replacement property with the same value as the property being acquired by the government from them.

The PAP has the following options: to pay the replacement property in full using the compensation they will be receiving for their affected property, or to apply for a loan if they prefer a bigger or better property. In the latter case, the DOTr will assist them in applying for a housing loan under the HDMF's Program. The compensation for land and structure may be used as equity, and the PAP shall pay the remaining balance for several years.

There are two (2) relocation options for the landowners residing in the affected land: (i) Self-Relocation Assistance and (ii) Assisted Resettlement. These options will be offered during ground validation to assist them accordingly based on their preference.

(1) Option 1: Self-Relocation Assistance

The option to self-relocate will be offered to all the PAPs residing in the Project Right-of-Way (PROW) before the cut-off-date¹. Under this option, the PAPs may choose (i) to relocate to their hometown or a relative with residence close to their current living sources, (ii) to rent near their current location, or (iii) to resettle in a permanent dwelling of their choice. The PAPs may also use the compensation they will

¹For the landowners, the issuance of the Notice of Taking will serve as the cut-off date.

receive for their affected properties in purchasing a new property in their desired location. This form of assistance is designed to help the PAPs self-relocate without the financial burden and other inconveniences due to relocation.

Based on the Entitlement Matrix in Chapter 6, the assistance for this option is the combination consisting of the following:

Table 7-2 Self-Relocation Assistance

Self-Relocation Assistance	Eligible Displaced Household
• Three (3) months rental subsidy • Cash compensation to cover the cost of connecting utilities such as water and power² • Transportation to a new dwelling, inclusive of transportation of materials • Food allowance	• PAPs who own structures/improvements and also own the land where the structure is located (pursuant to 1A of the Entitlement Matrix) • PAPs who own structures/improvements but do not own the land where the structure is located on • PAPs who own structures and improvements on lands granted through Commonwealth Act (C.A.) No. 141 and the land has not been subjected to previous government exercise of its lien • PAPs who are renting, leasing or sharing the structure/improvement, on formal rental property
• Disturbance compensation amounting to PhP10,000	• PAPs who are renting, leasing or sharing the structure/improvement within the government ROW

Source: JICA Design Team

(2) Option 2: Assisted Resettlement

Assisted resettlement includes the availment of permanent housing through economic or medium-cost housing under the Pag-IBIG Program of HDMF. The assistance for this option is the combination of the following:

1. Assistance to avail government economic and medium-cost housing program under HDMF otherwise known as Pag-IBIG Fund;
2. Cash compensation to cover the cost of connecting utilities such as water and power;³
3. Transportation to a new dwelling, inclusive of transportation of household belongings; and
4. Food allowance.

Pag-IBIG housing program is an open market loan program of a government-owned and controlled corporation that caters to all its members. It offers various housing support, including affordable housing⁴, economic housing⁵ and medium-cost housing⁶. Table 7-3 details the features of this housing modality.

² On a case-to-case basis. PAPs will not be compensated for connecting utilities if their alternative dwelling has existing utility connection like in the case of rental spaces.

³ On a case-to-case basis. PAPs will not be compensated for connecting utilities if their alternative dwelling has existing utility connection like in the case of ready-for-occupancy housing units.

⁴ Caters to families earning PhP15,000 and below per month, regardless of whether they have been previously awarded a housing unit by the government.

⁵ Economic Housing is defined in BP 220 as housing units which are within the affordability level of the average and low-income earners which is 30% of the gross family income as determined by the National Economic and Development Authority from time to time. Economic Housing could be private or government-initiated sites. Based on HLURB Memorandum Circular No. 13 Series of 2017, the selling price of Economic Housing is above PhP450,000 but not more than PhP1,700,000.

⁶ Medium Cost Housing costs above PhP1,700,000 up to PhP4,000,000 and designed for average to mid-level income earners.

Table 7-3 Housing Modalities for Affected Landowners

Item	Housing Modalities	
	Pag-IBIG Housing Program	
Type of Housing Support	Affordable/Economic Housing through the Affordable Housing Loan Program	Medium Cost Housing through the End-User Financing Program
DOTr Partner Agency	Pagtutulungan sa Kinabukasan: Ikaw, Bangko, Industria at Gobyerno (Pag-IBIG)/ Home Development Mutual Fund (HDMF)	
Entitled PAPs	Formal/legal PAPs	
	- Member in good standing / Have made at least 24 monthly savings. The lump-sum payment of the required 24 monthly savings is allowed; - If with existing Pag-IBIG housing loan, either as principal or co-buyer/borrower, it must be updated; - Have the legal capacity to acquire and encumber real property; - Have passed satisfactory background/credit and employment/business checks of Pag-IBIG Fund; - Are not more than 65 years old and not more than 70 years old at maturity of loan application; - Have no Pag-IBIG housing loan that was foreclosed, cancelled, bought back due to default, or subjected to <i>dacion en pago</i>.	- Members of good standing with the following qualifications: - Have contributed for at least 24 months (Can be lump-sum payment); - With a gross monthly income of not more than PhP17,500 for the NCR, and PhP 14,000 for those outside NCR; - Not more than 65 years old; - No outstanding housing loan or multi-purpose loan and no previous loan foreclosure. - Have a legal capacity to acquire and encumber real property; - Have passed satisfactory background/credit and employment/business check of Pag-IBIG Fund; - Are not more than 65 years old as of the date of application and must be insurable; and - Had no Pag-IBIG housing loan foreclosed, cancelled, bought back due to default of subjected to <i>dacion en pago</i>.
Housing Package inclusions	- Any or a combination of the following: - Purchase of a fully-developed residential lot or adjoining residential lots not exceeding 1,000-m²; - Purchase of a residential house and lot, townhouse or condominium unit; - Construction or completion of a residential unit on a residential lot owned by the member; - Home Improvement; and/or - Refinancing of an existing housing loan.	- Any or a combination of the following: - Purchase of a fully-developed residential lot or adjoining residential lots not exceeding 1,000-m²; - Purchase of a residential house and lot, townhouse or condominium unit; and/or - Construction or completion of a residential unit on a residential lot.
Form of Assistance	- Low-interest rate - Assistance in down payment/equity for property owners - Long payment terms - Support to fill out paperwork by Help Desk	
Loanable Amount	Up to PhP 6,000,000, subject to capacity to pay	PhP 750,000 subject to capacity to pay and actual need
Loan Documentary Requirements	- Housing Loan Application with recent ID of borrower (and co-borrower, if applicable) - Proof of income - One (1) valid ID (Photocopy, back-to-back) of Principal Borrower and Spouse, Co-Borrower and Spouse, Seller and Spouse and Developer's Authorized Representative and Attorney-in-fact (if applicable) - Transfer Certificate of Title (TCT) (Latest title, photocopy)	

Item	Housing Modalities
	Pag-IBIG Housing Program
	- Updated Tax Declaration (House and Lot) and Updated Real Estate Tax Receipt (photocopy) - Vicinity Map/Sketch of the Property - Contract-to-Sell or similar agreement between buyer and seller
Indicative Monthly Amortization / Rental Fee	Depends on the loan amount; To be determined
DOTr Subsidy	DOTr payment/subsidy will be deducted from the total cost of the housing units, while the balance will be covered by the housing loan of the Fund member.
Security of Tenure	For ownership

Source: JICA Design Team, Pag-IBIG

The DOTr, as the implementing agency, in coordination with the Key Shelter Agencies (KSAs), will hold a Housing Exhibit to showcase available residential projects of Pag-IBIG accredited developers and other available properties which the PAPs may purchase to replace their current residence. DOTr and KSAs will ensure that no PAH will be forcibly evicted or a structure demolished without prior notice and consultation.

1) Procedure for Availing Housing Loan through Pag-IBIG

There are two (2) modes to apply for a Pag-IBIG Housing Loan, should the PAP opt to avail of a housing loan:

- I. Developer-Assisted – the developer assists the PAP in his/her housing loan application. In this mode, the housing unit is either Ready-for-Occupancy or to be constructed by the developer. The developer will assist the PAP in complying with all the requirements until they fully turn over the completed unit to the PAP.
- II. Retail Account – The member applies directly to Pag-IBIG for any of the following:
 - Purchase of lot and construction of housing unit
 - Purchase of lot only
 - Construction of housing unit only
 - Purchase of house and RFO unit
 - Home improvement/Repair of an existing housing unit

Table 7-4 Loan Application and Displacement Procedure

No.	Steps	Description	Responsible Agency	Timeline
1	Submit list of the PAPs to Pag-IBIG/HDMF	After ROWA/LIAC validation, the list of the PAPs who did not opt for self-relocation and who are any of the following will be endorsed to Pag-IBIG/HDMF for housing loan assistance: a. Formal PAPs b. Non-landowners whose monthly income is above PhP 40,000 c. Renters and sharers whose monthly income is above PhP 40,000 d. Previous awardees of socialized housing program	DOTr	30 days

No.	Steps	Description	Responsible Agency	Timeline
2	Payment of Membership Fee	The PAPs who are not members of Pag-IBIG will pay the membership fee in lump sum amount equivalent to a 2-year membership contribution to Pag-IBIG. The PAPs who are inactive members of Pag-IBIG shall update their membership status by paying at least one (1) month's worth of contribution. Members shall also establish a 2-year membership contribution to Pag-IBIG.	PAPs	5-10 days
3	Loan Counseling and Presentation of housing options	Pag-IBIG will conduct loan counselling. Loan and housing options may also be presented here.	Pag-IBIG	2 days
4	Accomplish Preliminary Loan Counselling Questionnaire (PLCQ)	The PAPs will accomplish PLCQ as part of Pag-IBIG's requirement	PAPs	1 day
5	Accomplish Membership Status Verification Slip (MSVS)	If eligible, the PAPs will accomplish MSVS – another requirement of Pag-IBIG.	PAPs	1 day
6	Submit Housing Loan Application (HLA)	Secure a Pag-IBIG Housing Loan Application form (HDMF H1-1) together with the checklist of requirements. Submit accomplished HDMF H1-1 form with complete requirements (see checklist on page 7-6), and pay the initial processing fee of PhP1,000 and upgraded monthly contribution (if applicable)	PAPs	1 day
7	Notice of Approval (NOA) and Letter of Guaranty (LOG)	Release NOA and LOG. These two (2) documents indicate that the PAP may proceed with the acquisition of the replacement property since the application for loan has been approved.	Pag-IBIG	7–15 days
8	Pay borrower's equity	Depending on the amount of loan, the PAPs have to pay a certain amount of equity prior to the release of loan: a. PhP 450,000 – no equity b. Up to PhP 1,250,000 – 10% c. Up to PhP 6,000,000 – 20% Once the equity has been settled, the PAPs may move-in to the housing unit at any time.	DOTr/PAP/Developer	30-45 days
9	Sign loan documents	The PAPs will be requested to sign the loan documents. Member-borrowers will present a valid ID card before signing the loan documents.	DOTr/Pag-IBIG	2-7 days
10	Give LOG to Seller	While PAPs and DOTr finalize the execution of ADRI, the release of compensation, and payment of equity to the seller, the PAPs will be given 90 days to submit all NOA requirements ⁷ starting with giving the LOG to the property seller.	PAP	30-90 days
11	Bureau of Internal Revenue (BIR)	Proceed to BIR for payment of documentary stamp tax and capital gains tax. The BIR will issue Certificate Authorizing Registration.	Property owner/seller/BIR	2-7 days

⁷ If the PAP opted for developer assisted housing unit, the developer will assist the PAP in all documentary concerns

No.	Steps	Description	Responsible Agency	Timeline
12	Local Government Unit (LGU)	Proceed to LGU for payment of transfer tax	PAP/LGU	2-7 days
13	Registry of Deeds (RD)	Proceed to RD for transfer of the title and annotation of mortgage.	PAP/RD	15-30 days
14	Local Government Unit (LGU)	Proceed back to LGU for the transfer of Tax Declaration.	PAP/LGU	7 days
15	Submit all NOA requirements to Pag-IBIG/HDMF	If the PAP chose for a developer-assisted housing unit, the PAP may submit all requirements to the developer. For Retail accounts, the PAPs may submit requirements to the nearest Pag-IBIG branch. The list of requirements for developer-assisted and retail accounts is enumerated herein. The PAPs have 90 calendar days to complete all NOA requirements.	PAP/ Developer/ Pag-IBIG	7 days
16	Release of Loan	Pag-IBIG will release the check in favor of the Payee. ⁸	Pag-IBIG	
17	Payment of Full Compensation	Pay compensation and entitlement to the PAPs prior to any displacement.	DOTr	
18	Displacement of the PAP and actual dismantling of structures	Comply with the guidelines during actual dismantling of structures.	DOTr	

Source: Pag-IBIG, JICA Design Team

As indicated in Table 7-4, there are two (2) levels of Pag-IBIG loan processing and two (2) sets of required documents:

2) Approval of Loan Application

In the approval of the loan application, Pag-IBIG assesses the capacity of the borrower to pay. A PAP needs to submit the following set of requirements to Pag-IBIG. DOTr Help Desk will guide the PAP on how to obtain these documents.

a) Required Documents for submission upon loan application to Pag-IBIG:

- HLA Form (HDMF H1-1) with ID photos of the borrower (properly accomplished and duly notarized)
- Income Tax Returns and BIR Form No. 2316 for the last two (2) years immediately preceding the date of loan application
- Valid Certificate of Employment and Compensation (for Pag-IBIG I & II)/ Employment Contract or Employer's Certificate of Income duly certified by the employer (for POP members) (where applicable)
- Latest Pay-slip (one month)
- A certified true copy of Transfer Certificate of Title (TCT)/Condominium Certificate of Title/Original Certificate of Title (OCT) by the Register of Deeds (latest title)
- Location Plan and Vicinity Map
- Photocopy of the Updated Tax Declaration and Tax Receipt of the property that the PAPs will purchase
- Special Power of Attorney (SPA): For member/s abroad, SPA must be duly certified by the Philippine Embassy or Consulate in the country where the member is staying

⁸ Payee is either the borrower, the seller, or a third party to which the loan proceeds is assigned to be released

- Medical Questionnaire and/or Full Medical Examination (For loans over PhP 750,000 and for borrowers over 60 years old)
- Proof of Billing Address
- Contract-to-Sell (HDMF H4-73a)

3) Release of Loan

Upon issuing a NOA to the borrower, Pag-IBIG requires the borrower to submit an additional set of requirements for them to evaluate and appraise the property being purchased by the borrower and the authenticity of the documents submitted prior to the release of the loan. The required documents differ depending on the loan account the borrower prefers (i.e., retail account or developer-assisted).

a) Requirements to be Submitted⁹

Prior to Release of Loan (Retail Account / End-User Financing)

- Original TCT in the name of the applicant with annotated mortgage
- DOAS with original Registry of Deeds stamp
- New Tax Declaration in the name of the applicant
- Updated Real Estate Tax Receipt (for house and lot, if applicable)
- Occupancy Permit (secured from LGU Engineering Office, if applicable)
- Assignment of Loan Proceeds

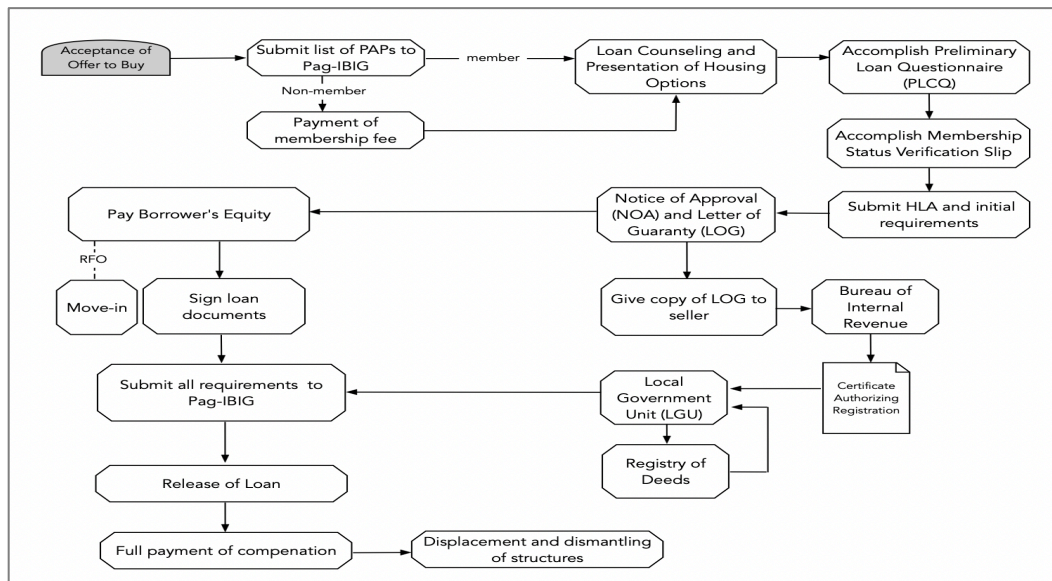
b) Requirements to be Submitted Prior to Release of Loan (For Developer Assisted Accounts)

- Individual TCT covering the subject house and lot package with the Deed of Assignment duly annotated thereon
- Occupancy Permit
- Tax Declaration
- Updated Real Estate Tax Receipts
- Deed of Assignment (With Borrowers-Buyers Conformity) (HDMF H4-72a)
- Certificate of Acceptance
- Disclosure Statement on Loan Transaction

Authority to Deduct Loan Amortization, if applicable Source: JICA Design Team, Pag-IBIG

Figure 7-1 illustrates how the PAPs will be assisted in availing Pag-IBIG housing programs and the steps that the PAPs need to complete prior to the release of the loan.

⁹ Within 90 days



Source: JICA Design Team, Pag-IBIG

Figure 7-1 Loan Application and Displacement Procedure

7.1.2 Resettlement Assistance for Non-Landowners

Non-landowner PAPs refer to those who own the affected structures but do not own the land (with or without the landowners' permission) and those who are renting, leasing, sharing or occupying structures, formally or informally owned by someone else. Thus, non-landowner PAPs include both ISFs and non-ISFs. However, not all non-landowners are entitled to resettlement assistance. Similar to landowners, only those who reside within the affected area during the cut-off date will be eligible for resettlement assistance.

7.1.2.1 Options for Resettlement

Three (3) resettlement options are available for non-landowners. These are (i) self-relocation, (ii) Balik Probinsya Bagong Pag-Asa (BP2) Program of DSWD, and (iii) assisted resettlement through NHA or Pag-IBIG.

(1) Option 1: Self-relocation

The option to self-relocate will be offered to all the PAPs. Under this option, the PAPs, specifically PAPs who are renting, leasing or sharing the structure/improvement within the government ROW will be entitled to disturbance compensation amounting to PhP 10,000 (Table 7-2).

On the other hand, the (i) PAPs who own the structures/improvements but do not own the land where the structure is located on, and (ii) PAPs who are renting, leasing or sharing the structure / improvement on formal rental property, are entitled to:

1. Rental subsidy equivalent to PhP 5,000 for three (3) months;
2. Cash compensation to cover the cost of connecting utilities such as water and power;
3. Transportation to a new dwelling, inclusive of transportation of materials; and
4. Food allowance.

PAPs who are low-income¹⁰ and homeless¹¹ are more susceptible to adverse impacts of physical displacement. Hence, they will be encouraged to consider Option 2: Balik Probinsya Bagong Pag-Asa (BP2) Program or Option 3: Assisted Relocation.

On the other hand, PAPs who are not low-income and homeless and who may have sufficient, stable and permanent source of income in their current location will be more likely to choose Option 1: Self-Relocation, in order to stay where they deem most convenient to them so they may quickly recover and continue to enjoy their financial stability after displacement.

(2) Option 2: Assisted Resettlement through DSWD Balik Probinsya Bagong Pag-Asa (BP2)

The Balik Probinsya, Bagong Pag-asa Program aims to provide a better future to Filipinos through equity in resources throughout the country that will boost countryside development. In addition, this program is geared towards addressing Metro Manila's congested urban areas by encouraging people, especially informal settlers, to return to their home provinces. To this end, the Program provides transitional assistance and incentives to individuals, families and communities through the provision of material support (i.e., transportation, livelihood and food assistance, livelihood settlement grant), capacity building, and psycho-social intervention to resettled communities, among others.

1) Objectives of Balik Probinsya

The Balik Probinsya Program shall provide comprehensive services to families and funding to assist the LGUs in providing basic services in their area. It shall ensure the following:

1. Families who will avail of the Program will be provided holistic interventions to achieve full integration into the communities;
2. Provide support for the family's economic stability and development;
3. Provide community grants for projects that ensure access to basic services; and
4. Conduct local participatory process to promote participation, transparency and accountability in all phases of implementation.

2) Target Beneficiaries

The Program is intended for low-income families who will opt to move out of Metro Manila or other highly urbanized cities and return to or relocate to other provinces due to, but not limited to, the following circumstances:

1. Families who decided to resettle to the identified rural provinces;
2. Those who lost jobs or other sources of income;
3. Those residing in unsafe dwelling places; and
4. Those exposed to health and safety risks and other environmental hazards in their current area of residence.

3) Types of Assistance

Table 7-5 summarizes the types of assistance extended to households.

¹⁰ Combined family monthly income is less than PhP40,000

¹¹ Do not own any real property

Table 7-5 Types of Assistance under Balik Probinsya

Eligible Person/s	Type of Assistance	Amount	Details	Remarks
Family	Transportation/relocation Assistance	PhP3,000-PhP35,000	PhP3,500 x 5 family members PhP500 x food allowance in transit PhP15,000 for hauling of family belongings and essential appliances	Range amount - to move properties from current residence to identified place where they will relocate. The amount of the package will depend on the mode of transportation arrangements with DOTr
	Transitory Family Support Package	PhP10,000-PhP70,000	Basic fixtures (Beddings, table and chairs, kitchen including cooking/dining utensils) First aid kits Food support School requirements (uniform, bags, shoes and school supplies)	Amount to cover food and non-food items needed while the family is in a transition phase
	Livelihood Settlement Grants (LSG)	Not exceeding PhP50,000	Seed capital fund to purchase small tools, raw materials and other inputs, and common service facilities such as machinery, equipment and plant needed in starting or expanding a micro-enterprise Acquisition of knowledge and skills needed in the management of micro-enterprise to be established Support for pre-employment requirements for a guaranteed employment	Start-up financial assistance using the Sustainable Livelihood Program (SLP) Mechanism to directly provide each eligible recipient family in establishment or continuity of livelihoods or economic activities in communities where they will return/be resettled LSG shall only be provided once per eligible family
	Transitory Shelter assistance	PhP 120,000 to PhP 250,000	House rental for 1 to 2 years while the family is settling down or KSA is constructing the houses 2 rooms per family with a family of 5 and a maximum of 8	Provision of rental subsidy for a minimum of 1 year to a maximum of 2 years subject to review of case manager Rental subsidy with an estimated range of PhP 120,000- PhP 250,000 for a year provided while waiting

Eligible Person/s	Type of Assistance	Amount	Details	Remarks
				for NHA housing to be constructed or awarded
	Psycho-social support	Not specified		Series of dialogue, specialized sessions for the family (including conference/meeting) shall be provided before the actual transfer of family beneficiaries Case management and monitoring by receiving LGUs

Source: DSWD Memorandum Circular No. 2020-15

Along with the assistance to each household, the receiving LGU will also be assisted through a Municipal Grant Allocation for basic services up to PhP 7.5 million, budget for social preparation activities up to PhP500,000 per municipality, and capacity building intervention up to PhP300,000 per municipality.

4) Process

DOTr shall enter into a Memorandum of Agreement (MOA) with the Department of Social Welfare and Development (DSWD) regarding the facilitation of households to be relocated under this Option. The discussions are currently ongoing with the related government agencies.

Table 7-6 summarizes the steps to be undertaken. Prior to the Project implementation, DOTr shall continue preliminary meetings with the Department of Social Welfare and Development (DSWD) and Department of Interior and Local Government (DILG), and proceed to coordinate with the Balik Probinsya Bagong Pag-Asa (BP2) Council regarding the tasks as stipulated in Executive Order No. 114, series of 2020. The timeline, based on the PAF's identified rural areas, shall be discussed between the responsible agencies (i.e., DSWD and DOTr).

Table 7-6 Balik Probinsya Process

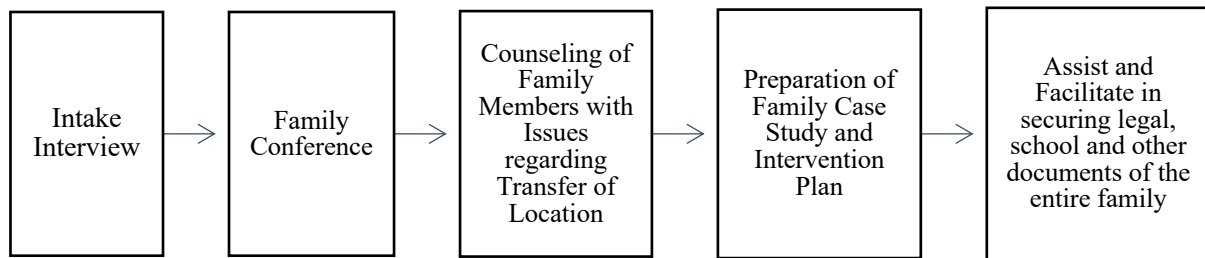
No.	Steps	Description	Responsible Agency	Timeline
Pre-Implementation Phase				
1	BP 2 Council Coordination	Identification of prerequisites and documents related to the implementation	DOTr, DSWD and other BP 2 Council members	To be determined (t.b.d.)
Implementation Phase				
2	Orientation on BP 2 Program	- BP2 Social worker to orient Regional Office Team, stakeholders and sending LGUs - BP2 Social worker to assist in: - Registration to BP2 program, data collection, assessment and conduct of collateral interviews - Formulation of family case study reports of Modified Conditional Cash Transfer (MCCT) beneficiaries and all other identified and eligible families	DOTr, DSWD and other BP 2 Council members	t.b.d.
2	Family Case Management (Social Preparation of Family Beneficiaries)	Please refer to Figure 7-2. Includes: family conference, provision of psycho-social interventions, planning and securing	DOTr, DSWD and other BP 2 Council members	t.b.d.

No.	Steps	Description	Responsible Agency	Timeline
		of all family's legal documents		
4	Endorsement and coordination w/ receiving field office of validated list	Information dissemination and preparation of respective receiving LGUs	DOTr, DSWD and other BP 2 Council members	t.b.d.
5	MOA/MOU between family beneficiaries, LGUs and DSWD as part of intervention planning and safeguards	MOA/MOU as part of intervention planning and safeguards	DOTr, DSWD and other BP 2 Council members	t.b.d.
6	Provision of Transportation and Relocation Package	- To be given to individual or family beneficiaries during the dispatch and actual date of return to the identified rural communities upon securing clearance from DOH - Amount to be determined depending on DOTr's commitment and arrangements	DOTr, DSWD and other BP 2 Council members	t.b.d.
7	Endorsement of family case management folder	Turnover of family case management folder to the receiving LGU through the local social welfare development office	DOTr, DSWD and other BP 2 Council members	t.b.d.
8	Provision of food packs to beneficiaries Provision of livelihood support (employment facilitation and capital fund)	To be provided by DOLE, TESDA and other agencies	DOTr, DSWD and other BP 2 Council members	t.b.d.
9	Provision of Transitory Family Support Package	Transfer to account of the family upon transfer to the province	DOTr, DSWD and other BP 2 Council members	t.b.d.
10	Implementation of different intervention plans by DSWD and all other agencies		DOTr, DSWD and other BP 2 Council members	t.b.d.
11	Monitoring and meetings with family beneficiaries, family conference and counselling	Receiving LGUs to submit a progress report to oversight agencies about aftercare plan/program	DOTr, DSWD and other BP 2 Council members	t.b.d.
12	Grievance Redress Mechanism (GRM)	Strengthening of existing GRM under BP to provide means of dealing promptly with any concerns which include, but are not limited to: program implementation and other irregularities observed	DOTr, DSWD and other BP 2 Council members	t.b.d.

Source: DSWD Memorandum Circular No. 2020-15

a) Family Case Management Components

As seen in Table 7-6, families wishing to avail of Balik Probinsya Program will undergo family case management to prepare every family member in their eventual transition to the province. Figure 7-2 illustrates this process.



Source: DSWD Memorandum Circular No. 2020-15

Figure 7-2 Family Case Management of Balik Probinsya Program

b) Provision of BP Package

After the PAF has been evaluated, endorsed and approved by DSWD, assistance will be provided in the form of cash which is paid by tranche, depending on the agreement with the family - as indicated in the MOA between the family, LGU and the BP2 beneficiaries. The family case management folders containing DSWD Social Worker's findings on their assessment of the family beneficiaries shall be turned over to the receiving LGU's social welfare development office for their monitoring and continuous strengthening of the GRM under the BP Program.

(3) Option 2: Assisted Resettlement through NHA

Generally, assisted relocation consists of options to avail housing units through government housing programs. For example, the non-landowner PAPs who are not low-income will be assisted to avail of economic- or medium-cost housing under the Pag-IBIG program of HDMF. In contrast, the PAPs who are low-income will be provided with either socialized housing or public rental facility. The package for this option includes a combination of the following:

1. Socialized Housing with subsidized amortization, or Public Rental Facility¹²; or economic/medium-cost housing.
2. Rental Subsidy¹³;
3. Cash compensation to cover the cost of connecting utilities such as water and power¹⁴;
4. Transportation to a new dwelling, inclusive of transportation of materials; and
5. Food allowance;

Socialized housing units will be prepared and constructed through the National Housing Authority (NHA). The location of these socialized housing is presented in Section 7.2. Depending on the result of validation, the PAPs may avail of a public rental facility or economic/medium cost housing under Pag-IBIG Fund programs if they do not qualify for socialized housing. Prior to relocation, consultations will be carried out with PAPs to ensure that (i) their needs are addressed, (ii) the assisted relocation options are understood, and (iii) all relocation site options are presented.

The DOTr as the implementing agency, in coordination with the Key Shelter Agencies (KSAs), will ensure that no PAF will be forcibly evicted or a structure demolished without prior notice and consultation. Any land acquired for resettlement sites for the NSCR SBT Section will also have the same policies and entitlements identified within this RAP. All qualified PAPs will be assessed and validated by the corresponding key shelter and financing agencies (i.e., NHA and Pag-IBIG). Eligibility of housing support will be based on the PAP's entitlements, as prescribed in the Entitlement Matrix (Chapter 6).

¹² For non-landowner PAHs that will not qualify for socialized housing

¹³ When applicable. Rental subsidy will be provided from the time of displacement until actual transfer of PAPs to permanent relocation site

¹⁴ If power and water connections are not provided in the permanent relocation site

In the event that the relocation site and/or units at the relocation site/s are not yet complete after the three-month provision of subsidy for non-landowner PAPs who will be permanently displaced, DOTr will seek concurrence of JICA on the period and amount of rental subsidy and/or mitigating measures to be provided to the PAPs to ensure that the amount is sufficient for the PAPs based on their current socioeconomic conditions, and that the prolonged temporary displacement may not worsen their current living conditions, and that prolonged temporary displacement may not worsen their current living conditions.

7.2 Candidate Resettlement Sites for the Project for Non-Landowners

7.2.1 NHA Camarin Residences

One of the identified resettlement sites is Camarin Residences in Caloocan City. DOTr, under NSCR Project, entered into an Agreement with NHA for the relocation of PAPs for the said Project in Camarin Residences Phase 1.

Camarin Residences is divided into four (4) phases, all of which are developed under the 5-Year Housing Program to relocate the ISFs who are occupying the legal easement of waterways and who are from other dangerous areas in Metro Manila. The four (4) phases are enclosed within 66,892.60-m² of land. For this Project, Camarin Residences 2 and 4 will be offered to the PAPs.

7.2.1.1 Basic Information

Camarin Residences 2 has a total area of 24,813.56-sq-meters and is developed at the first phase of the Project. Camarin Residences 2 consists of twelve (12) buildings, with five (5) stories each (Figure 7-4). Each building has 60 units each, with a total of 720 units. The buildings are equipped with an automatic fire suppression system, fire suppression system, fire exit door with panic hardware, fire exits with exit lights and emergency lights.

In compliance with the Implementing Rules and Regulations of Batas Pambansa (BP) Blg. 220, water and electricity as part of the basic needs shall be provided as part of the minimum design standards for socialized housing. In addition, buildings are made accessible through PWD ramps to aid persons with disabilities (PWDs) to reach their allotted units quickly. Each unit has a floor area of 24-square meters. Among the 720 units, 73 are occupied.

Camarin Residences 4 has a total lot area of 19,744-sq.-meters. Similar to Camarin Residences 2, it has twelve (12) buildings, with five (5) stories each. Each building has 60 units each with a total of 720 units. By the time of RAP writing, the 720 units have not yet been allocated for other projects and will be fully available and ready to accommodate PAPs by the last quarter of 2021. The summary of available units and information is in Table 7-7.

From the total units for Camarin Residences 2 and Camarin Residences 4, the number of units reserved for the PAPs shall be indicated in the upcoming MOA, following agreements to be made between DOTr and NHA. As finalization of the units requires the signing of the finalized MOA between the DOTr, DHSUD and NHA, among other prerequisites (i.e., finalization of the number of beneficiaries through joint validation with the LIAC, consultation with ISFs on schedule, and provision of entitlements prior to displacement), any changes incurred prior to, or after finalization of MOA leading to any changes in the proposed relocation sites indicated in this RAP shall be reported to JICA for concurrence, with final relocation site details provided in a timely manner in order to ensure that other resettlement site options meet the requirements for quality relocation sites.

Table 7-7 NHA Basic Relocation Site Information

Project Name	Location	Developer	Price Range per Unit	Total Units
Camarin Residences	Barangay 175, Caloocan	NHA	t.b.d. ; Maximum: PhP750,000	720 units for Camarin Residences 2 and 720 units for Camarin Residences 4

Source: NHA



Source: NHA North Sector-NCR, 2021

Figure 7-3 Location Map of NHA Camarin Residences

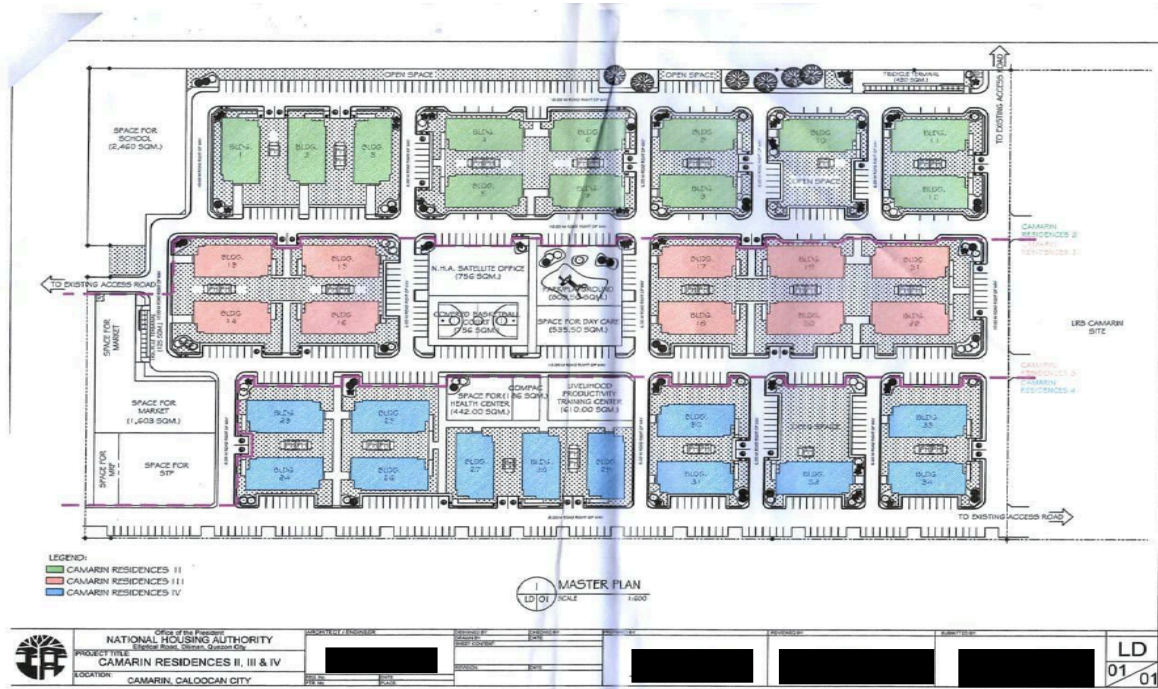


Source: DOTr, 2021

Figure 7-4 Five-storey building with a ramp for Persons with Disability (PWD) (left) and Electric posts as seen from the road (right) (2021)

7.2.1.2 Facilities

Camarin Residences 2,3 and 4 share the same facilities as indicated in Figure 7-5.



Source: NHA North Sector-NCR, 2021

Figure 7-5 Master Plan of Camarin Residences

The facilities found in Camarin Residences 2 and 4 include the following.

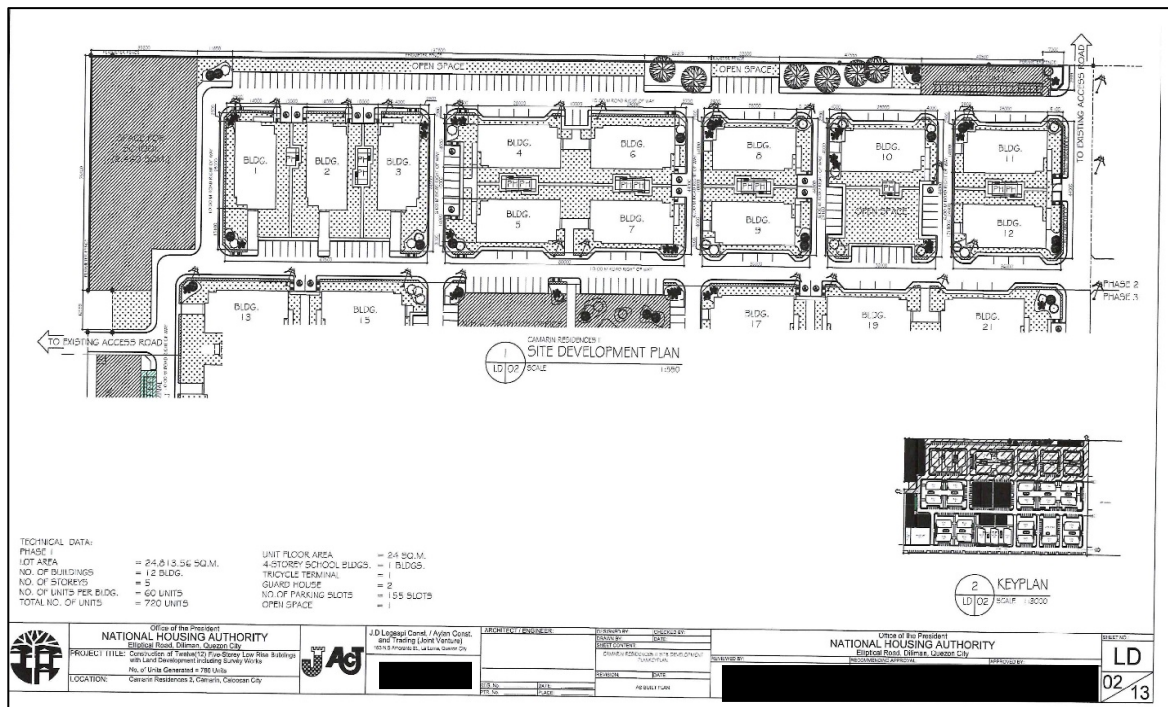
Table 7-8 Facilities in Camarin Residences

Camarin Residences 2	Shared Facilities (Camarin Residences 3)	Camarin Residences 4
- Space allotted for school - Space allotted for four-story school building - Tricycle terminal (1) - Guardhouse (2) - Parking slots - Open space	- Space allotted for Day Care Center - NHA Satellite Office - Covered basketball court - Park/Play ground	- Space allotted for market - Space for Sanitary Treatment Plant (STP) - Space for Materials Recovery Facility (MRF) - Livelihood Productivity Training Center - Parking Slots - Open space

Source: NHA North Sector-NCR, 2021

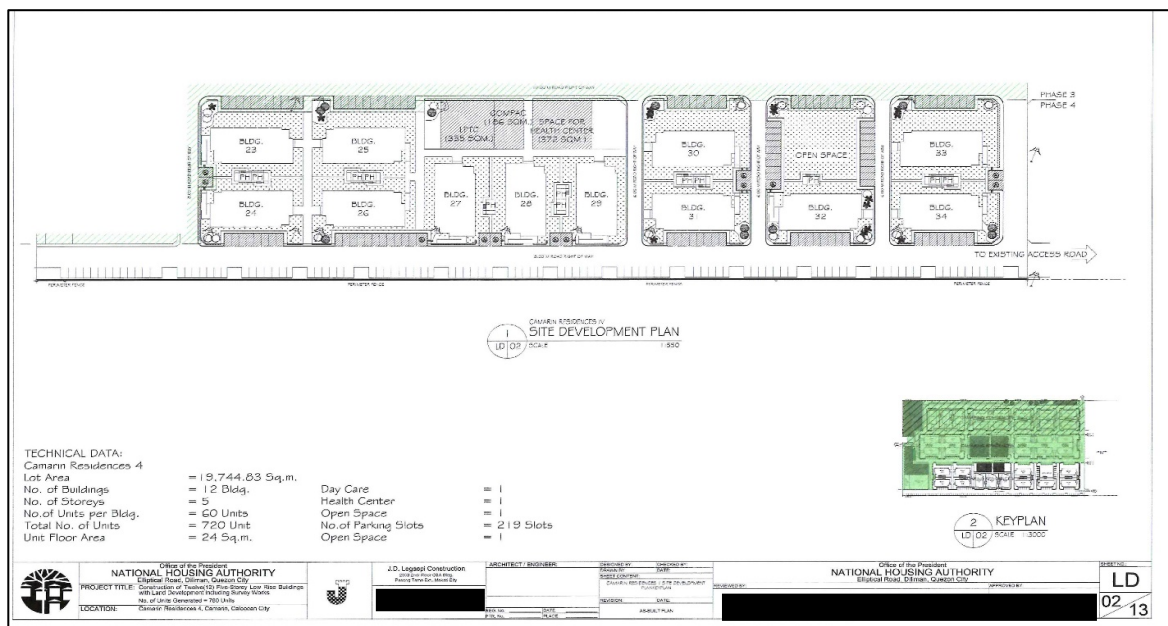
7.2.1.3 Site Development Plan

The site development plan for Camarin Residences 2 and 4 is presented in Figure 7-6 and Figure 7-7, respectively.



Source: NHA North Sector-NCR, 2021

Figure 7-6 Site Development Plan of Camarin Residences 2



Source: NHA North Sector-NCR, 2021

Figure 7-7 Site Development Plan of Camarin Residences 4

7.2.1.4 Approximate Distance to Basic Services

Apart from the existing facilities within the Camarin Residence site (i.e. Day Care Center, Health Care Center and 4-storey Building) and proximity to community facilities within Camarin Residences 1¹⁵, the

¹⁵ Community facilities within Camarin Residences 1 include: basketball court, Sewage Treatment Plant, fire reserve tank, Materials Recovery Facility, tricycle terminal, school, market, multi-purpose court, Health Center and Day Care Center.

site is located near existing school facilities and health facilities within Caloocan City as indicated in Table 7-9.

Table 7-9 Approximate Distance of Camarin Residences to Community Facilities

To/From Destination	Distance from Alignment (in km)	Estimated Travel Time for Public Transportation Option (in minutes)
Caloocan City Hall	3.0	38
Nodado General Hospital, Captain F.Sumano	2.4	29
Ann & Francis Mother and Child Lying-In Clinic	1.3	16
Maranatha Christiana Academy of Caloocan	1.5	19
Sampaguita Elementary School	1.5	18
Camarin Elementary School	0.9	12

Source: JICA Design Team

In addition, Camarin Residences is 8.4-km away from the planned Meycauyan Station of the NSCR and 15.8-km away from Solis station. Travel time from Solis, Manila to Camarin Residences is estimated at 50 minutes by car.

7.2.1.5 Relocation Cost

The relocation package cost, including the monthly amortization to be paid by the PAPs and the amount to be subsidized by DOTr, is subject of the ongoing discussions between DOTr, DHSUD, Pag-IBIG and NHA. As of December 2022, the MOA between DOTr, PNR and NHA was finalized. The finalized amount to be covered by the NHA and agreed amortization cost to be shouldered by the eligible PAPs will serve as a basis for the total amount to be downloaded by DOTr to NHA. The target finalization and transfer of funds is on the last quarter of 2023, prior to the relocation of the PAPs.

For purposes of the RAP Budget, the relocation package cost will be based on the maximum unit cost for socialized housing per household, which is PhP 750,000, following HUDCC Memorandum Circular No. 2, series of 2018, as indicated in Chapter 4. The detailed relocation package cost per barangay is outlined in Chapter 12.

7.2.2 Option 3: Pag-IBIG Relocation

7.2.2.1 Basic Information

Under assisted resettlement, the PAPs may be offered assistance in using Pag-IBIG's economic and medium-cost housing programs under the HDMF. Specifically, this pertains to the End-User Financing Program and Affordable Housing Loan Program, with respective eligibility requirements based on PAP's eligibility to pay summarized in Table 7-10.

DOTr is in the process of finalizing the MOA with Pag-IBIG, especially the loan terms and payment arrangements. At present, Table 7-10 summarizes the loan terms - to be finalized in the ongoing discussions with DHSUD and Pag-IBIG.

Table 7-10 Pag-IBIG Loan Term and Payment Arrangements

Item	End-User Financing	Affordable Housing Program (AHP)
Maximum loan amount	Up to PhP 6 million, subject to capacity to pay (Monthly amortization should not exceed 30% of gross income)	PhP 750,000 subject to capacity to pay and actual need
Monthly amortization	Depends on loan amount	Under discussion
Interest rate	• 5.375% fixed for 1 year • 6.375% fixed for 3 years • 7.27% fixed for 5 years • 8.035% fixed for ten years • 8.585% fixed for 15 years • 8.800% fixed for 20 years • 9.050% fixed for 25% • 10.000% fixed for 30 years	• 3.5% fixed for loans at least PhP 580,000, with interest rate re-pricing after 5 years • 6.5% for a loanable amount of PhP 750,00, with interest rate re-pricing after 5 years
Terms	Up to 30 years, subject to the age of the borrower which should not exceed 65 years upon loan maturity	
DOTr Subsidy	DOTr payment/subsidy will be deducted from the total cost of the housing units while the balance will be covered by the housing loan of the Fund member.	
Loan to Value Ratio	100% for loans up to PhP450,000 90% for loans more than PhP450,000 up to PhP750,000	PhP1.25 M or less 90% 100% for loans up to PhP450,000 90% for loans more than PhP450,000 up to PhP750,000
Insurance	1. Mortgage Redemption Insurance 2. Fire and Hazard Insurance	

Source: Pag-IBIG, Pag-IBIG Letter to DOTr (December 2020) (Appendix A6); JICA Design Team

Qualified PAPs may opt to avail of Pag-IBIG Housing Programs to acquire properties from accredited developers of the Fund or through retail funding.

One of the identified Projects is Nueva Esperanza Pueblo, a two-story townhouse located in the town proper of Malainin, Naic, Cavite, and is around 40-km away from the alignment (Figure 7-8).

The summary of available units and information is in Table 7-11. DOTr is currently coordinating with Pag-IBIG to determine the number of available units for Nueva Esperanza Phase 2.

As indicated in Table 7-11 under Pag-IBIG's Affordable Housing Loan Program, the loanable amount is PhP580,000 to PhP750,000. Specifically for those in NCR with a monthly income of at least PhP15,000 are qualified for a PhP580,000.00 loan, and those in NCR with a monthly income of at least PhP17,500 may apply for a PhP750,000 housing loan. The specific loan amount for each PAP will be subject to Pag-IBIG's evaluation requirements based on the PAPs' capacity to pay.

Table 7-11 Pag-IBIG Basic Relocation Site Information

Project Name	Location	Phase	Developer	Price Range per Unit	Total Number of Units
Nueva Esperanza Pueblo	Brgy. Molin, Naic, Cavite	Phase 1	Woodendragon, Inc.	PhP580,000	130
	t.b.d.	Phase 2	t.b.d.	t.b.d.	t.b.d.

Source: Pag-IBIG



Source: Pag-IBIG Institutional Housing Department

Figure 7-8 Location Map of Pag-IBIG Candidate Relocation Site

Each lot has an area of 30.45 sq.m and a floor area of 32.24 sq.m, with provision for two (2) bedrooms, one (1) toilet and bath, kitchen, dining and living space in each unit (Figure 7-9).



Source: Pag-IBIG Institutional Housing Department

Figure 7-9 Model unit and a vacant unit, with provision for living and dining space, bedroom, toilet and bath

7.2.2.1 Site Development Plan

Figure 7-10 shows the Site Development Plan for Nueva Esperanza Pueblo Phase 1.



Source: Pag-IBIG Institutional Housing Department

Figure 7-10 Site Development Plan for Nueva Esperanza Pueblo Phase 1

7.2.2.2 Approximate Distance to Basic Services

Table 7-12 summarizes the community facilities close to Nueva Esperanza Pueblo.

Table 7-12 Approximate distance of Nueva Esperanza Pueblo to Community Facilities

To/From Destination	Distance from Alignment (in km)	Travel Time (in minutes)
Naic Municipal Hall	5.4	12 (by car)
Molino Elementary School	1.1	15 (by walk)
Malainen Luma Elementary School	1.5	20 (by walk)

Source: JICA Design Team

7.2.2.3 Relocation Cost

Similar to the NHA relocation cost, the relocation package cost will be finalized pending the discussions between DOTr, DHSUD, Pag-IBIG and NHA on the amount to be subsidized by DOTr and costs to be paid by the PAPs. For Pag-IBIG, the amortization payment will be deducted from the total cost of the housing loan, with the remaining balance to be covered by the PAP/Pag-IBIG Member, as indicated in Table 7-3.

For purposes of the RAP Budget, the relocation package cost will be based on the maximum unit cost for socialized housing per household of Php750,000, following HUDCC Memorandum Circular No. 2, series of 2018, as indicated in Chapter 4. The detailed relocation package cost per barangay is outlined in Chapter 12.

7.3 Post Resettlement

The Help Desk and Hotline will be operational even after the completion of civil works and until the PAPs have completely adjusted and settled down in their new residence. Any feedback, issues or concerns gathered from or reported to the Help Desk and Hotline will be acted upon. If the issue or

concern has been resolved or the PAP has been assisted, it will be reported to DOTr internal monitoring unit for documentation. Otherwise, the issue will be elevated to the Project Inter-Agency Committee (PIAC) to facilitate access to resources and programs at the national level.

7.4 Establishing Mechanism and Institutional Arrangement for Assisted Relocation

Program mechanisms and institutional arrangements with concerned government agencies have to be established prior to the displacement of the PAPs to ensure that these relocation assistance will be provided promptly. For agencies that are not part of PIAC, DOTr will initiate discussions and execute a Memorandum of Agreement to determine what resources will be committed by each party in delivering these plans and identify the gaps that the project has to address.

CHAPTER 8 LIVELIHOOD RESTORATION AND IMPROVEMENT PROGRAM

This chapter presents the economic impacts of the project to the PAPs and the recommended restoration strategies, measures and training programs to support the severely affected households and the vulnerable groups - in order to enable them to improve their livelihoods and living standards and to ensure that their income will be restored to pre-Project levels or improved, in accordance with Chapter 5 (Section 5.2 Fundamental Project Policy).

This chapter also provides the framework for the further planning and implementation of a suitable LRIP by DOTr through the Project Inter-Agency Committee (PIAC) and its Subcommittees for Livelihood (Volume 2, Appendix A6).

8.1 Livelihood Restoration Framework

In compliance with JICA ESC Guidelines (2010), the following priorities form the livelihood framework of this Project.

(1) Priority 1: Restoration of Current Livelihoods

Where the PAPs have existing viable livelihoods, the Project's preferred approach is to restore these livelihoods where feasible.

The restoration of the current livelihood is considered a lower-risk approach compared to Priority 2, since Priority 1 allows the PAPs to continue with their current established livelihood.

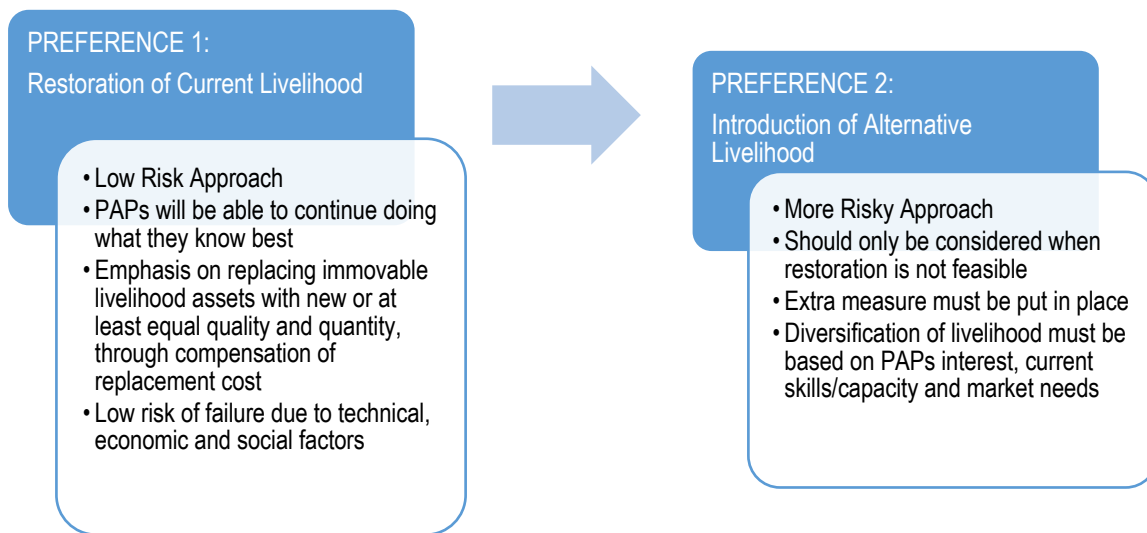
Under this framework:

- Most of the PAPs are expected to re-establish their existing livelihoods and restore their income-generating capacity with compensation and transitional assistance (including support to identify alternative sites as appropriate) without additional LRIP interventions.
- Some of the PAPs will require additional support to enable them to readjust their existing livelihoods to a new operating environment.
- Some of the PAPs will require more targeted interventions under the LRIP, as they may face challenges to re-establish the current livelihoods, such as the following, as disclosed in the FGDs:
 - Suitability of resettlement area to re-establish current livelihood (e.g., sari-sari store if a PAP is resettled to/rents temporary accommodation in an apartment block);
 - Time required to re-establish current livelihood with same income level (e.g., building up clientele);
 - Lack of financial resources to build a new business site or stall; and
 - Lack of strong social ties to promote their former business (i.e. room rental).

(2) Priority 2: Introduction of Alternative Livelihoods

When restoration of their previous livelihood is not feasible or preferred by the PAPs, opportunities for alternative livelihoods will be provided as a way to improve the households' income earning capacity. Under this framework:

- The promotion of alternative livelihoods aims to provide the PAPs the opportunity to diversify livelihood and improve overall household income (i.e., seasonal workers, minimum wage-earning households) based on the PAP's interests, acquired skills and/or current capacities, and taking account of market needs/demands. This pertains to the following:
 - Improvement in security of tenure to allow the PAPs to explore alternative income sources;
 - Improvement of access to markets and infrastructure and services, and
 - Diversification of income sources by providing new opportunities for other family members to gain or improve technical and/or vocational skills.
- Livelihood activities engaged in by women traditionally will be supported, with livelihood programs to be crafted to encourage men and women's participation in non-traditional undertakings (e.g., home-based jobs, e-commerce).



Source: NSRP FS RAP

Figure 8-1 Preference for LRIP

8.2 Methodology for Developing the LRIP

The baseline profile of the PAPs was gathered through DMS, SES and FGDs. DMS, census and tagging and SES were conducted to affected households and business owners, including vulnerable households.

The SES was conducted from February to March 2021 during the feasibility study, while additional interviews were conducted from April to June 2021 with PAPs who are newly affected based on the adjustments made in the detailed design ROW. The FGDs with business owners and vulnerable PAPs were conducted on September 21, 2021.

Discussions were directed around major concerns about the Project, expectations on employment and livelihood upon relocation, expectations of the Philippines government's role in implementing employment and livelihood support, expected role of the private sector and awareness/attitude towards forming cooperative organizations.

8.3 Scope and Limitations of the LRIP

The LRIP prepared under this RAP primarily addresses the main sources of livelihood as declared by the PAPs during SES. The LRIP will apply to the PAPs of working age or those 18 years old and above.

8.4 Objectives of the LRIP

The LRIP's main objective is to assist the PAPs in restoring or improving their income-generating capacity to at least pre-project levels. The Program also serves as an opportunity to improve the living standards of the affected vulnerable households through the provision of targeted support within the project. The DD RAP intends to:

- Identify the needs of the PAPs for their livelihood restoration and employment;
- Determine potential employment and entrepreneurship opportunities for wage-based and, to some extent, enterprise-based PAPs; and
- Identify assistance to be provided by the relevant government agencies.

8.5 Categories of PAPs with Affected Livelihood Related Entitlement

The PAPs whose income sources are affected by the Project are entitled to various forms of compensation and assistance that will enable them to re-establish their livelihood. Based on the Socio-Economic Survey (SES), the Project will potentially affect the following:

- 15 PAPs with 16 severely affected home-based and standalone business units;
- 6 PAPs with 6 marginally affected business units;
- 308 household members with wage-based income (excluding the 7 wage-based who are working overseas) (Table 3-27);
- 6 employees in affected businesses, and
- 115 vulnerable households.

A summary of the categories of affected livelihood in Blumentritt-Tutuban Section and corresponding entitlements as per the Project Entitlement Matrix are presented in Table 8-1.

For specific categories of livelihood impacts that may require more concerted interventions to restore or improve livelihood, additional assistance is provided under the LRIP.

All affected businesses in this RAP are classified as microbusiness. Only five (5) out of the 22 microbusinesses are renters.

Table 8-1 Summary of PAPs with Affected Livelihood and Related Entitlements

Category of PAP	Number of PAPs	Entitlements	Additional LRIP Support Provided
PAPs with affected micro businesses	13 severely affected home-based micro businesses 6 marginally affected home-based businesses 3 severely affected standalone businesses (5) renters	• Cash compensation equivalent to PhP10,000 per month to cover income losses during transition period corresponding to stoppage of business activities, not to exceed three (3) months • Cash compensation to cover transactional (e.g., permitting) cost of re-establishing the business elsewhere but only within two (2) years after the displacement • Assistance in transporting belongings to new location (if the PAP will be relocated) • Assistance in securing a soft loan to enable self-rehabilitation for those restarting business elsewhere. • Participation in the LRIP. For those who will continue with their micro-small business activities elsewhere, rental subsidy for three (3) months based on prevailing average monthly rental for a similar structure of equal type and dimension to the property being leased. Provision of rental subsidy is not applicable to lease contracts that will expire at the time of taking.	Yes
PAPs with affected small, medium and large business establishments	None	• Cash compensation to cover transactional (e.g., permitting) cost of re-establishing the business elsewhere but only within two (2) years after the displacement • Assistance in transporting belongings to new location (if the PAP will be relocated) • Assistance in securing a soft loan to enable self-rehabilitation for those restarting business elsewhere • Rental subsidy for three (3) months based on prevailing average monthly rental, equivalent to a structure of equal type and dimension to the property being leased.	Not Applicable
Vendors with no stalls	None	Assistance in the identification of, and transportation to, an alternative site to continue economic activities, e.g., assistance in (a) shifting to areas within the same LGU where there is no construction, (b) identify alternative sites to sell, and/or (c) link to government livelihood programs.	Not Applicable
Employees losing employment from affected business	6	Cash compensation for net salary of four (4) months for minimum wage earners and two (2) months actual salary for those earning above	Yes

Category of PAP	Number of PAPs	Entitlements	Additional LRIP Support Provided
Relocates to a place that makes former employment inaccessible	279	minimum wage. Participation in the LRIP (including training and priority employment for Project related employments)	Not Applicable
Relocates to a place that makes it more expensive to commute to their workplace and retain their employment	279	Commuting allowance based on additional costs, but not exceeding PhP5,000 per household per month for three (3) months.	Not Applicable
Vulnerable: poor, elderly ¹ , and sole-parent headed households with dependents and PWDs	115	Participation in LRIP (including skill training and other development activities)	Yes

Note: Details of the entitled categories of PAPs and entitlements are presented in the entitlement matrix (Chapter 6).

Source: JICA Design Team

Affected businesses were identified based on the severity of impact to the structure where the business operates. A more detailed description and analysis of the categories of affected livelihood in the Blumentritt-Tutuban Section are presented in the following sections. The severity of impacts to livelihood, as described in this RAP, are subject to validation by DOTr.

8.5.1 PAPs with Affected Microbusiness

Microbusiness, as defined in Chapter 5 (Table 5-2), is any business that is engaged in production, processing, or manufacturing of products, including agro-processing as well as trading and services, with total assets of not more than PhP 3 million². Affected microbusinesses in this RAP are further categorized as home-based and standalone.

Home-based³ microbusinesses are those that operate within the PAP's residence and whose household will not only lose income (i.e., be economically displaced) but will also be physically displaced. These PAPs would require assistance in restoring their microbusiness in the place where they will be relocated.

Standalone businesses⁴ refer to those who are operating outside the PAP's residence and whose corresponding household will not be physically displaced. For this category, the impact to the business owner is purely economic. Livelihood restoration assistance will be geared towards finding a replacement business structure with comparable business potential as the one being affected by the Project.

Table 8-2 shows that there are 22 micro-businesses which are owned/operated by 21 PAPs. Out of the 22 microbusinesses, 19 are home-based and are owned/operated by 18 PAPs, while three (3) are standalone businesses which are owned/operated by three (3) PAPs.

This data means that DOTr will assist the 18 PAPs to restore 19 micro-businesses in a place where the PAP will choose to resettle, while the three (3) PAPs with standalone businesses will be assisted to re-establish their business, preferably within the City of Manila, since their household will not be relocated.

¹ Elderly who are interested in remunerated work

² Source: Republic Act No. 9178, Barangay Micro Business Enterprises (BMBEs) Act of 2002

³ These PAPs are referred to in chapters 2 and 3 as "Household with Affected Business".

⁴ These PAPs are referred to in chapters 2 and 3 as "PAPs with Affected Business".

Table 8-2 Category of Affected Microbusiness Units per Barangay

Type of Business	Home-based	Stand-alone	Total Business Units
Barangay 155			
Trading/Retailing	1	0	1
Subtotal	1	0	1
Barangay 159			
Trading/Retailing	3	0	3
Restaurant/Fast Food/Eatery	1	0	1
House/Room Rental	1	0	1
Others (Not Specified)	1	0	1
Subtotal	6	0	6
Barangay 221			
Trading/Retailing	1	0	1
House/Room Rental	3	0	3
Restaurant/Fast Food/Eatery	1	0	1
Subtotal	5	0	5
Barangay 228			
Trading/Retailing	0	1	1
Restaurant/Fast Food/Eatery	2	0	2
Home/Small-scale industry	1	0	1
House/Room Rental	4	2	6
Subtotal	7	3	10
Total (All Barangays)	19	3	22
Total Trading/Retailing	5	1	6
Total Restaurant/Eatery	4	0	4
Total Home/Small Scale Industry	1	0	1
Total Home/Room Rental	8	2	10
Total Others	1	0	1
Grand Total	19	3	22
%	86.4	13.6	100

Source: JICA Design Team

As seen in Table 8-2, most micro-businesses are located in Barangay 228. The most common type of business for the Blumentritt-Tutuban Section is home/room rental and trading/retailing (Table 3-51). Out of the 19 home-based business units, six (6) are marginally affected and 13 are severely affected, while all standalone businesses are severely affected.

Table 8-3 Owners of Affected Microbusiness

Barangay	Business Owners		Total PAPs (Business owners)
	Home-based	Stand-alone	
Barangay 155	1	0	1
Barangay 159	5	0	5
Barangay 221	5	0	5
Barangay 228	7	3	10
Total	18	3	21
%	85.7	14.3	100

Source: JICA Design Team

For the other households with enterprise-based livelihood, their business activities are outside of the PROW and not associated with their affected structure. As such, their livelihood will not be affected since their enterprises are located outside the PROW, near the barangay, or in another city/municipality.

Giving them the option to resettle within the area of their preference means that they will be able to continue their enterprise-based livelihood.

8.5.2 Employees of Affected Business

Based on the information disclosed by the affected businesses, a total of six (6) employees will lose employment due to the stoppage of business or minimized operation. The current skills of these employees are dressmaking-related and personal services-related.

The employees losing employment due to impacts on their employers are considered as PAPs and eligible for the Project entitlements. These employees will be provided with income loss compensation equivalent to two (2) months of their actual salary for those earning above minimum wage and four (4) months salary for those earning within or below minimum wage, as well as additional assistance under the LRIP, in accordance with Chapter 6 (Table 6-3). Under the LRIP assistance, affected employees will be offered vocational training and job matching assistance through the LGUs, and will be prioritized for Project-related employment opportunities

8.5.3 Wage Based Household Members

Out of the 503 household members contributing to household income, 308 wage-based household members will potentially lose their income source - if their resettlement site will be located far from their current employment (Table 8-4).

As seen in Table 8-4, there are 315 wage-based household members, with 7 working overseas during the conduct of SES. For the wage-based members working overseas, relocating their household to another area will not result to economic displacement.

Table 8-4 Location of Employment

Current Location of Wage-based Income Workers	Number of Household members
Own residence/house	4
Within neighborhood or barangay	51
Near barangay	123
Another city /municipality	81
No definite area	39
Others, please specify	10
Subtotal	308
Overseas	7
Total	315

Source: JICA Design Team

For wage-based household members, there are two (2) options, as indicated in Table 6-3 (Entitlement Matrix):

(1) Permanently Relocate to a Place that Makes Former Employment Inaccessible

Wage-based household members who will be displaced from their jobs and who will relocate to a place which makes former employment inaccessible will receive cash compensation for a net salary of four (4) months for minimum wage earners and two (2) months actual salary for those earning above minimum wage, and will be eligible for participation in the LRIP (including training and priority employment for Project-related employment).

(2) Permanently Relocate to a Place that Makes it More Expensive to Commute to their Workplace and Retain their Employment

In contrast, wage-based household members who may continue their current employment but would require additional transportation cost will receive commuting allowance based on additional costs, but not exceeding PhP 5,000 per household per month for three (3) months.

8.5.4 Special Measures to Support Vulnerable PAPs

The overall LRIP objectives include creating opportunities for vulnerable affected persons to improve their living standards. Project entitlements for vulnerable households include: providing inconvenience allowance to cover their special needs upon the relocation, rehabilitation assistance in the form of vocational and entrepreneurial training for any household members, and participation in the LRIP. Vocational skills and entrepreneurial training and job referral programs especially geared for the vulnerable PAPs.

Among the affected households, 115 households fall within the Project's definition of vulnerable households. A summary of the Project's vulnerable households (HHs) is shown in Table 8-5.

Table 8-5 Primary Income Source of Vulnerable Households

Type of Vulnerability	Number of HH	Primary Income Source of Vulnerable Households					
		Enter-prise Based	Land Based	Wage-Based	Remittances	None	Others
A	30	14	0	9	1	5	1
B	30	12	0	14	2	2	0
C	20	6	0	3	9	2	0
D	3	1	0	2	0	0	0
AB	9	3	0	6	0	0	0
AC	6	2	0	0	1	2	1
AD	1	0	0	1	0	0	0
BC	9	1	0	1	5	2	0
BD	1	1	0	0	0	0	0
CD	4	0	0	1	2	1	0
ABC	0	0	0	0	0	0	0
ABD	0	0	0	0	0	0	0
ACD	1	1	0	0	0	0	0
BCD	1	0	0	0	1	0	0
ABCD	0	0	0	0	0	0	0
Total	115	41	0	37	21	14	2

A - HH below Poverty Threshold

B - HH headed by solo parents with dependents

C - HH headed by the elderly

D - HH with member who is a PWD

Source: JICA Design Team

PAPs who are classified in any of the vulnerabilities above are entitled to rehabilitation assistance in the form of vocational training and other development activities with the value of up to PhP15,000 per household, to be provided by the DOTr in coordination with the City Social Welfare and Development (CSWD) of LGU of Manila.

8.6 Livelihood Restoration Measures of DOTr

PAPs whose income sources are affected by the Project are entitled to various forms of compensation and assistance to enable them to re-establish their livelihood.

Table 8-6 presents the livelihood restoration measures to be provided by DOTr for each category of PAPs, regardless of partner agency in LRIP implementation (i.e., NHA or LGU of Guiguinto).

Table 8-6 Summary of Livelihood Restoration Measures

Livelihood Restoration Measures	Businesses	Wage-based Household Members	Employees of Affected Business	Vulnerable Households	Total
Skills Training	56	308	6	115	485
Provision of Training Allowance	56	308	6	115	485
Income Loss Compensation	22	308	6	*	336
Commuting Allowance	N/A	308	N/A	*	308
Assistance in finding an alternative location for business	22	N/A	N/A	*	22
Transportation Assistance for Movable Business Assets	22	N/A	N/A	*	22
Cash Compensation to Cover Transactional Cost	22	N/A	N/A	*	22
Rental Subsidy for Business Structure	5	N/A	N/A	*	5
Assistance to avail soft loan	21	N/A	N/A	115	136
Job Matching/Job Placement	N/A	308	6	*	314
Rehabilitation Assistance to vulnerable household	N/A	N/A	N/A	115	115

Note: N/A – Not Applicable

* Applicable Cases are counted under Business or Wage Based Household Members

Source: JICA Design Team

8.6.1 Skills Training

The SES revealed that among those who responded, most of the PAPs (35.0%) do not prefer skills training as a form of assistance in restoring their income levels (Table 8-7).

Nonetheless, skills training will be offered to equip and prepare the PAPs for a wider range of livelihood opportunities. The following PAPs are eligible for skills training: 18 business owners, 308 wage-based household members, and twenty seven (27) employees of the affected businesses.

As seen in Table 8-7, among those who responded, the highest proportion of PAPs prefer training in personal services (26.7%), food preparation/technology (15.0%), business and finance (14.3%), and construction-related skills (11.7%).

Table 8-7 Preferred Skills Training

Preferred Skills Training	HH	HH w/ business	Business	Total	
				No.	%
None	95	8	2	105	35.0
Construction related	34	1	0	35	11.7
Personal Services related	77	3	0	80	26.7
Design/Arts related	2	0	0	2	0.7
Dressmaking related	16	2	0	18	6.0
Business/Finance related	39	3	1	43	14.3

Preferred Skills Training	HH	HH w/ business	Business	Total	
				No.	%
Food Preparation/Technology	43	2	0	45	15.0
Hotel/Restaurant related	3	0	0	3	1.0
Automotive related	20	0	0	20	6.7
Electronic/Electrical related	15	0	0	15	5.0
Computer related	14	0	0	14	4.7
Health related	2	1	0	3	1.0
Clerical related	1	0	0	1	0.3
Sales related	10	0	0	10	3.3
N. Cases	279	20	3	302	100

Note: Multiple Response; HH: Households

Source: JICA Design Team

The PAPs' preferred skills ought to match the available skills in the job market. Table 8-8 shows the key sectors and industries, including the corresponding priority skills training conducted by Technical Education and Skills Development Authority (TESDA)⁵ in Metro Manila and Cavite.⁶

Table 8-8 Skills Needed

Sector/Area	Priority Skills Needed	Degree of Needs/Magnitude
Land Transport	Driving NC II, NC III	3 (High)
	Automotive NC II	3 (High)
	Small Engine Repair	3 (High)
Construction	HEO (Backhoe, Bulldozer, Crane)	3 (High)
	Tile Setting	3 (High)
	Carpentry	3 (High)
	Electrical Installation Maintenance	3 (High)
	Scaffolding	3 (High)
	Masonry	3 (High)
Information Technology	Contact Center Services	3 (High)
	Animation	3 (High)
	Visual Graphic	3 (High)
	Computer Systems Servicing	3 (High)
Entrepreneurship	Entrepreneurship Skills	3 (High)
Electronics	Solar Assembly	3 (High)
	Cellphone Repair	1 (Low)
	Electronic Products Assembly	3 (High)
Tourism	Cookery	3 (High)
	Food and Beverage Services	3 (High)
	Bread and Pastry Production	3 (High)
	Events Management	3 (High)
Welding	Shielded Metal-Arc Welding (SMAW), Gas Metal-Arc Welding (GMAW), FCAW (Flux Cored-Arc Welding)	3 (High)
Social Community and Other Development Services	Beauty Care	2 (Medium)
	Nail Art	2 (Medium)
	Fashion	2 (Medium)
	Jewelry Making	1 (Low)
Human Health/Health Care	Hilot Wellness	3 (High)
Others	Language	3 (High)

Source: Jobsfit 2022 (DOLE-BLE)

⁵ Jobsfit 2022 Regional Reports of the Department of Labor and Employment (DOLE) Bureau of Local Employment.

⁶ Metro Manila and Cavite were used as a reference, given the relocation options for the BT Section. This may be substantiated in the Detailed Design RAP, based on the finalized relocation sites, or DOTr may further coordinate with LGUs and respective national government agencies (NGAs) during Implementation Stage.

8.6.2 Training Allowance

Training allowance will be provided to wage-based household members and employees of the affected business to cover expenses for food and transportation during training. A lump sum amount of PhP150 food allowance per day and PhP150 transportation allowance will be provided.

8.6.3 Income Loss Compensation

Income loss compensation will be provided to fixed microbusinesses losing income during the transition period not exceeding three (3) months. The amount of income loss compensation will be based on the PAP's declared income, including supporting documents to be specified by DOTr. The PAPs who cannot present proof of income will be assessed and validated by the DOTr in order to establish the amount that the PAPs are losing.

The PAPs who own small, medium, and large business establishments will be provided cash compensation to cover the cost of re-establishing their business elsewhere but only within (2) years after the displacement.

Wage-based household members who will lose employment due to being relocated far from their current workplace, and the employees of affected businesses who will be displaced from work, will receive income loss compensation to assist them financially while looking for new employment within the given duration. The PAPs receiving income above minimum wage will be provided two (2) months of income loss compensation, while the PAPs whose income level is within or below minimum wage will receive four (4) months of income loss compensation.

Aside from training allowance and income loss compensation, the PAPs are also entitled to compensation for a daily wage equivalent to the number of days the PAP will be absent while undergoing training.

8.6.4 Commuting Allowance

If households will be relocated to an area that makes commuting difficult and more expensive, household members who opt to continue their current livelihood while transitioning to the new location will receive a commuting allowance not exceeding PhP 5,000 per month per household for three (3) months.

8.6.5 Assistance in Finding New Location for Business

The PAPs with affected businesses will be assisted in finding an alternative or new business location where they may relocate and re-establish their affected business.

8.6.6 Transportation Assistance for Movable Business Asset

All 22 businesses (Table 3-48) are eligible for transportation assistance if movable business assets need to be relocated.

8.6.7 Cash Compensation to Cover Transactional Cost

All 22 businesses (Section 8.5.2) are eligible for cash compensation to cover the transactional cost - if they will continue their business upon displacement. The transactional cost includes expenses related to business permitting and licensing.

8.6.8 Rental Subsidy for Business Structures

The five (5) renting businesses (Table 8-1) are eligible for the rental subsidy if they continue their current business upon displacement. The rental subsidy shall cover two (2) months deposit and one (1) month advance for a new rental space of comparable space and business potential.

8.6.9 Assistance to Avail Soft Loans

DOTr will assist businesses in availing soft loans through government programs and other financing institutions to augment their business capital.

8.6.10 Job Matching/Job Placement/Job Referral

Based on the SES (Chapter 3) and FGDs (Chapter 4), there are different categories of PAPs who may wish to avail of job matching and Project-related employment. For instance, wage-based earning PAPs expressed that they would like to be allowed to be employed near resettlement sites. On the other hand, the other PAPs directly impacted by the Project expressed preference for assistance in availing job and investment opportunities during construction and operations.

8.6.10.1 Anticipated Project-Related Employment Opportunities

The Project is set to generate job opportunities during civil works up to operations and maintenance. The Project Policy (Chapter 5) recognizes R.A. No. 6685, where public works Projects ought to ensure that at least 30% of skilled jobs and 50% of unskilled jobs are filled by local hires⁷. The anticipated jobs to be created by the Project are indicated in Table 8-9.

Table 8-9 Anticipated Project Related Employment Opportunities

Skilled		Semi-skilled	Unskilled
• Electrician • Plumber • Mason • Carpenter • Equipment Operator - Backhoe - Bulldozer -Transit mixer	• Scaffolder • Welder • Painter • Steelman • Tinsmith • Admin Staff	• Cook • Traffic controller/traffic aid • Guard	• Laborer • Janitor/ utility • Messenger • Warehouseman

Source: SBT Labor Market Assessment

The jobs under the skilled category require extensive training and are fit for the PAPs currently engaged in the said fields or those opting for training to obtain the said skills. Jobs under semi-skilled category require training that could be provided through TESDA's programs to equip the PAPs to be able to apply for such work generated by the Project. Jobs in the unskilled category would generally require suitable aptitude with training to be provided on the job. The Manila LGU will provide supporting referrals and endorsements of the suitably qualified PAPs for Project-related work.

As part of the Project Policy, the employees of displaced businesses as well as household members who will relocate within commuting distance or who opt to continue renting within Manila will be trained prior to displacement to qualify for Project-related job opportunities.

⁷ Required under R.A. No. 6685; the Department of Labor and Employment is responsible for monitoring compliance.

8.6.10.2 Possible Employment Opportunities from Private Companies

Aside from Project-related job opportunities, household members who will be not be able to retain their current employment due to the long-distance travel from resettlement site, will be assisted to get new employment near the resettlement area through job matching and job referral in partnership with the concerned LGU or adjacent LGUs.

Based on the Jobsfit 2022 Regional Reports of the Department of Labor and Employment (DOLE) Bureau of Local Employment, the leading employment generators in NCR and Region IV-A are Information Technology and Business Process Management (IT-BPM), retail trade, food chains, and infrastructure. Priority skills needed were also indicated in the same study - as presented in Table 8-8.

8.7 Other Potential Livelihood Programs

Aside from the above livelihood restoration measures that DOTr will facilitate, other livelihood programs available to the relocating PAPs, depending on their preferred resettlement site, are outlined below.

8.7.1 Livelihood Assistance in Camarin (NHA)

(1) Provision of Seed Fund

Under this program, the NHA provides capital assistance per household amounting to PhP 4,000. This is intended for barangay certification, business permit and licensing and other registration. Aside from the capital assistance, NHA also provides PhP 1,000 for miscellaneous expenses such as transportation, supplies and food.

(2) Pre-Employment Support

To facilitate the employment of the PAPs, NHA will assist in securing pre-employment requirements such as National Bureau of Investigation (NBI) clearance, birth certificate, identification pictures, medical certificate and other common requirements.

(3) Product Development and Marketing

For the PAPs who are more inclined to start or restore their business, NHA also helps the PAPs develop and market their products and services. NHA assistance includes product cliniquing, packaging, product promotion, trade fair and product costing.

(4) Financial Literacy with Savings Scheme (Impok Pabahay Program)

Aside from providing employment assistance and entrepreneurial development, NHA also assists the PAPs in becoming financially independent through financial literacy training, which includes actual savings schemes. Under this Program, the PAPs will be trained online or through a webinar, after which they are required to procure “Alkansyang Bahay” - similar to a piggy bank or thrift box, which is a savings tool. The cost of procuring the “Alkansyang Bahay” is recoverable. Progress of the PAPs’ savings will be monitored thereafter.

(5) Trainings and Seminars

Once the PAPs have been relocated in Camarin, Caloocan, they can avail of the following trainings offered by NHA:

1) Technical and Skills Training

The PAPs may choose from the list of technical/skills training being offered by NHA. Livelihood training kit and meals will be provided during the training. After the training, participants will undergo a skills assessment or competency test. If successful, the PAPs will receive a certificate to use as proof of their competency when applying for jobs.

2) Entrepreneurial Development Training/ Business Management Seminar

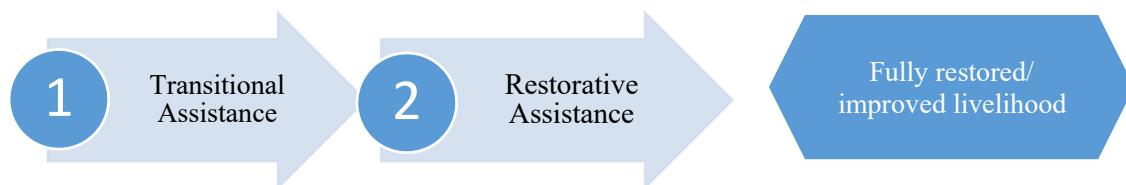
The PAPs interested in starting a business or re-establishing their business can also opt for entrepreneurial development training or business management seminars to better manage their business. Handouts, training supplies & materials, and meals will be provided during the training.

To monitor the PAPs' situation and result of the livelihood programs, NHA maintains a livelihood database. NHA also conducts profiling of livelihood beneficiaries, encoding and processing beneficiary information, data analysis, updating and interpretation, and data system management and maintenance.

8.8 Phases of LRIP Implementation

The livelihood of the PAPs will be affected in various ways. Some PAPs may be able to restore their livelihood after a temporary period of disruption, while others may re-establish their livelihoods by utilizing compensation and assistance received, thus needing minimal assistance under the LRIP.

The wage-based PAPs who are expected to retain their employment or business operators who are marginally affected will be able to restore their source of income immediately compared to those who will lose employment and who will be severely affected. Hence, the LRIP will be implemented in two (2) phases: These are Phase 1: Transitional Assistance, and Phase 2: Restorative Assistance.



Source: JICA Design Team

Figure 8-2 Phases of LRIP Implementation

The Project's transitional assistance refers to provisional, temporary assistance which will commence prior to the displacement of the PAPs, as a preemptive measure to avoid or at least minimize the period when the PAP becomes unemployed, or out of work or no income. This phase aims to provide compensation for income losses and commuting allowances and enable the PAHs to diversify their income sources through skills training as a measure for the immediate effects of economic displacement.

The restorative assistance refers to measures aimed at re-establishing, rehabilitating and rebuilding affected livelihood or providing viable alternative livelihood to those whose current livelihood cannot be restored. Its goal is to restore, at the very least, but to the extent possible, improve the PAPs' living conditions.

Assistance in this phase includes job matching, job placement, assistance in finding a business location (i.e., near relocation site), assistance in availing a soft loan, and provision of supplementary livelihood support to the vulnerable PAPs as needed, after they resettle. Restorative assistance will be implemented upon displacement of affected businesses, employees, and households. Still, this may also be provided prior to displacement on a case-to-case basis, depending on the availability of a replacement location and employment opportunities at the chosen resettlement site.

Table 8-10 illustrates the phases of LRIP and the corresponding involved agencies.

Table 8-10 Phases of Livelihood Assistance

Livelihood Restoration Measures	Phase 1: Transitional Assistance by DOTr	Phase 2: Restorative Assistance		
		DOTr	NHA ⁸	LGU ⁹
Skills Training	✓		✓	✓
Training Allowance	✓			
Income Loss Compensation	✓			
Commuting Allowance	✓			
Transportation Assistance for Movable Business Assets	✓			
Assistance in finding potential business location		✓		
Cash compensation to cover transactional cost		✓		
Rental Subsidy for Business Structure		✓		
Assistance to avail soft loan		✓		✓
Job Matching/Job Placement/Job Referral		✓	✓	✓
Rehabilitation Assistance to vulnerable household		✓		
Provision of Seed Fund			✓	
Pre-Employment Support			✓	
Product Development and Marketing			✓	
Financial Literacy with Savings Scheme			✓	
DOLE Dagdag Puhunan Livelihood Program				✓

Note: DOTr shall update this table in coordination with receiving LGUs (i.e., Caloocan City for NHA relocation option and Cavite City for Pag-IBIG relocation option)

Source: NHA Caloocan District, Guiguinto PESO LGU

8.9 Implementation Arrangements

The implementation of LRIP requires coordinated inputs of technical specialists from the national and local government agencies supervised by the DOTr as the implementing agency. DOTr's role is to ensure that all the national and local government agencies work together harmoniously to implement the LRIP, which is underpinned by their existing programs, services, and resources.

The DOTr ROW PMO will focus on the environmental and social concerns created within the PMO to implement the LRIP, in coordination with the PIAC and Subcommittees for Livelihood.

DOTr will be responsible for making available the required additional resources and support to enhance other agencies and LGU capacities in order to carry out the LRIP. Monitoring and evaluation of the program implementation will also be among DOTr's core responsibilities to ensure that all partners adhere to their agreed commitments.

⁸ If PAPs will be relocated in NHA Camarin

⁹ If PAPs will be relocated in Guiguinto, Bulacan

The roles and responsibilities of the various agencies involved in the LRIP implementation are summarized in Table 8-11.

Table 8-11 Summary of Roles and Responsibilities of Concerned Agencies

Agency	Responsibilities
DOTr	• Finalize the Masterlist of eligible PAPs for LRIP • Ensure sufficient and timely budget for LRIP implementation • Organize and conduct LRIP introductory workshops and subsequent consultation meetings • Arrange participation of service providers and resource persons in consultation and training meetings. • Carry out more detailed consultations with the PAPs in order to: present specific livelihood restoration and improvement programs and explain the procedures for availing the support • Monitor program implementation and PAP participation • Coordinate participation of government agencies in the provision of training services, including through formal agreements as required • Procure service providers for specialized courses • Coordinate with the Contractor and the LGU • Issue certification to the PAPs that they are eligible Project-affected LRIP beneficiaries • Share the list of Project-affected persons to LGU, TESDA and DOLE for verification of training participants entitled to (1) training allowance and (2) income loss compensation (at the duration of training) • Endorse the list of qualified and skilled PAPs to Contractors to be prioritized for hiring • Monitor LRIP implementation and track PAP participation • Review the effectiveness of the LRIP program and modify the program as needed to meet its stated objectives • Coordinate with the private companies and the LGU • Coordinate with DHSUD through the DOTr-DHSUD Resettlement Implementation Committee (RIC), and PIAC, as indicated in Chapter 10, to carry out the LRIP
LGU	• The LGU of Manila and Receiving LGUs will play a critical role in LRIP implementation. • Many of the tasks are closely related to their current work for the residents within their jurisdiction. • Specific responsibilities of the LGUs for the LRIP implementation include: • Assistance in identifying replacement land and operating space for businesses, if applicable. • Maintain a list of eligible PAPs interested in job referral and vocational/entrepreneurial training • Provide focal persons/representatives to coordinate livelihood measures • Together with DOTr, engage service provider agencies to locally deliver training courses based on the PAPs' needs and demand • Inform the PAPs about training and job opportunities • Carry out skills-job matching
Contractor	• Provide the list of jobs and required skills to DOTr and LGU • Hire residents as required by law
TESDA	• Provide trainers and training facilities and include the eligible PAPs in training courses • Verify eligible PAP participants against the list provided by DOTr. Report to DOTr on PAP participation in training
DOLE	• Organize job fairs in each LGU. • Provide <i>Kabuhayan Starter Kits</i>¹⁰ which include: skills training and necessary tools to enable the PAPs to start livelihood activities and become self-employed in massage, plumbing, cosmetology, electrical servicing, welding, native snack preparation, car wash, motorcycle repair, cellphone repair, appliance repair and upholstery

¹⁰: Source: Department of Labor and Employment: Kabuhayan Starter Kits (Livelihood Formation). Retrieved June 4, 2021, from: [http://ro6.dole.gov.ph/fndr/mis/files/Kabuhayan%20Starter%20Kits%20\(Livelihood%20Formation\).pdf](http://ro6.dole.gov.ph/fndr/mis/files/Kabuhayan%20Starter%20Kits%20(Livelihood%20Formation).pdf)

Agency	Responsibilities
	Monitor the minimum local hire quota for public works Project based on R.A. No. 6685
DTI	- Provide start-up kits (i.e., sari-sari store, baking) - Provide information and services in training, financing, and marketing. - Provide soft loans for enterprise-based PAPs
DSWD/CSWD	- Provide support on micro-enterprise development, skills enhancement, networking and partnership building - Assist in providing technical skills training, occupational guidance and counseling, and job referrals or placement

Source: JICA Design Team

8.10 LRIP Budget

The total cost for the LRIP is PhP12,034,000 (Table 8-12). This covers the cost of skills training, training allowance and rehabilitation assistance for vulnerable groups (Table 8-6). For this RAP, the PhP10,000 amount will be used for skills training.

Table 8-12 LRIP Budget

Activity	Estimated Participants*	Unit Cost (PhP)	Frequency	Total (PhP)
Skills training	485	10,000	1 training	4,850,000
Training Allowance	485	300	30 days	4,365,000
Livelihood Rehabilitation Assistance for Vulnerable Groups	115	15,000	1	1,725,000
Sub-Total				10,940,000
LGU Management Fee (10% of direct costs)				1,094,000
Total LRIP Estimate				12,034,000

Note: *Refer to Table 8-6.

Source: JICA Design Team

CHAPTER 9 GRIEVANCE REDRESS MECHANISM

9.1 Scope and Objectives of the Grievance Redress Mechanism

The Grievance Redress Mechanism (GRM) is a platform for the DOTr to engage constructively and productively with affected communities and stakeholder groups and to address concerns relating to the project and its impacts on affected people, the environment, and communities.

In the context of this RAP, a grievance refers to any concern, issue, or conflict resulting from involuntary resettlement or the RAP implementation. This may include issues on compensation for various types of PAPs, the application of eligibility criteria, the relocation of informal settlers, reduced income, or the quality of services at the relocation site.

The GRM has the following objectives:

- To receive and facilitate the resolution of the PAPs' concerns and grievances about physical and economic displacement and other project impacts with particular attention to impacts on vulnerable groups;
- To resolve concerns and grievances of the PAPs which cannot be settled through collective platforms such as stakeholder consultations due to the complexity of the concerns or grievances and/or the absence of such platform at the time that the cause for grievances came about; and
- To address the PAPs' concerns and complaints promptly, using an understandable and transparent process that is gender-responsive, culturally appropriate, and readily accessible to the country's judicial or administrative remedies commensurate to the risks and adverse impacts of the project.

9.2 Principles Guiding the Grievance Redress Mechanism

The implementation of the GRM is anchored on the following principles:

- To keep a complainant's details confidential;
- To explain about the procedures and present and deliberate cases in a language understandable by PAPs;
- To provide transparent, gender-responsive, and culturally appropriate grievance procedures;
- To enable the GRM to be readily accessible to the affected persons at no cost and without retribution; and
- To resolve grievances expeditiously at all times at the lowest level possible.

The PAPs were informed about the GRM during stakeholder consultations. The DOTr has set up Local Help Desks in each LGU and a Central Hotline to address the PAPs' concerns. The design, scope, and functions of the GRM will be reviewed periodically to ensure that it is fit for the purpose as the project transitions from one phase to the next.

9.3 DOTr's GRM Team

The DOTr has assigned dedicated grievance redress (GR) officers for the project whose tasks and responsibilities are focused entirely on the GRM. There will be GR Officers assigned to the Local GRM Team at Manila LGU's Help Desk and the Central GRM Team assigned at the PMO of the DOTr's Office of the Undersecretary for Railways. Roles and responsibilities as well as the composition of the team are described in the following sections.

9.3.1 Local GRM Team

The Local GRM Team assigned to Manila City Hall is composed of trained officers who are (i) dedicated DOTr staff of the PMO and (ii) an LGU representative. The officers serve as the first contact point for the PAPs and receive grievances raised from their City.

(1) Roles and Responsibilities

- To record, monitor, and track grievance cases across all levels raised, so that the grievances are addressed in a timely manner;
- If the concern is beyond the Local GRM Team's capacity to decide, forward the complaint to a technical person or committee;
- To log all grievances raised to the Project Database and monitor the cases throughout the process until the cases are closed.
- To provide updates using communication tools preferred by the PAPs on the status and resolution of grievances in a timely manner; and
- To provide information and support to the PAPs on Project-related resettlement and land acquisition activities, including assistance to the PAPs to complete required documents and provision of other required support.

(2) Staff Composition

The Local GRM Team consists of DOTr and LGU representatives:

- DOTr's Local GR Officer – responsible for answering and explaining issues related to the project and responsible for tracking and keeping records of submitted and required/outstanding documents.
- LGU representative – responsible for answering and explaining issues related to the project. He/she will assist PAPs in securing LGU-related documents and accessing data from LGU offices when needed. He/she will also take note of urgent issues and concerns that may arise during the absence of the DOTr's Local GR Officer and report immediately to the DOTr's central GR officer for information and appropriate actions.

9.3.2 The Central GRM Team

The Central GRM Team is in charge of grievances channeled through the DOTr's central office (i.e., a hotline, e-mail, SMS, and letter) and responsible for the receipt, acknowledgement, and registry of grievances as well as eligibility assessment.

(1) Role and Responsibilities

- To conduct overall monitoring and tracking of grievance cases across all levels raised through the assigned Local and Central GRM Teams, so that the grievances are addressed properly and promptly;
- To respond to all grievances received via a hotline;
- To log in, manage and maintain a database (for all complaints and the corresponding actions and decisions on the complaints received by the Central GRM Team until they are closed);
- To act as the centralized database manager;
- To provide updates using communication tools preferred by PAPs on the status and resolution of grievances in a timely manner (for those not within the responsibility of the Local GRM Team);
- To provide information and support to PAPs on project-related grievances, particularly issues on land acquisition and resettlement and the LRIP;

- To prepare quarterly monitoring reports on the GRM including accomplishments and status of unresolved grievances and submit them to the Japan International Cooperation Agency (JICA);
- To conduct capacity-building training for GR officers in order to improve and retain their skills and knowledge and tools, equipment, and other resources needed to implement the GRM;
- To provide inputs as requested for internal and external monitoring activities; and
- To maintain and update GRM manual regularly to improve GRM operations.

(2) Staff Composition of the Central Team

The team is composed of 10 members with the PMO's GRM manager and central GR officers and the DOTr's PMO resettlement/land acquisition experts and engineers.

1. DOTr's GRM Head – responsible for managing the GRM Team and ensuring the GRM Team functions efficiently.
2. DOTr's central GRM Lead– responsible for promoting overall GRM operations, tracking and keeping records of submitted and required/outstanding documents, and conducting GRM Monitoring and Evaluation.
3. PMO's resettlement/land acquisition experts and Gender and Development Focal persons – responsible for answering and explaining issues related to the contents of the RAP, including questions on entitlements and legal procedures (e.g., EJS cases, mortgage properties, and land registration), including gender-related concerns.
4. PMO's ROW, Informal Settlers and Relocation (ISFR), utility relocation and land acquisition engineers – responsible for answering/explaining issues related to the engineering design, project ROW, alignment, affected properties, severity of impacts to properties, and all engineering-related concerns.
5. PMO's environment officers – responsible for answering and explaining issues related to health, safety, and environment issues of the project.

9.4 Levels of the Grievance Redress Mechanism

There are three (3) levels of the GRM for grievances of the PAPs. The Local/Central GRM Teams serve as the first contact point for the PAPs in case that a grievance is submitted via the Help Desk or the Central Hotline. Table 9-1 summarizes the levels of the GRM for grievances of the PAPs.

Table 9-1 Levels of Grievance Redress Mechanism

Level	Institution
1st Level	Help Desk/Central Hotline (Local/Central GRM Team)
2nd Level	Technical Working Committee (TWC)/ Right-of-Way and Site Acquisition (ROWSA) Committee or the DOTr's Legal Department
3 rd Level	Court

Source: JICA Design Team

9.4.1 Level 1 – Local Help Desk/Central Help Desk (Local/Central GRM Team)

There are two (2) ways for the PAPs to raise grievances: through Help Desks set up at each LGU and the Central Hotline.

The Help Desk (physical office) is the first contact point for the PAPs in the GRM and a venue for raising issues, concerns, and questions related to the Project. A Help Desks will be set up at the Manila LGU and will be staffed with Local GR Officers. The Help Desk operates at least once a week. Depending on demands, it will operate more frequently, especially during the period of the issuance of

NoT and during relocation. On days when the Local Help Desk is not operating, the PAPs may use the Central Hotline and/or e-mail of the DOTr.

In addition to the Help Desk, the PAPs can also reach the DOTr through its Central Hotline. Central GR officers answer calls and respond to texts/SMS messages from 8:00 a.m. to 5:00 p.m. from Monday to Friday as well as receive grievances and enquiries via email and letter.

When receiving a grievance, Local/Central GR Officers will determine (i) if the complaint is project-related or not; (ii) if the complainant is a PAP; and (iii) if the nature of the issue is environmental or social. As part of basic policies for the GRM, a grievance will be resolved expeditiously at the lowest level possible. However, the issue or concern is elevated to the next level (i) if it is not settled at the lowest level, (ii) if the complainant is not satisfied with the action taken, or (iii) the case is not acted upon within 15 days upon receipt of grievances.

The following is the workflow of Local/Central GRM Teams with the Help Desk/Hotline:

- To receive a written or verbal complaint via SMS, emails, letters, and phone calls from the PAPs;
- To record the grievance into the Grievance Action Form (GAF) and provide PAPs a control number. The control number enables the PAPs to track their complaint in the database and explain the process to the PAPs including the person in charge for their complaint;
- To clarify whether the nature of the complaint is project-related or not. If the complaint is not project-related, Local/Central GRM Teams assist PAPs by forwarding the complaint to an appropriate agency or Manila LGU which could act on the complaint. If the concern is beyond the Help Desk's capacity for resolution, the Help Desk forwards the case to the second level of the GRM;
- To research project-related issues and promptly provide PAPs with answers, clarifications, or solutions (if concerns need further actions/solutions);
- To monitor and follow up on the action taken including site visits if applicable and/or needed; and then
- To close out the case when the actions and resolutions to resolve the complaint have been completed.

9.4.2 Level 2 – Technical Working Committee/Right-of Way Site Acquisition Committee or DOTr Legal Department

The Local GRM Team forwards the unresolved grievance at the first level to the Right-of-Way and Site Acquisition (ROWSA) Committee, or the DOTr's Legal Department. For ISF concerns, the ROWSA Committee may choose to delegate the resolution of grievances to the LIAC. The team (i) informs the PAPs that the concern was referred to the ROWSA Committee and provides the details of the designated focal points (names, contact numbers, and office addresses) and (ii) advises the PAPs that they have an option to engage the ROWSA for a decide-together option. Under the decide-together option, the ROWSA and aggrieved stakeholders share decision-making authority and jointly undertake problem solving.

For more complex legal matters such as EJS cases, endorsement will be made by DOTr's Legal Department. The following process will be implemented:

- To receive the endorsement from the Local GRM Team;
- To act and decide on each complaint within 15 working days once the complaint is filed by the Local GRM Team and inform the Local GRM Team of the recommended action/solution,

thereby the Local GRM Team marking the case in the centralized database as “action/resolution ongoing”;

- If and when the action to resolve the complaint is completed, to endorse the resolved case back to the Local GRM Team. The team will update the centralized database and mark the case as “action completed”; and
- To forward unresolved grievances to the next level.

9.4.3 Level 3 – Court of Law

The complainant may approach a court of law at any stage, which is not a part of the project level GRM, and whose decision will be final.

9.4.4 JICA’s Objection Procedures

Alternatively, people (two or more persons) who suffer or are likely to suffer substantial damages as a result of JICA’s non-compliance with its Guidelines regarding the project may submit an objection directly to JICA, requesting investigation. The details of JICA’s objection procedures based on the Guidelines for Environmental and Social Considerations can be found at: https://www.jica.go.jp/english/our_work/social_environmental/objection/index.html.

9.5 Grievance Redress Mechanism Procedures

9.5.1 Grievance Redress Procedures

Grievances from PAPs related to the resettlement implementation or other project-related issues will be handled free of monetary charge through a process of negotiations aimed at reaching a consensus. The procedures for PAPs are described in Table 9-2.

Table 9-2 Grievance Redress Mechanism Procedure

#	By	Actions		
1	Aggrieved Stakeholder	Any aggrieved stakeholder lodges his/her grievance in person to the Local Help Desk or in writing, verbally or electronically transmitted to the Central GRM Team within the PMO for immediate action.		
2	1st Level Help Desk/ Hotline	[Help Desk] - When received in person, the grievance is written down on the GAF by the staff of the Help Desk on behalf of the aggrieved stakeholder who signs the written complaint for official submission. - A unique code for each PAP/complainant is assigned (refer to Section 9.6.3). - An acknowledgement slip is provided. - The GRM process to the aggrieved stakeholder is explained, and contact details of where the complaint is forwarded and who is responsible for acting on complaint are given. - The complaint is reviewed to determine whether it is project-related or not. - Documents presented by each PAP (if there is any) are digitized, and control numbers to those documents are assigned. - The GAF is encoded into the centralized database. [Hotline] - When received, the grievance is written down on the GAF by the Central GR Officer on behalf of the aggrieved stakeholder. - A unique code for each PAP/complainant is assigned. - An acknowledgement slip via phone call, e-mail, SMS, and letter is provided for each complaint for quick reference. - The GRM process to the aggrieved stakeholder is explained, and contact details of where the complaint is forwarded and who is responsible for acting on complaint are given. - The complaint is reviewed to determine whether it is project-related or not. - Documents presented by each PAP (if there is any) are digitized, and control numbers to those documents are assigned. - The GAF is encoded into the centralized database.		
		2-a) If the complaint is project-related, the Local/Central GR Officer resolves it on the spot (such as answers to queries).	2-b) If it is not project-related, the Local/Central GR Officer assists the PAP by referring the complaint to an appropriate agency or an LGU which may be able to act on the complaint. The Local/Central GR Officer issues an acknowledgement slip for the complainant to fill and marks the case "Closed/Referred to 3 rd Party."	2-c) If the complaint is project-related and beyond Local/Central GR Officers' capacity, Local/Central GR Officer raises it to an appropriate agency and the next level of the GRM.
3	Aggrieved Stakeholder	The aggrieved stakeholder receives an action of the 1st level through the Local/Central GR Officer.		
		3-a) If satisfied, the complaint is resolved and recorded accordingly.	3-b) If the aggrieved stakeholder is not satisfied with the decision, the stakeholder may elevate his/her complaint to the 2nd level of the GRM.	3-c) If the complaint is beyond the ability of the Local/Central GR Officer for resolution, then the Local/Central GR Officer assists the PAP by referring the complaint to the 2nd level of the GRM.

#	By	Actions		
4	Local/Central GRM Team	In case of 3-a, The Local/Central GR Officer is to inform the aggrieved stakeholder of “case closed” via e-mail, SMS, and letter, record the case as “closed” on an acknowledgement slip and in the database as “closed”. CLOSED	In case of 3-b, - A request from the aggrieved stakeholder is received to elevate his/her complaint to the Local Housing Office (LHO)/LIAC/DOTr's Legal Department. - The status of the aggrieved stakeholder's complaint is recorded. - The complaint to the 2nd level is forwarded within one day from receipt of complaint or by close of business.	In case of 3-c, - A request from the aggrieved stakeholder to elevate his/her complaint is received by the ROWSA/DOTr's Legal Department. - The status of the aggrieved stakeholder's complaint is recorded. - The complaint to the 2nd level is forwarded within one day from receipt of complaint or by close of business.
5	2nd Level DOTr ROWSA / DOTr's Legal Department	- The Local GR Officer endorses relocation-related matters of formal and ISFs to the ROWSA, while more complex legal concerns to the the DOTr's Legal Department. - The Local GR Officer offers the aggrieved stakeholder the following options: (i) to be referred to DOTr ROWSA/Legal Department or ii) to chose the “decide together” option under the ROWSA. - The complaint within 15 working days is acted and decided once the complaint has been filed by the Local GR Officer. - If the PAP opts for the “decide together” option, each complaint within 20 working days is acted and decided once the complaint has been filed by the Local GR Officer. - The Local GR Officer of the action and/or decision is informed on the aggrieved stakeholder’s complaint.		
6	Local GRM Team	- The Local GR Officer is to receive and record the decision of the 2nd-level decision-maker. - The aggrieved stakeholder is informed.		
7	Aggrieved Stakeholder	The action of the 2nd level through the Local GR Officer 7- a) If satisfied, the complaint is resolved and recorded accordingly.		
8	Local GRM Team	In case of 7-a), The Local GR Officer is to write down “case closed” on the acknowledgement slip, issue it via e-mail, SMS, and letter or by hand to the aggrieved stakeholder, and record the case as “closed” in the GAF and centralized database. CLOSED	In case of 7-b), - A request from the aggrieved stakeholder is received to elevate his/her complaint to the court. - The status of the aggrieved stakeholder complaint is recorded.	
9	Court	Judicial procedures will dictate the process and progress of the complaint once the PAP files the complaint before regular courts.		

Source: JICA Design Team

9.5.2 Grievance Communication Between GR Officer and PAPs

The Local/Central GRM Team will regularly inform the PAPs on the status of their complaint and its resolution. The communication method is proposed in Table 9-3. The GAF is provided once the PAPs raise a grievance/concern through the Help Desk/Hotline. The PAPs can indicate their preferred contact channels on the GAF. Responses to any grievance submitted as anonymous are posted on the public information board when possible. The process for addressing anonymous grievances will be posted on bulletin boards.

Table 9-3 Communication Method with PAPs

Person in Charge	Grievance Received Through	Immediate Action taken by GRM Team	Acknowledgement of Receipt	Inform the decision made at GRM	Agreement on Case Closure	Communication Method with PAPs
Help Desk (Local GR Officer)	Over the counter	PAPs write the GAF with assistance of GR Officer.	An acknowledgement slip is provided with a control number.	PAPs are informed through their preferred channels indicated on the GAF.	GR Officer asks PAPs whether to close the case.	• In person (at Help Desk) • E-mail • Phone call • Text/SMS • Response letter • Public information board (if anonymous)
	Drop box	GR Officer fill in GAF and provide response as much as possible.	—	GR Officer publishes the answer on bulletin board.	When the answer is published on bulletin board, the grievance case is closed.	
Hotline (Central GR Officer)	Hotline (Telephone calls/text/SMS/e-mails)	GR Officer fills out the GAF	A control number is provided. If PAPs use SMS, the number is provided via SMS.	PAPs are informed through their preferred channels indicated on the GAF.	GR Officer asks PAPs whether to close the case.	• E-mail • Phone call • Text/SMS • Response letter
	Letter	GR Officer fills out the GAF. If information is not sufficient, PAPs are contacted for further information.	GR Officer sends a solution letter with an acknowledgement slip, control number, a specified deadline for response. In the letter, the e-mail address and text number of Central GR Officer are included. or If PAPs mention about their specific contact numbers or e-mail addresses in the letter, GR Officer informs them of a control number and facilitates same process with the Hotline.	PAPs answer to the acknowledgment slip attached to the letter or reply to the e-mail/text mentioned in the solution letter to confirm whether to close the case.		

Source: JICA Design Team

9.6 Tools, Materials, and Equipment Required for the Operation of Local/Central GRM Teams

The following are tools, materials, and equipment required for the operation of the Help Desk and the agency responsible to organize and fund these resources (Table 9-4). Communication tools are further explained in the following sections.

Table 9-4 List of Required Equipment, Tools, and Materials

Items		Local GRM	Central GRM	Responsibility	Funds
Staff	GRM Team	✓	✓	DOTr/LGU	DOTr
Office	Space, desk, and chair	✓	✓	DOTr/LGU	DOTr/LGU
	Telephone	✓	✓	DOTr/LGU	DOTr/LGU
	PC	✓	✓	DOTr/LGU	DOTr/LGU
	Internet access	✓	✓	DOTr/LGU	DOTr/LGU
	Letter/drop box	✓	✓	DOTr/LGU	DOTr
	Bulletin board	✓	✓	DOTr/LGU	DOTr
	All-in-one printer (scanner, printer, photocopier) with supplies	✓	✓	DOTr/LGU	DOTr
Operation tool	GAF	✓	✓	DOTr	DOTr
	Acknowledgement slip (receipt and resolution)	✓	✓	DOTr	DOTr
	Response letter format	✓	✓	DOTr	DOTr
	Database	✓	✓	DOTr	DOTr
Supporting tool	GRM/Help Desk Manual	✓	✓	DOTr	DOTr
	Directory for the other agencies and all GRM-level contact persons	✓	✓	DOTr	DOTr
Communication tool	Map showing ROW within each LGU	✓	✓	DOTr	DOTr
	Project information booklet	✓	✓	DOTr	DOTr
	Leaflet on (i) project information, (ii) land acquisition/resettlement, and (iii) GRM	✓	✓	DOTr	DOTr
Monitoring tool	Monitoring form		✓	DOTr	DOTr

Source: JICA Design Team

9.6.1 Grievance Action Form

The GAF is a registry form of grievances and complaints received by the Help Desk and Hotline. The GAF is completed by complainants or GR Officers and is registered into the centralized database. The GAF contains the following fields sufficient to understand the issue to resolve and contact details to communicate with complainants (Table 9-5). If available in paper and online formats, it is prepared both in Tagalog and English and made accessible to users.

Table 9-5 Fields of the GAF

No.	Item	Details			
1	GAF control number	Registration number to be provided in accordance with the pre-decided numbering system			
2	Date and time	Date and time when a complaint was first received			
3	Basic information of PAPs	Name, gender, address, date of birth, contact details, occupation, name of spouse, and date of birth of spouse			
4	Category of grievances filed	• Related to the environment • Related to health and safety • Related to the RAP • Unrelated to the environment/RAP			
5	Action taken	• Date of action resolved			
		RAP • Resolved at the GR Officer level • Resolved at the ROWSA Committee /DOTr's Legal Department • Resolved at the PIAC • Referred to the court	Environmental¹ • Resolved at Health and Safety and Environment (HSE) officer level • Resolved at HSE Committee (HSEC) level • Resolved at MMT level • Referred to DENR- EMB	Health and Safety • Resolved at HSE officer level • Resolved at HSEC level • Resolved at PMO Board	Others
6	Referral details	• Name of authority • Office • Position • Date of meeting • Venue			
7	Detail of grievances	Description of received complaints			
8	Detail of resolutions	Description of provided resolutions			
9	Preferred means of contact	• Over the counter • Letter • Telephone • Email • SMS/text • Social media • Public information board			
10	Remarks				

Source: JICA Design Team

9.6.2 Control Numbers of GAFs

All complaints and grievances reaching the Help Desk and Hotline are given control numbers. The control numbers of GAFs consist of components shown in Table 9-6, allowing the easy identification of the receipt date of grievances, the LGU where the grievances are raised, and the office managing the grievances. The GAF control number shall be composed of the following elements: date when complaint was filed, GRM/Help Desk office where it was logged, grievance redress officer (GRO) ID number, code of GRM channel where the grievance was filed, PAP number, location of affected property, and code for type of concern/grievance. Figure below illustrates how the GAF control number is generated.

¹ The Environment and Health and Safety GRM are modelled on the same principles and processes of the Resettlement GRM. However, the agencies involved in resolving issues are different. Please refer to the project's Environment Impact Assessment report for details of the Environment and Health and Safety GRM.

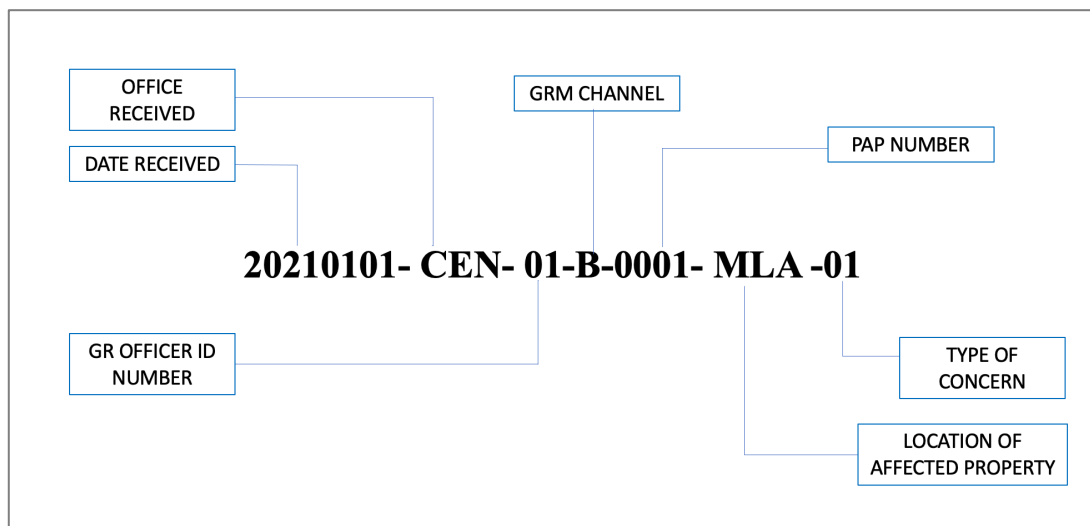


Figure 9-1 GAF Control Number

Table 9-6 GAF Control Numbers

Date	Office Logged	GR Officer Number	GRM Channel	PAP Number	Location of Affected Property	Concern Number
Possible values: Year 2021-2025	Possible values: MLA - Manila	Possible values: 01 to 99	Possible values: A – In Person B – Telephone C – E-mail D – Letter E – Text/SMS F – Social Media	Possible values: 0001 to 9999	Possible values: MLA - Manila	Possible values: 01 to 99
Possible values: Month 01 – 12		Note: Each GR Officer has unique ID number		Note: Each PAP has a unique PAP number.		
Possible Values: Date 01-31						
SAMPLE CONTROL NUMBER: 20210101- CEN- 01-B-0001- MLA -01						

Source: JICA Design Team

9.6.3 Acknowledgement Slip for Receipt and Resolution

Once the GR Officer receives a grievance from a PAP, an acknowledgement slip in Tagalog is issued to the PAP within 24 hours of receiving the grievance (The example below is a copy in English). When the PAP contacts the DOTr over the counter and by a drop box and letter, the GR Officer provides a paper acknowledgement slip. The slip serves as the acknowledgement of receipt and resolution. When a satisfactory resolution for both parties has been reached, the PAP will sign on the right side of a slip to acknowledge the resolution of the grievance. The GR Officer will keep a copy of the slip. The acknowledgement slip format is shown in Figure 9-2.

ACKNOWLEDGEMENT Slip		Copy of Aggrieved Stakeholder	
Control Number: _____		Control Number: _____	
Date: _____	Date: _____	Date: _____	Date: _____
Name of GR officer: _____		Name of GR officer: _____	
Be it known, that the undersigned from Name of LGU Help Desk/Central Hot line, acknowledges the grievance from Name of Aggrieved Stakeholder and certifies that his/her case is deemed received.		Be it known, that the undersigned from Address of Aggrieved Stakeholder, acknowledges the resolution(s) to his/her concerns and certifies that his/her case is deemed resolved.	
Signature of GR Officer _____		Signature of Aggrieved Stakeholder _____	

Figure 9-2 Copy of Acknowledgment Slip for PAPs in English

For grievances received through e-mail correspondence, online GRM platform and SMS, the acknowledgement will be provided to the PAPs through each corresponding channel. When a complaint is received by phone call, the GR Officer will ask the PAPs their preferred acknowledgement channels, and the acknowledgment and control number will be recorded and given to the PAP.

9.6.1 Centralized Database

The DOTr is planning to develop a software for the centralized database system for the sustainable operation of the GRM. Meanwhile, a temporary online centralized database has been developed using an excel spreadsheet. Although the software and the online system will have a different process in creating the central database, the basic function and contents are the same. Upon receiving grievances from the PAPs, the GR Officer will register GAF information into the database. Data input at each LGU's Help Desk is uploaded online on a daily basis and will be merged into the central database managed by the Database Manager of the Central GRM Team.

9.7 Information Dissemination

The GRM will be publicized and promoted especially at the local level (communities and barangays) to ensure that PAPs are aware of this platform and will use it as a trustworthy and effective means for feedback and grievance redress. As a part of the overall project communications strategy, the PMO will prepare communication materials in text and visual forms containing project details and maps, frequently asked questions, and procedures relating to land acquisition and resettlement. The communication materials for the GRM are listed in Table 9-7.

Project stakeholders will be informed about the GRM during stakeholder consultations. Smart and Globe Hotlines will be established, and the Hotline information will be posted on each barangay's notice board and will be projected on screen during stakeholder consultations.

In addition, a leaflet explaining the GRM process will be prepared. The handout will be disseminated by Manila LGU, barangays and the DOTr through the Help Desk and respective barangay halls during stakeholder consultations.

Table 9-7 Dissemination Methodology of GRM Materials and Timeline

Communication Activity	Contents	Dissemination Methodology	Responsibility	Timeline
DOTr Hotline	Mobile Numbers: • CP01 Hotline: 0961 455 1559 • CP02 Hotline - (044) 919 8220 up to 8224, (02) 8424 2990 up to 2992 • DOTr Arca Office - (02) 7500 9884, 0995 783 5995, 0961 904 0164	• Stakeholder consultation meetings (SCM) • Posting on each barangay's notice board • Posting on the project's website, Facebook, and Twitter	DOTr	Ongoing since November 2020
Map	Map showing the project ROW within Manila LGU	Help Desk	DOTr	Dec 2021
Project information booklet	Project description	• SCM • Help Desk • DOTr staff	DOTr	June 2021
Leaflet on the GRM	• Summary of the project • Objective of the GRM • GRM process flow • Information on the Help Desk opening time, location, how to consult a complaint/issue • Contact detail, Hotline, and e-mail address	• Help Desk • SCM • DOTr staff • During community organizing of the NHA • Posting on the project's website, Facebook, and Twitter	DOTr	June 2021
Leaflet on land acquisition	• Project description • Entitlement and schedule • Land acquisition process • Contact/opening time and locations of Help Desk/Hotlines		DOTr	June 2021
Leaflet on resettlement	• Project description • Entitlement and schedule • Resettlement site • Contact/opening time and locations of Help Desk/Hotlines		DOTr	January 2022
Leaflet on livelihood	• Project description • Entitlement and schedule • Livelihood and income restoration programs • Contact/opening time and locations of Help Desk/Hotlines		DOTr	June 2022

CHAPTER 10 INSTITUTIONAL ARRANGEMENT

This chapter discusses the implementation arrangement of the RAP for the Project. Specific functions of each implementing body and their relevance to the role of the DOTr as the implementing agency (IA) are explained in detail.

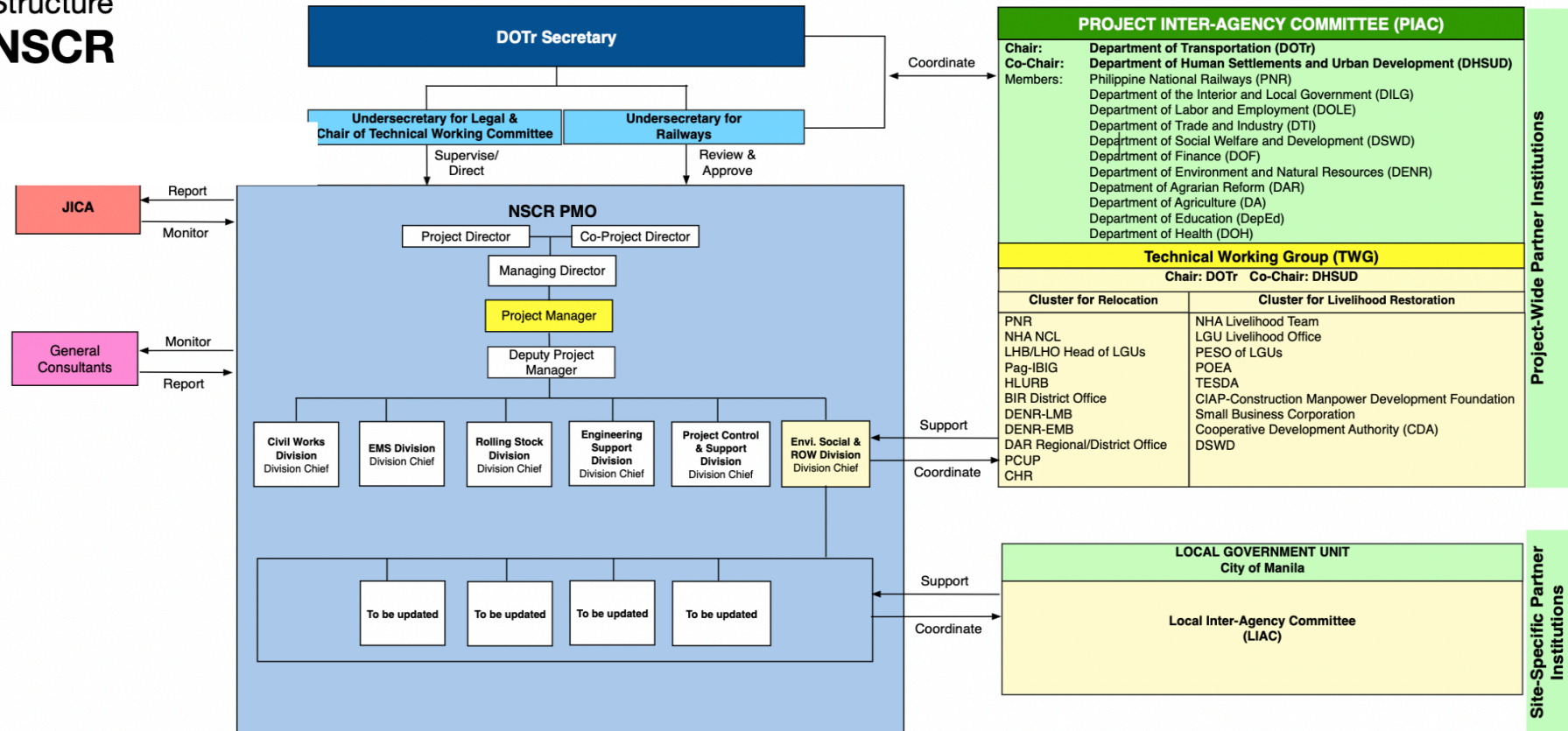
Table 10-1 summarizes implementing units and coordinating bodies for this Project, while the RAP implementation structure is shown in Figure 10-1.

Table 10-1 Implementing Units and Coordinating Bodies

Body/Unit		Purpose/Key Responsibilities	Unit Type	Frequency of Meeting	Number of Member/Staff
Primary Implementing Unit	NSCR-PMO	Primarily responsible for the implementation of the project including RAP implementation	Project-based office	Weekly and as needed	70 (25 dedicated to RAP)
Approving Committee	DOTr's Technical Working Committee (TWC)	Responsible for ROW acquisition for all DOTr projects. This unit is the final approving body for all ROW acquisition related decisions of the DOTr.	Committee	As needed	t.b.d.
Coordinating Bodies	Project Inter-Agency Committee (PIAC)	Primarily responsible for establishing institutional linkages among concerned government offices and creating inter-agency policies for the efficient implementation of RAP components.	Project-wide committee	Quarterly	t.b.d.
	Technical Working Group (TWG) under PIAC	Responsible for actual inter-agency coordination at the project-wide level. Representatives are responsible for cascading to field offices or concerned sub-units the function/role of their respective agencies in the implementation of this RAP and the agreements/policies/plans agreed at the PIAC/TWG level.	PIAC sub-committee	As needed	t.b.d.

Source: JICA Design Team

RAP Implementation Structure NSCR



Source: JICA Design Team

Figure 10-1 RAP Implementation Structure

10.1 Department of Transportation (DOTr)

As the IA for the project, DOTr will supervise and coordinate the implementation of all activities, monitor compliance to this RAP, secure sufficient funding for all resettlement-related activities, allocate resources in a timely manner, set target outputs with corresponding timelines, monitor progress, consolidate reports from all sources, document gaps, and find appropriate solutions. These general roles of the DOTr will be largely carried out by the PMO, a special office created for this purpose.

DOTr is headed by the Department Secretary who directly reports to the President of the Philippines. The Department Secretary is assisted by several Undersecretaries that head their respective division. For this Project, the Undersecretary for Railways will directly supervise the PMO and make critical decisions related to the RAP implementation.

10.1.1 DOTr's Technical Working Committee (TWC)¹

Department Order (D.O.) No. 2013-05 created the Technical Working Committee (TWC) for the acquisition of sites/rights-of-way for the department's infrastructure projects under the management of the DOTr. The Undersecretary for Legal & Procurement and the Undersecretary for Planning are members of the TWC. The TWC provides legal and technical support to all PMOs under the DOTr, including the PMO of this Project.

10.1.1.1 Roles and Responsibilities of the DOTr's TWC

The Roles and Responsibilities of the DOTr's TWC are summarized below:

- Evaluate, examine, and approve documents pertaining to all properties to be acquired that have already undergone due diligence by the PMO²; and
- Endorse documents for compensation as per the Entitlement Matrix of this RAP.

10.1.1.2 Composition of the DOTr's TWC

DOTr's TWG is established under the Office of the Undersecretary for Legal and Procurement (Table 10-2). D.O. 2013-05 specifies the composition of the TWC as shown in the table below.

Table 10-2 Composition of the DOTr's TWC

Position		Member
1	Leader	• Chairman: Director, Legal Service • Vice-chairman: Director Planning Service
2	Member	• Executive Director concerned • Chief, Legal Affairs and Research Division • Project manager/engineer concerned • Representative of Legal Service • Representative of Planning Service • Representative of Finance and Comptrollership Service • Representative of Procurement Supply and Property • Management Service
3	Observer	• Representative of the Commission on Audit (COA) Resident Auditor

Source: DOTr

¹ To be replaced by the DOTr's Right-of-Way and Site Acquisition (ROWSA) Committee once created

² Including the signing of the Offer to Buy (OTB) to be issued by the DOTr's PMO to property owners.

10.1.2 NSCR Project Management Office (NSCR PMO)

10.1.2.1 Roles and Responsibilities of NSCR PMO

The Special Order on Creation of a PMO for the PNR North I-North South Commuter Railway (NSCR) Project (Malolos-Tutuban) [JICA Loan PH-P262] was prepared in November 2017 (Appendix A7).

The role and responsibilities of the PMO pertaining to the RAP are summarized below:

- Provide technical assistance on day-to-day activities and management monitoring of the Project, such as: site preparations; review and evaluation of detailed engineering, design, construction drawings and all other related documents; implement the RAP including the acquisition of the ROW and resettlement of PAPs; construction of all Civil Works Packages; supply, installation and commissioning of Electro-Mechanical Component; supply, delivery and commissioning of Rolling Stock Component; coordination with securing necessary approval and permit from concerned government agencies, LGUs, and other stakeholders, and utilities relocation or diversion;
- Supervise the general consultant undertaking the detailed engineering design review, tendering and construction;
- Monitor the progress of The Project to ensure that compliance with the conditions of the contract are carried out accordingly by the general consultant and general contractor;
- Submit periodically (monthly basis) all necessary reports to DOTr and act under the overall direction of the Undersecretary for Railways;
- Specific tasks or NSCR PMO-ESR in relation to the RAP and ROW Acquisition include:
 - Preparation of the RAP including ROW acquisition, relocation of PAPs, including ISFs and indigenous peoples (IPs) in compliance with laws on environmental protection and preservation. It shall be organized with technical and administrative manpower to conduct the assessment and payment of compensation, among others. This shall be conducted in close coordination with other government agencies, such as DPWH, for sections that are along existing Road Right-of-Way (RROW);
 - Active membership and participation in LIACs created in all affected cities/municipalities and shall attend in all meetings by LIACs;
 - Implementation of the RAP, including disbursement of compensation to PAPs, in coordination with the RIC; and LIAC;
 - Monitoring implementation of the RAP; and
 - Coordination with ROW PMO of DOTr.

10.1.2.2 Composition of NSCR PMO

Table 10-3 indicates the composition of NSCR PMO. Under the NSCR PMO, the Environmental and Social and ROW Division (ESR Division) was created specifically to facilitate the Right-of-Way Acquisition and resettlement for the NSCR to ensure that funds are available so that the RAP can be implemented in a timely manner, as well as manage and supervise the Project.

Table 10-3 Composition of the NSCR-PMO

	Position	Member
1	Oversight Functions	• Project Director: Assistant Secretary for Railways • Co-Project Director PNR General Manager • Managing Director: Representative from DOTr
2	Manager	• Project Manager: Representative from DOTr/PNR • Deputy Project Manager: Representative from DOTr/PNR
3	Division	• Six (6) Divisions which are headed each by a Division Chief • Civil Works Division • Electricity and Mechanical System Division (EMS Division) • Rolling Stock Division (RS Division) • Engineering Support Division (ES Division) • Environment Social and ROW division (ESR Division) • Project Control and Support Division (PCS Division)

Source: JICA Design Team

10.2 Partner Institutions

The DOTr as the IA cooperates with other government agencies to implement this RAP. These partner institutions are categorized as (i) project-wide partners (at the national level) and (ii) site-specific partners (at the local level).

10.2.1 Project-Wide Partner Institutions

Since the Solis-Blumentritt-Tutuban Section is part of a bigger project (NSCR) that cuts across provinces and multiple cities/municipalities, the PIAC will be created to convene these agencies for a coordinated course of action.

10.1.2.1 Project Inter-Agency Committee (PIAC)

The PIAC is responsible for creating inter-agency policies or agreements regarding resources, information exchanges, and program linkages for the effective implementation of the RAP in accordance with the relevant laws of the Philippines, JICA ESC (2010), and those outlined in this RAP. It is a project-wide coordination committee to make required resources, programs, and information available and accessible to the local level units of national departments and LGUs.

(1) Function of the PIAC

The functions of the PIAC are outlined below (Volume 2, Appendix A6):

- Establish high level coordination among concerned agencies to support the DOTr, NHA, SHFC and the LIACs and in the implementation of policies, programs and projects as contained in the RAPs;
- Craft and approve project-specific policies that are congruent to the provisions of the approved RAP;
- Consolidate and mobilize resources to hasten synchronized and efficient budgeting and implementation of programs and projects identified under the RAPs; and
- Review, deliberate, and provide resolutions/actions on grievances/complaints elevated to their level.

(2) Composition of the PIAC

The composition of the PIAC is shown in Table 10-4.

Table 10-4 Composition of the Project Inter-Agency Committee

Position	Member
Chair	DOTr
Co-Chair	DHSUD
Members	• Philippine National Railways (PNR) • Department of the Interior and Local Government (DILG) • Department of Trade and Industry (DTI) • Department of Labor and Employment (DOLE) • Department of Social Welfare and Development (DSWD) • Department of Environment and Natural Resources (DENR) • Department of Agrarian Reform (DAR) • Department of Finance (DOF) • Department of Agriculture (DA) • Department of Education (DepEd) • Department of Health (DOH)

Source: JICA Design Team

(3) Roles and Responsibilities of PIAC Members

The roles and responsibilities of PIAC members are summarized in Table 10-5.

Table 10-5 Roles and Responsibilities of PIAC Members

Agency/Organization	Roles and Responsibilities
1 Department of Transportation (Undersecretary for Railways)	• Serve as the Chair of the PIAC and facilitate regular coordination meetings; • Supervise and coordinate the preparation and implementation of the RAP for the PAPs; • Coordinate with the DBM and concerned agencies to ensure appropriate budget for the provision of basic services and facilities and livelihood programs and projects for the PAPs; • Present desired and specific policies needed to ensure the compliance to ADB and JICA guidelines and the effective implementation of the RAP; • Lead the conduct of voluntary and involuntary relocation in coordination with SHFC and/or NHA and concerned government agencies; • In coordination with other partner agencies and based on the recommendations of the TWG, act on the matters elevated to the PIAC by the GRM's Help Desk; and • Assign a dedicated secretariat to document meetings of the committee, prepare letters, set meeting schedule and venue, consolidate reports, provide updates to member agencies, TWG, and its committees, and follow-up on actions/reports of participating agencies, TWG, and its committees; and • Extend full cooperation and assistance to the DHSUD as the Resettlement Implementation Coordinator of DOTr Railway Projects.
2 Philippine National Railways	• Designate technical personnel to identify the demarcation and final alignment of the project area, including identification of private properties within the right-of-way area and assist the LIACs during the relocation and resettlement activities; • Issue necessary notices for voluntary and involuntary relocation and certification of the list of affected families; • Secure cleared areas upon clearing and turnover of SHFC and NHA; and • Prepare and apply for Certificate of Compliance (COC) with concerned LGU/Local Housing Boards prior to relocation.
2 Department of Human Settlements and Urban Development (DHSUD)	• Serve as the Co-chair of the PIAC; • If necessary, craft policies that will provide flexibility to the DOTr's partner KSAs with regards to the provision of relocation sites to PAPs such as, but not limited to, the involvement of Pag-IBIG Funds and other socialized housing projects administered by non-government organizations (NGO) or civil society organizations (CSO); and • Inform the committee on issues that can only be resolved at their level and

Agency/Organization		Roles and Responsibilities
		recommend solutions.
3	Other members	• Attend meetings; • Approve and implement policies presented by the DOTr, the Chair; • Sign all PIAC instruments on behalf of their agency; and • Provide inputs and recommendations to address implementation issues.

Source: Draft JMC for PIAC (2021); JICA Design Team

10.1.2.2 Technical Working Group (TWG)

Under the PIAC is the TWG composed of representatives from the concerned PIAC members. The TWG will draft policies and make resolutions of RAP issues to be approved by the PIAC. The TWG may decide on matters pertaining to the RAP without the approval of the PIAC as long as the decision is clearly within the stated actions and policies within the RAP.

(1) Functions of the TWG

The general functions of the TWG are outlined below:

- Assist the PIAC in the formulation of policies, guidelines and mechanisms in support of the relocation and resettlement activities;
- Coordinate with concerned agencies in the planning and implementation of programs, projects and activities to include, among others, the social services, livelihood and income restoration; and
- Promote program convergence budgeting to facilitate complementary and synchronization of program implementation.

There are two clusters to be formed under the TWG: (i) Cluster for Livelihood and (ii) Cluster for Relocation and Resettlement. These clusters may conduct meetings independently, but the DOTr may call for a joint meeting whenever necessary.

(2) Composition of the TWG

The composition of the TWG is summarized in Table 10-6.

Table 10-6 Composition of the TWG

Position	Agency/Organization
Chair	DOTr's Undersecretary for Railways/NSCR PMO Project Director
Co-chair	DHSUD
Member	• NHA – Livelihood Division • Manila LGU's representative for Livelihood Restoration (i.e. PESO) • DSWD (Operations and Programs Group – Promotive Programs) • TESDA • PNR • Manila LGU's representative for relocation (Urban Settlements Office Head) • NHA – North and Central Luzon (NCL) • Pag-IBIG • BIR District Office • DENR – LMB • Philippine Overseas Employment Administration (POEA) • Construction Manpower Development Foundation (CMDf) under the Construction Industry Association of the Philippines (CIAP) • Small Business Corporation (SBC) under the DTI • Cooperative Development Authority (CDA) • PCUP • DA • DAR District Office

Position	Agency/Organization
	• CHR • DOH • DepEd

Source: JICA Design Team

(3) Roles and Responsibilities of Members of the TWG

The roles and responsibilities of TWG members are summarized in Table 10-7.

Table 10-7 Roles and Responsibilities of Members of the TWG

Position	Roles and Responsibilities
DOTr's PMO ROWA Head	• Serve as the Chair of the TWG and preside on all meetings; • Draft the necessary policies being requested by PIAC members; • Recommend measures/resolutions on GRM cases that are elevated to the PIAC; • Supply all necessary data or information to NGAs as needed; • Consolidate all reports presented by TWG members and identify gaps in policies or areas where groups of PAPs are not yet served by any of the agencies and recommend solutions; and • Assign a dedicated secretariat.
Department of Human Settlements and Urban Development (DHSUD)	• Serve as the Co-chair of the TWG; • Consolidate reports of member agencies regarding relocation and resettlement and present them to the committee; and • Identify gaps in the implementation of relocation of informal settler families (ISFs) and recommend gap-filling measures.
TWG member	• Attend meetings; and • Review, update, and revise as necessary and recommend the respective Chief of Office on policies requested by the Chair of the PIAC; • Submit reports or provide information as may be required by the committee; • Inform the committee on implementation issues, if any, and recommend solutions; • Act as a signatory to all TWG instruments on behalf of their agencies; and • Responsible for cascading agreements, policies, and plans to the central and field offices or concerned sub-units including the function/role of their respective agencies as members of the PIAC.

Source: JICA Design Team

10.2.1.2 Roles and Responsibilities of Key National-Level Partners

Below are details of the national-level government partners who have key responsibilities for the implementation of the RAP. Some of these agencies are key partners where the DOTr has the existing Memorandum of Agreement (MOA) that relates specifically to the Project, and the others are valuable members of the PIAC (or both).

(1) Department of Human Settlements and Urban Development (DHSUD)³

The DHSUD as a council is mandated to coordinate and monitor activities of all government agencies undertaking housing projects including those of LGUs to ensure the accomplishment of goals of the government's housing programs. Thus, the DOTr has partnered with the DHSUD as the RAP Implementing Coordinator (RIC) for this Project.

Within an agreed MOA (in addition to their responsibilities as the Co-chair of the PIAC), the DHSUD has the following responsibilities:

³ On February 14, 2019, the HUDCC together with the HLRUB was consolidated creating the Department of Human Settlements and Urban Development (DHSUD) through Republic Act (R.A.) No. 11201.

- Coordinate with other national government agencies (NGAs) for the implementation of the relocation plan and livelihood restoration and improvement program;
- Monitor activities of partner agencies in terms of the RAP implementation;
- Initiate the creation of relocation programs for the project and draft policies to support and enable them;
- Adopt or sponsor policies to allow innovative relocation strategies (e.g., public rental housing for the elderly);
- Assist in the reconvening of the LIAC at each LGU;
- In coordination with the HLURB, consolidate inventory of vacant/idle lands that may be used as relocation sites;
- Facilitate the fast accreditation/registration of homeowners' associations;
- Coordinate with the DepEd to facilitate the seamless transfer of students;
- Coordinate with the DOH to facilitate the seamless transfer of health records of PAPs to continue their access of health services in their new locations;
- Ensure that all activities related to clearing of structures, demolition, or eviction are in accordance with provisions of the relevant laws;
- When necessary, contract a NGO or create a dedicated group of staff within the DHSUD to implement the livelihood restoration program envisioned in this RAP that is not covered by the KSAs;
- Submit to the PMO quarterly reports on the progress and the result of their coordination and monitoring activities including, but not limited to, relocation site preparation, the number and names of PAPs relocated (from where to where), the schedule of relocation, the number and names of PAPs not yet relocated, target completion of all relocation activities, and other reports as may be required by the PMO; and
- Provide data and documents as may be needed by the external monitoring agent (EMA) during project monitoring and evaluation.

(2) National Housing Authority (NHA)

The DOTr has partnered with the NHA to implement the socialized housing program for the project, through a MOA. In addition to their role as a member of the PIAC, the NHA's role and responsibilities are:

- Assist in the validation of beneficiaries by cross-checking the validated master list into the Alpha List;
- Implement the process of the CBIA to ensure that the selection of resettlement sites involves the participation of PAPs;
- Identify and develop resettlement sites with all utilities, community facilities, access roads, and other related infrastructure;
- Closely coordinate all NHA resettlement activities with the PMO and LGUs;
- Organize the transfer of ISFs and provide transportation to the temporary accommodations and resettlement sites⁴;
- Submit performance reports and financial reports as required by the PMO; and

⁴ Funds to be provided by the DOTr from the RAP budget through a Memorandum of Agreement (MOA).

- Perform other functions as necessary to effectively carry out the provisions of this RAP relating to ISFs.

(3) Philippine National Railways (PNR)

PNR, as an attached agency of DOTr, is responsible for the following:

- Supply information, data, or documents as necessary about the PNR's ROW and other PNR properties around the project area;
- Provide or allow access to PNR properties to participating agencies in the conduct of their activities related to the implementation of this RAP;
- Issue to the PAPs the Notice to Vacate pursuant to the IRR of Section 28 of R.A. 7279 (with the notice delivered by the PNR);
- Provide lists of lessees/tenant within the PNR's ROW; and
- Provide police force for security of RAP implementers or for other purposes as needed.

(4) Department of the Interior and Local Government (DILG)

As a national agency focused on local governments, DILG's responsibilities are the following:

- Gain cooperation of LGUs in the conduct of resettlement activities by exercising general supervision over local governments;
- Liaise with LGUs refusing the relocation of ISFs from other cities or municipalities and determine possible assistance to accommodate relocatees;
- Provide capacity building to LGUs particularly the Local Housing Boards (LHBs)/Local Housing Offices (LHOs) and Social Welfare, and Livelihood Offices in implementing housing and resettlement programs as necessary; and
- Facilitate coordination between sending and receiving LGUs.

(5) Department of Trade and Industry (DTI)

DTI will provide support to the LRIP implementation as follows:

- Provide industry road mapping per receiving LGU;
- Facilitate access to grants, government soft loan programs through accredited microfinance institutions (MFIs) or through the Small Business Corporation (SBC), and other forms of financial assistance including shared services facilities and equipment and other support for Micro Small and Medium Enterprises (MSMEs) through NGAs;
- In coordination with the Department of Labor and Employment (DOLE), provide training and help create a network for establishing online businesses or other home-based enterprises for interested PAPs including housewives, female household heads, PWDs, and the elderly; and
- Provide data and documents as may be needed by the EMA during project monitoring and evaluation.

(6) Construction and Manpower Development Foundation (CMDf) under the Construction Industry Association of the Philippines (CIAP)

CMDf supports the construction industry by providing capacity building and training programs for its workforce. CMDf will support the LRIP as follows:

- Provide information on the skills required for construction and hard-to-fill jobs; and
- Link the PAPs for employment to the "Jobs Jobs Jobs" program in connection with the "Build Build Build" program of the current administration.

(7) Small Business Corporation (SBC) under the Department of Trade and Industry

SBC will support the LRIP through its priority support as follows:

- Assist the PAPs in accessing soft loans through government loan programs; and
- Link the qualified PAPs to microfinance institutions (MFIs) and banks to access a higher loan amount to help them re-establish their businesses.

(8) Department of Labor and Employment (DOLE)

DOLE will similarly assist the LRIP through their mandate to support employment:

- In coordination with the PMO, provide Kabuhayan Starter Kits or facilitate access to the DOLE's Integrated Livelihood and Emergency Employment Program (DILEEP) and Kabuhayan Restoration Package (PhP 10,000) to qualified/trained vulnerable and underprivileged PAPs;
- Provide labor market information on Key Employment Generators (KEGs) and hard-to-fill and in-demand occupations (domestic and overseas) to serve as a basis in identifying relevant training programs for PAPs through the TESDA;
- Conduct job fairs in project-affected areas;
- Conduct career guidance and employment coaching to PAPs; and
- Provide data and documents as may be needed by the EMA during project monitoring and evaluation.

(9) Philippine Overseas Employment Administration (POEA)

POEA provides assistance to overseas workers and promotes overseas employment for Filipinos. For the project, they will conduct the following:

- Conduct job fairs for overseas employment opportunities;
- Provide lists of employment opportunities abroad that can cater to the type of available skills and skills training completed by PAPs; and
- Provide data and documents as may be needed by the EMA during project monitoring and evaluation.

(10) Technical Education and Skills Development Authority (TESDA)

TESDA serves as the Philippines' technical vocational education and training authority and will support the Project as follows:

- In coordination with the DOTr's PMO, KSAs, the DOLE, and the DTI, conduct series of skills training to the PAPs;
- Facilitate provision of financial support to the PAPs during training including food and transportation allowances and compensation for income losses (for wage-based earners) for each day of being absent from work to attend training⁵;
- Partner with other institutions offering technical and skills development courses particularly in cases where needed training are not in its regular course offerings;
- Offer scholarship or training vouchers to PAPs;
- Assist PAPs in acquiring desired certifications (such as NCII); and

⁵ Funds will be transferred by the DOTr to TESDA.

- Provide data and documents as may be needed by the EMA during project monitoring and evaluation.

(11) Department of Social Welfare and Development (DSWD)

DSWD is responsible for the protection of the social welfare of rights of Filipinos and the promotion of social development as follows:

- In coordination with the PMO and KSAs, validate and qualify vulnerable and underprivileged PAPs based on their National Household Targeting System for Poverty Reduction;
- Ensure that PAPs who are members of Pantawid Pamilyang Pilipino Program (4Ps) will continually enjoy the benefits of the program and include in the program qualified PAPs who are not yet members of 4Ps;
- Validate the elderly for the Social Pension Program for Indigent Senior Citizens (SPISC) and facilitate their inclusion in the program;
- Assist PAPs who are not qualified under DTI/DOLE programs to qualify for employment and livelihood opportunities provided by the DSWD for the vulnerable and underprivileged (i.e., Trabahong Lansangan Program [“street jobs program”]), capacity building, capital resource provision, and market linkage);
- Assign social workers to assist and monitor vulnerable and underprivileged households during relocation and after relocation; and
- Provide data and documents as may be needed by the EMA during project monitoring and evaluation.

(12) Cooperative Development Authority (CDA)

CDA promotes the sustained growth and development of cooperatives in the Philippines and will contribute to the LRIP as follows:

- Assist PAPs to organize cooperatives;
- Conduct free seminars on cooperative development in areas accessible to the PAPs;
- Facilitate the fast registration of PAPs’ cooperatives;
- Provide links to funding agencies and grants to help PAPs’ cooperatives start their operation;
- Provide market links for their products and services; and
- Provide data and documents as may be needed by the EMA during project monitoring and evaluation.

(13) Home Development Mutual Fund (HDMF or Pag-IBIG Fund)

HDMF or Pag-IBIG Fund supports adequate housing through an effective savings scheme. For the project, Pag-IBIG, subject to supervision and coordination with DOTr and DHSUD, will undertake the following resettlement activities as specified in the MOA between DOTr and Pag-IBIG (Volume 2, Appendix A8):

- Relocation, social preparation and community development;
- Provision of permanent housing units;
- Provision of community facilities
- Provision of livelihood development, including special entitlements to vulnerable households, and

- Provision of interim housing or rental assistance, if necessary.

Pag-IBIG will provide the following forms of assistance to DOTr for the relocation of PAPs under the Project:

- Provide a list of Pag-IBIG foreclosed properties to the PMO to inform PAPs of the available options they have for resettlement;
- Conduct housing exhibits in each LGU twice before the ROW clearing; and
- Facilitate a fast approval of housing loans by assigning a special lane for PAPs.

(14) Presidential Commission for the Urban Poor (PCUP)

PCUP serves as the direct link of the urban poor to the government in policy formulation and program implementation addressed to their needs. For the project, the PCUP will conduct the following:

- Assist in serving the Notice to Vacate/Notice of Eviction in case that PAPs refuse to sign an ADRI;
- Participate in pre-relocation consultation meetings with the PAPs;
- Assist the PMO in linking with concerned agencies as regards the provision of basic services and facilities such as roads, schools, livelihood sites, material recovery facilities (MRF), and clinics;
- Monitor all demolition and eviction activities involving underprivileged and homeless citizens in accordance with its mandate and Executive Order (E.O.) No. 152 as amended by E.O. 708 and E.O. 69;
- Prepare reports on the compliance or non-compliance of the activities;
- Document the actual conduct of relocation and dismantling of structures and orient the PMO on the guidelines in the implementation and supervision of actual demolition and eviction pursuant to Sections 27, 28, and 30 of R.A. 7279 and its IRR; and
- Facilitate a pre-demolition conference whenever necessary.

(15) Commission on Human Rights (CHR)

CHR is an independent constitutional office with the primary function of investigating all forms of human rights violations involving civil and political rights in the Philippines. For the project, the CHR will assist as a third-party monitor as follows:

- Monitor the conduct of eviction and demolition; and
- Monitor provision of basic social services at relocation sites.

(16) Department of Agrarian Reform (DAR)

DAR is responsible for the redistribution of agrarian land in the Philippines. It will conduct the following:

- Provide recommendations and inter-agency support to fast-track land conversion for the project and social housing purposes, where needed;
- Provide/validate data on land ownership obtained through comprehensive land reform programs such as, but not limited to, Emancipation Patents (EP) and Certificate of Land Ownership Award (CLOA);
- In coordination with LGUs, support the PMO in researching land for land opportunities for the PAPs;
- In coordination with LGUs, facilitate land conversion for socialized housing purposes;

- Identify agricultural lands suitable for conversion to the residential use for socialized housing purposes; and
- Provide data and documents as may be needed by the EMA during project monitoring and evaluation.

(17) Department of Environment and Natural Resources (DENR)

DENR is responsible for governing and supervising the exploration, development, utilization, and conservation of the country's natural resources. Specifically, for the project, the DENR will conduct the following:

- Facilitate the fast titling of untitled lands that are suitable for relocation sites;
- Provide inter-agency links to fast-track the process of securing the ECC and other environmental permits related to social housing;
- Recommend solutions to issues related to land titling; and
- Facilitate the issuance of certifications for alienable and disposal lands as supporting documents to untitled lands that will be subject to ROW acquisition.

(18) Department of Finance (DOF)

DOF formulates revenue policies that will ensure funding of critical government programs that promote welfare among Filipinos and accelerate economic growth and stability. For the project-related resettlement and land acquisition activities within this RAP, the DOF will have specific duties as follows:

- Direct, through an appropriate circular, the BIR to allow partial payment of estate or inheritance tax for ROW-affected properties instead of paying for all properties owned by the deceased;
- Facilitate the issuance of documentary requirements relating to EJS cases; and
- Facilitate the on-time issuance of BIR ruling and the electronic Certificate Authorizing Registration (eCAR) for the lot titling for relocation sites.

10.2.2 Site-Specific (Local-Level) Partner Institutions

Site-specific partners refer to offices, units, or special bodies that have an implementing arm in specific city/municipality and will work directly with the PAPs.

10.2.2.1 Local Inter-Agency Committee (LIAC)

The LIAC is responsible for the pre-relocation, actual relocation and post-relocation activities of the informal settler families in the City of Manila. The Manila LIAC, formed under Executive Order No. 27, s. 2018 (Volume 2, Appendix A9), will ensure the just, humane and orderly relocation of project-affected families within the prescribed timeline. Discussions between DOTr and Manila LGU are ongoing regarding the preparation of a Supplemental or Amended LIAC for the SBT Section.

10.2.2.2 Composition of the LIAC

The LIAC members shall act as focal person within their respective Departments, Agencies or LGUs for the purpose of facilitating and implementing the necessary activities pursuant to their respective mandates as embodied in existing laws.

The LIAC of Manila is composed of the following members:

Table 10-8 Composition of the LIAC

Position			Member
1	Board members		• Chair: Office of the Mayor, City of Manila representative • Co-chair: DOTr Railway Sector representative • Vice-chair: NHA representative
2	Members	NGA representatives	• DHSUD representative • PNR representative • DILG representative • DOH representative • DSWD-NCR • PCUP representative
		City/municipal representatives	• Urban Settlements Office representative • Manila Barangay Bureau representative • DEPW-Manila representative • City Legal Officer representative • PNP City representative • MDSW representative • Manila Public Services Department representative • Division of City schools representative
		Representatives from PAPs: • Barangay chairpersons of affected barangays • People's Organizations/Homeowners' associations representative	
		NGOs/CSOs • Caritas Manila	

Source: JICA Design Team

10.2.2.3 Roles and Responsibilities of the LIAC

LIAC members will meet periodically, attend all open dialogues, and observe all demolition works to secure the rights of the affected informal settler families/persons as well as prevent conflicts. The roles and responsibilities of the LIAC are summarized below:

- Facilitate the orderly, peaceful, and humane relocation of ISFs occupying affected areas;
- Facilitate and expedite activities of the Social Preparation Committee in the stages of pre-relocation, actual relocation and post-relocation;
- Supervise and evaluate ISF applicants/beneficiaries through the Beneficiary Selection, Awards and Arbitration Committee (BSAAC);
- Ensure that all qualified ISFs are relocated to acceptable, secure, and affordable resettlement sites that are provided with basic utilities, facilities, and services;
- Enable all ISFs as PAPs to participate in planning and implementing the program through a coordinated and integrated multi-sectoral approach;
- Resolve grievance concerns elevated at their level; and
- Monitor the implementation of resettlement action plans, programs and projects as well as the operation of sub-committees under it.

The LIAC, which is normally created for mainstream resettlement projects of LGUs for its ISFs, will be dedicated for the relocation of the project affected ISFs based on the guidelines set forth in this RAP.⁶

⁶ Please refer to resettlement projects of LGUs as part of its mandate to clear danger areas from ISFs.

10.2.3 LGU Offices

Aside from these main roles of the LGU and the LIAC, LGU offices will carry out specific tasks as described below:

(1) Local Housing Board, Local Housing Office, or City Urban Development and Housing Office

- Serve as the local clearing house of all relocation and resettlement activities for ISFs, and resolve issues and concerns that may arise in the validation of census and tagging and dismantling operations and in the planning and development of resettlement sites;
- Guide the DOTr's PMO to acquire the Certificate of Compliance prior to the displacement of PAPs and dismantlement of structures;
- Assist in the identification of suitable sites for public rental facilities and development thereof; and
- Maintain and manage relocation sites/public rental facilities (post-relocation).

(2) Manila LGU's Public Employment Service Office or Livelihood Office

- Identify local livelihood programs that can include PAPs;
- Provide information on local employment that can be offered to PAPs; and
- Prioritize matching and provision of jobs to the PAPs.

(3) Manila LGU's Assessor's Office

- Provide property-related information as may be needed by the PMO and the LIAC;
- Advise or assist PAPs to secure necessary documents related to their affected properties; and
- Provide a list of private- and government-owned idle land that may be suitable for relocation sites/public rental facilities within each LGU.

(4) Manila LGU's Engineering Office

- Provide information on or building plans of affected structures; and
- Facilitate the fast issuance of building permits for relocation sites.

(5) Manila LGU's Business Permits and Licensing Office

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

(6) Manila LGU's Social Welfare Office

- Implement the provision of rehabilitation assistance to vulnerable groups amounting to PhP15,000 per household in the form of skills training and development;
- Re-evaluate the profile of vulnerable PAPs who are not yet beneficiaries of DSWD programs, assess their eligibility, and facilitate membership to DSWD programs if found qualified;
- Provide social workers or caregivers to vulnerable households during relocation; and
- Provide social workers to monitor vulnerable families after relocation.

CHAPTER 11 RAP IMPLEMENTATION SCHEDULE

11.1 Implementation Schedule of Construction

The construction stage of the entire Project commenced on February 2019. For the Blumentritt-Tutuban Section, construction will commence by October 2022 with target completion by October 2025, and target operation by December 2025.

11.2 RAP Implementation Schedule

The general implementation schedule for the RAP is shown in Table 11-1. This schedule will be updated periodically by the NSCR PMO and will be shared among the members of the PIAC, TWG and LIAC. For the institutional arrangements for RAP implementation, please refer to Chapter 10. The activities in Table 11-1 are briefly explained below.

11.2.1 RAP Implementation Institutions

1. *Mobilization of LIAC* – DOTr will utilize the existing Executive Order creating the LIAC of Manila for the NSCR Project (Volume 2, Appendix A9), with some amendments to the current provision.
2. *Mobilization of PIAC* - This refers to the creation of a Committee consisting of national government agencies to support and assist DOTr's relocation and resettlement activities. As discussed in Chapter 10 of this RAP, a PIAC will be convened.
3. *Signing of MOA with LGUs for Relocation Site/s* – Final arrangements on relocation sites with concerned LGUs will be finalized through a MOA.
4. *Set-Up and Operate the Help Desk* – The GRM will be set-up during DD phase and will continue operating until the completion of the construction of the project. Details on the set-up and processes of GRM is discussed in Chapter 9.

11.2.2 Land Acquisition

1. *Ground Investigation Based on Survey Outputs* – This refers to the process undertaken by DOTr involving the following: verifying the responses of PAPs in the socio-economic survey, validating claims of ownership on affected properties including crops and trees and determining the applicable entitlement and compensation for every households, businesses, farm owners/operators and property owners.
2. *Issuance of Notice of Taking* – Once the list of affected properties and rightful owners are identified and finalized, the list will be forwarded to the Office of the Undersecretary for Railways for his approval. Once approval is secured, NSCR PMO will issue the Notice of Taking (NoT) and Request for Donation to the PAPs through registered mail. The timely issuance of NoT provides ample time for PAPs to secure the required documents for compensation, and to avoid expropriation. The date when the PAP receives the NoT marks the cut-off-date for legal PAPs and no more improvement of structures thereon may be done thereafter. Any improvements thereafter will no longer be compensated.

Prior to the issuance of NoT, DOTr will provide a notice of information with regards to the location of the final alignment to the respected LGU. The Notice will serve as the basis of LGU to revoke the Building Permit/s for those structures that are under construction and to stop any issuance of building permit within the approved project alignment.

3. *Procurement and Appraisal of Affected Properties* – Appraisal of affected properties to assess compensation rates for land, structures, trees and crops will be conducted by either an IPA or a GFI. The result of this appraisal will be the basis of the amount indicated in the Letter Offer to each PAP. Following determination of compensation to be paid, DOTr will then update the RAP with respect to the updated budget and submit to JICA for concurrence.
4. *Issuance of Offer to Buy (OTB)* – Once the properties have been appraised and RAP has been approved by JICA, NSCR PMO will, upon submission of GFI report, start the issuance of OTB by segment. It does not need to wait for the GFI to finish the appraisal for the whole alignment. Upon the concurrence and certification of the TWC, the Office of the Undersecretary for Railways will issue the Letter Offer through registered mail. The 30-day policy in accepting the offer starts from the day the PAP receives the Letter Offer based on the records of the registered mailing service.
5. *Issuance of ADRI / Deed of Absolute Sale* – Together with a contract, an Agreement to Demolish and Remove Improvements (ADRI) and Deed of Absolute Sale will be sent to the PAPs to allow DOTr to enter to the property and demolish and/or remove the structure on an agreed date after the payment of compensation.
6. *Payment to PAPs* – DOTr, upon collection and validation of documents from the PAPs, will initiate payment of compensation to PAPs after 30 days upon the issuance of Offer to Buy. Initial payment of compensation cost to legal PAPs will be paid only after DD RAP approval by JICA.
7. *Expropriation Proceedings* – Filing for expropriation will ensue if (i) the PAP refuses the offer of DOTr or (ii) the PAP failed to present required documents to support his/her claim of ownership to the affected property within 30 days upon receipt of Letter Offer. Expropriation proceedings are explained in detail in Chapter 4 and 6 of this RAP.
8. *Displacement of PAPs and Clearing of ROW* – Upon displacement of PAPs, the NSCR PMO will demolish the structures using a site clearing contractor on the date agreed in the ADRI. Thus, once the payment has been received as described in Chapter 5 and Chapter 6, the PAPs may dismantle their structures as indicated in the timeline.
9. *Clearing of ROW by PAPs (non-ISFs)* – The NSCR PMO will demolish the structures on the date agreed in the ADRI. Thus, once the payment has been received as described in Chapter 5 and Chapter 6, the PAPs will dismantle their structures as indicated in the timeline.

11.2.3 Relocation of Informal Settler Families

1. *Initial Preparation of Relocation Site Options* – Based on the Masterlist, the NSCR PMO will finalize relocation sites and determine whether existing housing can accommodate the PAPs, if new sites have to be developed, or if LGUs are ready to accommodate PAPs returning to the province - in coordination with DHSUD, NHA, Pag-IBIG and DSWD and the LGU/s.
2. *Joint Validation of affected ISFs* – The joint validation of affected ISFs is the process of identifying the Informal Settler Families (ISFs) from the list of affected families. This also requires due diligence on the ownership of affected structures by (i) identifying PAPs (renters/sharers) who are evicted by property owners due to the project, and (ii) establishing that all families occupying the structures at the time cut-off-date are included in the master list.
3. *Occupancy Verification* – This is the easiest and simplest form of validation process wherein the validation team will verify the actual residents during the cut-off date in the affected structures based on the DD master list.

4. *Pre-qualification of PAPs (Verification of Eligibility of ISFs)* – As a part of pre-qualification, the NHA identifies who among the PAPs have been previously awarded a socialized housing unit and determines whether they sold or rented out the said unit. Additionally, DOTr verifies eligibility of PAPs by preparing a list of the following:
 - i. Verified monthly income of affected households and businesses;
 - ii. List of returnees and other disqualified PAPs with reason for disqualification;
 - iii. Vulnerable households;
 - iv. Elderly household heads who do not have or do not live with their children that is of legal age;
 - v. PAPs who opt for self-relocation indicating the transportation cost per family and where they will relocate;
 - vi. Wage-based PAPs who will be relocated far from their current work but will continue working there after relocation¹.
 - vii. PAPs who will not be able to continue their current livelihood or continue working in the same company;
 - viii. Employees of affected businesses who will temporarily or permanently lose their jobs; and
 - ix. Renters who prefer to continue renting and are qualified for rental subsidy.
5. *Preparation of Final Masterlist* – As a result of the validation, the final Masterlist will be prepared including the final entitlements due to each PAP.
6. *Community Consultation* – Upon completion of evaluation of the proposed relocation site submitted by the developers are evaluated, community organizing will be held three times, for the following: 1) presentation of site options for existing sites or sites proposed by developers, 2) tripping to the sites, and 3) communities' endorsement of their preferred resettlement sites.
7. *Development of Relocation Site* – This step will only be applicable if the relocation site is not yet constructed by the time of RAP Approval, or if other relocation site options are identified by DOTr after RAP Approval. Upon selection of the preferred relocation site by the PAP, the NHA, the LGU or partner Key Shelter Agency (KSA) executes the agreement and contract, to be followed by securing of permits and licenses, site development, construction of housing units and connection of utilities.
8. *Payment of Compensation and Other Forms of Assistance* – Based on the results of pre-qualification and verification of eligibility of the PAPs, and upon presentation of required documents (i.e., barangay certification or written consent from owner on the ownership of ISF structure), the NSCR PMO will facilitate payment of compensation to the PAPs. Initial compensation to PAPs will start after the approval of the DD RAP by JICA. The livelihood and other forms of assistance will be provided to qualified PAPs from pre-relocation stage up to the end of the construction.
9. *Relocation of ISFs* - The schedule of Relocation of ISFs reflected in Table 11-1 refer to the moving out of the ISFs from the ROW and transferring them into the permanent relocation site.

11.2.4 Provision of Livelihood Restoration and Improvement Program

1. *Set-Up LRIP and its Mechanism*– Coordination with relevant agencies started prior to the implementation of LRIP and will continue during Project implementation. The PIAC will be

¹ For the provision of commuting allowance

responsible for monitoring the PAPs who were provided livelihood assistance and in making sure that all PAPs' livelihoods and incomes have been restored to pre-project condition upon project completion.

2. *Prepare Masterlist of PAPs to take part on LRIP* – Once the Masterlist of the PAFs is finalized, the PIAC/LIAC will further verify the information of household members who will avail of LRIP. The beneficiaries under each provision of the LRIP for each household will be confirmed.
3. *Inform and Make Necessary Arrangement for PAPs to Enroll to Trainings during Community Organizing* – During the community organizing, DOTr will inform the PAPs about the LRIP and its arrangements. An LRIP workshop will be organized to inform the PAPs.
4. *Implementation of LRIP* – Implementation of LRIP will start prior to relocation to ensure that PAPs will be well equipped with skills and required resources to re-start their lives at the relocation sites as well as their temporary accommodation. Implementation of LRIP will be carried out up to the end of the construction period. Details on the packages and livelihood assistance may vary, as indicated in Chapter 8.

11.2.5 Monitoring of RAP Implementation

1. *Set-up Monitoring Agents* – The Internal Monitoring is undertaken by the NSCR PMO. External monitoring will be undertaken by an External Monitoring Agent (EMA) engaged by the DOTr. Please refer to Chapter 13 for details on the internal and external monitoring program.
2. Internal Monitoring – See Chapter 13 for details.
3. External Monitoring – See Chapter 13 for details.

[illegible]

Source: JICA Design Team

CHAPTER 12 RESETTLEMENT COST AND BUDGET

12.1 Summary of Resettlement Cost

The total budget estimates needed to implement this RAP is PhP 400,472,449.

Table 12-1 Summary of RAP Budget (in PhP)

Budget Item		Unit of Measure	Quantity / Dimension	Unit Price	Total Amount	Remarks
A. Estimated Compensation Cost for Affected Land and Non-Land Asset						
1	Cost of Affected Land	m ²	696	Variable	25,689,780	Current market value of land
2	Cost Associated with Land Acquisition	Variable	Variable	Variable	2,059,632	Taxes, registration expenses and other related costs
3	Cost of Affected Structures & Other Improvements	Structure	146	Variable	52,564,975	Replacement cost of structures
4	Cost of Affected Trees	Whole Count/ Cluster	700	Variable	2,513,706.34	Current market value of compensable crops and trees
Subtotal (A)					82,828,092.87	
B. Cost of Resettlement Site						
1	Socialized Housing	Household	277	750,000	207,750,000	Cost for developing socialized housing for non-landowner PAPs who are homeless and are low income
Subtotal (B)					207,750,000	
C. Other Relocation Assistance						
1	Food Allowance	Person/day	1,096	150	493,200	Food allowance per person per day for three (3) days
2	Transportation Assistance	Household	306	10,000	3,060,000	Cost of transporting people and household belonging
3	Commuting Allowance	Household/month	306	5,000	4,590,000	Commuting allowance going to the original place of work with an amount not exceeding PhP5,000 per household per month for three (3) months

Budget Item		Unit of Measure	Quantity / Dimension	Unit Price	Total Amount	Remarks
4	Rental Subsidy	Household/month	203	15,000	3,045,000	Cost to cover for rental subsidy of PAPs who are partially/marginally affected and for PAPs who will opt for self-relocation option.
5	Disturbance Compensation	Household	103	10,000	1,030,000	Disturbance compensation for PAPs renting within PNR ROW who opt for self-relocation.
6	Cost of Connecting Utilities	Household/month	155	20,887	3,237,457	Cost of connecting or reconnecting utilities i.e., water, power
7	Medical and Manpower Assistance	Household	136	Variable	219,096	Nursing care and manpower assistance for vulnerable households during transfer
Subtotal (C)					15,674,753	
D. Livelihood Restoration and Rehabilitation						
1	Cash Compensation for Income Loss	Business	22	8,836	583,176	Cost of income loss compensation for affected business
2	Transactional Cost	Business	22	20,000	440,000	Permitting Cost to re-establish business
3	Transportation Assistance	Business	22	10,000	220,000	Cost in transporting movable business assets
4	Rental Subsidy	Business	5	15,000	225,000	Rental subsidy to leasing businesses
5	Income Compensation Loss for Employees	Person	335	Variable	16,550,340	Cash compensation for net salary of two (2) months based on actual salary. For PAPs whose income is below or within the minimum wage, cash compensation for four (4) months based on prevailing minimum wage.

Budget Item		Unit of Measure	Quantity / Dimension	Unit Price	Total Amount	Remarks
6	Inconvenience Allowance	Household	115	10,000	1,150,000	Inconvenience allowance for vulnerable groups
7	LRIP	Persons		Variable	12,034,000	Cost of skills training, other livelihood assistance for PAPs and rehabilitation assistance for vulnerable groups
Subtotal (D)					31,202,516	
E. Cost of RAP Implementation						
1	RAP Implementation Institution	N/A	N/A	Variable	500,000	
2	Cost of GFI/IPA	N/A	N/A	Variable	417,000	
2	Cost for Continued Info Disclosure	N/A	N/A	Variable	64,550	
3	Cost for Monitoring and Reporting	N/A	N/A	Variable	9,800,000	
Subtotal (E)					10,781,550	
TOTAL (A+B+C+D+E)					348,236,912	
F. Contingencies and Other Cost						
Administrative Cost (5% of Total A+B+C+D+E)					17,411,846	
Contingency (10% of Total A+B+C+D+E)					34,823,691	
GRAND TOTAL					400,472,449	

Source: JICA Design Team

12.2 Cost of Land and Non-Land Assets

The preliminary cost for land and trees is based on current market value following the standards set by R.A. 10752 in appraising the value of the property. Replacement cost of affected structures is based on benchmark cost using industry standards. For detailed cost of land, structures and trees, see Volume 6 (Replacement Cost Survey Report).

12.2.1 Cost of Affected Land

The total project land take for this project is 16,883.97 m², of which 14,445.68 (85.6%) are existing government right-of-way. Hence the project will only need to acquire 696.20 m² (4.1%) of land (Table 2-4) located in Barangay 221. Based on the market research conducted for this project, the total current market value of the lands subject for acquisition is PhP 25,689,780 (Table 12-2).

Table 12-2 Cost of Land Acquisition (in PhP)

Barangay	Residential		Total	
	Area (sq.m)	Market Value (PhP)	Area (sq.m)	Market Value (PhP)
221	696	25,689,780	696	25,689,780

Source: JICA Design Team

12.3 Cost Associated with Land Acquisition

The computation for associated costs for land acquisition is shown in Table 12-3. This includes the issuance of necessary documents such as Notice of Taking and Offer to Buy, among others. This was computed based on the prevailing cost per registered mail. The Cost for land title registration includes: registration of deeds at PhP 344.93 for each affected parcel to be acquired, transfer tax computed at 0.5% of market value¹; documentary stamp tax computed at 1.5% of market value; and CGT to be shouldered by DOTr² computed at 6.0% of the market value of land.

Table 12-3 Costs Associated with Land Acquisition (in PhP)

Particular	Cost Item	Unit Cost (PhP)	Quantity/ Amount	Total Cost (PhP)
Issuance of Notice of Taking	Registered mail	50	10 ³	500
Issuance of Offer to Buy	Registered mail	50	10	500
Land Title Registration	Registration of Deeds ⁴	344.93	10 ⁵	3,449
	Transfer Tax ⁶ (0.5% of selling price or market value whichever is higher)	(0.5%)	25,689,780	128,449
	DST ⁷ (1.5% of selling price or market value whichever is higher)	(1.5%)	25,689,780	385,347
	CGT (6.0% of selling price or market value whichever is higher)	(6.0%)	25,689,780	1,541,387
Total				2,059,632

Source: JICA Design Team

12.3.1 Cost of Affected Structures

The Project resettlement policy excludes from compensation the structures located on existing government right-of-way without due permission from the concerned government unit to build structures on said land. Structures eligible for compensation are only those outside the existing government ROW and those within existing government ROW but has permission to build the structures. Pending DOTr validation on the said condition, the replacement cost for all surveyed structures were estimated. The estimated replacement cost for all 146 affected structures (Table 2-9) is PhP 52,564,975 (Table 12-4).

¹ Based on Replacement Cost Survey

² Assuming all lands will be acquired through negotiation

³ Number of landowners (for acquisition)

⁴ Per deed/instrument processed for registration, including but not limited to supporting documents that are indispensable to the registration of the main document. *Source: LRA website*

⁵ Number of affected lot parcels

⁶ Section 135 of R.A. 7160, Local Government Code

⁷ The 1.5% rate is based on the Documentary Stamps Tax fractional rate of PhP15 per P1,000 taxable amount or P15/1,000.

Table 12-4 Cost of Structures and Other Improvements (in PhP)

Barangay	Structures inside existing ROW		Structures outside existing ROW		Total	
	Number of Structures	Replacement Cost	Number of Structures	Replacement Cost	Number of Structures	Replacement Cost
155	6	113,019	0	0	6	113,019
159	29	1,516,678	0	0	29	1,516,678
221	11	1,561,670	33	22,555,045	44	24,116,715
227	2	607,288	0	0	2	607,288
228	51	20,577,176	14	5,634,099	65	26,211,275
Total	99	24,375,831	47	28,189,144	146	52,564,975

Source: JICA Design Team

12.3.2 Cost of Crops and Trees

The total value of all compensable trees is PhP 2,513,706.34. The table below lists down the common name of these trees with the corresponding replacement cost. For other details on tree valuation, see Volume 6 (Replacement Cost Survey Report). There is no affected crop in Blumentritt-Tutuban Section.

Table 12-5 Cost of Compensable Trees (in PhP)

Common Name of Tree	No.	Sum of Replacement Cost (PhP)
Achuete	2	3,900.00
Araucaria	1	250.00
Atis	25	101,635.00
Avocado	16	40,300.00
Bayabas (Guava)	15	62,100.00
Caballero	1	250.00
Caimito (Star apple)	8	71,000.00
Calamansi	7	22,000.00
Dalandan	2	4,956.67
Duhat	10	97,125.00
Guyabano	26	156,600.00
Indian lanutan	1	1,200.00
Kamansi	1	1,200.00
Kamias	20	70,623.00
Kastanyas (Chestnut)	3	1,700.00
Kawayan (Bamboo)	225	20,000.00
Longan	1	10,000.00
Lychee	1	10,000.00
Makopa	3	3,250.00
Mangga (Mango)	46	1,217,000.00
Nangka (Jackfruit)	4	31,000.00
Narra	9	6,630.00
Niog (Coconut)	26	140,150.00
Papaya	63	189,350.00
Rambutan	4	26,000.00
Saging (Banana)	147	73,500.00
Sampalok (Tamarind)	5	78,000.00
Santol	5	20,775.00
Suha (Pomelo)	10	42,956.67
Talisai (Umbrella tree)	12	8,655.00
Tiesa	1	1,600.00
Total	700	2,513,706.34

Source: JICA Design Team

12.4 Cost of Resettlement Site

For budgetary purposes, the calculated cost of developing socialized housing is PhP 750,000 per unit per household based on the price ceiling of vertical housing development in NCR, issued by HUDCC⁸ (now DHSUD). The actual cost of DOTr's financial counterpart, however, will depend on the final location of the resettlement site following the price ceiling stipulated in HUDCC's MC 01-2018 and MC 02-2018.

For DD RAP budget purposes, the number of beneficiaries is based on the number of all non-landowner households (Table 3-7), without consideration for other eligibility specified in Section 16 of R.A. 7279. Eligibility will be assessed by DOTr and LIAC during validation based on the provisions of this RAP.

Table 12-6. Cost of Socialized Housing (in PhP)

Barangay	Number of Non-Landowner Households	Socialized Housing Cost (Maximum, PhP)	Total (PhP)
155	3	750,000.00	2,250,000.00
159	23	750,000.00	17,250,000.00
221	67	750,000.00	50,250,000.00
227	3	750,000.00	2,250,000.00
228	181	750,000.00	135,750,000.00
Total	277*		207,750,000.00

Note: *Total includes non-landowner households that were interviewed and not interviewed

Source: JICA Design Team

12.5 Other Relocation Assistance

12.5.1 Food Allowance

Food allowance will be provided to the relocating PAPs. Based on studies related to food expenses, PhP150 for food allowance will be provided per member per day.

Table 12-7 Food Allowance (in PhP)

Barangay	Household Population	Cost of Meal per Day (PhP)	Number of days	Total (PhP)
155	18	150	3	8,100.00
159	111	150	3	49,950.00
221	272	150	3	122,400.00
227	8	150	3	3,600.00
228	687	150	3	309,150.00
Total	1,096			493,200.00

Source: JICA Design Team

12.5.2 Transportation Assistance

Relocating PAPs will be provided with transportation (trucks) or transportation allowance for hiring vehicles to transport household belongings (Table 12-8). The unit cost is estimated at PhP10,000 per household based on the prevailing cost of renting 10-wheel wing van from a transport app service at a distance of 30 kilometers amounting to PhP 9,465⁹.

⁸ HUDCC Memorandum Circular 02-2018, Price Ceiling for socialized condominium units. Retrieved from: <https://hudcc.gov.ph/sites/default/files/styles/large/public/document/MEMORANDUM%20CIRCULAR%20NO.%2002.pdf>

⁹ Cost is based on estimate distance (28-33 km away) from City of Manila. Reference: Transportify.com (2021). Obtained from: http://www.transportify.com.ph/price-wizard/?pid=SEO_Blog&c=Goldlist&af_adset=Lipat%20Bahay%20Truck%20for%20Rent%20Services%20App&af_ad=Blog_CTA&is_retargeting=true&af_dp=transportify%3A%2F%2Fhome&af_web_dp=https%3A%2F%2Fwebapp.transportify.com.ph%2F%3Farea_id%3D5&af_click_lookback=15&af_reengagement_window=30s

Table 12-8 Transportation Cost (in PhP)

Barangay	Number of Households	Unit Cost (PhP)	Total (PhP)
155	3	10,000	30,000.00
159	27	10,000	270,000.00
221	86	10,000	860,000.00
227	3	10,000	30,000.00
228	187	10,000	1,870,000.00
Total	306	10,000	3,060,000.00

Note: Total includes all identified displaced households that were interviewed and not interviewed

Source: JICA Design Team

12.5.3 Commuting Allowance

Commuting allowance going to the original place of work with an amount not exceeding PhP5,000 per household per month for three months will be provided when PAPs are resettled in an area far from their original place of work.

Table 12-9 Commuting Allowance for Households (in PhP)

Barangay	Number of Households	Unit Cost(PhP)	Number of Months	Total (PhP)
155	3	5,000	3	45,000.00
159	27	5,000	3	405,000.00
221	86	5,000	3	1,290,000.00
227	3	5,000	3	45,000.00
228	187	5,000	3	2,805,000.00
Total	306	5,000	3	4,590,000.00

Note: Total includes all identified displaced households that were interviewed and not interviewed

Source: JICA Design Team

12.5.4 Rental Subsidy for Households

Rental subsidy equivalent to PhP 5,000/month will be provided for three (3) months if the PAPs prefer self-relocation, or if their structure is marginally affected but the PAPs would need to vacate the place while the remaining area is being repaired. This is applicable to the PAPs residing in a structure they own regardless of landownership (151 PAPs), and renters/sharers in a structure located in a private lot (52 PAPs).

Table 12-10 Rental Subsidy for Households (in PhP)

Barangay	Number of Households	Unit Cost	Number of Months	Total (PhP)
155	2	5,000	3	30,000.00
159	22	5,000	3	330,000.00
221	72	5,000	3	1,080,000.00
227	2	5,000	3	30,000.00
228	105	5,000	3	1,575,000.00
Total	203			3,045,000.00

Note: Total includes all identified displaced households that own the structure (regardless of ownership) and households that are renting/sharing in private land.

Source: JICA Design Team

12.5.5 Disturbance Compensation for Renters/Sharers within Existing Government ROW

Renters and sharers within government right-of-way who opt for self-relocation assistance and waived house and lot entitlement, are entitled to a disturbance compensation of PhP 10,000 one-time payment.

Table 12-11 Disturbance Compensation for Renters/Sharers within Government ROW (in PhP)

Barangay	Number of Households	Unit Cost (PhP)	Total (PhP)
155	1	10,000	10,000.00
159	5	10,000	50,000.00
221	14	10,000	140,000.00
227	1	10,000	10,000.00
228	82	10,000	820,000.00
Total	103	10,000	1,030,000.00

Note: Total includes all identified displaced households renting/sharing within existing government ROW

Source: JICA Design Team

12.5.6 Cost of Connecting Utilities

The basic utilities being considered for renters and sharers who are qualified for assisted resettlement assistance through the LGU or KSA include water, electricity and other utilities such as but not limited to telecommunications. The cost for the reconnection of utilities is based on estimate installation cost for water, bill deposit equivalent to 5.00KW consumption for electricity, and landline and internet bundle cost for communication as summarized in Table 12-12. The rates are based on prevailing cost in NCR.

Table 12-12 Cost of Connecting Utilities (in PhP)

Barangay	Number of Households	Unit Cost	Total (PhP)
Electricity	155	9,500.00 ¹⁰	1,472,500.00
Water	155	9,687.82 ¹¹	1,501,612.10
Others	155	1,699.00 ¹²	263,345.00
Total		20,886.82	3,237,457.10

Note: Total includes all identified displaced sharing/renting households that were interviewed and not interviewed, based on Table 3-7

Source: JICA Design Team

12.5.7 Health Care and Manpower Assistance

Households with members who are vulnerable to stress of travelling will be provided with lifters/movers and a medical/health care giver. The cost is based on minimum daily wage rate for NCR¹³. A total of three (3) persons, including the medical/health care giver, will be assisting the eligible households during relocation.

Table 12-13 Health Care and Manpower Assistance (in PhP)

Type of Staff	No. of Staff	No. of Households to be Assisted	Daily Rate (PhP)	Total(PhP)
Lifters/Movers	2	136	537	146,064
Medical Care Provider	1	136	537	73,032.00
Total	3	136	537	219,096

Source: JICA Design Team

¹⁰ Cost includes Bills Deposit of PhP4,500 and PhP5,000 allowance for other associated costs (i.e., payment for a licensed electrician, and securing of Certificate of Final Electrical Inspection (CFEI) from LGU). Source: Meralco. Com (2021).

Retrieved from: <https://online.meralco.com.ph/customers/s/article/New-Connection-for-Residential>

¹¹ Cost of Water Service Connection (WSC) application fee. Source: Maynilad (2021). Retrieved from: <https://www.mayniladwater.com.ph/contact-us/faqs/>

¹² Estimate cost for a 25Mbps fiber connection with PLDT. Source: PLDT (2021). Retrieved from: <https://pldthome.com/fibr-all-plans>

¹³ Department of Labor and Employment - National Wages and Productivity Commission. Retrieved June 2021 from: <https://nwpc.dole.gov.ph/regionandwages/national-capital-region/>

12.6 Livelihood Restoration Cost

12.6.1 Cash Compensation for Income Loss (Business)

PAPs who own fixed micro businesses (e.g. small shops, sari-sari store, carinderia, food stand, repair shop, etc.), with or without permits from the LGU concerned, are entitled to cash compensation for income losses during transition period corresponding to stoppage of business, not to exceed three months. For budgetary purposes, the unit cost is based on the average net monthly income of the 22 affected businesses (Table 3-48). Actual compensation will depend on the actual income of businesses based from supporting documents or proof of income.

Table 12-14 Income Loss Compensation for Business (in PhP)

Barangay	Number of Business/es	Unit Cost(PhP)	Number of Months	Total (PhP)
155	1	8,836	3	26,508.00
159	6	8,836	3	159,048.00
221	5	8,836	3	132,540.00
228	10	8,836	3	265,080.00
Total	22	8,836	3	583,176.00

Note: There are 18 affected households with affected business and three (3) affected businesses only (Table 3-14). There are 22 businesses but 21 business owners (Table 3-49).

Source: JICA Design Team

12.6.2 Transactional Cost

Affected businesses are entitled to transactional cost allowance to help them quickly re-establish their business, and minimize income losses. Transactional cost allowance will be used for securing new business permits, updating business information in BIR and with other pertinent government offices. The unit cost used in this budget is a lump sum cost of PhP 20,000 since permits vary by LGU. Actual allowance will be determined by DOTr once the location of resettlement site and or replacement business structure has been identified and will ensure that all eligible business owners are compensated prior to displacement.

Table 12-15 Transactional Cost (in PhP)

Barangay	Number of Business Units	Unit Cost (PhP)	Total (PhP)
155	1	20,000	20,000.00
159	6	20,000	120,000.00
221	5	20,000	100,000.00
228	10	20,000	200,000.00
Total	22		440,000.00

Source: JICA Design Team

12.6.3 Transportation Assistance for Business

PAPs with business will be provided with transportation allowance for hiring vehicles to transport movable business assets to their new location. The unit cost is pegged at PhP 10,000 per business unit based on the prevailing cost of renting a 10-wheel wing van from a transport app service at a distance of 30 kilometers amounting to PhP 9,465¹⁴.

Table 12-16 Transportation Assistance for Business (in PhP)

Barangay	Number of Business Units	Unit cost (PhP)	Total (PhP)
155	1	10,000	10,000.00
159	6	10,000	60,000.00
221	5	10,000	50,000.00
228	10	10,000	100,000.00

¹⁴Transportify.com (2021). Retrieved from: https://www.transportify.com.ph/price-wizard/?pid=SEO_Blog&c=Goldlist&af_adset=Lipat%20Bahay%20Truck%20for%20Rent%20Services%20App&af_ad=Blog_CTA&is_retargeting=true&af_dp=transportify%3A%2F%2Fhome&af_web_dp=https%3A%2F%2Fwebapp.transportify.com.ph%2F%2F3Farea_id%3D5&af_click_lookback=15&af_reengagement_window=30.

Total	22		220,000.00
-------	----	--	------------

Source: JICA Design Team

12.6.4 Rental Subsidy for Business

Businesses that are leasing and will continue with their business elsewhere will be provided rental subsidy for three (3) months, based on prevailing average monthly rental rates for a similar structure of equal type and dimension. For budgetary purposes, rental subsidy is set at PhP15,000 per month; DOTr will ensure that all eligible businesses are compensated prior to displacement. Table 12-17 assumes that all leasing business will continue their business somewhere else.

Table 12-17 Rental Cost for Affected Business (in PhP)

Barangay	Number of Renting Business Units	Unit Cost (PhP)	Number of Months	Total (PhP)
159	1	15,000	3	45,000.00
221	1	15,000	3	45,000.00
228	3	15,000	3	135,000.00
Total	5		3	225,000.00

Source: JICA Design Team

12.6.5 Income Loss Compensation for Employees and Wage-Based Household Members

PAPs who are employed in a displaced commercial and institutional establishment and who would lose their job due to closure of business or laying off as a result of minimized operation are entitled to cash compensation for a net salary of two (2) months for those receiving above minimum wage and four months for those receiving minimum wage and below.

Table 12-18 Income Loss Compensation for Employees (in PhP)

Category of Workers	No. of Employees	Cash Compensation (PhP)	Months	Total (PhP)
Above Minimum Wage Workers	-	N/A	2	-
Within/ Below Minimum Wage Workers	27	12,351.00	4	1,333,908.00
Total				1,333,908.00

Source: JICA Design Team

Aside from employees of affected business, household members who will lose their wage-based income as a result of being relocated to a place that makes it impossible to continue with their current work are entitled to income loss compensation similar to employees of affected business. Since there is no data on average income from wage-based, the budget is computed based on minimum wage multiplied by four (4) months. Income loss compensation will be determined based on the actual income of household members during project implementation. The DOTr will ensure that all eligible employees and wage-based household members are compensated prior to displacement.

Table 12-19 Income Loss Compensation for Wage-Based Household Members (in PhP)

Barangay	Wage-based household Members	Wage Rate	Months	Total
155	3	12,351	4	148,212.00
159	32	12,351	4	1,580,928.00
221	84	12,351	4	4,149,936.00
227	0	12,351	4	-
228	189	12,351	4	9,337,356.00
Total	308			15,216,432.00

Note: Wage-based household members exclude seven (7) wage-based who work overseas, and thus would not require income loss compensation.

Source: JICA Design Team

12.6.6 Inconvenience Allowance for Vulnerable Groups

Vulnerable households as defined in this RAP are eligible for inconvenience allowance of PhP 10,000 one-time payment, to help with their special needs upon resettlement.

Table 12-20 Inconvenience Allowance for Vulnerable Households (in PhP)

Barangay	Number of Vulnerable Households	Unit Cost (PhP)	Total (PhP)
155	1	10,000	10,000.00
159	11	10,000	110,000.00
221	35	10,000	350,000.00
227	2	10,000	20,000.00
228	66	10,000	660,000.00
Total	115		1,150,000.00

Source: JICA Design Team

12.6.7 Livelihood Restoration and Improvement Program

The estimate number of LRIP participants in Blumentritt-Tutuban section is based on the number PAPs who will be economically displaced. The total cost of LRIP to cover skills training, training allowance and rehabilitation assistance for eligible PAPs is PhP12,034,000. Please see Chapter 8 for details.

12.7 RAP Implementation and Monitoring

12.7.1 Cost to Operate RAP Implementation Institution

The budget for the operation of RAP Implementing Institutions is summarized in Table 12-21. The estimated cost is calculated based on a lump sum for each LGU. For the LIAC, this may consist of additional budget for the following: (i) honorarium to non-regular members (if any); (ii) meals and transportation during site visits as part of RAP implementation; (iii) reproduction of forms to be filled up by the PAPs, as part of KSA requirements, (iv) other unanticipated incidental expenses.

Table 12-21 Cost of RAP Implementing Institution (in PhP)

RAP Implementing Partner	Total (PhP)
LIAC	500,000
Total	500,000

Source: JICA Design Team

12.7.2 Cost for Procurement of GFI/IPA Appraisal

Affected properties i.e., land, structures, and other improvements will be appraised by GFI or IPA accredited by the BSP. The result of their appraisal will be the basis of the amount that DOTr will offer to the registered owners of the affected properties. For budgetary purposes, an estimate of PhP 100,000 for the first five lot parcels and PhP 5,000 for every succeeding lot parcels, and PhP 2,000 for each structures were used.

Table 12-22 Cost of GFI/IPA Appraisal (in PhP)

Budget Item	Unit	Unit Cost (PhP)	Initial Cost (First 5 parcels)	Total
Number of Lot Parcels	10	5,000.00	100,000.00	125,000.00
Number of structures	146	2,000.00	N/A	292,000.00
Total				417,000.00

Source: JICA Design Team

12.7.3 Cost for Continued Information Disclosure

Information disclosure will be continued during project implementation to ensure that PAPs are duly informed on the progress so they can plan ahead and prepare accordingly.

Table 12-23 Cost for Continued Information Disclosure (in PhP)

Particulars	Posting/ Distribution	No. of Units to be Printed	Frequency	Unit Price (PhP)	Total Amount (PhP)
NSCR-SBT Poster	Help Desk	12	1	300	3,600
	Barangay Halls				
Map Alignment	GRM Help Desk at the LGUs	1	1	1,000	1,000
Backdrop with standee		1	1	2,200	2,200
EJS Flowchart (Pull-up banner)		1	1	2,200	2,200
Drop Boxes		1	1	450	450
Security Lock		1	1	100	100
Bulletin Board		1	1	500	500
Public Information Brochure (English)	Help Desk/SCMs	500	2	17	17,000
Public Information Brochure (Tagalog)		500	2	13	13,000
GRM Brochure (Tagalog)		500	1	17	8,500
GRM Brochure (English)		500	1	17	8,500
GRM Flyers	SCMs	500	1	5	2,500
PIB Flyers		500	2	5	5,000
Total					64,550

Source: JICA Design Team

12.7.4 Cost for Internal Monitoring

Internal monitoring will be conducted over a period of 48 months with a PhP 100,000 unit cost per month. The total lump sum cost amounts to PhP 4,800,000.00. Cost items are similar to budget provided for RAP implementation but for a longer period. Aside from DOTr's own requirement, this also includes for both RIMC and LIAC.

12.7.5 Cost for External Monitoring

DOTr will hire an External Monitoring Agent (EMA). The EMA will prepare the monitoring reports as indicated in Chapter 13. The total cost for the EMA is PhP5,000,000.

12.8 Funds for RAP Implementation

DOTr will be responsible for the allocation of the resettlement and land acquisition budget. This will include funds for the implementation of the RAP, including compensation, relocation and livelihood assistance, internal and external monitoring. The estimated resettlement costs (used for assessment of compensation), based on the prevailing market rates of the materials in 2021 will be updated by DOTr

prior to the implementation period. The NSCR Project Management Office, in coordination with its other internal department or committee and LIAC, will handle the compensation and payments of the PAPs.

If unanticipated involuntary resettlement impacts are found during Project implementation, the DOTr will conduct a social impact assessment and update the RAP or formulate a new resettlement plan covering all applicable requirements specified in this document.

CHAPTER 13 MONITORING AND EVALUATION

13.1 Purpose of Resettlement Action Plan Monitoring and Evaluation

The DOTr has put in place a monitoring system that tracks (i) whether the planned resettlement activities for the PAPs are delivered (i.e., whether compensation for lost assets are promptly paid) and (ii) whether the planned activities contained in the RAP such as relocation and livelihood restoration achieved the desired outcomes. Internal monitoring tracks the progress in the delivery of physical and financial targets, resettlement assistance and other entitlements, while external monitoring assesses the results and impacts of the RAP implementation and the extent to which RAP objectives are being achieved.

13.2 Institutional Arrangement

Internal monitoring will be regularly conducted by the Project Management Office (PMO), while external monitoring will be carried out by qualified and experienced independent monitoring specialists.

13.3 Internal Monitoring

The tasks and obligations of the PMO on internal monitoring are the following:

1. Supervise and monitor the implementation of the RAP on a regular basis;
2. Review if the RAP is implemented as designed and planned and if not, report any gaps and provide recommendation;
3. Collect and analyze key resettlement data for reporting purposes;
4. Verify if funds are released in a timely manner and if the amount is sufficient for each activity and purpose;
5. Validate compensation paid and verify if 100% compensation is paid prior to relocation;
6. Review grievances to ensure that they are recorded and addressed properly in a timely manner; and
7. Prepare required monitoring reports based on the format prescribed in the RAP.

13.4 External Monitoring

The RAP requires an External Monitoring Agent (EMA). The EMA procured by DOTr for the NSCR will cover the external monitoring of the SBT section. The EMA will not be involved in the day-to-day project implementation or supervision but will verify the RAP's monitoring indicators and provide advice on safeguard compliance issues. If any critical involuntary resettlement issues are identified, the EMA will prepare a corrective action plan. The EMA will prepare and submit semi-annual reports to the DOTr and JICA. The EMA will verify DOTr's report on completion of compensation and assistance disbursement. The EMA will be mobilized prior to the commencement of RAP implementation.

The EMA will review documentation and reports, hold discussions with project implementers and key stakeholders, conduct site observation visits, and consult with PAPs. The detailed tasks of the EMA are the following.

1. Review internal monitoring reports;
2. Assess the extent to which consultation and disclosure activities are inclusive, accessible, and effective in conveying key information from the RAP as well as provide conditions for PAPs to contribute to decision-making which affects them, such as resettlement and livelihood restoration;

3. Verify if compensation and assistance is provided in accordance with the requirements of the RAP, and check whether it is done 100% prior to loss/relocation;
4. Assess whether resettlement objectives are likely to be achieved, specifically whether livelihood and living standards would be restored or enhanced;
5. Ascertain whether the social safeguards document/plan entitlements were appropriate to meet the objectives, and whether the objectives were suited to PAPs conditions;
6. Suggest modifications in the implementation procedures of the RAP, if necessary, to achieve its principles and objectives;
7. Review how compensation rates are evaluated;
8. Validate compensation paid and verify if 100% compensation is paid prior to relocation;
9. Review the effectiveness of the GRM and its accessibility and responsiveness to resolving complaints; and
10. Prepare corrective action plans when necessary.

13.5 Reporting

The PMO will submit monitoring reports to JICA. The monitoring reports will be disclosed on the DOTr and JICA websites.

13.6 Type of Reports

The monitoring reports to be prepared are summarized in Table 13-1.

Table 13-1 Monitoring Reports

Type of Report		Internal Monitoring	External Monitoring	Frequency	Responsible Party	Submit to Whom
1	Inception Report		✓	One (1) month after mobilization	EMA	EMA ⇒ DOTr, JICA
2	Monthly Monitoring Report	✓		Monthly submission from the commencement of RAP validation on the progress	PMO	PMO
3	Quarterly Monitoring Report	✓		Quarterly submission from the commencement of RAP validation until completion of the loan	PMO	PMO ⇒ JICA

Type of Report		Internal Monitoring	External Monitoring	Frequency	Responsible Party	Submit to Whom
4	Post-completion Evaluation Report	✓	✓	• Three (3) months after the completion of payment of compensation • Six (6) months following completion of relocation to permanent relocation sites • Two (2) years after the completion of relocation focusing on the Livelihood Restoration and Improvement Program (LRIP)	PMO/EMA	PMO ⇒ JICA
5	Semi-annual Monitoring and Evaluation Report	✓	✓	Every six (6) months until the end of the loan closing	PMO/EMA	PMO ⇒ JICA EMA ⇒ DOTr, JICA
6	Final Report	✓	✓	Upon loan closing	PMO/EMA	PMO ⇒ JICA EMA ⇒ DOTr, JICA

Source: JICA Design Team

13.6.1 Inception Report

The Inception Report will be prepared one (1) month after the issuance of Notice to Proceed (NTP) for the EMA engagement. The report will set out the proposed methodology for achieving external monitoring objectives as well as finalize indicators for monitoring and reporting formats. The report will be reviewed and revised to address and incorporate comments by the PMO prior to finalization.

13.6.2 Monthly Monitoring Report

The PMO conducts monthly monitoring of activities related to the RAP implementation. The monthly monitoring report will focus on the following:

- Progress of the RAP implementation compared to planned activities including land acquisition and resettlement;
- Stakeholder consultations held and key issues raised;
- Grievance redress cases and measures to address these cases;
- Schedule and completion of compensation payment activities during the reporting period;
- Identification and resolutions of outstanding issues of the previous months and pending issues; and
- Recommendations and solutions compared to challenges faced during implementation.

13.6.3 Quarterly Monitoring Report

The PMO reports quarterly to the DOTr and JICA. Internal monitoring includes a monitoring form which clearly identifies the proposed input, output, and indicator. The draft quarterly monitoring report form is attached in Appendix A10.

13.6.4 Post-completion and Evaluation Reports

Post-completion and evaluation reports (Table 13-1), will be drafted by the PMO at the following stages of the RAP implementation: (i) upon completion of disbursement and compensation and assistance of any given section to be handed over for civil works; (ii) three (3) months after the completion of payment of compensation (iii) six (6) months following the completion of relocation to permanent relocation sites; and (iv) two (2) years after the completion of relocation focusing on the LRIP.

Post-completion and evaluation reports will be prepared by the EMA as part of their semi-annual monitoring and evaluation to confirm the information provided in the above-mentioned internal monitoring reports.

The evaluation will assess the extent to which living standards and livelihoods of PAPs are viable and meet at least national minimum standards in accordance with the agreed monitoring indicators and reporting formats. The assessment will indicate whether the assistance provided is appropriate or whether the DOTr needs to modify the assistance to enable the achievement of these objectives.

13.6.5 Semi-annual Monitoring and Evaluation Report

Semi-annual monitoring and evaluation activity are undertaken by the PMO and the EMA every six (6) months until loan closing. The semi-annual monitoring and evaluation reports will report on the monitoring indicators as detailed in Table 13-2.

13.6.6 Final Report

The final report will be prepared by the PMO and the EMA on loan closing and evaluate if the objectives of the RAP are achieved.

13.7 Monitoring Indicators

(1) Internal Monitoring

The indicators included in each Monitoring Report are indicated in Appendix A9. The proposed and indicative internal monitoring indicators are shown in Table 13-2 and the guide questions are indicated in Table 13-3.

Table 13-2 Indicative Monitoring Indicators for Internal Monitoring

No.	Category	Checklist	Means of Verification
1	Institutional arrangement for the RAP implementation and capacity building	Establishment of necessary institutions within the DOTr for the RAP implementation (names/dates of establishment)	DOTr PMO structure and related Executive/Administrative Orders
		Status of signing of an agreement/Memorandum of Agreement (MOA) with other/external agencies (names/dates of signing)	Status of MOAs
		Status of recruitment of land acquisition and resettlement staff	Monthly record of staff number and their assigned position
		Details of capacity building of the staff engaged in the RAP implementation	Training records and attendance sheets
		Details of orientation workshops for other/line agencies involved in the RAP implementation	Training records and attendance sheets

No.	Category	Checklist	Means of Verification
2	Fund availability and allocation	Availability of required funds with the DOTr for the RAP implementation as planned	Allocated funds compared to planning
		Allocation of funds to resettlement agencies as per schedule (names of agencies/dates of transfer/amount, etc.)	DOTr fund transfer records and hearing from agencies on downloaded funds and dates
3	Identification and notification	Number of PAPs who agreed to negotiated sale	Record of returned letter of OTB against total number of OTB sent
		Number of PAPs for expropriation cases	DOTr records on number of expropriation cases against total number of OTB sent
		Number of Informal Settler Families (ISFs)	Final Masterlist
		Issuance of the Notice of Taking (NoT), the Offer to Buy (OTB), etc.	DOTr issued NoT/OTB and target issuance of NoT /OTB
		Identification and verification of ISFs/PAPs	DOTr validation records
		Identification and verification of PAPs eligible for socialized housing	DOTr validation records
		Identification and verification of PAPs eligible for socialized housing	DOTr validation records, NHA validation records
		Identification and verification of PAPs ineligible for socialized housing	DOTr validation records/NHA validation records
		Identification and verification of vulnerable PAPs	DOTr validation records
		Identification and verification of other PAPs with no permanent dwelling	DOTr validation records
4	Resettlement preparation and site selection	Identification and verification of LRIP beneficiaries	Final list of LRIP Beneficiaries
		Number of available socialized housing units by the NHA/LGU or other Key Shelter Agencies (KSAs)	DOTr record of agreements with NHA/LGU/other KSAs
		Number of required socialized housing units based on the qualified	DOTr-NHA validated Masterlist
		Number of project-allocated socialized housing units by the NHA/LGU/other KSAs based on number of PAPs who volunteered to be relocated	DOTr draft MOA and/or record of agreements with NHA/LGU/other KSAs
		Number of available units for public rental facilities	DOTr record of agreements with LGUs stating units of public rental facilities developed, LGU-provided documentation/inventory of idle properties for public rental and/or public rental facilities
		Number of Organized of Housing Exhibits	Record of organized housing exhibits and participant lists
		Progress and schedule of housing construction by the LGU/NHA/ Pag-IBIG/other KSAs	Status of housing development compared to planned schedule
		Number of consultations with the PAPs on available resettlement sites	Records of consultations and agreements
		Status on the creation of social infrastructure at resettlement sites	Actual status compared to planned schedule and the latest schedule
		Number of consultations with the PAPs on site selection	Records of consultations and participant lists
		Status of signing of agreements with PAPs for socialized housing units	Signed agreements with the PAPs
		Progress and schedule of delivery of	Actual status compared to planned

No.	Category	Checklist	Means of Verification
		socialized housing units	schedule and the latest schedule
		Number of PAPs qualified for rental subsidy	Number of PAPs issued a Certificate of Entitlement for rental subsidy
		Number of PAPs provided rental subsidy prior to displacement	Schedule of disbursement of rental subsidy compared with target displacement of PAPs
5	Payment of compensation and self-relocation	Status of completion of a validation and replacement cost survey	GFI reports
		Status of finalization of the Masterlist for self-relocation	Finalized Masterlist
		Payment of full compensation for land, structures, and other properties/improvements/assets	Record of payment status compared to planned payments schedule and amount, and interview with the PAPs
		Details of payment of various assistances to the PAPs (i.e., rental subsidies, food allowances, transportation allowances, etc.)	Records of payment status compared to planned payment schedule and amount
		Status of payment of various assistance for the PAPs	Interview with the PAPs Record of payment status compared to planned payment schedule and amount
		Number of PAPs who receive special vulnerable assistance	Interview with the PAPs issued a Certificate of Entitlement for rental subsidy and Reimbursement Agreements for Non-Housing Entitlements
		Number of Signed ADRI	Record of payment status compared to planned payments schedule and amount, and interview with the PAPs Signed ADRI and Interview with the PAPs
6	Project-assisted resettlement	Number of PAPs availing of socialized housing units and Pag-IBIG housing support	Final Masterlist
		Number of PAPs resettled	DOTr / KSA records on PAP's resettlement status
		Number PAPs who relocate to temporary accommodation/s	DOTr records of relocation status to temporary accommodation
		Number of PAPs residing in public rental facilities	DOTr records of relocation status to public rental facilities
		Number of PAPs who receive special vulnerable assistances	DOTr records of provision status of special assistance
7	Consultation and disclosure	Number of consultations with PAPs during resettlement preparation	Record of consultations and participant lists
		Number of consultations with PAPs for site selection	Record of consultations and participant lists
		Number of disclosures of communication materials including construction schedules disseminated	List of distributed materials and interview with the PAPs
		Number of women and vulnerable groups/people who participated in consultation	Record of consultation / attendance sheet and interview with the PAPs
8	LRIP	Number of identified livelihood restoration and improvement measures	Finalized LRIP for each PAPs
		Number of identified PAPs with specific livelihood restoration program	Finalized LRIP Beneficiary list
		Number of signed agreements with service	Signed MOAs / Agreements

No.	Category	Checklist	Means of Verification
		providers	
		Number of conducted LRIP workshops	Records of Workshop and attendance sheet
		Number of assistance provided for financial management training	Records of provided assistance/organized trainings
		Number of assistance provided for securing soft loans	Records of provided assistance/provided soft loans and participant lists
		Number of provided Vocational trainings	List of provided trainings and participant lists
		Number of employment opportunities to PAPs during construction of the project versus the percentage of PAPs who obtained employment	Records of Job fairs/PAPs who were hired and participant lists
9	GRM	Number of the Hotline established	Operational phone numbers Records of phone calls
		Number of operational Help Desks	Record of grievances received and addressed per level
		Number of established and operational Help Desks	Established Help Desk with photos
		Number of training for GRM staff completed	Record of trainings and participant lists
		Number/type of grievances received at each level	GRM records in the GRM database
		Number of resolved/unresolved grievances	GRM records in the GRM database
10	Restoration of public facilities	Number/type of public facilities to be restored	Verified As-build Masterlist
		Number/type of public facilities restored	DOTr records/On-site visit compared to As-build Masterlist
11	Handover of land for civil works	Total Area/length of the ROW handed over by the PNR	MOA
		Total Area/length of other government-owned land handed over	MOA
		Total Area/length of private land handed over	Handover documents <u>For land only:</u> Permit to Enter issued by the landowner <u>For land and structure with same owner:</u> Permit to Enter with Removal of Structure <u>For structure only:</u> ADRI
12	Gender-disaggregated resettlement and rehabilitation information	Number of woman-headed families	Final PAH Masterlist
		Number of woman-headed families which opted for self-relocation	Record of PAHs' relocation preference based on DOTr validation
		Number of woman-headed families which received full compensation	Final PAH Masterlist compared to records of compensation payment
		Number of woman-headed families which received all kinds of assistance	Final PAH Masterlist compared to records of assistance provided
		Number of woman-headed families which opted for assisted relocation	Final list of beneficiaries of social housing
		Number of women's group consultation meetings organized	MOMs, attendance sheets
		Number of woman-headed families which complete self-relocation	Final PAH Masterlist compared to records of compensation payment
		Number of woman-headed families which	Final list of beneficiaries of social

No.	Category	Checklist	Means of Verification
		obtained assisted-relocation	housing/Public Rental Facilities
		Number/type of the LRIP opted by woman-headed families	Final list of LRIP Beneficiaries
		Number/type of the LRIP participated by woman-headed families	Records of organized trainings and participant lists

Source: JICA Design Team

Table 13-3 Guide Questions for Internal Monitoring

No.	Category	Guide Questions	Means of Verification
1	Recruitment, training, and deployment	Have all land acquisition and resettlement staff been appointed and mobilized for field and office works on time to meet the RAP implementing schedule?	DOTr's PMO list of staff and PMO Organizational structure
		Have capacity building and training activities on the GRM been completed on schedule?	Organized trainings and attendance sheets compared to planned schedule Post Activity Report/Minutes of the conducted trainings
		Are all DOTr staff attending to GRM concerns provided with sufficient training and orientations prior to deployment?	Organized GRM trainings and attendance sheets Competency assessment before deployment
2	Budget	Are funds for resettlement and livelihood being allocated to resettlement agencies on time?	Transfer records compared to planned schedule
		Have KSAs and LGUs received the scheduled funds?	Transfer records compared to planned schedule
		Have funds been disbursed according to the RAP?	Records of disbursement compared to RAP
		Are resettlement activities being achieved compared to the agreed implementation schedule?	Records of resettlement activities status compared to implementation schedule
		Was the validation of Government Financial Institutions (GFIs) pertaining to fair market values for land, crops, and trees and replacement costs for structures and improvements completed on time?	Submission of valuation reports compared to the planned implementation schedule
		Has the LRIP phase started as scheduled?	Records of the implemented LRIP compared to the planned implementation schedule
		Have all NoTs been issued to property owners?	Records of issuance of the NoT compared to the Masterlist
		Were all OTBs delivered on time?	Records of the issuance of OTB compared to the implementation schedule and the Masterlist
		Was due diligence of submitted ownership documents completed on time?	Comparison with the planned implementation schedule
4	ROW acquisition documentation	Have all lands been acquired and vacated on time for project implementation?	Records of land acquisition compared to the Masterlist and the planned implementation schedule
		How many PAPs with EJS cases were assisted and able to be processed as negotiated sale?	Records of land acquisition negotiations status and number of EJS cases compared to the Masterlist
		How many PAPs with cases of RPT arrears were assisted and processed as negotiated sale?	Records of land acquisition negotiations status and number of RPT cases compared to the Masterlist
		How many expropriation cases were filed?	Records of land acquisition negotiations status compared to the Masterlist
		How many expropriation cases filed resolved?	Records of resolved expropriation case
		How many PAPs opted to revert to negotiated sale?	Records of land acquisition negotiations status and number of

No.	Category	Guide Questions	Means of Verification
			reverted cases compared to the Masterlist
5	Delivery of compensation and entitlements	Has the final Entitlement Matrix updated during the DD Phase been presented to PAPs?	Records of SCMs and attendance sheets
		Have all PAPs received entitlements according to amounts and categories of the loss set out in the EM?	Records of payment for compensation compared to the planning, and interview to PAPs
		Have PAPs received payment for affected structures and lands on time?	Records of payment for compensation compared to the planning, and interview to PAPs
		Have PAPs received the agreed transport costs, relocation costs, income restoration support, and any resettlement allowances, according to schedule/as required?	Records of payment for compensation compared to the planning, and interview to PAPs
		Have replacement land plots or contracts been provided? Was the land developed as specified? Are measures to provide land titles to PAHs ongoing?	List of the provided replacement lands compared to the planning, and interview to PAPs
		How many PAPs have received housing as per relocation options in the RAP?	Final Masterlist of ISFs and record of socialized housing allocation by the NHA/LGU and/or other KSAs
		Are PAPs occupying new houses?	Site visits to check the occupancy and NHA record of payment of amortization
		Are assistance measures being implemented as planned for host communities?	Records of assistance provided to host communities and interviews to LGUs
		Were the social infrastructure and services restored?	DOTr record on number of the provided social infrastructure and interviews to LGUs
6	Resettlement	Have affected businesses received entitlements, including transfer and payments for the net loss resulting from lost business and stoppage of production?	DOTr record on payment for compensation comparing to the plan, and interviews to PAPs
		Have relocation sites been selected and developed as per agreed standards?	Verification of location, site development plans and site visits
		Does the housing quality meet the agreed standards?	Verification of constructed housing and basic infrastructure provided compared to agreed standards in the RAP
		Do the relocated PAPs have access to schools, health service facilities and cultural facilities?	Location, distance and accessibility of social infrastructure from the relocation sites and interviews to PAPs, and comparison with the SES
		Has the rental subsidy or temporary accommodation been provided on time? Are PAPs renting/staying based on the agreed standards?	Records of Landbank disbursement and visit to temporary accommodations
		Have PAPs been provided temporary accommodations on time?	Submission of documents required for rental subsidies, as provided and compared with planned schedule
		How many PAPs are ineligible for socialized housing? Have they been provided with public	Final Masterlist of ISFs and list of provided public rental facilities

No.	Category	Guide Questions	Means of Verification
		rental facilities?	
7	LRIP	Are income and livelihood restoration activities being implemented as set out in the plan? (For example: utilization of replacement land, commencement of production, number of PAPs trained and provided with jobs, number of micro-credit disbursed, number of income-generating activities assisted)	Comparison of organized LRIP activities as provided and compared to the target/s
		How many eligible PAPs have participated in the LRIP?	Number of PAPs who participated in organized trainings compared to finalized list of LRIP beneficiaries
		Among the eligible PAPs, how many are poor, elderly, single headed households and PWD?	Number of soft loans provided compared to finalized list of LRIP beneficiaries
		Has the livelihood of PAPs been restored or improved?	Interviews with PAPs and comparison with the SES
		Were job fairs organized as planned? How many were organized?	Number of organized job fairs compared to planned, and participant list/s
		Were PAPs hired for construction-related jobs? Among those hired, (i) how many are vulnerable PAPs? (ii) how many are women?	Monthly reports from contractors on the number of hired PAPs
8	Public participation and consultation	Have all post-RAP SCMs been conducted prior to RAP implementation?	Records of SCMs and attendance sheets compared to implementation activities, photo documentation
		Have other types of consultations taken place as scheduled - including meetings, groups, and community activities?	Records of consultations (compared to schedule), attendance sheets and photo documentation
		Have appropriate resettlement information dissemination materials (i.e., leaflets) been prepared and distributed?	Number and type of distributed information education communication materials, and interviews to PAPs to verify the appropriateness
		How many PAPs know their entitlements? How many PAPs know if they have been qualified to receive entitlements?	Interviews with PAPs Minutes of the 2 nd SCM
9	GRM	How many PAPs have used the grievance redress procedures? What were the outcomes?	GRM action status recorded in the GRM database
		Were sufficient number of staff allocated at each Help Desk?	List of Help Desk staff compared to plan
		Were appropriate tools and resources provided at each Help Desk?	List of provided resources compared to plan
		Were complaints and grievances addressed in a timely manner?	GRM action status recorded in the GRM database and interview with the PAPs
		Have grievances been resolved?	GRM action status recorded in the GRM database
		How many cases were resolved at the levels of the Help Desk and, the PIAC?	GRM action status recorded in the GRM database
		How many court cases were filed due to unaddressed grievances?	GRM action status recorded in the GRM database on court cases filed

No.	Category	Guide Questions	Means of Verification
10	Benefit monitoring / Impact Evaluation	What changes have occurred in patterns of occupation, production, and resource use compared to the pre-project situation?	Interview with the PAPs and comparison with the SES results
		What changes in income expenditure and patterns of PAPs have occurred, and how do these compare to the pre-project situation?	Interviews with the PAPs and comparison with the SES results
		What changes in the cost of living of PAPs have occurred, and how do these compare to the pre-project situation? Have PAHs' incomes adjusted with these changes?	
		What changes have occurred for the vulnerable PAPs?	Interviews with PAPs and comparison with the SES results

Source: JICA Design Team

(2) External Monitoring

The monitoring indicators for the EMA are shown in Table 13-4, and the guide questions are indicated in Table 13-5. The indicators for the external monitoring will be finalized and agreed through the Inception Report preparation and approval process.

Table 13-4 Indicative Monitoring Indicators for the EMA

No.	Category	Basis for Indicators	Means of Verification
1	Institutional arrangement for the RAP implementation	Establishment of the PMO with required staff for the RAP implementation	DOTr PMO structure and related Executive/Administrative Order/issuances
		Adequacy of knowledge and experience of the PMO for the RAP implementation	Discussions with the PMO
		Effectiveness of capacity-building measures undertaken	Discussions with the PMO and record of trainings with participant lists
		Establishment of the LIAC	Consultations with the DOTr, Executive Order for the LIAC
		Signing of MOA with involved KSAs	Signed MOA
		Establishment of the GRM as per RAP provision	Consultations with the DOTr and Visit to Help Desk
		Availability of required fund with the DOTr	Allocated funds compared to planning
		Allocation of funds to resettlement agencies as per schedule	DOTr records compared to planned transfer and allocation of funds, and reports from agencies on downloaded funds and dates
2	Adequacy of resettlement planning	Finalization of the RAP during the DD Phase	Review of the RAP
		Compliance of RAP with JICA policies	Review of the RAP and comparison with the JICA Guidelines
		Adequacy of entitlement provision	Review of the RAP Interviews with PAPs on the adequacy of provided entitlements
		Availability and adequacy of SES database based on DD surveys	Verification of the SES database
		Verification of RCS	Review of RCS Interview with PAPs on the compensation amount
		Establishment of an internal	Discussions with the PMO/ Internal

No.	Category	Basis for Indicators	Means of Verification
		monitoring system	Monitoring reports
		Availability, accessibility, and adequacy of internal monitoring reports	Internal Monitoring reports
3	Delivery of entitlements	Disbursed compensation as per EM	Records of disbursement compared to targets
		Disbursed entitlement on time and before displacement	Records of disbursement compared to the planned schedule
		Adequate time given through a notification for self-relocation	Records of issuance of the notification compared to the plan and interviews with the PAPs
		Number of replacement land plots provided	Records of provided replacement land
		Quality of new plots and issuance of land titles	Interview with PAPs and Issued land titles
		Availability of socialized housing	List of NHA/LGU/KSA- provided social housing compared to final list of beneficiaries
		Number of ISFs provided with adequate information to avail of socialized housing	Records of stakeholder consultations and attendance list, and Consultations with PAPs
		Participation of ISFs in selection and design of socialized housing locations and options	Records of stakeholder consultations and attendance list, and Consultations with PAPs
		Quality of socialized housing	Field verification compared to set standards, and Interviews with PAPs
		Availability of infrastructure at relocation sites	On-site verification compared to plan
		Availability of transitional rental assistance until availability of socialized housing sites	Records of actual compared to planned disbursement
		Project assistance for PAPs who opted for socialized housing	Records of provided assistance compared to planning
		Timely disbursement of agreed assistance to PAPs	Records of actual compared to planned disbursement
		Number of special assistances provided for vulnerable PAPs in the resettlement process	Records of actual PAPs provided with special assistance compared to targets
		PAPs' satisfaction with availed socialized housing	Interviews with the PAPs
4	Consultation and grievances	Consultations organized including meetings, groups, and community activities	Records of actual and planned consultations
		Knowledge of the PAPs on their entitlements	Interviews with the PAPs
		Conduct of consultation meetings exclusively with women	Records of consultations and participant lists
		Conduct of consultation meetings exclusively with vulnerable groups	Records of consultations and participant lists
		Dissemination of communication materials to PAPs in local languages	List of distributed material
		Knowledge of the PAPs about the GRM including Help Desks	Interviews with the PAPs
		Accessibility of the GRM to PAPs	Interviews with the PAPs
		Information on resolution of grievances	GRM database records
		Timing of grievances redressed as per schedule	GRM database records Interviews with the PAPs

No.	Category	Basis for Indicators	Means of Verification
		Proper communication on GRM decisions to PAPs	GRM database records
5	LRIP	Inclusion of PAPs under rehabilitation programs (data disaggregated by gender and vulnerable group)	Final list of LRIP beneficiaries
		Availability/ Adequacy of vocational/entrepreneurial training	Interviews with the PAPs Record of provided trainings
		Availability of soft loans for PAPs	Interviews with the PAPs Record of provided soft loans
		Availability of employment opportunities.	Interviews with the PAPs Record of organized job fairs
		Degree of satisfaction with support received for livelihood programs	Interviews with the PAPs
		Number of successful enterprises (data disaggregated by gender and vulnerable group)	Interviews with the PAPs
		Number of displaced persons who improved their incomes (data disaggregated by gender and vulnerable group)	Interviews with the PAPs Comparison with the SES results
		Number of displaced persons who improved their standard of living (data disaggregated by gender and vulnerable group)	Interviews with the PAPs Comparison with the SES results
		Number of displaced persons with agricultural replacement land (data disaggregated by gender and vulnerable group)	Record of provided replacement land
6	Benefit monitoring	Quantity of land owned/contracted by displaced persons (data disaggregated by gender and vulnerable group)	Interviews with the PAPs
		Changes in patterns of occupations, production, and resource use compared to the pre-project situation	Interviews with the PAPs Comparison with the SES results
		Changes in income and expenditure patterns compared to the pre-project situation	Interviews with the PAPs Comparison with the SES results
		Changes in key social and cultural parameters	Interviews with the PAPs Comparison with the SES results
		Changes among vulnerable groups	Interviews with the PAPs Comparison with the SES results

Source: JICA Design Team

Table 13-5 Guide Questions for External Monitoring

No.	Category	Guide Question	Means of Verification
1	ROW acquisition process	How many PAPs with EJS cases were assisted and were processed under negotiated sale?	Records of land acquisition negotiations
		How many PAPs with RPT arrears were assisted and processed under negotiated sale?	Records of land acquisition negotiations
		How many expropriation cases received final decisions from respective courts?	Records of court decisions
		Among those under expropriation cases, how many ISFs were affected?	Records of land acquisition negotiations
		How many PAPs under expropriation cases were able to withdraw the deposit made to respective courts?	Request from Clerk of Court of the respective Regional Trial Courts where cases were filed
		How many PAPs opted to revert to negotiated sale and were granted the same?	Records of land acquisition negotiations
		How many PAPs who signed Agreement to Demolish and Remove Improvements (ADRI) vacated structures as agreed?	Records of land acquisition negotiations
2	Delivery of entitlements	Were entitlements disbursed according to the number and category of losses set out in the Entitlement Matrix?	Records of disbursement compared to EM and Masterlist
		Was disbursement made to meet the timeline?	Records of actual and planned disbursement
		Have the displaced persons losing land temporarily, e.g., through soil disposal, borrow pits, contractors' camps, been identified and provided assistance as set out in the EM ?	Records of validation activities
		Was disbursement of the agreed transport costs, relocation costs, income substitution support, and any resettlement allowances provided in a timely manner according to the schedule?	Number of actual and planned soft loans provided
		Were replacement land plots provided? What was the quality of new plots and issuance of land titles?	Records of the provision of replacement land, issued land titles Interviews with PAPs
		Have the social infrastructure and services been restored?	List of constructed and planned social infrastructure
		Are LRIP activities being implemented as set out in the program- for example, utilization replacement land, commencement of production, the number of displaced persons trained for employment with jobs, number of microcredit disbursed, number of assisted income-generating activities?	Records of the land-for-land provision Number of organized trainings and attendance sheets Number of organized job fairs Number of provided soft loans and income-generating activities
3	Consultation and grievances	Have affected businesses received entitlements, including transfer and payment for the net loss resulting from lost businesses?	Records of payment of compensation compared to Masterlist
		Are consultations organized as scheduled including meetings, groups, and community activities?	Records of SCMs compared to plan
		Do the PAPs have knowledge of entitlements?	Interviews with the PAPs
		How many PAPs have used the Help Desk (GRM)?	GRM database records

No.	Category	Guide Question	Means of Verification
		How many cases have been resolved?	GRM database records
		Which information on the implementation of the social preparation phase is available to PAPs?	Interviews with the PAPs
4	Communications and participation	How many general meetings were held (for both men and women)?	Records of SCMs, attendance lists
		What is the percentage of women out of total participants?	Records of SCMs, attendance lists
		How many meetings were held exclusively with women?	Records of SCMs, attendance lists
		How many meetings were held exclusively with vulnerable groups?	Records of SCMs
		How many meetings were held at the identified/newly developed relocation sites?	Records of SCMs
		How many meetings were held between host LGUs and displaced persons?	Records of SCMs
		What is the level of participation in meetings (data disaggregated by gender and vulnerable group)?	Records of SCMs, attendance lists
		Was the information provided to the PAPs adequate?	Records of SCMs Interview with the PAPs
		Were translations of information disclosure in the local languages available?	Records of SCMs with disclosed information Interview with the PAPs
5	Budget and time frame	Were land acquisition and resettlement staff appointed and mobilized on schedule for field and office works?	Record of target and actual staff mobilization and appointment
		Were capacity building and training activities completed on schedule?	Records of actual and planned trainings
		Were resettlement implementation activities achieved as indicated in the implementation plan?	Records of actual and planned disbursements
		Were the funds for resettlement agencies allocated on time?	Records of actual and target fund transfer schedule
		Were the scheduled funds received by resettlement offices?	Records of fund transfer and interview with resettlement offices
		Were the funds disbursed according to the RAP?	Records of actual and target fund transfer
		Was social preparation implemented as indicated in the implementation plan?	Record of actual and target organized activities
		Was land acquired as indicated in the implementation schedule?	Records of actual and target land acquisition schedule
6	Resettlement and relocation	Were PAPs provided with adequate information, consulted on their preferences, and guided on procedures to avail of socialized housing?	Records of consultations Interview with the PAPs
		Did PAPs participate in the selection and design of socialized housing locations and options?	Record of meetings Interview with the PAPs
		What is the number and percentage of PAHs provided with socialized housing programs?	Final list of social housing beneficiaries compared to Masterlist of PAHs
		Was socialized housing provided to relocating PAPs on time?	NHA records of actual and target provision of socialized housing
		Was the quality of socialized housing provided to PAPs sufficient (i.e., suitability of locations, utilities, and access to social	Onsite verification of relocation sites Interview with the PAPs

No.	Category	Guide Question	Means of Verification
		services), as indicated in the RAP?	
		Was transitional assistance, such as transportation allowances, provided?	Actual and target disbursement records
		Was rental assistance provided until social housing was available for eligible PAPs?	Records of Landbank target and planned disbursement of rental subsidies Masterlist and record of resettlement to socialized housing
		What is the percentage of relocated PAPs who are able to pay the amortization fee?	Records of NHA amortization payment collection compared to Masterlist
		What is the percentage of relocated PAPs satisfied with, and remaining in socialized housing?	Interviews with the PAPs List of PAPs occupying the socialized housing
		Was the management of the NHA/LGU/KSA, based on their responsibilities as stipulated in the RAP, adequate?	Auditing with the NHA Interview with PAPs
7	LRIP	What is the number of displaced persons under the rehabilitation programs (data disaggregated by gender and vulnerable group)?	Final list of LRIP Beneficiaries
		What is the percentage of PAPs eligible for LRIP assistance who registered in the program (data disaggregated by gender and vulnerable group)?	Final list of PAPs who registered for the LRIP compared to list of LRIP beneficiaries
		What is the percentage of eligible PAPs applying for soft loans?	Record of PAPs who applied to soft loans compared to Masterlist
		What is the percentage of successful soft loan applications?	Record of PAPs who were provided with soft loans compared to the list of PAPs who applied
		What is the number of displaced persons/eligible PAPs who received vocational/entrepreneurial training (data disaggregated by gender and vulnerable group)?	Records of organized trainings and attendance list compared to final list of LRIP beneficiaries
		What are the types of training and the corresponding number of participants who received each?	Records of organized trainings and attendance lists
		What is the number and percentage of displaced persons covered under livelihood programs (data disaggregated by gender and vulnerable group)?	List of LRIP beneficiaries compared to Masterlist of PAHs
		What is the number of displaced persons who have restored their income and livelihood patterns (data disaggregated by gender and vulnerable group)?	Interviews with the PAPs
		How many new jobs were generated?	Interviews with the PAPs
		What is the extent of participation in rehabilitation programs?	Records of participation of PAPs compared to list of beneficiaries of LRIP
		What is the extent of participation in vocational training programs?	Records of participation in training programs compared to list of beneficiaries of LRIP
		What is the level of satisfaction with support received for livelihood programs?	Interviews with the PAPs
		What is the percentage of successful	Interviews with the PAPs and

No.	Category	Guide Question	Means of Verification
		enterprises that reached break-even (data disaggregated by gender and vulnerable group)?	comparison with the SES results
		What is the percentage of displaced persons who improved their income (data disaggregated by gender and vulnerable group)?	Interviews with the PAPs and comparison with the SES results
		What is the percentage of displaced persons who improved their standard of living (data disaggregated by gender and vulnerable group)?	Interviews with PAPs and comparison with the SES results
		What is the quantity of land owned/contracted by displaced persons (data disaggregated by gender and vulnerable group)?	Interviews with PAPs and ownership documents

Source: JICA Design Team

Temporary impacts due to construction will be monitored and reported as part of monitoring of the Environment Management Plan and also to be reflected in the internal and external social monitoring reports mentioned above.

CHAPTER 14 PUBLIC CONSULTATION AND INFORMATION DISSEMINATION

Best practices worldwide prescribe that the PAPs be fully informed, consulted, and encouraged to participate in the public consultation activities to solicit their views on the social impact of the Project, and to include their opinion in the decision-making about the Project. This is consistent with JICA policy on stakeholder engagement that requires the PAPs to be involved in the resettlement process.

Information dissemination and meaningful consultation at the early stage provide an avenue for the PAPs to express their opinions, apprehensions, and even objections so that DOTr will promptly address matters raised and minimize grievances that will delay implementation, if not avoided. This will be considered and will be incorporated in the updating of RAP during implementation stage.

DOTr will attend to the needs of the PAPs, especially disadvantaged or vulnerable groups: those below the poverty line, the landless, the elderly, solo parent headed households, women and children, and those without legal rights to land.

This chapter will discuss in detail the Project stakeholders, principles for consultation and mechanisms used in the different stages of the Project cycle. It also includes the activities undertaken during the Project detailed design study to disseminate the Project information, and the results of the consultation with affected persons.

14.1 Principles for Consultations and Participation

DOTr will carry out meaningful consultations with the PAPs throughout the Project cycle and ensure their participation. Meaningful consultation is a process comprising the following elements:

- It begins early in the Project preparation stage and is carried out on an ongoing basis throughout the Project cycle.
- It provides timely disclosure of relevant and adequate information that is understandable and readily accessible to affected people.
- It is undertaken in an atmosphere free of intimidation or coercion.
- It is gender inclusive and responsive, and is tailored to the needs of disadvantaged and vulnerable groups.
- It enables the incorporation of all relevant views of affected people and other stakeholders into decision making, such as Project design, mitigation measures, the sharing of development benefits and opportunities, and implementation issues.
- All land acquisition and resettlement activities will be carried out with the cooperation of the PAPs, with assistance from the respective LGUs.

Specifically for this Project:

- The concerned local government officials, both at the city and barangay levels have been informed about the Project through IEC meetings. DOTr will continue to coordinate with them to assure their assistance in the supervision and validation of the PAP census and the inventory of affected assets.
- The PAPs that have been participating throughout the various stages of the RAP preparation and updating were provided with the following information:
 - Project Information and Updates
 - Project Design
 - Project Implementation Schedule

- Probable benefits and adverse impacts, including mitigating measures to be taken
- Process of determining replacement cost values for compensation
- Details and explanation of the acquisition process, including advantages of negotiated sale over expropriation proceedings
- Compensation payment
- Resettlement options and relocation sites, including eligibility for the various forms of assisted resettlement and self-relocation options, and
- Grievance redress process.

14.2 Project Stakeholders

The Project stakeholders include the LGUs located within the PROW, landowners and structure owners, owners of crops and trees, as well as families and businesses residing within the Project-affected area.

Landowners and structure owners may include government agencies, privately-owned corporations, and private individuals. Affected families are those who actually reside in the area and may include the legal owners of lot parcels, informal settler families, renters, sharers, and structure caretakers. The Project stakeholders may also include the employees of potentially affected businesses and lessees of land or structures.

14.3 Consultation and Participation Mechanisms for Information Disclosure

In compliance with JICA Policy on stakeholder engagement, the PAPs ought to be informed of the resettlement process. As such, meaningful consultations have been conducted with the PAPs, and relevant Project information have been disclosed to provide an avenue for the PAPs and key stakeholders to express their opinions, apprehensions, and even objections - in order for DOTr to promptly address matters raised and minimize grievances that, if not avoided, may delay implementation.

Table 14-1 shows the mechanisms for consultation and various means of information disclosure at different stages of the Project cycle.

Table 14-1 Mechanism for Consultation and Information Disclosure

Stage of Project Cycle	Proposed Mechanism	Timing and Frequency	Responsible Agency
A. Planning and Pre-Project Implementation			
Feasibility Study	IEC	Once per LGU (city level), prior to all field activities	DOTr
	1st SCM	Once per LGU (barangay level), prior to Census & Tagging	DOTr
	2nd SCM	Once per LGU (barangay level), after SES	DOTr
	FGD	Once per LGU after Census and Tagging	DOTr
Detailed Design	IEC	Once per LGU (city level), prior to all field activities	DOTr
	1st SCM	Once per LGU (barangay level), prior to Parcellary Survey	DOTr
	2nd SCM	Once per LGU (barangay level), after DMS	DOTr
	FGD	Once per LGU After SES	DOTr
	Production and distribution of printed IEC materials	As needed. - Printed materials are prepared to inform PAPs where to address their grievances; schedule of public consultation; procedure & requirements for EJS, and inventory of land, etc. - Project Information brochure (Tagalog and English versions) - Project poster - Flyers promoting GRM (two types) - Help Desk tarps (4 types) - Standard DOTr presentation material (audiovisual production)	DOTr
	Online disclosure of Project information	As needed. Information disclosed through Project Facebook page, Twitter and website.	DOTr
	Media release/Press briefing	As needed. Press briefings are meant to disclose key Project information, key Project highlights, and as a risk mitigation measure	DOTr
	Coordination with PAPs and other stakeholders	As needed. Consultation and coordination meeting to be conducted with PAPs and other stakeholders in reference to their requests to discuss queries and clarifications on the Project implementation.	DOTr
B. Project Implementation			
ROW acquisition	Issuance of Notice of Taking	Once for each Project affected formal property owner(s) after finalization of design and approval of Parcellary survey	DOTr
	Help Desk	The Help Desk is operated in each LGU twice a month after the issuance of NoT	DOTr
	Round Table Discussions on EJS	Twice per LGU after issuance of NoT	DOTr
Livelihood Restoration and Improvement Program	Consultation on Livelihood Restoration Program	Once per Barangay LGU, prior to displacement	DOTr
Civil Works	Consultation on	Once for the Manila LGU	DOTr

Stage of Project Cycle	Proposed Mechanism	Timing and Frequency	Responsible Agency
	Civil Works		
Monitoring & Evaluation	Stakeholder Consultation Meeting	Once for the Manila LGU, every year from the commencement of civil works	DOTr
Information dissemination and disclosure	Production and distribution of printed IEC materials	As needed Printed materials showing information about the process/procedure and the contact person, if PAPs have grievances or complaints	DOTr
	Online disclosure of Project information	As needed. Information disclosed through Project Facebook page, Twitter and website	DOTr
	Media release/Press briefing	As needed. Press briefings are meant to disclose key Project information, key Project highlights, and as a risk mitigation measure.	DOTr
C. Post-Project Implementation			
Information dissemination and disclosure	Production and distribution of printed IEC materials	As needed Printed materials showing information about the process/procedure and the contact person, if the PAPs have grievances; and the available livelihood and employment opportunities in NSCR operation, skills required, and job fair	DOTr
	Online disclosure of Project information	As needed. Information disclosed through Project Facebook page, Twitter, and website	DOTr
	Media release/Press briefing	As needed. Press briefings are meant to disclose key Project information, key Project highlights, and as a risk mitigation measure.	DOTr

Source: JICA Study Team

14.4 Information Disclosure Under Feasibility Study

Several public consultations were conducted for the FS Stage of the Project, starting with the Local Government Unit of Manila and the identified PAPs in all affected barangays. These consultations include IEC Meeting, SCMs, and FGDs. Table 14-2 shows the schedule of the IEC, SCMs, and FGDs as well the respective number of participants.

For the IEC conducted on October 8, 2020, the Manila Barangay Bureau (MBB) and barangay captains were invited together with the consultant (JDT) and sub-consultants of DOTr (AECOM and EcosysCorp, Inc.). The IECs were followed by the SCMs wherein a total of two (2) rounds of meetings were conducted for the FS Stage.

The First round of SCMs was held last January 2021 and was followed by the Second SCM in May 2021. Most of the SCMs had two (2) sessions in consideration of the number of PAPs. To gather the opinion of PAPs from the Vulnerable Groups and Business Sector, FGDs were held last April 26, 2021.

Table 14-2 Information Disclosure for Feasibility Study Phase: Participants

Barangays/ Stakeholders	Mode of IEC	Venue	Date & Time	Participants	Number of Participants		
					Male	Female	Total
Information, Education, and Communication Meeting							
Manila LGU Representatives, DOTr, PNR, JDT, EcosysCorp, Inc.	Online	Online (Via Zoom)	August 6, 2020	Registry of Deeds, Department of Assessment, Urban Settlements Office, Manila Barangay Bureau; DOTr, PNR, Commission of Human Rights, JDT, EcosysCorp, Inc.	22	27	49
155, 160, 203, 217, 218, 232	Online	Online (Via Zoom)	October 8, 2020 2:00 PM	Barangay, MBB, DOTr, PNR, JDT, EcosysCorp, Inc.	18	15	33
Total					40	42	82
First Stakeholder Consultation Meeting							
155, 159, 221, 227, 228, 231	On-site and Online	Brgy. 228 Covered Court and Online (via Zoom)	January 13, 2021 9:00 AM	PAPs, LGU, DOTr, PNR, JDT, EcosysCorp, Inc.	20	21	41
	On-site and Online	Brgy. 228 Covered Court and Online (via Zoom)	January 13, 2021 1:00 PM		7	24	31
	Subtotal				27	45	72
	On-site and Online	Brgy. 228 Covered Court	January 14, 2021 9:00 AM	PAPs, LGU, DOTr, PNR, JDT, EcosysCorp, Inc	11	18	29
	On-site and Online	On-site and Online	January 14, 2021 1:00 PM		7	18	25
	Subtotal				18	36	54
	On-site	Brgy. 228 Covered Court	January 15, 2021 8:00 AM	PAPs, LGU, DOTr, PNR, JDT, EcosysCorp, Inc	12	11	23
	Online	Online (Via Zoom)	January 15, 2021 1:00 PM		10	15	25
	Subtotal				22	26	48
	Total					77	122
Focus Group Discussion							
159, 228, 231	Online	Online (Via Zoom)	April 26, 2021 8:00 AM	PAPs from Vulnerable Group	1	3	4
159, 221, 227, 228, 231	Online	Online (Via Zoom)	April 26, 2021 11:00 AM	PAPs from Business and Livelihood Group	4	3	7

Barangays/ Stakeholders	Mode of IEC	Venue	Date & Time	Participants	Number of Participants		
					Male	Female	Total
Second Stakeholder Consultation Meeting							
155, 159, 221, 227, 228, 231	Online	Online (Via Zoom)	May 12, 2021 8:00 AM	PAPs, LGU, DOTr, PNR, JDT	92	145	237

Source: JICA Study Team

14.5 Information Disclosure Under Detailed Design

14.5.1 Information, Education and Communication Meeting

As indicated in Table 14-3, another IEC Meeting was conducted with Meralco to discuss the possible affected area (i.e., Meralco perimeter fence) based on the alignment, as indicated by the Detailed Design RAP Survey Results. The outcome of the meeting led to agreements between DOTr and the JICA Design Team to revise the alignment, with the ROW revised through a conforme letter from DOTr sent on October 7, 2021 (Volume 2, Appendix A2, Conforme Letter for Revised BT DD ROW dated August 26, 2021). Table 14-4 highlights the discussion with Meralco in the IEC conducted for the preparation of this RAP.

Table 14-3 IEC Meeting for BT Section: Participants

Barangays/ Stakeholders	Mode of IEC	Venue	Date & Time	Participants	Number of Participants		
					Male	Female	Total
Meralco	Online	Online (Via Zoom)	June 2, 2021 10:00AM	Meralco, DOTr, AECOM, NSTREN, JDT, EcosysCorp, Inc.	20	15	35

Source: JICA Study Team

Table 14-4 IEC Meeting for BT Section: Summary of Queries and Concerns Raised

Queries/Comments/Suggestions/Concerns	Response to Queries
Inquiry from Meralco if the discussed 3.0 sq/m affected Meralco property is still for validation.	- The affected area is approximately 3.0 square meters, subject to validation - once the survey plan and title of Meralco property have been acquired. - Perimeter fence is assumed to be within the property boundary of Meralco.
Meralco may provide a Lot Plan based on the technical description which is also based on the title.	DOTr will prepare an official request letter for the Survey Plan and Title.
Inquired if the spot near the main access of Meralco will be affected by the project.	As a requirement of Meralco for Utility Corridor, it will also serve as an access road.
Inquired if height measurement was considered on the preparation of Utility Corridor, especially for truck/crane's height for the movement of transformers.	- The Utility Corridor is already reflected in the Detailed Engineering Design submitted by DOTr to Meralco on Apr.22, 2021. - The Standards Team and Design Team of Meralco were consulted during the crafting of the Utility Corridor/Access Plan. - DOTr will share the details of the Utility Corridor/Access Corridor to Meralco.
Concern on ingress and egress since the Contractor will have the right to close them during construction.	DOTr noted the concern.
Inquiry on the rationale and consideration made on the affected area.	Layout/map presented was matched with the Topographic Map. The data is an overlay of the map and requiring title and Survey Plan could determine further details such as exact dimensional configuration of the area.
Inquiry on NSCR-Ex and SBT Boundary	The SBT Section ROW and the coverage of the scope

Queries/Comments/Suggestions/Concerns	Response to Queries
	of RAP Activities were explained. Meralco's relocation works is up to NSCR-Ex and SBT Boundary (going to Blumentritt) and beyond Yuseco St. (going to Tutuban Substation)
In the DED files provided by DOTr to Meralco, the proposed Meralco Utility Corridor is not yet reflected; the CAD file has a different version of Utility Corridor which is imposed in Utility Conflict Land. Requested DOTr to minimize the CAD files provided to them.	DOTr requested for proper documentation and communication from Meralco on the clarifications and requested assistance.
Concern on relocation design in clearing facilities for the NLEX-SLEX Connector Road Project is ongoing, avoiding repetition of Meralco's work.	DOTr will coordinate with DPWH on the matter and will provide feedback to Meralco.

Source: JICA Design Team

14.5.2 Stakeholder Consultation Meeting

(1) First Stakeholder Consultation Meeting

After the two (2) rounds of SCM during the Feasibility Study Stage, another series of consultation meetings with the potential PAPs were carried out (Volume 3).

The First SCM under the DD Stage intended to update the PAPs about the Project, explain the Compensation and Entitlement Matrix, and present the initial relocation options. The online meeting was conducted on May 12, 2021. The schedule of SCM and the mode through which it was conducted is indicated in Table 14-5.

The method of conduct of SCMs depends on the preference of the PAPs, with online and off-site options provided in accordance with health and safety measures (Volume 2, Appendix A11). Given that the contact information and total number of the PAPs were obtained during the Feasibility Study stage, the schedule of the meeting was readily prepared. A week was allotted for the invitation of the PAPs through the call center, for the confirmation of their attendance and for their preferred mode for the meeting.

For BT DD, the SCM was held online. Through the Zoom Application, a large number of PAPs was permissible per session. Most of the attendees used their smartphones or borrowed their neighbor's to join while some of the PAPs used laptops or personal computers. A total of 237 participants from the affected barangays attended the online SCM, 61% of which are female and 39% of which are male (Table 14-5).

Queries and responses were documented, with common questions raised for the several sessions of meetings among the different barangays, as shown in Table 14-6. The questions raised were mostly about the alignment, relocation site options, and compensation and entitlements, among others.

Table 14-5 1st SCM for BT: Participants

Mode of SCM	Venue	Date and Time	Participants	Male	Female	Total
Online	Online (Via Zoom)	May 12, 2021 8:00 AM	PAPs, LGU, DOTr, PNR, JDT	92	145	237

Source: JICA Design Team

Table 14-6 1st SCM: Summary of Queries and Concerns Raised

Queries/Comments/Suggestions/Concerns	Response to Queries
Alignment of the Project	
Inquiry on the measurement of the Project ROW	The Project will be acquiring 15 to 20 meters from the centerline of the railway.
Concern regarding the severity of impact to their property in relation to the width of the Project.	The 15-20 meters is the width of the Project ROW from the centerline, and not the measurement of land to be acquired from their properties. Surveys will be conducted to determine the impact on affected land and property.
If all of the invited participants are actually affected by the Project	The participants of the meeting are considered as potentially affected. Once the surveys are completed, the actual Project-affected families or properties will be determined.
Options for Relocation Site	
Inquired if the beneficiary may choose an assigned housing unit if they opted for Camarin Residences	- Vulnerable sectors i.e., senior citizens will be prioritized in the relocation, with allocation of units at the first two floors of Camarin Residences. - The floor level and unit number assignment is dependent on the policies to be created by NHA for the relocation site. - DOTr will conduct more detailed meetings with the PAPs about Camarin Residences and other relocation site options once the number of families interested in the area is confirmed.
Inquired if the Project and relocation has already been coordinated with the local government of Manila since the LGU has an ongoing in-city housing Project, and suggested “Tondominium” and other housing Projects by the City of Manila as a resettlement site	- A series of meetings were held together with the representatives of Manila LGU. However, at this point there is no concrete in-city relocation plans and/or agreements that can be presented during the SCM. - The suggested in-city relocation site already has beneficiaries; it will not be able to accommodate the families affected by the Project. - The Manila LGU suggested other sites but it is still under discussion and will be disclosed once substantial details are obtained.
Inquired if they would be paying for the housing units in Camarin Residences	DOTr has ongoing coordination meetings with NHA. Payment and other details will be discussed during the separate discussion for Camarin Residences. DOTr will coordinate with the PAPs when the meeting will be held.
Inquiry about options for relocation site other than Camarin Residences	Updates on the relocation options will be disclosed in the next meeting with the PAPs.
Requirements needed during the displacement	DOTr and the LIAC will conduct the validation and pre-qualification to determine the PAPs eligible for relocation. DOTr and the LIAC will inform the qualified PAPs regarding the documentary requirements.
Timeline of the Project	
Schedule of relocation	The target start of clearing activities for the Project Right-Of-Way is on December 2021. DOTr will inform and continuously coordinate with the Manila LGU and the PAPs if there are changes to this Project Schedule.
Inquiry on the next steps after receiving the Notice of Taking	- After receiving the Notice of Taking from DOTr, the PAPs will be asked to prepare all the required documents as proof of ownership over the affected properties. - Once the preparation of the requirements is completed, DOTr will be sending the PAPs an Offer to Buy and if they accept it, the negotiation for the sales contract will commence.
RAP Survey Activities	

Queries/Comments/Suggestions/Concerns	Response to Queries
Inquiry on the schedule of the survey activities and the point person for the survey	- EcosysCorp will start the census and tagging activity in Barangay 227 and 228 on May 13, 2021, upon securing permission from the barangay. - The PAPs will be called first by the Survey Teams to set a schedule for the conduct of the socio-economic survey and detailed measurement survey.
Inquired on how to ensure that their structure will be surveyed if they need to go to work on the day of the conduct of survey	- The surveys cannot be conducted unless there is a permit signed by the owner, allowing the RAP Sub-Consultant Ecosys to conduct the survey. - A Survey Permit will be issued. This will contain the request for the PAP's contact number and will serve as authorization for the conduct of the surveys. Ecosys will coordinate with the PAPs regarding the schedule of the survey through the contact number provided.
Concern about their relatives who were not able to attend the stakeholder consultation meeting	- The attendance to the consultation meeting is not considered during the qualification process - i.e. when determining if a property or family is affected by the Project. - It was explained that survey results, and not the attendance to the meeting, would be used to identify if the PAPs are affected.
If would they know the severity of impact during the conduct of survey activities	The severity of impact will not be determined during the survey activities, but only once the assessment from the survey results are completed.
Compensation and Entitlement	
If landowners would still receive their compensation even if they do not own the structure	The PAPs who have proof of ownership over the affected land will receive cash compensation equivalent to the current market value of the affected land.
Concern on the possibility of the Project traversing the Barangay Hall and playground	- The negotiation for the compensation and replacement of the affected structures will be discussed with the local government. - DOTr is open for replacement intervention/s for the possibly affected barangay facilities. - The PAPs were informed that they differ from the categories of affected persons with residential structures, since the affected structure is a barangay facility.
Request for confirmation if there is really a need to transfer the land title from the previous owner to the current	It was recommended that the PAP process the transferring of the land title, since it is needed as one of the requirements to show proof of ownership.
If the vulnerable sector would still be receiving the benefits they are receiving from the LGU even if they are to be relocated	- They would still be able to receive benefits from the LGU of their chosen relocation site if it offers the same programs with Manila City. - If PAPs will be relocated outside Manila (off-city), particular assistance or benefits provided by Manila could not be provided anymore. However, DOTr does not bar them from participating and/or receiving any benefits. - If they are receiving benefits as part of a national program, then the PAP would still be a beneficiary.
PAG-IBIG Fund	
If they could choose the property and use the housing loan for it	The PAPs can choose their preferred relocation site or unit and use a housing loan, as long as the chosen unit has a clean title. This application will be subject to the PAP's capacity to pay (among other requirements), which will be based on PAG-IBIG's appraisal.

Queries/Comments/Suggestions/Concerns	Response to Queries
Process for availing housing loan if not yet registered	- The PAPs need to be a member and have to pay two (2) years' worth of membership fees to avail of Pag-IBIG's services. - The PAP may opt for a single payment this month of May, amounting to PhP 4,800. If there is no identified property yet, then the PAP may start with the monthly membership amounting to PhP 200, and lump sum the remaining months if a property has been identified.
Inquired if they could apply for voluntary contribution	The member can apply for a voluntary membership and may continue her monthly contribution for PhP 200 per month in order to be considered for a housing loan. If the member has a business, the PAP is considered as self-employed. Pag-IBIG explained that the payment does not guarantee automatic qualification for a loan. A Credit Investigation (CI) will be conducted by HDMF to verify the business, and to evaluate the capacity to pay based on the appraisal of the identified property
The PAPs membership contribution is not updated since the pandemic started due to the closure of the company. Shared that she is currently not working, and the husband is the only one employed	Since the member is currently unemployed, it was suggested that the husband apply for the housing loan. Pag-IBIG presented the process to become a Pag-IBIG Fund member.
Inquired if they could still avail the housing loan even if they already claimed their contribution	The PAP's retired husband can still apply for membership but since the housing loan program eligibility is limited to those not more than 65 years old at the date of loan application, Pag-IBIG recommended that their employed children apply for the housing loan instead.
Shared that she is a Pag-IBIG member and inquired on how to avail the housing loan if they have stopped paying their contribution	- The PAP has to reactivate her membership status and establish her source of income to be qualified for a housing loan. - A proof of source of income has to be established as well; the PAP needs to secure a certification that she is currently a barangay official and is receiving a specific amount as compensation.
Shared that her husband was a Pag-IBIG member. Inquired if her husband automatically does not qualify for a housing loan since a refund for contribution has been successfully made. PAP is now a senior citizen and will be an SSS pensioner next year	Pag-IBIG suggested that the PAP's sons/daughters apply for the housing loan. The PAP may have a source of income (pension) but he may pay higher amount in a shorter term. There is also a cross-default provision for multiple loans depending on the capacity to pay and appraisal of the property, and both accounts must be maintained.
Shared that she is a Pag-IBIG member, and was able to pay the monthly contribution from year 1999 to 2013. PAP is now a sari-sari store owner and inquired if she qualifies for a housing loan	Pag-IBIG explained that membership is not retroactive; the membership needs to be reactivated by paying at least one month's worth of contribution. The source of income needs to be established in order for Pag-IBIG to assess the PAP's capacity to pay and approve the housing loan.
Stated preference for Pag-IBIG and inquired if the PAP prefers this housing option but cannot afford to pay the monthly contribution	It was explained that the Fund being borrowed by the members also comes from other members' contributions. The fund has to be protected, with CI and assessment to determine the PAP's capacity to pay. It was explained that the person is not eligible for a housing loan in Pag-IBIG if he/she has no capacity to pay.

Source: JICA Design Team

(2) Second Stakeholder Consultation Meeting

The second stakeholder consultation meeting was held on September 14-15, 2021 and was conducted exclusively through an online platform due to the stricter health protocols brought about by the surge

of COVID-19. Prior to the invitation of the PAPs through the call center, their total number was considered in determining if the SCM would need to be conducted into several sessions to ensure that all of their questions are accommodated during the open forum. The PAPs were invited and informed about the SCM through call center approximately a week before the indicated dates in Table 14-7.

The SCMs were conducted exclusively through an online platform, based on the preference of the PAPs. The online SCM was conducted through the Zoom application and the PAPs joined using either their own or their neighbor's smartphones or personal computers or laptops.

During the second round of consultation, Project updates were disclosed and the Land Acquisition Process was discussed to the PAPs who legally own land/property. For non-landowners including ISFs, process of compensation and resettlement options were presented, followed by an online survey for relocation preference.

A total of 234 PAPs from Barangays 159, 221, 227, 228, 231, and 232 attended the meeting, with 67% female and 33% male participants (Table 14-7).

Table 14-8 and Table 14-9 show the summary of the queries and concerns raised during the Second SCM for non-landowners and landowners. Most of the questions during the SCM for non-landowners were about the options for relocation, status of the project, compensation and Entitlement Matrix (EM), as well as inquiries regarding the Pag-IBIG Fund. For the landowners, the queries were mostly about the alignment of the Project.

Table 14-7 2nd SCM for BT: Participants

Mode of SCM	Venue	Date and Time	Participants	Male	Female	Total
Online	Online (Via Zoom)	September 14, 2021 8:00 AM	PAPs, LGU, DOTr, PNR, JDT	36	52	88
	Online (Via Zoom)	September 14, 2021 02:00 PM	PAPs, LGU, DOTr, PNR, JDT	32	77	109
	Subtotal			68	129	197
Online	Online (Via Zoom)	September 15, 2021 08:00 PM	PAPs, LGU, DOTr, PNR, JDT	10	27	37
Total				78	156	234

Source: JICA Design Team

Table 14-8 2nd SCM for Non-landowners: Summary of Queries and Concerns Raised

Queries/Comments/Suggestions/Concerns	Response to Queries
Options for Relocation Site	
Inquired on other relocation sites aside from NHA Camarin Residences in Caloocan City. The PAP raised concern that the existing unit size is not sufficient for their family with 5 children.	DOTr has enough information on NHA Camarin Residences that could be presented to the PAPs. DOTr is currently looking for possible relocation sites and is currently coordinating with other agencies and with the local government of Manila. Other discussions cannot be disclosed since there are no final agreements yet.
The units in Camarin Residences are too small and might not be suitable for their family.	The units are only around 15 sq.m., but DOTr assured that there would still be other options for relocation and coordination on the relocation site options is ongoing.
Inquired if the PAPs may be relocated to the housing project of the city government of Manila	Manila housing projects are being considered as per initial discussion with Manila LGU. The discussion is still ongoing.
Inquired if their family may apply for two (2) housing units in Camarin Residences given the unit size is insufficient for their family	It is possible if there are two (2) households living in the same structure and both are qualified for relocation. If during survey they were identified as two (2) households living in one structure, they may apply for two (2) housing units.

Queries/Comments/Suggestions/Concerns	Response to Queries
	• DOTr will conduct validation and pre-qualification activities to determine if the PAPs are qualified for relocation.
If Camarin Residences are tenement-type buildings.	• The Camarin Residences is a medium-rise building with five (5) floors, and each floor has varying amount of amortization fee.
Inquired if there will be site tripping.	• DOTr confirmed that there will be a site tripping prior to relocation.
Inquired if NHA Camarin Residences is the final relocation site.	• There are ongoing discussions between DOTr and other agencies on other relocation options.
Timeline of the Project	
Schedule of Construction	• The target schedule of construction is by June 2022.
Schedule of demolition	• The target date of construction is June 2022 to June 2025. DOTr will conduct ground validation and pre-qualification to determine the specific households and structures affected by the project, and will provide a Notice of Taking indicating the affected structure (if applicable), and the necessary requirements to be submitted by the PAPs. • DOTr will release Notice of Taking to the PAPs, and once received, the required documents must be prepared. • DOTr ensured that properties affected by the Project would not be acquired without proper coordination and information from DOTr.
Status of the Project	
Inquired who will be funding the project and its current status	• The NSCR Project already has a loan agreement between the Philippine Government (DOTr), and Japanese Government.
Requested a confirmation if the funding agency would permit the project to push through even if some of the PAPs object to the project.	• The loan from JICA is for the civil works only, while DOTr shoulders the resettlement land acquisition cost. • The GoP must follow the guidelines from JICA or any other funding agency. In compliance with the Guidelines, the IA must ensure that the PAPs receive just compensation or if qualified for relocation, a proper relocation option. • Based on JICA guidelines, the PAPs must be properly consulted. Resettlement options must be clarified; however, the consultations are not intended to determine how many agree and object to the Project. • DOTr's coordination and preparation are ongoing to ensure that different programs to attend to the PAPs' needs.
Compensation and Entitlement	
PAP inquired if he is eligible for housing assistance if his family is living in the affected structure for three months only. Claimed that he is the structure owner and is holding a Deed of Sale	• The surveys are being conducted to determine if they are PAPs; the surveys do not automatically indicate if the PAPs are qualified or disqualified for housing. If the PAPs are not in the Masterlist, they will be considered as absentee house owner and they may appeal for the housing. • DOTr requested for the copies of documents held and/or owned by the PAP, since he is not the structure owner according to the validation conducted by DOTr. The PAP was advised to provide the documents to DOTr through the Help Desk in Brgy. 164 during Wednesdays.
Inquired if they are entitled for housing and compensation if the affected structure that they own is being rented out due to financial needs.	• The cut-off date, which is set at the start of the census and tagging, determines the PAPs. • If the PAP was interviewed and included in the

Queries/Comments/Suggestions/Concerns	Response to Queries
The household is currently living with their family in Laguna Province. The PAP shared that they were interviewed during census	socioeconomic surveys, then the PAP must explain why they are currently living in Laguna Province; DOTr will require a proof of residency from Manila.
Inquired if they are entitled for both the compensation for the loss of structure and relocation assistance. PAP shared that their structure is three-story concrete house	• DOTr has conducted a validation and confirmed that the PAP is residing in a structure on a public land. An evaluation and pre-qualification for non-landowners will be conducted to determine if the families are entitled for relocation and compensation for the loss of structure. • DOTr will provide the PAPs with a Notice of Taking to inform the owners that their properties are affected by the Project wherein necessary documents are listed for the compensation for the loss of structure.
Documents needed to be submitted to show proof of ownership.	• As part of the initial requirements, the PAPs need to submit two (2) valid IDs, tax declaration, and a waiver from the land owner.
Inquired if housing entitlement/assistance may be waived and provided to their relative. Raised concern that he may be re-assigned to work and might not dwell in the housing unit/relocation site.	• The compensation and entitlement are only for those who are affected by the Project. If a PAP will have to move from their current residence, it means that they are no longer affected by the Project. • However, validation and pre-qualification would still be conducted to finalize the PAPs eligible for relocation. The Entitlement Matrix, compensation, and relocation are for project-affected persons only.
Inquired if newly-built structures would still receive compensation or any entitlements.	• The cut-off date, which is set at the start of the census and tagging, determines the PAPs. • Structures built after the cut-off indicated date will not be eligible to receive project-related entitlements.
Asked if they could still reside in their structure if only a portion of it is affected.	• The PAPs have the option to stay if a portion is partially affected, subject to DOTr's assessment. • DOTr will compensate for the affected portion only.
If they would still be receiving any compensation or entitlement even if they move out of their current residence.	• If the PAPs are not residing in the area anymore during the validation period, then they will not be included in the masterlist.
PAG-IBIG Fund	
Asked if there is an age limit when applying for a housing loan.	• The age limit is 65 years old. To determine the loan term, it is the years left when the current age of the PAP/applicant is subtracted from 70.
Inquired the condition of the housing unit that will be turned over by Pa-IBIG, if it is warm shell or bare-type.	• The PAPs have the option to choose which housing unit they would like, as long as they are capable to pay for it.
Inquiry on the requirement to apply for a housing loan.	• The PAPs would need to submit their housing loan application form, valid ID, proof of income, title, tax declaration, vicinity map, and document stating the agreement to purchase from the owner of the housing unit.
Reasons to be disqualified for a housing loan.	• The PAP's disqualification depends on which requirement they have failed to submit and assured that PAG-IBIG will send a Notice of Deficiency for them to know which requirement is missing.
If renters with small business can apply for a housing loan.	• The PAPs can apply for a loan, as long as they are Pag-IBIG member and have a 2-year worth of savings.
Inquiry on how would they be able to submit the requirements for housing loan and when should they submit it.	• DOTr will assist them in applying for a loan, and they can now prepare the requirements.
If units under the Basecommunity Housing of the Manila LGU can be availed through PAG-IBIG housing loan.	• They PAPs still need to verify with the Pag-IBIG Management if the said housing is under the Pag-IBIG Fund. • If the said housing Project is under PAG-IBIG or any Pag-

Queries/Comments/Suggestions/Concerns	Response to Queries
	IBIG accredited developer and they can secure a Contract to Sell, then they can process a housing loan for it.
Asked if they could choose which housing unit they would like to apply for a housing loan.	The PAPs have the option to choose the housing unit.
Inquired if there are areas or units of houses that they cannot apply for a housing loan.	As long as the PAPs can submit complete requirements for the chosen housing unit, then their application can be evaluated - to determine if it would be acceptable for a housing loan.
Masterlist of PAPs	
Asked if two households living in the same structure will be qualified for relocation even if only one of the two doors got a sticker.	- DOTr's validation process entails determining the number of the PAPs and households currently residing in their structure. - The validation is only to ascertain the actual number of PAPs, but there will still be a pre-qualification process for relocation. - In addition, the stickers are only for affected structures and not for affected households. - The PAPs do not need to worry even if there is only one sticker given to them, as long as all of the households residing in the structure were interviewed.
Shared her concern about the PAPs who were tagged and interviewed but not included in the masterlist of DOTr during their validation: PAPs already demolished their structure after the survey activities.	DOTr can only include in their list those who are actually affected by the Project during the validation period. Since the structure has been demolished prior to land acquisition, then DOTr cannot validate whether the households are affected or not.

Source: JICA Design Team

Table 14-9 2nd SCM for Landowners: Summary of Queries and Concerns Raised

Queries/Comments/Suggestions/Concerns	Response to Queries
Alignment of the Project	
Request for an assurance that they are no longer affected by the project.	- The field surveys for all the affected barangays are already finished. It has been determined that Barangay 232 is not affected. - The PAP was informed that they are part of the initial list of PAPs. However, in the final list based on the Parcellary Survey, during the Detailed Design Stage, they are no longer include.
Asked if the affected portion will not expand anymore because they have heard from someone who is affected by the NSCR-South Caloocan that the said project expanded its right-of-way, thus taking up more of their property.	- Since the project is already in its Detailed Design Stage, the alignment is already final. - The clearance for the fencing is already finalized as well. - DOTr will be sending the PAPs an Offer to Buy, indicating how much is affected from their property.

Source: JICA Design Team

14.5.3 Focus Group Discussion

FGDs were conducted as part of the consultation mechanism for the Project. FGD results were then consolidated to support the data gathered from the SES and to serve as inputs for the preparation of the LRIP. Separate discussions were held for the vulnerable and business sector to gather their inputs about livelihood and resettlement. Participants were invited through phone calls a week before the actual date of the FGDs. FGD for both sectors were also done through an online platform in compliance with the Project Health and Safety Protocols.

(1) Vulnerable Sector

For the vulnerable sector, participants from Barangays 155, 159, 227, 228, and 231 were selected among the household heads: (a) with income below poverty threshold, (b) headed by solo parents with dependents, (c) headed by the elderly, or (d) with household member with disabilities. Table 14-10 shows the count of participants, segregated by gender.

The FGD for the vulnerable sector was held on September 21, 2021 and considering the number of PAPs who confirmed their attendance, one (1) session in the morning was prepared for them. It has been noted that all of the participants used either their own or their neighbor's smartphones to join the online meeting through the Zoom application.

Table 14-10 FGD for the Vulnerable Sector: Participants

Mode of FGD	Date and Time	Participants	Number of Participants		
			Male	Female	Total
Online	September 21, 2021 8:00AM	PAPs	1	3	4

Note: The number of participants does not include DOTr, JDT and Ecosys

Source: JICA Design Team

Before the discussion started, participants were requested for their consent and confirmation of their voluntary participation. They were likewise assured that the activity seeks to provide a safe environment for everyone to share their thoughts and concerns, and that they may only provide information they are comfortable disclosing. Since the discussion was conducted online, the participants were asked individually but were also allowed to raise their concerns by calling the attention of the online moderator. The vague answers were probed by the facilitator to help the participants further elaborate their responses to the guide questions.

Table 14-11 summarizes the inputs and responses of the PAPs during the FGD. The participants were mostly concerned on how will they be able to continue their current source of income once they are relocated. They expressed their worry on how will their families will survive or start anew in the relocation site considering that they are part of the vulnerable group (senior citizen, solo parent, and have someone in their family who are very ill).

In terms of relocation, most of the PAPs opted to be relocated within Manila City, specifically the housing project of the local government. However, some of the participants also recommended areas outside Manila City which include Laguna and Bulacan. It should also be noted that the usual reason of the PAPs who are willing to relocate out of Manila City is to be near their relatives.

Table 14-11 Consolidated Inputs and Responses from the Vulnerable Sector

Guide Questions	Inputs and Responses
1. What are your apprehensions/concerns regarding the potential impact of the Project on your livelihood/business?	Concern on how will they be able to continue their livelihood, buy and sell of scrap, if they would be moved to a new place
	Worried if she would still be able to make and sell rags in the place where they will be relocated, considering that it is their only source of income and she is already a senior citizen.
	As a manicurist, they already have frequent customers within the neighborhood, concerned on how they will be able to start their livelihood once relocated.
	As a solo parent, shared her concern about the possibility of being relocated in an area where there are no available livelihood opportunities.
	If they would still be part of 4Ps in case they are relocated to another city or municipality.
2. What support programs or Projects do you think are necessary to help you cope	They will take any programs that would be given to them, since buying and selling of scraps is the only skill he have.

Guide Questions	Inputs and Responses
with the possible impacts of the Project on your livelihood/business?	The PAP prefers financial assistance to start up a business of selling and making rags or dishwashing liquid and fabric conditioner.
	The PAP opts for financial assistance to start up an eatery in the relocation area.
	They prefer a program that will help in the education of their children.
	They prefer receiving assistance for their parents who are already under maintenance drugs.
3. What kind of help do you expect from the Government in the implementation of these Projects and programs?	The PAP would opt for assistance from DSWD to help in raising the two kids (14 years old and 2 years old) since she is already a senior citizen.
	The PAP prefers financial assistance for the capital of their eatery.
	The PAP hopes to receive continuous financial support from the LGU of the relocation area, since Manila City provides support for solo parents like her.
4. What kind of help do you expect from the private sector in the implementation of these Projects and programs?	The PAP expressed wish to receive assistance for the operation of her daughter who has a congenital heart defect.
	The PAP would opt to be provided with health equipment for their ill parents.
	The PAP prefers assistance in securing employment or livelihood opportunities in the relocation area.
	The PAP opts for financial assistance as a business capital.
	The PAP intends to receive scholarship grant for the children.
5. Are you familiar with a cooperative? What are your thoughts about forming a cooperative?	Some of the participants are not familiar with cooperative.
	Cooperative is a group of people that offers loan to its members.
	Some of the participants have a positive response towards joining a cooperative.
6. Do you have a proposed resettlement site?	A PAP recommended to be relocated within Laguna since they have a relative in the area or in Manila
	Proposed Barangay San Martin, Bulacan as a relocation site to be close to her children who are already residents of the said place
	Suggested to be relocated in the housing project of Manila City in San Lazaro
	Willing to be relocated in Bulacan as long as the area is not flood-prone and not far from the important facilities such as hospitals and market
7. What facilities do you need within the relocation site?	Most of the participants answered that they consider the following as facilities they would need their house to be close by: hospitals, public market, school, and church.

Source: JICA Design Team

(2) Business and Other Livelihood Sector

For the business and other livelihood sector, participants among the 22 affected businesses from Barangays 155, 159, 221, and 228 (Table 8-2) were selected based on business classification and sectoral representation. Age and gender also served as criteria for the selection to ensure balanced source of views and opinions. Table 14-12 shows the count of participants, segregated by gender.

The FGD for the business and other livelihood sector was held on September 21, 2021. Similar to the FGD for the vulnerable sector, one (1) session in the afternoon was also prepared for the business sector. Most of the participants used either their own or their neighbor's smartphones while some used personal computers (PC) or laptops to join the online meeting through the Zoom application.

Table 14-12 FGD for the Business Sector: Participants

Mode of FGD	Date and Time	Participants	Number of Participants		
			Male	Female	Total
Online	September 12, 2021	PAPs	1	3	4

Note: The number of participants does not include DOTr, JDT and Ecosys

Source: JICA Design Team

The participants of the FGD were owners of different businesses including: *sari-sari* store, street food business, milk tea store, and apartment for rent. Most of them are concerned whether they could still continue their business or if they will be able to start a new one, once relocated. Similar to the vulnerable sector, the business owners' request is to be relocated within Manila or near their current residences due to their established businesses. If relocation within the city is not possible, the participants anticipate to be relocated in an area where they can find a new source of income. For instance, a senior citizen who is currently working for a factory and owns a small *sari-sari* store is hoping to be provided with age-inclusive employment opportunities within the relocation site.

All of the participants wish to be relocated within Manila City only and recommended the following areas: Vitas, Smokey Mountain, Baseco Compound, and the housing projects in the city. If in-city relocation is not possible, some of the participants are also willing to be relocated outside the city, as long as the relocation site is flood-free and is near to important facilities such as hospitals, schools, and public markets. The said areas outside Manila City include Cavite, Laguna, and Bulacan. One of the PAPs also expressed his willingness to be relocated to Camarin Residences in Caloocan. The consolidated inputs are shown below in Table 14-13

Table 14-13 Consolidated Inputs and Responses from the Business and Other Livelihood Sector

Guide Questions	Inputs and Responses
1. What are your apprehensions/concerns regarding the potential impact of the Project on your livelihood/business?	Most of the participants are hoping to be relocated near their place of work.
	One of the participants shared that the relocation area should be 30 minutes away from their workplace, at most.
	Their business has frequent customers already and it would be a waste if they would be relocated in an area far away from them.
	As a senior citizen and her only source of income is the rent from her apartments, worried about what would be her new source of income once relocated.
	Most of the participants are concerned on what would be their new source of income in the relocation site.
	The participant expressed worry about how much would be left to their property once acquired by the project.
2. What support programs or Projects do you think are necessary to help you cope with the possible impacts of the Project on your livelihood/business?	The PAP hopes to be relocated in an area wherein there are already available livelihood or employment opportunities.
	The PAP believes that a relocation program should also provide assistance is suitable for re-establishing their business.
	The PAP expressed preference for programs or projects that could be a new source of income for their family.
3. What kind of help do you expect from the Government in the implementation of these Projects and programs?	Proper relocation site for the affected families and businesses
	Provision of employment in factories nearby the relocation site
	Provision of livelihood and employment opportunities that are age-inclusive
	Financial assistance to start their business once relocated
4. What kind of help do you expect from the private sector in the implementation of these	Most of the participants responded that they would gladly receive whatever the private sector is providing them.

Guide Questions	Inputs and Responses
Projects and programs?	A participant expressed preference for assistance in securing employment in factories. Similar to their response from the expected programs from the government, most of the participants hoped to be provided with employment and/or livelihood opportunities that are age-inclusive.
5. Are you familiar with a cooperative? What are your thoughts about forming a cooperative?	One of the participants is not familiar with the concept of cooperative. All of the participants do not have an experience of being a member of a cooperative. The participant that cooperative is a group that has one goal and is all working for it. A cooperative is a group wherein it has similar interests and act together towards it.
6. Do you have a proposed resettlement site?	All of the participants recommended to be relocated only within Manila City or Metro Manila. Some of the areas they proposed as a relocation site in Manila City: • Vitas, Tondo • Smokey Mountain • Basecommunituy Housing Project • Housing projects within Manila City One of the participants is willing to be relocated in Bulacan to be close by her province in Apalit, Pampanga. Camarin Residence in Caloocan was also suggested by one of the participants. A participant answered that he is willing to be relocated in Cavite, Laguna, and Bulacan as long as the area is not flood-prone and is suitable for their business.
7. What facilities do you need within the relocation site?	Most of the participants answered that they need their relocation site to be near the following: hospital, church, school, and public market.

Source: JICA Design Team

14.6 Information Disclosure

The RAP is required to be publicly disclosed, with information from the resettlement plans disclosed to the affected people in a timely manner and in an accessible and understandable form.

The approved RAP will be disclosed in the Project areas and online through the JICA website.