

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

Resettlement Action Plan

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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
C.A.	Commonwealth Act
CA	Community Association
CAD	Computer-Aided
CAT	Census and Tagging
CBIA	Community Based Initiative Approach
CGT	Capital Gains Tax
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
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
IP	Indigenous Peoples
IPA	Independent Property Appraiser
IROW	Infrastructure Right-of-Way
IRR	Implementing Rules and Regulations
ISF	Informal Settler Families
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
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
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
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
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
TA	Temporary Accommodation
TCT	Transfer Certificate of Title
TIN	Tax Identification Number
TNA	Training Needs Assessment
TSS	Traction Substation
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 Solis-Blumentritt 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, 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,

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/roadmap-transport-infrastructure-development-metro-manila-surrounding-areas-region-iii-region-iv/>

emphasizing mass transit, which will be stimulated by rail transport and bus rapid transit 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 GOP, with details 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 III, 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

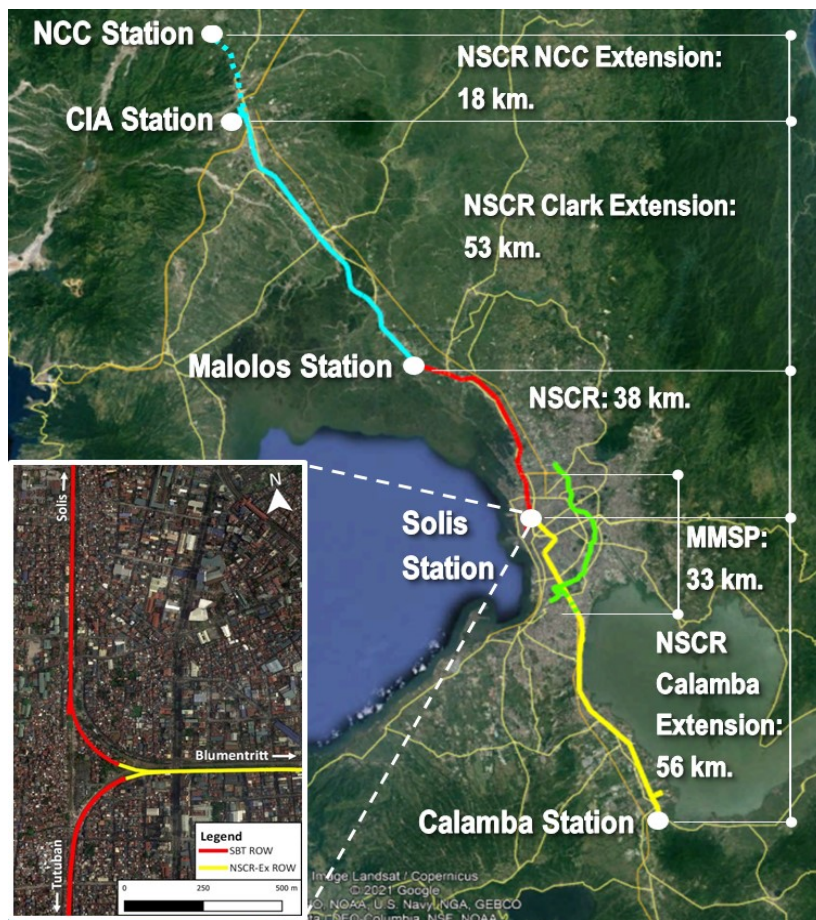
Source: JICA Design Team

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. 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 December 2017 to August 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.

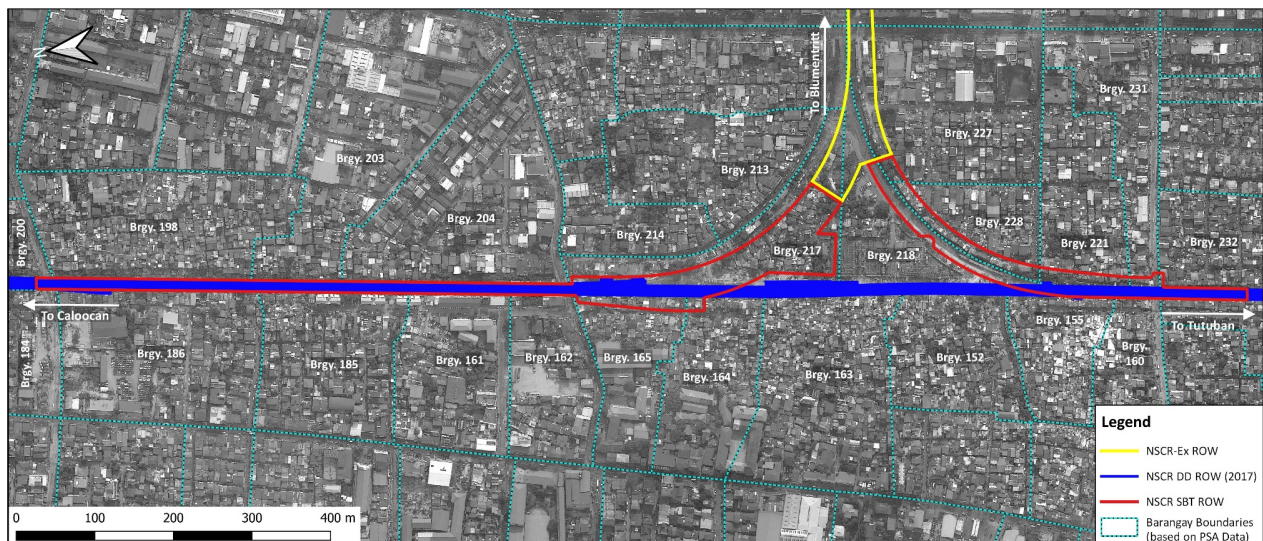
The Calamba Extension starting from past Solis station in Manila to Calamba in Laguna is a 55.7-km line passing through Manila, Makati, Taguig, Paranaque and Muntinlupa in NCR, and the cities of San Pedro, Biñan, Sta. Rosa, Cabuyao and Calamba in Laguna, with 19 stations and one (1) depot in Banlic (Figure 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 Section and the 0.53-km Blumentritt-Tutuban 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 Solis-Blumentritt (SB) Section and the Blumentritt-Tutuban (BT) Section. The Solis-Blumentritt Section was originally part of the NSCR Calamba Extension (previously NSRP – South Line (Commuter)) and the FS RAP was approved in September 2018. The BT Section is a new segment of railway that started Feasibility Study (FS) in March 2020.

The original NSCR DD alignment and the new Solis-Blumentritt-Tutuban alignment are shown in Figure 1-2, and the Solis – Blumentritt – Tutuban alignment is shown in Figure 1-3.



Source: JICA Design Team

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

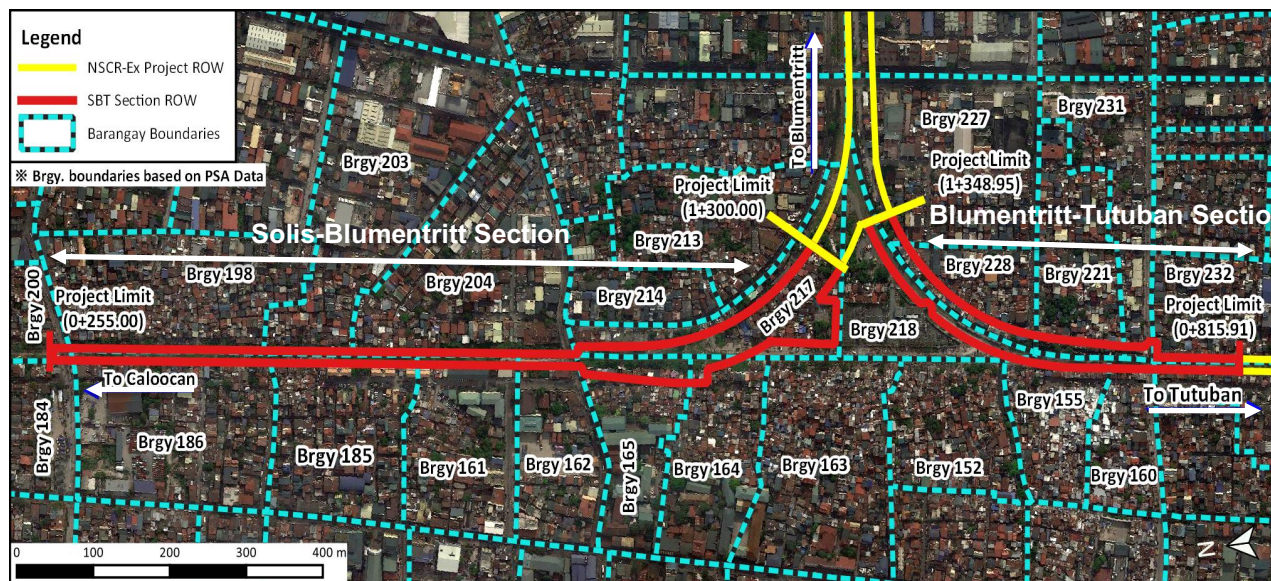


Figure 1-3 Solis-Blumentritt-Tutuban Alignment

1.3 Scope of Work of this RAP

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

1.4 Project Components Which May Trigger Relocation

The Blumentritt-Tutuban section will have the following components:

- The main railway line (viaduct)
- Substation
- 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 SB Section, a total of 28,719m² of land will be acquired - with 259 affected structures (Table 2-2) and 372 affected households (Table 2-15).

The alignment starts from kilometrage 0+255.864 at Solis until kilometrage 1+300.000 towards Blumentritt (Figure 1-4) and interfaces with DPWH NLEx-SLEx Connector Road Project at 1+300.000, with three (3) affected structures in the overlap section in Barangays 214 and 217.

The SB Section traverses the following barangays: 200, 198, 204, 214, 213, 184, 186, 185, 161, 162, 165, 164, 163, 217 and 218. As NSCR connects with NSCR-Ex, both projects have an impact on Barangays 217 and 218.

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

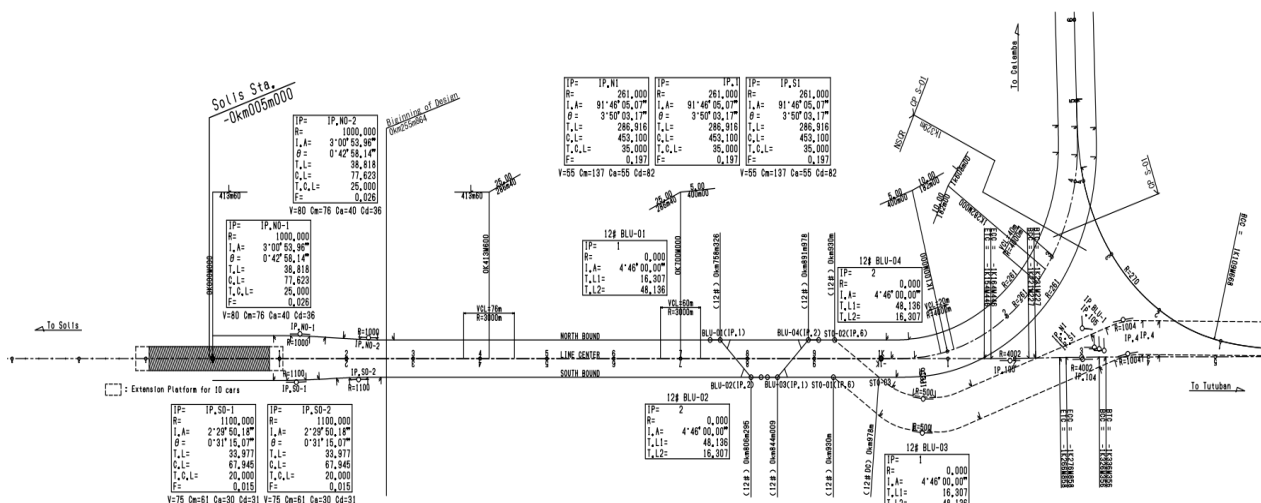


Source: JICA Design Team

Figure 1-4 Solis-Blumentritt Section Alignment

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

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. The skeleton track alignment for Solis-Blumentritt is shown in Figure 1-5.

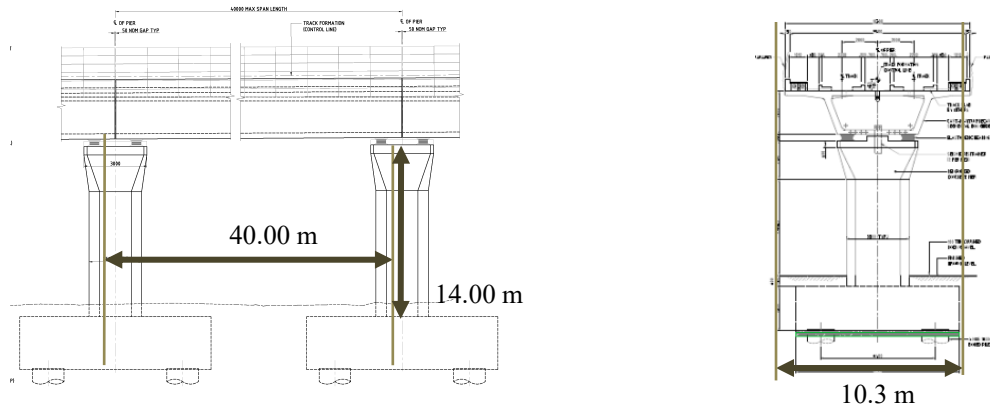


Source: JICA Design Team. (2020). 1500 DIA Pile Details. NSRP (BLU-SOL-TUT Section) Detailed Design (Package CP05c): Viaduct 00 General Details (Typical Drawings). NSRP-DWG-VIA00-ST-0321.

Figure 1-5 Solis-Blumentritt Section Track Alignment

1.4.2 Viaducts

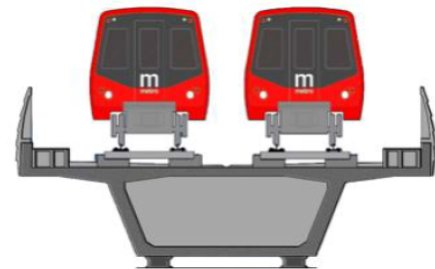
Precast Concrete (PC) girder will be used for viaducts. The typical viaduct section for the SBT Section is shown in Figure 1-6. The viaduct has a standard 14.00-m height, 40.0-m span layout and approximately 10.3-m wide superstructure.



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 2,242 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)

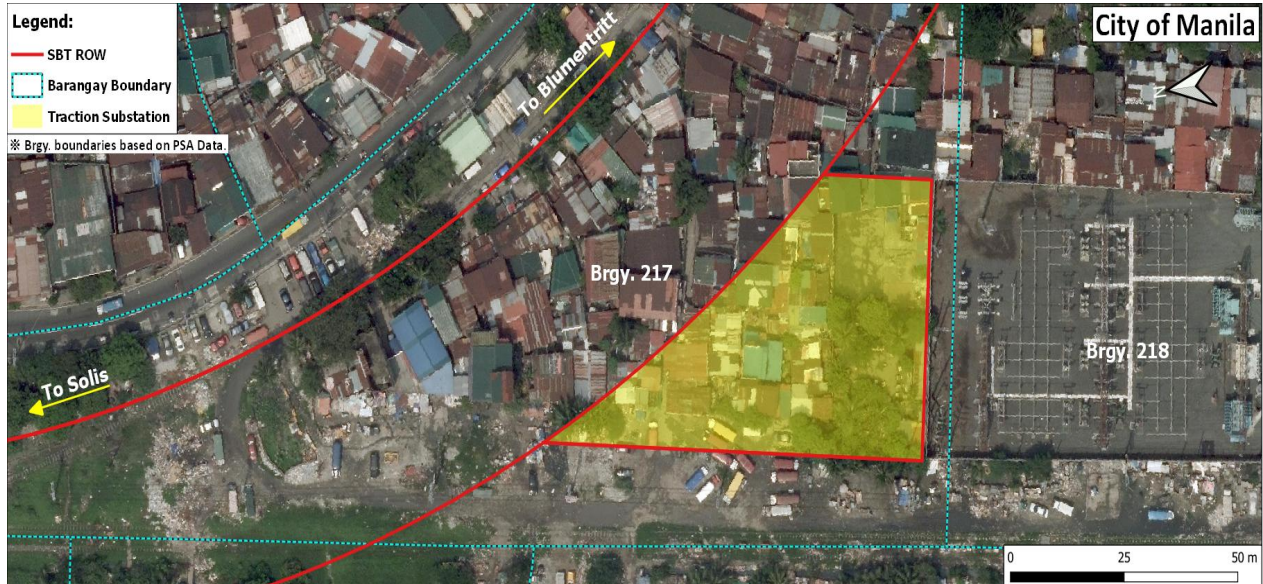
Time Slice	Number of Trains (before 2025) ^a		Number of Trains (before 2026) ^b	
	NORTH BOUND (Blumentritt to Tutuban)	SOUTH BOUND (Tutuban to Blumentritt)	NORTH BOUND (Blumentritt to Tutuban)	SOUTH BOUND (Tutuban to Blumentritt)
	Commuter	Commuter	Commuter	Commuter
Day Time 0700 To 1900	12	12	16	15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

Note: a: Number of trains per hour during peak hours = 1; b: Number of trains per hour during peak hours = 2

Source: JICA Design Team

1.4.4 Substation

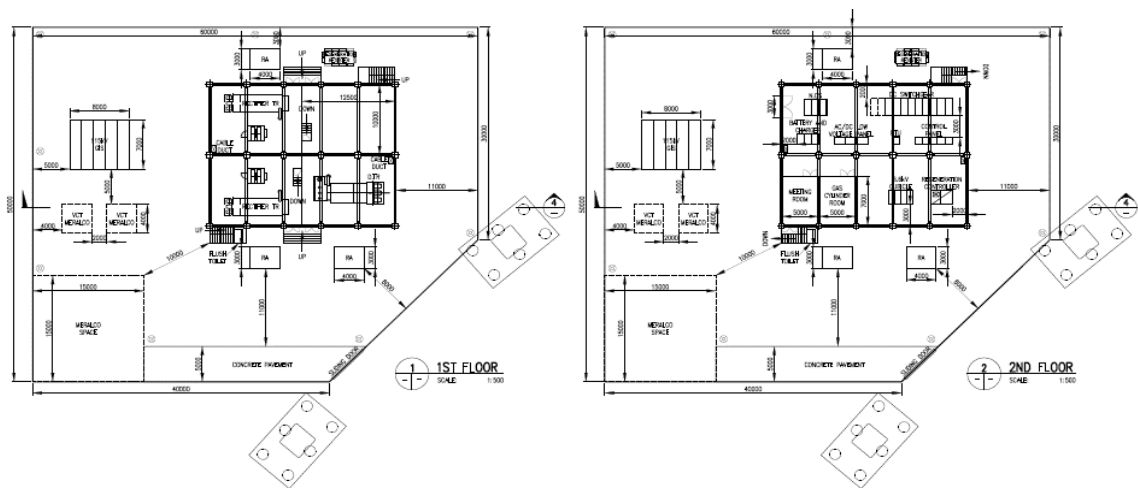
Under the Solis-Blumentritt section, there is one (1) traction substation (TSS-1). Its location is indicated in Figure 1-8. The TSS-1 will cover an area of approximately 3,000 m² and will be located near the viaduct along Solis-Blumentritt Section - or between Solis and Blumentritt Stations in Barangay 217, Tondo, Manila.



Source: JICA Design Team

Figure 1-8 Location of Traction Substation (TSS-1)

The layout of the TSS-1 is shown in Figure 1-9.



Source: Package CP NS-01 Bidding Documents- Substation layout NSCR No. 1 Type D dated 28 January 2021

Figure 1-9 Traction Substation (TSS-1) Layout

1.4.5 Drainage

Drainage design objectives 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 to decrease flood risk, and ensuring that drainage channels are not impeded during construction.

The drainage systems 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, this creates a bottleneck preventing further development in the northern and southern portion of Metro Manila. The northern part up to Malolos has no operating railway, and residential areas are expanding without sufficient public transportation. In the southern part of Metro Manila, the 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 causing delays and inconvenience.

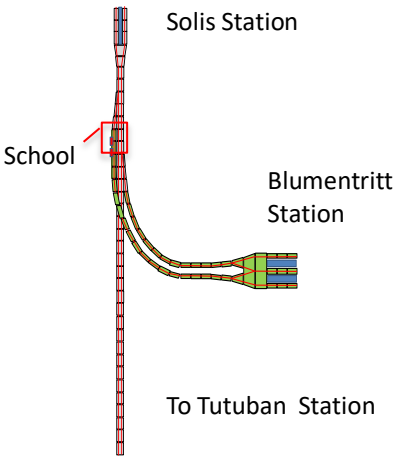
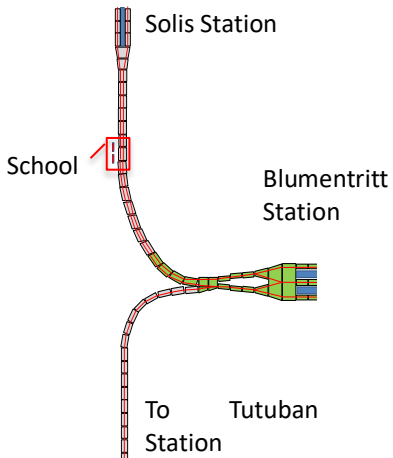
Therefore, the without project option has little merit.

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	1.6km	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
	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

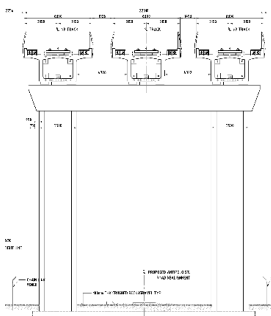
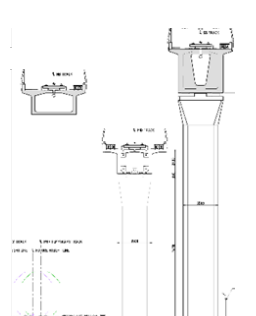
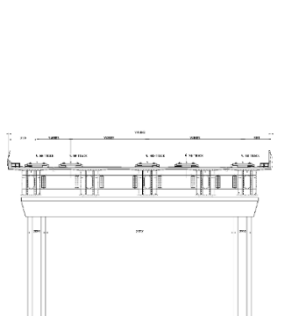
Item		Option A	Option B (Preferred)
Land Use	Land Use	PNR owned land, Private land (residential), School	PNR owned land, Private land (residential), Electricity substation, Canal
	Land Development Plan	Project is utilizing the existing PNR land and will not deviate from existing land development plan	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
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, enable to avoid complication of structural design, and can avoid relocation of school building, as well as lesser overall cost

Source: JICA Design Team

1.5.3 Structure Alternative Options

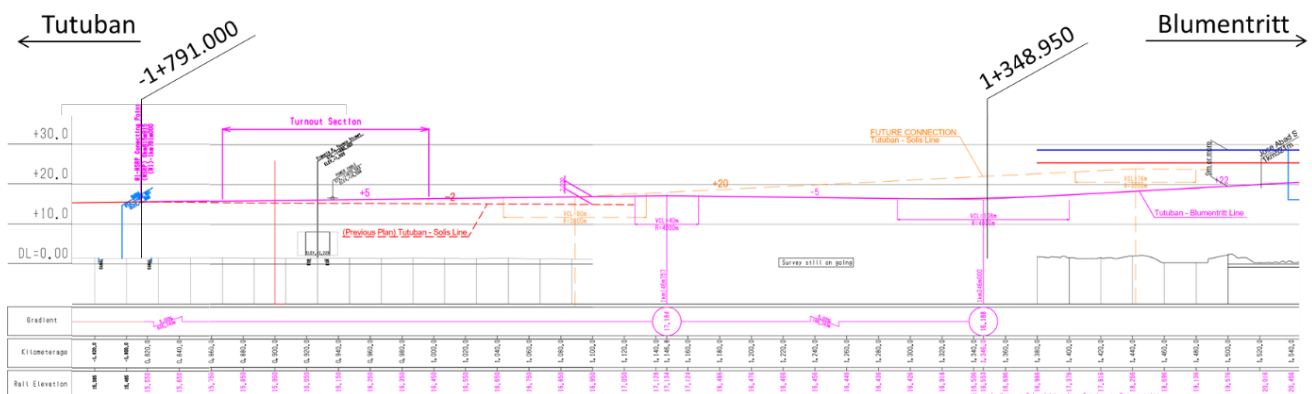
For the structural design of the viaducts, three (3) options were assessed as shown in Table 1-4.

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 nor 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 30m width	Require 30m width	Require 40m width
	Construction Time	Take shorter than Option C tracks and able to open at the target time of priority operation section of Blumentritt Solis	Take shorter than Option C and able to open at the target time of priority operation section of Blumentritt Solis	Take 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 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	No nationally or locally declared protected area	No nationally or locally declared protected area

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
		along the ROW.	along the ROW.	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



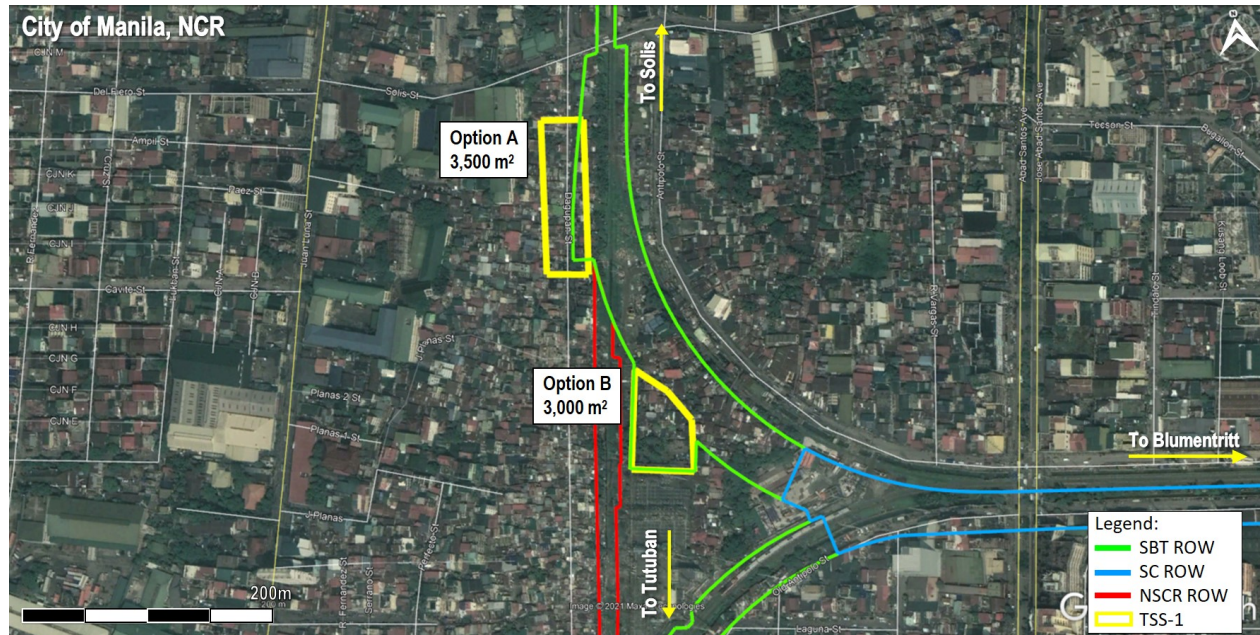
Source: JICA Design Team. (2019). Skeleton of Track Alignment. NSRP Detailed Design General Details (Package CP S-01A): Detailed Design. NSRP-SW-ALT-SK-D-0001.

Figure 1-10 Schematic Profile of BT Section

1.5.4 Alternative Options for TSS-1

There were initially six (6) options considered for the location of the TSS-1 of the SBT Section, and these were eventually narrowed down to two (2).

Options A and Option B were further studied in detail. Ultimately, Option B was chosen as the location of TSS-1 since this provides the most optimal location with respect to both Solis – Blumentritt and Blumentritt - Tutuban Sections, as well as the power source (MERALCO). Table 1-5 shows the design, environmental and social considerations in the final selection of the TSS-1 location, as well as the rating for each option according to respective criteria.



Source: JICA Design Team

Figure 1-11 Location Options for TSS-1

Table 1-5 TSS-1 Design, Environmental and Social Considerations

	Item	Option A	Option B (Preferred)
Design	TSS-1 area	Approximately 3,500 m ²	Approximately 3,000 m ²
	Facility arrangement	The arrangement of the substation equipment and building will be affected by future viaduct structure for the ST Line. The effects of the existing high voltage power lines of over TSS-1 need to be investigated.	The arrangement of the substation equipment and building is not affected by the future viaduct structure for ST Line.
	Power supply route	Necessity to consider underground power cables between the existing PNR line and future connection (ST) in the case of receiving power from nearby MERALCO substation. Due to the long distance from the location to Tutuban line, train operations may be restricted due to voltage drop.	Cables to Tutuban line will be longer. However, access to the MERALCO substation easier than Option A being adjust location.
Technical	Construction period	Short	Short
	Required Design Period	Take longer than Option B. Design Period of 5.5. months and will require additional topographic survey and geotechnical investigation which will entail additional 3 to 6 months (might impact bidding schedule).	Design Period of 5.5. months Will not require additional topographic survey and geotechnical investigation
	Cost	PhP 931 Million	PhP 989 Million
Social	Land Acquisition	Required for 0.35. ha. Land Acquisition will cost approximately PhP 100.56 M	Required for 0.30 ha. Land Acquisition will cost approximately PhP 146.65M

	Item	Option A	Option B (Preferred)
	Affected Structures/ Households	About 84 structures (including medium-rise housing)	Less impact than Option A. About 44 housing structures/ 42 households
	Cultural Heritage	Near the Solis Signal Tower	No historical/ cultural heritage structures within substation location (but Solis Signal Tower will be affected by the SBT alignment).
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. Natural environment is the narrow strip of land (~10 m) along PNR ROW comprising of few trees, coconut palms and shrubs.	Highly urbanized environment with trees interspersed between houses.
	Flooding	Located in a low-lying area prone to flooding, but viaduct structures will be constructed.	Located in a low-lying area prone to flooding, but viaduct structures will be constructed.
	Noise & Vibration	The traction substation is not expected to cause significant noise and vibration. Minimal noise may be generated by equipment and employees and will not affect nearby sensitive receptors.	The traction substation is not expected to cause significant noise and vibration. Minimal noise may be generated by equipment and employees and will not affect nearby sensitive receptors.
	Air Pollution	Air pollution is expected primarily due to fugitive dust emissions during construction but can be mitigated.	Air pollution is expected primarily due to fugitive dust emissions during construction but can be mitigated.
	Water Pollution	Pollution to groundwater and surface water is not expected. Little impact.	Pollution to groundwater and surface water is not expected. Little impact.
Evaluation of Options		Not recommended considering longer design period and additional cost for surveys and number of PAPs, and compilation of power supply.	The Option is preferred due to the following considerations: No required additional topographic survey and geotechnical investigation that may impact project schedule and cost. Easy access to a nearby MERALCO substation. Lower number of affect households and structures.

Source: JICA Design Team (2020). Comprehensive detail of all proposed TSS-1 location option Solis-Blumentritt-Tutuban (SBT) Section.

1.5.5 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 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 Solis-Blumentritt 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 of PAPs. 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 benchmark unit costs derived from relevant industry standards (Volume 6, Replacement Cost Survey)³.

Socio-economic interviews were then administered by trained enumerators. 381 of the PAPs were interviewed through phone, while 11 were interviewed face-to-face in a designated area within the City

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).

of Manila. Eighteen (18) of the residing PAPs were not interviewed. The interviews with the PAPs were conducted between November 2020 to April 2021, with the summary of the affected PAPs in Volume 2, Appendix B1 (Socioeconomic Survey Masterlist). 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 areas 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 161	April 19, 2018	November 4, 2020
Barangay 162	April 19, 2018	November 4, 2020
Barangay 164	N/A	November 4, 2020
Barangay 165	April 19, 2018	November 4, 2020
Barangay 185	April 19, 2018	November 4, 2020
Barangay 186	April 19, 2018	November 4, 2020
Barangay 198	N/A	November 4, 2020
Barangay 204	N/A	November 4, 2020
Barangay 217	April 19, 2018	November 4, 2020
Barangay 218	April 19, 2018	November 7, 2020

Source: JICA Design Team

2.3 Overview of Land Acquisition and Resettlement Impacts

Table 2-2 summarizes the Project impact based on 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 based on the technical requirements, or the minimum land requirement based on the dimension of the right-of-way indicated in the technical design of the project, is 27,849.89 m². The estimated project land take, or the maximum land to be acquired after determining the severity of impact to each parcel⁴ is 28,915.96 m².

Of the 28,915.96 m² Project Land Take, 8,469.30 m² are privately owned, 284.00 m² are registered under the LGU of Manila, and 20,162.66 m² are government owned, specifically by PNR and the Republic of the Philippines. Privately owned lands and the lands registered under the LGU of Manila are subject to land acquisition, while lands under the name of PNR and the Republic of the Philippines are existing government right-of-way.

Within the bounds of these affected lands are 259 structures owned by 225 PAPs. Most of the structures are residential (188), five (5) are commercial, 65 are classified as “others” (pertaining to unclassified main structures and associated structures), and one (1) structure is a community facility which operates as a business⁵.

There are 467 PAPs who will be directly affected by the Project. These PAPs include the households, households with businesses, businesses only and those whose impact is on their property only. Of this

⁴ Project Resettlement Policy allows the entire land to be acquired if impact on land is severe.

⁵ Income-generating health clinic

total, there are 390 households (including households with businesses) estimated to be residing within the affected area. Based on the PAP's declared status in the SES administered, there are around 329 Project-Affected Households (PAHs) who will be displaced. Among the PAHs, 154 are considered vulnerable. Total household population is 1,444.

Aside from the households, there are 62 affected businesses owned by 56 business owners, with a total of 20 employees.

Table 2-2 Summary of Project Impacts

Types of Loss and Affected Persons	Unit of Measure	Severely Affected***	Marginally Affected***	N/A	Total
(1) Total Affected Area	m ²	27,766.78	83.11	0	27,849.89
(2) Total Project Land Take	m ²	28,835.47	530.49	0	28,915.96
Privately Owned	m ²	8,469.30	0	0	8,469.30
LGU Owned*	m ²	284.00	0	0	284.00
Government Owned**	m ²	19,632.17	530.49	0	19,966.16
(a) Land for Acquisition	m ²	8,753.30	0	0	8,753.30
Residential Land	m ²	6,607.50	0	0	6,607.50
Unclassified Land	m ²	2,145.80	0	0	2,145.80
(b) Existing Government Right-of-Way	m ²	19,632.17	530.49	0	20,162.66
PNR Right-of-Way	m ²	18,776.17	1.0	0	18,777.17
Road Right-of-Way	m ²	856.00	529.49	0	1,385.49
(3) Total Number of Affected Structures	Structure	252	0	7	259
Residential	Structure	188	0	0	188
Commercial	Structure	5	0	0	5
Others	Structure	58	0	7	65
Community Facility	Structure	1	0	0	1
(4) Number of Compensable Trees	Whole Count/ Cluster	335	N/A	N/A	335
(5) Total Project Affected Persons (PAPs)	Household, Household with Business Unit, Institution	467	467	0	467
(6) Total Affected Households (Affected Households and Affected Businesses)⁶	Project-Affected Household	390	0	0	390
Households to be Displaced ⁷	Household	329	0	0	329
Household Population	Person	1,444	1,444	0	1,444
Vulnerable Groups	Household	154	154	0	154
(7) Total Affected Business	Business Unit	62	62	0	62
Business Owners	Person/ Legal Entity	56	56	0	56
Employees of Affected Business	Person	20	0	0	20

*: Lands owned by the LGU of Manila and subject for acquisition

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

***: For this Project, land impact assessment is based on general principles as indicated in the World Bank Operational Policy (Chapter 3), where (1) loss of land equivalent to less than 20% of the total landholding is considered as marginal and (2) loss of land equivalent to more than 20% of the total, and where remainder is no longer economically viable is considered as marginal.

Source: JICA Design Team

⁶ Of the 390 PAPs (i.e. affected households and households with affected business), 372 were interviewed and 18 were not interviewed (Table 3-2).

⁷ All PAPs are severely affected, but there are 329 PAHs based on declared status (Table 3-4). This is subject to DOTR's assessment and prequalification with the LIAC.

2.3.1 Impact on Land and Non-Land Assets

2.3.1.1 Affected Land

The Total Affected Area is 27,849.89 m², while the Estimated Project Land Take is 28,915.96 m². Table 2-3 shows that the Project Land Take is higher than the Affected Area in Barangays 164, 165, and 217. This means that for the severely-affected land parcels in these barangays, the total land area will be acquired as part of the Project Policy. As seen in Table 2-3, there is no affected parcel registered under Barangay 218⁸.

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

Barangay	Affected Area		Estimated Project Land Take	
	(m ²)	%	(m ²)	%
161	0.92	0.0	0.92	0.0
164	242.64	0.9	310.00	1.1
165	7,551.28	27.1	7,881.13	27.3
184	8,226.51	29.5	8,226.51	28.4
185	1,351.52	4.9	1,351.52	4.7
217	10,477.02	37.6	11,145.88	38.5
Total	27,849.89	100	28,915.96	100

Source: JICA Design Team

Out of 28,915.96 m² Project Land Take, only 8,753.30 m² (30.3%) will be acquired for the Project Right-Of-Way (PROW), 284.00 m² (1.0%) of which are owned by the LGU of Manila, and 8,469.30 m² (29.3%) are privately owned (Table 2-4). The larger portion of the PROW (20,162.66 m² or 69.5%) will utilize the existing government right-of-way.

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

Brgy.	A. For Acquisition (m ²)*		Subtotal (A)	B. Existing Government ROW (m ²)**	Total (A+B)
	LGU-owned	Private			
161	-	-	-	0.92	0.92
164	190.00	120.00	310.00	-	310.00
165	94.00	738.00	832.00	7,049.13	7,881.13
184	-	-	-	8,226.51	8,226.51
185	-	-	-	1,351.52	1,351.52
217	-	7,611.30	7,611.30	3,534.58	11,145.88
Total	284.00	8,469.30	8,753.30	20,162.66	28,915.96
%	1.0	29.3	30.3	69.7	100

*Lands for Acquisition are calculated by estimated project land take

** Existing Government Right-of-Way (consisting of lands under PNR and Republic of the Philippines) is calculated by affected area indicated in the Parcellary

Source: JICA Design Team

Out of the 8,753.30 m² land to be acquired, 6,607.50 m² (22.9%) are residential land, while 2,145.80 m² (7.4%) are unclassified⁹. These lands are located in Barangays 164, 165, and 217 only (Table 2-5).

Existing government right-of-way is classified as PNR ROW (18,777.17 m² or 64.9%) and road right-of-way (1,385.49 m² or 4.8%), and are located in Barangays 161, 165, 184, 185 and 217 (Table 2-5).

⁸ There is no parcel registered under Barangay 218. The portion of Barangay 218 that is affected by the project is registered under another Barangay (i.e., Barangay 217), but actual ground survey shows otherwise (i.e., barangay officials, PAPs claim/s). In cases like this, parcellary data for land, and ground survey data on SES, CAT, PAB and RCS for structures are used as basis.

⁹ No land use classification is indicated in the source document. References used for parcellary research include: Tax Declaration, land title and Land Registration System (LARES).

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

Brgy	A. For Acquisition (m ²)		Subtotal (A)	B. Existing Government ROW (m ²)		Subtotal (B)	Total (A+B)
	Residential	Unclassified		PNR ROW	Road		
161	-	-	-	0.92	-	0.92	0.92
164	120.00	190.00	310.00	-	-	-	310.00
165	380.00	452.00	832.00	5,663.64	1,385.49	7,049.13	7,881.13
184	-	-	-	8,226.51	-	8,226.51	8,226.51
185	-	-	-	1,351.52	-	1,351.52	1,351.52
217	6,107.50	1503.80	7,611.30	3,534.58	-	3,534.58	11,145.88
Total	6,607.50	2,145.80	8,753.30	18,777.17	1,385.49	20,162.66	28,915.96
%	22.9	7.4	30.2	64.9	4.8	69.7	100

Source: JICA Design Team

As seen in Table 2-6, the affected lands are divided into 55 lot parcels, 44 (80.0%) of which will be subjected to acquisition and only 11 (20.0%) parcels will be retained since these are existing government right-of-way.

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

Brgy.	A. For Acquisition (m ²)		Subtotal (A)	B. For Acquisition (m ²)		Subtotal (B)	Total (A+B)
	Residential	Unclassified		PNR ROW	Road		
161	0	0	0	1	0	1	1
164	2	1	3	0	0	0	3
165	7	5	12	1	2	3	15
184	0	0	0	2	0	2	2
185	0	0	0	1	0	1	1
217	17	12	29	4	0	4	33
Total	26	18	44	9	2	11	55
%	47.3	32.7	80.0	16.4	3.6	20.0	100

Source: JICA Design Team

Among the parcels, two (2) lots are affected by both the SB and the Manila Partial Operations Section. These pertain to one (1) lot in Barangay 217 (Lot ID 13012) which is part of the existing PNR ROW and one (1) residential lot in Barangay 217 (Lot ID 13054). The DOTr PMO shall coordinate with the Manila PO PMO regarding the acquisition of the residential lot affected by both Projects.

In terms of severity of impact on land, 45 parcels are severely affected and only three (3) are marginally affected (Table 2-7). 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. Economic viability is regarded as the capability of the remaining land to sustain or develop its current operation which is determined through socioeconomic factors and research¹⁰.

For this RAP, the 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.

¹⁰ Valuation Report of Affected Land, SB Section, First Independent Value Experts, Inc. (FIVE) and EcosysCorp, March 2021.

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					
164	0	2	0	2	3.6
165	0	7	0	7	12.7
217	0	17	0	17	30.9
Subtotal	0	26	0	26	47.3
Road Right-of-Way					
165	1	1	0	2	3.6
Subtotal	1	1	0	2	3.6
PNR Right-of-Way					
161	0	0	1	1	1.8
165	0	0	1	1	1.8
184	0	0	2	2	3.6
185	0	0	1	1	1.8
217	0	0	4	4	7.3
Subtotal	0	0	9	9	16.4
Unclassified					
164	0	1	0	1	1.8
165	0	5	0	5	9.1
217	0	12	0	12	21.8
Subtotal	0	18	0	18	32.7
Grand Total	3	45	9	55	100
%	1.8	81.8	16.4	100	

Source: JICA Design Team

The 55 affected lot parcels are registered under 40 landowners including PNR and the Republic of the Philippines (Table 2-8). Of these 40 landowners, 33 own one (1) parcel each, five (5) landowners own two (2) parcels each, one (1) landowner own three (3) parcels, and one (1) landowner (PNR) owns nine (9) parcels.

Table 2-8 Number of Affected Parcels per Registered Landowner

Number of Affected Parcels per Landowner	Landowners		Total Lot Parcels	
	No.	%	No.	%
1 Parcel	33	82.5	33	60.0
2 Parcels	5	12.5	10	18.2
3 Parcels	1	2.5	3	5.5
9 Parcels	1	2.5	9	16.4
Total	40	100	55	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 259 affected structures, 197 (76.1%) are classified as main structures, 55 (21.2%) are classified as associated structures, while seven (2.7%) are not classified since they are either PNR structures or no DMS was conducted (Table 2-9).

Most affected structures (188 or 72.6%) are residential and very few (5 or 1.9%) are used for business or commercial. The affected community facility is located in Barangay 217.

Most structures (176 or 68.0%) are located in Barangay 217, followed by Barangay 165 with 50 structures (19.3%), Barangay 164 and 218 with 15 structures each (5.8% each), and Barangay 162 with one (1) structure (0.4%).

Almost all structures are severely affected, aside from the two (2) structures that were not assessed pending DMS due to refusal of the PAPs, and five (5) PNR structures.

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

Type	Use of Structure	Barangay							Total	
		162	164	165	186	204	217	218	No.	%
Main (A)	Residential	0	11	40	0	0	126	11	188	72.6
	Commercial	0	0	3	0	0	1	0	4	1.5
	Community facility	0	0	0	0	0	1	0	1	0.4
	Others	0	0	1	0	0	3	0	4	1.5
Subtotal (A)		0	11	44	0	0	131	11	197	76.1
Associated (B)	Chicken coop	0	0	0	0	0	1	0	1	0.4
	Comfort room	0	1	0	0	0	0	0	1	0.4
	Computer shop	0	2	0	0	0	4	0	6	2.3
	Electric generator area	0	0	1	0	0	0	0	1	0.4
	External room	0	0	1	0	0	5	0	6	2.3
	Fence	0	0	0	0	0	10	0	10	3.9
	Front yard	0	0	0	0	0	1	0	1	0.4
	Garage	0	0	0	0	0	2	0	2	0.8
	Gate	0	0	0	0	0	3	0	3	1.2
	Grotto	0	0	0	0	0	1	0	1	0.4
	Kitchen	0	0	1	0	0	1	0	2	0.8
	Laundry area	0	0	0	0	0	1	0	1	0.4
	Living area	0	0	0	0	0	1	0	1	0.4
	Perimeter wall	0	0	0	0	0	1	0	1	0.4
	Stock room/storage	0	0	0	0	0	6	2	8	3.1
	Store	0	1	0	0	0	3	1	5	1.9
	Terrace	0	0	0	0	0	2	0	2	0.8
	Toilet	0	0	0	0	0	2	1	3	1.2
Subtotal (B)		0	4	3	0	0	44	4	55	21.2
No Data (C)		1*	0	3	1*	1*	1*	0	7	2.7
Total (A+B+C)		1	15	50	1	1	176	15	259	100
%		0.4	5.8	19.3	0.4	0.4	68.0	5.8	100	

*: Structure on PNR Property

Source: JICA Design Team

The 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 or demolished. In accordance with World Bank (WB) Operational Manual (OP) 4.12 classification on severity of impact for land, 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 marginal¹¹.

Table 2-10 Severity of Impact on Structures per Barangay

Barangay	Severe	No Data*	Total	
			No.	%
162	0	1	1	0.4
164	15	0	15	5.8
165	47	3	50	19.3
186	0	1	1	0.4
204	0	1	1	0.4
217	175	1	176	68.0
218	15	0	15	5.8
Total	252	7	259	100
%	97.3	2.7	100	

*: No data pertains to: two (2) structures with refusals and one (1) structure which is PNR Property in Barangay 165, one (1) PNR structure in Barangay 186, one (1) PNR structure in Barangay 204, and one (1) PNR structure in Barangay 217.

Source: JICA Design Team

Severity is further classified by how the structure becomes severely affected. Table 2-11 shows that out of 259 structures, 231 are located inside the project ROW, 12 are affected by more than 20%, six (6) structures are severely affected because the location of access (i.e. stairs) is affected, and three (3) 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 Category of Severity on Structures per Barangay

Barangay	Severely Affected Structures				No Data	Total
	Inside the Project ROW	Location of Access (Stairs) is Affected	< 20% Affected	> 20% Affected		
162	0	0	0	0	1	1
164	14	1	0	0	0	15
165	40	3	0	4	3	50
186	0	0	0	0	1	1
204	0	0	0	0	1	1
217	162	2	3	8	1	176
218	15	0	0	0	0	15
Total	231	6	3	12	7	259
%	89.2	2.3	1.2	4.6	2.7	100

Source: JICA Design Team

Table 2-12 shows that out of 259 affected structures, 215 or 83.0% are eligible for compensation, while 44 or 17.0% are ineligible for compensation. Twenty two (22) of these are main structures, 17 are associated, and five (5) are owned by PNR.

Given that the Project Resettlement Policy does not allow the payment of affected structures that are located within existing government right-of-way (Chapter 5), owners of structures (except PNR) that are ineligible for compensation will be assisted to relocate or to find alternative business structure prior to displacement.

¹¹ World Bank Involuntary Resettlement Sourcebook (2004) as cited in the Replacement Cost Study of Affected Structures, SB Section, First Independent Value Experts (FIVE) and EcosysCorp, Inc., March 2021.

Table 2-12 Structures Inside and Outside Existing Government ROW per Barangay

Barangay	Main	Associated	Pending DMS	PNR Structure	Total
Structures Outside Existing Government ROW					
162	0	0	0	0	0
164	8	0	0	0	8
165	26	2	2	0	30
186	0	0	0	0	0
204	0	0	0	0	0
217	130	33	0	0	163
218	11	3	0	0	14
Subtotal	175	38	2	0	215
%	67.6	14.7	0.8	0.0	83.0
Structures Inside Existing Government ROW					
162	0	0	0	1	1
164	3	4	0	0	7
165	18	1	0	1	20
186	0	0	0	1	1
204	0	0	0	1	1
217	1	11	0	1	13
218	0	1	0	0	1
Subtotal	22	17	0	5	44
%	8.5	6.6	0.0	1.9	17.0
Total	197	55	2	5	259
%	76.1	21.2	0.8	1.9	100

Source: JICA Design Team

Based on the results of Census and Tagging (CAT) and Socio-Economic Survey (SES), out of 259 structures, 209 are occupied. Of this total, 188 are used as dwelling, five (5) are used for business purposes, and 16 are used for mixed purposes (Table 2-13). Structures that are unoccupied are associated to the occupied structures.

A high proportion (54.1%) of the structures is occupied by one (1) PAP while the rest of the structures are shared by multiple PAPs. These PAPs can be a household or a business. As shown in the table, 47 or 22.5% of structures are shared by two (2) PAPs, 26 or 12.4% are shared by three (3) PAPs, nine (9) or 4.3% are shared by four (4) PAPs, six (6) or 2.9% are shared by five (5) PAPs, three (3) or 1.4% are shared by six (6) PAPs, two (2) or 1.0% are shared by seven (7) PAPs, another two (2) or 1.0% are shared by eight (8) PAPs, while one (1) structure is shared by 10 PAPs.

Table 2-13 Number of PAPs per Occupied Structure per Barangay

Barangay	Number of PAPs Using/Sharing the Structure										Total
	1	2	3	4	5	6	7	8	9	10	
164	9	3	1	0	0	0	0	0	0	0	13
165	17	12	5	4	1	2	0	1	0	0	42
217	82	29	17	3	5	1	2	1	0	1	141
218	5	3	3	2	0	0	0	0	0	0	13
Total Occupied Structures	113	47	26	9	6	3	2	2	0	1	209
%	54.1	22.5	12.4	4.3	2.9	1.4	1.0	1.0	0.0	0.5	100
Total PAPs	113	94	78	36	30	18	14	16	0	10	409
%	27.6	23.0	19.1	8.8	7.3	4.4	3.4	3.9	0.0	2.4	100

Source: JICA Design Team

2.3.3 Affected Crops and Trees

As seen in Table 2-14, there are 355 compensable trees along the Solis-Blumentritt section. The most common tree species is banana, comprising 51.3% of the total affected compensable trees. Other common trees are coconut tree (13.1%) and papaya tree (6.9%), and kamias (3.0%).

Most trees are located in Barangay 217 (59.7%), while other trees are located in Barangay 165 (31.1%), Barangay 164 (2.8%), and Barangay 218 (0.6%).

Table 2-14 Affected Trees

Common Name of Tree	Number of Affected Trees per Barangay				Total	
	164	165	217	218	No.	%
Atis	0	1	1	0	2	0.6
Avocado	0	3	1	0	4	1.2
Banana (Saging)	0	59	113	0	172	51.3
Bayabas (Guava)	1	2	10	0	13	3.9
Calamansi	1	4	0	0	5	1.5
Camachile	0	1	0	0	1	0.3
Coconut (Niog)	3	18	21	2	44	13.1
Duhat	1	0	6	0	7	2.1
Guyabano	0	2	1	0	3	0.9
Indian lanutan	0	0	2	0	2	0.6
Jackfruit (Langka)	0	0	1	0	1	0.3
Kamagong	0	0	2	0	2	0.6
Kamias	0	2	8	0	10	3.0
Mahogany	0	0	2	0	2	0.6
Makopa	1	0	2	0	3	0.9
Mango (Mangga)	0	6	7	0	13	3.9
Narra	1	7	0	0	8	2.4
Papaya	0	3	20	0	23	6.9
Pomelo (Suha)	0	1	3	0	4	1.2
Star Apple (Caimito)	0	1	4	0	5	1.5
Talisai (Umbrella tree)	1	1	2	0	4	1.2
Tamarind (Sampalok)	1	0	4	0	5	1.5
Tiesa	0	0	2	0	2	0.6
Total	10	111	212	2	335	100
%	3.0	33.1	63.3	0.6	100	

Source: JICA Design Team

2.3.4 Impact on Project Affected Persons

Based on the results of the involuntary impact assessment, PAPs¹² can be generally categorized as follows:

- a. **Affected Household** - those who will be displaced from their current residential structure, including the households whose land will be partially acquired but not displaced;
- b. **Affected Household with Affected Business** - those who will be displaced from their residence and whose business operations within their affected property will also be disrupted due to the Project;

¹² Project Affected Persons (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.

- c. **Affected Business** - 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; and
- d. **PAPs whose Impact is on Asset/Property only** - those who will not be displaced from their homes, nor whose business or income sources affected, but whose asset/s (i.e., land, structure, improvement, and trees) will be marginally or severely affected.

Table 2-15 shows that there are 467 PAPs consisting of 390 (353 households, 37 households with business) who are residing within the project right-of-way and 77 PAPs who are residing elsewhere (i.e., 19 business owners, 58 PAPs whose impact is on property only).

As seen in the Table, the PAPs are only from Barangays 164, 165, 217 and 218. There are no PAPs in Barangays 161, 162, 185, 186, 198, and 204.

Table 2-15 Category of Affected Persons per Barangay

Barangay	(1) Residing within ROW		(2) Non-residing		Total	
	(A) Household	(B) Household with Business	(C) Business Owner	(D) PAP whose Impact is on Property Only	N	%
161	0	0	0	0	0	0.0
162	0	0	0	0	0	0.0
164	14	4	0	3	21	4.5
165	76	13	8	14	111	23.8
185	0	0	0	0	0	0.0
186	0	0	0	0	0	0.0
198	0	0	0	0	0	0.0
204	0	0	0	0	0	0.0
217	237	18	11	40	306	65.5
218	26	2	0	1	29	6.2
Total	353	37	19	58	467	100
%	75.6	7.9	4.1	12.4	100	100
Total	390		77		467	
%	83.5		16.5		100	
Total Affected Households (A+B)					390 ¹	
Total Affected Non-Landowner Claimant Households					329	
Total PAPs with Affected Business (B+C)					56	
Total PAPs Whose Impact is on Property Only (D)					58	
Total Number of PAPs					467	

Note: 1: The 390 households include the 353 households and 37 households with business.

Source: JICA Design Team

Out of those residing within the project right-of-way, 353 are households and 37 are households with affected business (Table 2-15). Additionally, 49 out of the 390 residing PAPs are claiming ownership on the affected land, 183 are claiming ownership on structure, and nine (9) PAPs are claiming ownership on affected trees. Aside from losing land and structure, 37 PAPs will lose income since their business is also affected by the project (Table 2-16).

The PAPs who are non-residing include 19 PAPs with affected business only and 58 PAPs whose property will be acquired and no further impact is expected to be incurred. Out of the 19 PAPs with affected business and who will lose income, 13 are claiming ownership on the affected land, and 18 are claiming ownership on the affected structure. None of them claim ownership over affected trees (Table 2-15).

The 58 PAPs whose impact is on property only pertain to the following: one (1) private company or corporation, a local government unit (the City of Manila), and 56 persons. The private company and the LGU of Manila are both landowners without affected structures or affected trees. The only impact of the project to these two (2) juridical entities is on the affected land registered under their names. The

other 56 PAPs include 36 registered landowners who do not reside within the affected area, one landowner claimant but whose name do not appear on the available parcellary data at the time of research, 24 structure owners, and 13 PAPs with affected trees (Table 2-16).

Table 2-16 provides a summary of the impact to the PAPs per Category of Affected Person. Out of 467 PAPs, 101 are landowners (38 registered owners, 63 claimants); 225 are structure owners (12 registered owners, 213 claimants); and 24 are tree owners (2 registered owners, 22 claimants). Based on the DMS Results, all the PAPs in Solis-Blumentritt section are severely affected (Table 2-16).

Table 2-16 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						
Affected Household	0	38	38	315	0	353
Household w/ Affected Business	0	11	11	26	0	37
PAPs with Affected Business	0	13	13	6	0	19
PAP whose impact is on property only	38	1	39	19	0	58
Total	38	63	101	366	0	467
%	8.1	13.5	21.6	78.4	0.0	100
Structure Ownership						
Affected Household	0	162	162	191	0	353
Household w/ Affected Business	0	21	21	16	0	37
PAPs with Affected Business	0	18	18	1	0	19
PAP whose impact is on property only	12	12	24	0	34	58
Total	12	213	225	208	34	467
%	2.6	45.6	48.2	44.5	7.3	100
Tree Ownership						
Affected Household	0	7	7	346	0	353
Household w/ Affected Business	0	4	4	33	0	37
PAPs with Affected Business	0	0	0	19	0	19
PAP whose impact is on property only	2	11	13	45	0	58
Total	2	22	24	443	0	467
%	0.4	4.7	5.1	94.9	0.0	100

Source: JICA Design Team

2.4 Potential Loss of Access

To provide access to the PAPs, especially during the construction phase of the project¹³, additional access road will be provided to access the MERALCO substation.

¹³ The construction phase of the SBT Section refers to the proposed 37-month period within which the required infrastructure of the project is installed. With due consideration to the situation, thirteen months is set for the construction period of the superstructure works.

CHAPTER 3 SOCIO-ECONOMIC PROFILE OF THE PAPs

This chapter describes the Socio-Economic Profile of the Project Affected Persons (PAPs) of the Solis-Blumentritt 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 Solis-Blumentritt DD RAP Surveys cover the Project ROW (PROW) based on the alignment concurred by DOTr and PNR on August 29, 2019 for the Solis-Blumentritt Section, and on February 1, 2021 for the Traction Substation (TSS-1) (Volume 2, Appendix A1, Concurrence Letter for Solis-Blumentritt ROW).

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 B, Socioeconomic Survey Masterlist).

The main purpose of the SES is to establish the baseline data of the PAPs to ensure that the (i) mitigation measures 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, employees, 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 conditions, living standards and income levels;
- d) To obtain specific profiles of affected businesses, employees and vulnerable PAPs; and
- e) To gather information on 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 gauge and monitor changes to the 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 a Stakeholder Consultation Meeting (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, affected 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 census were listed along with their contact numbers and preferred mode of interview¹ for socio-economic profiling.

Due to COVID-19 pandemic, the SES was conducted primarily through phone interviews with 381 (97.2%) PAPs, to ensure safety of both the interviewees and of survey staff from contracting COVID-

¹ Modes of interview to choose from are: (i) interview via phone call, (ii) face-to-face interview in a designated area and (iii) self-administered interview through online survey form.

19. On-site interviews were conducted with 11 (2.8%) PAPs who were not reached through phone calls. On-site interviews were held in a venue within the LGU, in adherence to the COVID-19 Health and Safety Protocols. The SES form was automated through an electronic form for efficiency and accuracy, with responses recorded in a database to minimize errors in capturing and encoding data.

3.3 Survey Period: Schedule of Socioeconomic Survey

The SES was conducted from November 18, 2020 to April 2021 (Table 3-1).

Table 3-1 Socio-economic Survey: Schedule and Cut-off Dates per Barangay

Barangay	Start of Calling PAPs for SES	Last Day for SES
164	November 18, 2020	April 15, 2021
165	November 18, 2020	April 15, 2021
217	November 18, 2020	April 15, 2021
218	November 18, 2020	April 15, 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 467 identified PAPs based on the consolidated information collected through census and tagging, parcellary research and socio-economic survey. All the residing PAPs were identified through census, 95.6% of which were interviewed. Some 18 PAPs were not interviewed either due to refusal or unavailability during the survey.

Table 3-2 Number of Interviewed Project-Affected Persons

Category of PAP	Number of PAPs per Barangay				Total Identified PAPs	Not Interviewed	Interviewed PAPs	
	164	165	217	218			No.	%
A. Affected Household	14	76	237	26	353	18	335	81.9
B. Household with Affected Business	4	13	18	2	37	0	37	9.0
C. PAPs with Affected Business	0	8	11	0	19	0	19	4.6
Subtotal	18	97	266	28	409	18	391	95.6
D. PAP whose impact is on property only	3	14	40	1	58	57	1	0.3
Total	21	111	306	29	467	75	392	100.0
Total Affected Households (A+B)	18	89	255	28	390	18	372	
Total Affected Business (B+C)	4	21	29	2	56	0	56	

Source: JICA Design Team

The PAPs who either refused, or who cannot be contacted or found, and/or who are unavailable or out during census until the specified cut-off date for Solis-Blumentritt DD were not interviewed, and are thus not included in this socio-economic information and profile. While responses are cross-referenced with the Detailed Measurement, Parcellary Survey and Census and Tagging, this still implies that validation during implementation ought to be conducted to verify the responses of the PAPs².

3.5 Overview of Survey Respondents

Out of the 476 identified PAPs, 392 were interviewed. The interviewed PAPs were categorized by consequent economic displacement impacts as indicated in Table 3-3. There are four (4) categories: (i) displaced household, (ii) displaced household with affected business, (iii) Affected business owner, and (iv) PAP whose impact is on property only (Table 3-3).

² 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.

Most of the interviewed PAPs are households (335 or 85.5%), while the remaining proportion pertains to: households with businesses (37 or 9.4%), affected business (19 or 4.9%), 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 372, while the total PAPs with affected business (i.e., household with business and business only) is 56.

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

Barangay	PAP Category by Type of impact				Total
	Displaced Household	Displaced Household with Business	Affected Business Owner	PAP whose impact is on property only	
164	13	4	0	0	17
165	70	13	8	1	92
217	227	18	11	0	256
218	25	2	0	0	27
Total	335	37	19	1	392
%	85.5	9.4	4.9	0.3	100
Total Affected Households					372
Total PAPs with Affected Business					56

Source: JICA Design Team

3.5.1 Tenurial Status of Interviewed PAPs

Out of the 392 interviewed PAPs, 63 (16.1%) are landowner claimants and 329 (83.9%) are non-landowner claimants (Table 3-4). Among the 63 landowners, 38 are solely households, 11 are households with businesses, 13 are PAPs with affected business only, and one (1) non-resident landowner. On the other hand, of the 329 non-landowners, 297 are solely households, 26 are households with affected businesses, and six (6) are PAPs with affected business only.

Table 3-4 Tenurial Status of Interviewed PAPs

PAP Category	Tenurial Status		Total
	Landowner	Non-Landowner	
A. Displaced Household	38	297	335
B. Displaced Household with Affected Business	11	26	37
C. Affected Business Owner	13	6	19
D. PAP whose impact is on property only	1	0	1
Total (A+B+C+D)	63	329	392
%	16.2	83.9	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 who 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 a legalizable arrangement with the property owner.

As seen in Table 3-5, almost half (30 or 47.6%) claim to have land title, with nearly the same frequency as PAPs with tax declaration (28 or 44.4%). There are also land claimants through Deed of Sale (3 or 4.8%), Certificate of Lot Award/Occupancy (7 or 1.1%), and mortgage (1 or 1.6%). Of the total, one (1) PAP did not mention any proof of ownership (1 or 1.6%).

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

Category of PAP	Proof of Land Ownership							Total
	Land Title	Tax Declaration	Deed of Sale	Lease Purchase Agreement	Certificate of Lot Award/ Occupancy	Mortgage	None	
A. Displaced Household	17	13	2	1	5	1	1	40
B. Displaced Household with Affected Business	4	4	0	0	2	0	0	10
C. Affected Business Owner	8	10	1	0	0	0	0	19
D. PAP whose impact is on property only	1	1	0	0	0	0	0	2
Total	30	28	3	1	7	1	1	71
%	47.6	44.4	4.8	1.6	11.1	1.6	1.6	100
*Multiple Response								

Source: JICA Design Team

Most landowners (61.9%) said they inherited the land, 36.5% purchased the land, while 1.6% acquired the land through other means of gratuitous act (i.e., given for free) (Table 3-6).

Table 3-6 Landowner by Mode of Acquisition

Category of PAP	Mode of Acquisition			Total
	Purchased	Inherited	Other Gratuitous Act	
A. Displaced Household	11	26	1	38
B. Displaced Household with Affected Business	4	7	0	11
C. Affected Business Owner	7	6	0	13
D. PAP whose impact is on property only	1	0	0	1
Total	23	39	1	63
%	36.5	61.9	1.6	100

Source: JICA Design Team

3.5.1.2 Non-Landowner

Non-landowners 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 the landowner), renters, sharers, rent-free occupants, caretakers (of both informal and informal residential and business structures).

Out of the 329 non-landowner PAPs, 199 or 60.5% do not own the affected structure they currently occupy or use, while 129 or 39.2% own the structures (Table 3-7). Among those interviewed, there is one (1) non-landowner PAP who refused to respond to this question.

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

PAP Category	Non-Landowner		No Response	Total
	Structure Owner	Non-Structure Owner		
A. Displaced Household	114	183	0	297
B. Displaced Household with Affected Business	10	16	0	26
C. Affected Business Owner	5	0	1	6
D. PAP whose impact is on property only	0	0	0	0
Total	129	199	1	329
%	39.2	60.5	0.3	100

Source: JICA Design Team

3.5.1.3 Structure Owner

Among the 129 structure owners, more than half (58.1%) claim to occupy the land with the owner's consent. The remaining proportion (54 PAPs) are either renters and lessees (27.9%) and PAPs who occupied the land without owner's permission (10.9%), while some were either given acquired rights (1.6%) or caretaker (0.8%) with other modes (0.8%) not provided. The status of these PAPs especially the ISFs residing without the consent of the owner will be subject to DOTr validation and pre-qualification with the LIAC.

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

PAP Category	Renting/ Leasing	Occupied with Owner's permission	Acquired Right	Occupied without Owners' Permission	Tenant	Care- taker	Others	To- tal
Household Only	34	64	2	13	0	0	1	114
HH w/ Business	2	6	0	1	0	1	0	10
Farm and Business	0	0	0	0	0	0	0	0
Business Only	0	5	0	0	0	0	0	5
Non-Resident Landowner	0	0	0	0	0	0	0	0
Total	36	75	2	14	0	1	1	129
%	27.9	58.1	1.5	10.9	0	0.8	0.8	100

Source: JICA Design Team

3.5.1.4 Non-Structure Owner

Among the 199 PAPs that own neither land nor structure, 61.3% (122 PAPs) are renters/tenants, 35.7% (71 PAPs) are rent-free occupants, and 2.5% (5 PAPs) are sharers. There is one (1) PAP who refused to respond (Table 3-9).

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

PAP Category	Renter/ lessee/ tenant	Rent-free Occupant	Sharer	No Response	Total
Households Only	112	65	5	1	183
HH w/ Business	10	6	0	0	16
Business only	0	0	0	0	0
Non-Resident Landowner	0	0	0	0	0
Total	122	71	5	1	199
%	61.3	35.7	2.5	0.5	100

Source: JICA Design Team

The average rental rates for structures used for business is PhP5,150/month. On the other hand, structures used for residential purpose only is PhP2,951/month. There is no rental business in Barangay 218.

Table 3-10 Non-Structure Owners: Average Monthly Rental Rate per Barangay

Barangay	Average Monthly Rental Rates (in PhP)	
	Business	Household
164	5,000.00	4,500.00
165	5,000.00	3,413.00
217	5,375.00	2,656.00
218	(Not applicable)	3,243.00
Average for all barangays	5,150.00	2,951.00

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 food³. Project-affected Households (PAHs) presented in this section include those that will be potentially displaced by the project from their current dwelling, including the PAHs whose lands will be partially acquired but not displaced.

Out of the identified 390 PAHs, a total of 372 PAHs responded to the SES – with 335 households only and 37 households with businesses (Table 2-2 and Table 3-11). Majority (65.9% or 245) of the households are in Barangay 217. This is followed by Barangay 165 at 22.3% (83). The remaining portions are in Barangay 218 at 7.3% (27) and Barangay 164 with the least number of households at 3.1% (10). Table 3-11 shows the breakdown of the 372 households per barangay.

Table 3-11 Project-Affected Households per Barangay

Barangay	Affected Households		Total	
	Household only	Household with business	No.	%
164	13	4	17	4.6
165	70	13	83	22.3
217	227	18	245	65.9
218	25	2	27	7.3
Total	335	37	372	100

Source: JICA Design Team

3.6.1 Project-Affected Households: Population

Household population pertains to the population enumerated among the households during the census⁴. As seen in Table 3-12, the total household population for the 372 households is 1,444.

(1) Household Gender Distribution and Average Household Size

Among the 1,444 persons, 715 or 49.5% are male and 729 or 50.5% are female. At the Barangay level, a relatively higher proportion of males is seen in Barangays 165 and 218. At Barangay 217, a reverse proportion is seen with higher numbers of females than males. At Barangay 164, the male-female ratio is equal. With regards to household size, the average for all barangays is four (4).

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

Barangay	Project-Affected Households	Population by Gender					Ave. HH Size
		Male		Female		Total	
		No.	%	No.	%		
164	17	31	50.0	31	50.0	62	4
165	83	180	52.2	165	47.8	345	4
217	245	449	48.2	482	51.8	931	4
218	27	55	51.9	51	48.1	106	4
Total	372	715	49.5	729	50.5	1,444	4

Source: JICA Design Team

(2) Age Distribution

In terms of age distribution, the PAPs within productive years (i.e., from ages 21-40) (32.6%), account for the largest proportion of the household population. This is followed by household members aged 41-59 (18.1%), and elementary school ages from 7-12 (11.2%) and age brackets 1-6 (11.0%).

Other age groups are those 60 and above (9.21%), high school ages 17-20 (9.00%) and 13-16 (7.41%). The least age group are the infants below 1 (0.62%). There are also very few (0.90%) who refused to

³ Philippine Statistics Authority (PSA). Retrieved on April 27, 2021 from: <https://psa.gov.ph/population-and-housing/technical-notes>. Retrieved on April 27, 2021.

⁴ Philippine Statistics Authority (2021). 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>

provide information about their age. Looking at the gender disaggregated data, there are slightly more females (50.35%) than males (49.65%).

Table 3-13 Population: Age Distribution of Household Members, by Gender

Barangay	Gender	Age Distribution of Household Members									Total	
		<1	1-6	7-12	13-16	17-20	21-40	41-59	60 >	NR	No.	%
164	Male	0	2	7	1	2	7	7	5	0	31	2.2
	Female	1	3	2	3	0	11	6	5	0	31	2.2
Subtotal		1	5	9	4	2	18	13	10	0	62	4.3
165	Male	0	19	24	9	23	58	35	10	2	180	12.5
	Female	2	21	13	12	19	51	34	13	0	165	11.4
Subtotal		2	40	37	21	42	109	69	23	0	345	23.9
217	Male	3	49	56	33	41	150	71	42	6	451	31.2
	Female	3	54	46	42	40	155	90	46	4	480	33.2
Subtotal		6	103	102	75	81	305	161	88	0	931	64.5
218	Male	0	7	5	4	3	20	9	6	1	55	3.8
	Female	0	4	9	3	2	18	9	6	0	51	3.5
Subtotal		0	11	14	7	5	38	18	12	0	106	7.3
Total Male		3	77	92	47	69	235	122	63	9	717	49.7
Total Female		6	82	70	60	61	235	139	70	4	727	50.4
Grand Total		9	159	162	107	130	470	261	133	13	1444	100
%		0.6	11.0	11.2	7.4	9.0	32.6	18.1	9.2	0.9	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. Almost all of the PAPs (99.9% or 1443) have attended a formal education and/or reached certain level of education. Among this percentage, many (72.9% or 764) of the PAPs have reached high school or attended vocational education. Few (6.7% or 97) of the population have reached elementary level or graduated from elementary level. A significant number (39.8% or 575) have reached tertiary level or graduated from college and very few (1.2% or 8) have taken advanced university degree and/or taken SPED courses.

The gender-disaggregated data indicates that there are more males at 61.8% (892) that have reached a certain level of education in comparison to females with 38.2% (551). Such pattern is also similar with group B (among those who reached high school level and technical or vocational courses) and in group C (among those who have college level or have graduated from college). The trend shifts in group A (Elementary level) where the males (43.5% or 27) were slightly outnumbered by the females (56.5% or 35). This trend continues in group D (Advance college course, university degree or SPED) with very few males (14.3% or 1) in comparison to the number of females (85.7% or 7).

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

Educational Attainment	Population					
	Male		Female		Total	
	No	%	No	%	No	%
Group A: Pre-school	0	0.0	0	0.0	0	0.0
Group A: Elementary Level	27	43.5	35	56.5	62	4.3
Group A: Elementary Graduate	17	48.6	18	51.4	35	2.4
Group B: High School Level	176	69.0	79	31.0	255	17.7
Group B: High School Graduate	261	59.9	175	40.1	436	30.2
Group B: Vocational/Technical	59	80.8	14	19.2	73	5.1
Group C: College Level	192	63.0	113	37.0	305	21.1
Group C: College Graduate	159	58.9	111	41.1	270	18.7
Group D: Advanced College/University Degree	1	14.3	6	85.7	7	0.5
Group D: SPED, specify level	0	0.0	0	0.0	0	0.0
Group D: None	1	100	0	0	1	0.1
Total	893	61.8	551	38.2	1,444	100

Source: JICA Design Team

(4) Ethnolinguistic Affiliation

Ethnolinguistic affiliation, or broadly defined as ethnicity, pertains to a household member's identity and sense of belonging to an ethnic group, by virtue of blood and not by choice nor by adoption/confirmation⁵. Among the 77 major ethnolinguistic groups in the Philippines, some ethnic groups such as indigencous peoples (IPs) also are marked by patterns of inheritance of assets⁶. For this Project, as indicated in Table 3-15, there are no indigenous peoples or PAPs who claimed to be a part or a member of an indigenous group or community.

Table 3-15 Population: Ethnolinguistic Affiliation of Household Members

Ethnolinguistic Affiliation	Male		Female		Total	
	No.	%	No.	%	No.	%
Tagalog	521	49.7	528	50.3	1049	72.7
Ilocano	24	47.1	27	52.9	51	3.5
Bicolano	27	75.0	9	25.0	36	2.5
Cebuano	28	46.7	32	53.3	60	4.2
Aklanon	0	0.0	0	0.0	0	0.0
Kapampangan	22	64.7	12	35.3	34	2.4
Ilonggo	9	45.0	11	55.0	20	1.4
Mixed	76	54.3	64	45.7	140	9.7
Others	27	50.0	27	50.0	54	3.7
Indigenous People	0	0.0	0	0.0	0	0.0
Total	734	50.8	710	49.2	1,444	100

Source: JICA Design Team

The majority (72.7%) or 1,049 of the PAPs are Tagalog, with 9.7% or 140 who reported having mixed ethnicity. The rest of the population is distributed accordingly: Cebuano (4.2%), Ilokano (3.5%), Bicolano (2.5%), Kapampangan (2.4%), and Ilonggo (1.4%) (Table 3-15).

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

⁵ Philippine Statistics Authority (2021). Ethnicity. Retrieved from: <https://psa.gov.ph/content/ethnicity-1>.

⁶ National Commission for Culture and Arts (NCCA) 2020. Ethnic Differentiation. Retrieved on: April 27, 2021 from <https://ncca.gov.ph/about-culture-and-arts/culture-profile/glimpses-peoples-of-the-philippines/ethnic-differentiation/>.

is an adult person responsible for the organization and care of the household, or who is regarded as such by the household members⁷.

(1) Age-Sex Distribution

Out of 372 household heads, 43.3% or 161 are female-headed, and 56.7% or 211 are male-headed (Table 3-16). Most of the household heads are within the age of 31-40 (25.0% or 93). Similar numbers are seen in the age range of 41-50 and 60 and above at 20.2% or 75. The remaining proportion of PAPs are: 18.5% (69 PAPs) within the age of 21-30, 1.6% (6 PAPs) for those aged 20 and below, and 14.5% (54 PAPs) for those 51-59 years old, 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.	%
164	Male	0	1	0	2	2	1	6	1.6
	Female	0	0	4	2	1	4	11	3.0
Subtotal		0	1	4	4	3	5	17	4.6
165	Male	0	11	11	17	7	8	54	14.5
	Female	0	7	11	4	2	5	29	7.8
Subtotal		0	18	22	21	9	13	83	22.3
217	Male	5	28	33	18	17	28	129	34.7
	Female	1	19	25	27	20	24	116	31.2
Subtotal		6	47	58	45	29	52	245	65.9
218	Male	0	2	8	3	5	4	22	5.9
	Female	0	1	1	2	0	1	5	1.3
Subtotal		0	3	9	5	5	5	27	7.2
Total Male		5	42	52	40	31	41	211	56.7
Total Female		1	27	41	35	23	34	161	43.3
Grand Total		6	69	93	75	54	75	372	100
%		1.6	18.5	25.0	20.2	14.5	20.2	100	

Source: JICA Design Team

(2) Marital Status

Most household heads are either married (36.8%) or have a live-in arrangement (30.9%) (Table 3-17). Other household heads are single (14.2%) and widow/er (11.8%), with very few who identified themselves as separated (6.2%). In terms of civil status by gender, most separated and widower household heads are females while most of the male household heads are single, married, and live-in.

Table 3-17 Household Heads: Civil Status of Household Heads, by Gender

Barangay	Gender	Civil Status of Household Heads					Total	
		Single	Married	Separated	Widow/er	Live-in	No.	%
164	Male	2	2	0	0	2	6	1.6
	Female	1	6	1	1	2	11	3.0
Subtotal		3	8	1	1	4	17	4.6
165	Male	9	27	0	2	16	54	14.5
	Female	1	10	1	6	11	29	7.8
Subtotal		10	37	1	8	27	83	22.3
217	Male	19	53	5	6	46	129	34.7
	Female	20	26	14	27	29	116	31.2
Subtotal		39	79	19	33	75	245	65.9
218	Male	0	12	1	1	8	22	5.9
	Female	1	1	1	1	1	5	1.3
Subtotal		1	13	2	2	9	27	7.3
Total Male		30	94	6	9	72	211	56.7
Total Female		23	43	17	35	43	161	43.3

⁷ Philippine Statistics Authority (2010). Census of Population and Housing (CPH) & 2015 Population Census (POPCEN). Retrieved on April 27, 2021 from: <https://psa.gov.ph/content/head-household-1>.

Barangay	Gender	Civil Status of Household Heads					Total	
		Single	Married	Separated	Widow/er	Live-in	No.	%
Grand Total		53	137	23	44	115	372	100
%		14.2	36.8	6.2	11.8	30.9	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 (28.0%) or at high school level (15.9%). Of the 372, 84 PAPs (22.6%) have reached college.

The proportion of household heads that have reached college level or have graduated from tertiary school is at 42.5% (158 PAPs) which is higher than the data presented in household members. Very few at 6.8% (25 PAPs) have reached elementary level or graduated from elementary, and have advance college or university degrees (0.8% or 3 PAPs).

Table 3-18 Household Heads: Educational Attainment by Gender

Educational Attainment	Male	Female	Total	
			No.	%
Elementary Level	9	8	17	4.6
Elementary Graduate	2	6	8	2.2
High School Level	38	21	59	15.9
High School Graduate	59	45	104	28.0
Vocational/Technical	14	8	22	5.9
College Level	47	37	84	22.6
College Graduate	40	34	74	19.9
Advance College/University	1	2	3	0.8
No Response	0	0	0	0.0
None	1	0	1	0.3
Total	211	161	372	100
%	56.7	43.3	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 372 PAHs according to type of residence as declared by the PAPs. As seen in Table 3-19, almost all of the households (98.7%) consider their existing dwellings 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 (1.3%) 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	Total
Landowner	49	0	49
Non-Landowner	318	5	323
Total	367	5	372
%	98.7	1.3	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 indicates that more than half of household heads have been residing in the affected area since birth (51.9%), while other household heads (13.7%) have been residing in the area for more than 20 years. 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.

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	1	1	0.3
1-2 years	0	13	13	3.5
3-5 years	1	28	29	7.8
6-10 years	0	30	30	8.1
11-15 years	4	31	35	9.4
16-20 years	2	18	20	5.4
More than 20 years	11	40	51	13.7
Since birth	31	162	193	51.9
Total	49	323	372	100

Source: JICA Design Team

Other household heads have been residing in the area for 11-15 years (9.4%), 6-10 years (8.1%), 3-5 years (7.8%), and 16-20 years (5.4%). Other household heads are relatively new to the area at 1-2 years (3.5%) and less than a year (0.3%).

(3) Household Heads: Place Prior to Current Residence

While majority of household heads (193 of 372) have been residing in their current place of residence since birth (Table 3-20), 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 (25.3%), from other barangays within Manila (13.2%), or within Metro Manila (3.8%). Only 4.6% came from provinces and 1.3% 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	12	82	94	25.3
Same City/Municipality	5	44	49	13.2
Metro Manila	0	14	14	3.8
Other City	0	5	5	1.3
Other Province	1	16	17	4.6
No Response	31	162	193	51.9
Total	49	323	372	100

Source: JICA Design Team

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

Family ties (57.0%) ranked as the primary reason for establishing residence in their current location (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. Proximity to livelihood only comes next at 14.5%, while others are residing in the area due to an affordable rental fee (8.9%). Some household heads cited marriage to a person residing in Manila LGU (8.1%), and proximity to school (0.1%) as primary reasons for establishing residence in the area. Those with other reasons

(10.5%) 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

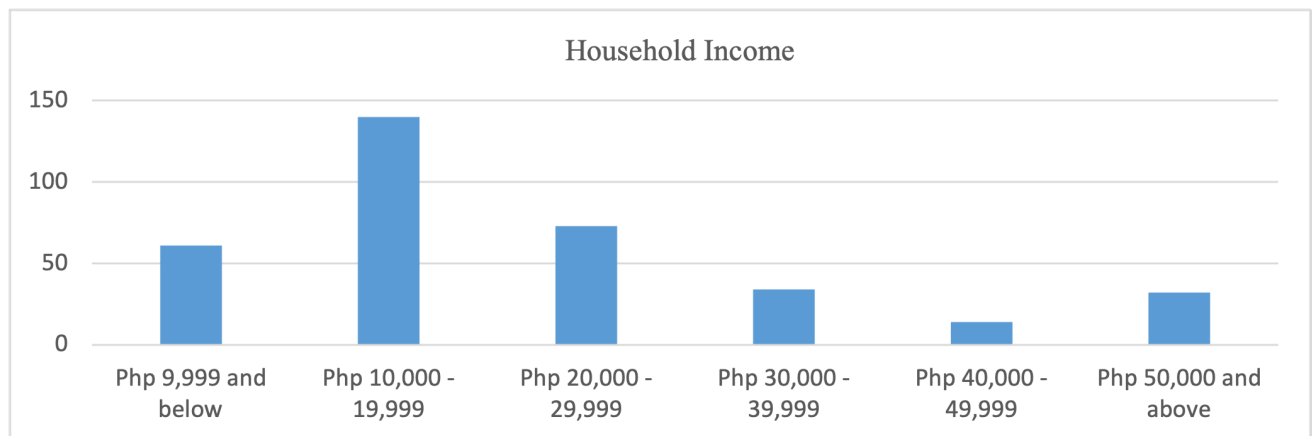
Reason	Tenure Status		Total	
	Landowner	Landowner	No.	No.
Proximity to livelihood	9	45	54	14.5
Rent free/Affordable rental fee	1	32	33	8.9
Family ties	29	183	212	57.0
Near school	0	4	4	1.1
Got married	4	26	30	8.1
Other (Specified)	6	33	39	10.5
Total	49	323	372	100

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 indicates that the majority (37.7%) of the household income is within the Php10,000-19,999 range. This is followed by the income levels between Php20,000-29,999 (19.6%) and Php9,999 and below (16.4%). Other households have income between Php30,000-39,999 (9.1%), Php50,000 and above (8.6%). Few of the households have income level between Php40,000-49,999 (3.8%). There are also 18 households (4.8%) 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 monthly income per barangay, with the following observations: Barangays 165, 217, and 218 have the highest proportion of households with income level between of Php10,000-Php19,000. Barangay 164 has the highest proportion of households earning Php9,999 and below. Very few PAPs (4.8%) refused to disclose any information on their household income level.

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.	%	
164	4	23.5	3	17.7	3	17.7	0	0	3	17.7	2	11.8	2	11.8	17
165	9	10.8	26	31.4	23	27.7	11	13.3	3	3.6	11	13.3	0	0.0	83
217	47	19.1	101	41.2	44	18.0	18	7.4	7	2.9	12	4.9	16	6.5	245
218	1	3.7	10	37.0	3	11.1	5	18.5	1	3.7	7	25.9	0	0.0	27
Total	61	10.8	140	31.3	73	27.7	34	13.3	14	3.6	32	13.3	18	4.8	372

Source: JICA Design Team

As seen in Table 3-24, the average income among landowners is at PhP30,986.82 while for non-landowners, the average income is at PhP24,040.27. The average combined household monthly income is PhP24,923.30.

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 (PhP)
	Landowner (LO)	Non-Landowner (NLO)	
164	29,071.43	24,687.50	26,733.00
165	34,318.20	27,142.05	28,006.65
217	25,709.00	21,917.02	22,330.99
218	68,333.33	32,437.50	36,425.93
Average Income	30,986.82	24,040.27	24,923.30

Note: LO: Landowner⁸; NLO: Non-landowner⁹

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 requirements¹⁰. The annual per capita poverty threshold is determined periodically by the Philippines Statistics Authority (PSA). For this RAP, the annual per capita poverty threshold for is PhP28,682, based on the latest data for NCR as indicated in the 2018 Family Income and Expenditure Survey¹¹. Based on the declared income of surveyed households, 49 of the 372 households are below the poverty threshold (Table 3-25). Five (5) of these are landowners and 44 are non-landowners below the set 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		
164	1	2	3	6	6	12	2	17
165	0	11	11	10	62	72	0	83
217	3	31	34	22	173	195	4	233
218	1	0	1	2	24	26	12	39
Total	5	44	49	40	65	305	18	372
%	1.3	11.8	13.2	10.8	17.5	82.0	4.9	100

Note: LO: Landowner; NLO: Non-landowner

Source: JICA Design Team

⁸ 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.

⁹ 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).

¹⁰ Philippine Statistics Authority (2017). PSA Board Resolution No 01, Series of 2017 – 129. Retrieved from: <https://psa.gov.ph/ISSiP/concepts-and-definitions>.

¹¹ Philippine Statistics Authority Updated Annual Per Capita Poverty Threshold for NCR (2018). Full Year Official Poverty Statistics. Retrieved on April 27, 2021 from: <https://psa.gov.ph/poverty-press-releases/data>.

(3) Monthly Household Expenses

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

Table 3-26 Household Expense Items

Expense items	No. of responding Households	PhP	%
Basic Household Expense Items			
Food	359	7,981	31.9
Non-Food	304	2,457	9.8
Rent (House/Room)	121	3,248	13.0
Power (Source of Light)	342	1,721	6.9
Water	330	729	2.9
Education	66	3,940	15.7
Communications	214	509	2.0
Transportation	211	1,965	7.9
Health	162	2,035	8.1
Cooking (LPG, Charcoal, Gas)	342	447	1.8
Average Household Expense	N/A	25,031	100
Secondary Household Expense Items			
Rent (Land)	27	838	2.8
Tax	9	712	2.4
Recreation	13	2,762	9.3
Loan Payment	24	7,098	23.8
Financial Support	19	9,289	31.2
Salary	4	9,125	30.6
Average Household Expense	N/A	29,823	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 (31.9%), followed by education-related expenses (15.7%), expenses for house/room rental (13.0%), non-food items i.e. groceries (9.8%), health-related expenses (8.1%), transportation costs (7.9%), power or electric bills (6.9%), water (2.9%), and expenses related to communications (2.0%) that include mobile cellphone loads for data use, text messaging and calls. The least expenses item is for cooking using fuel (1.8%).

For secondary household expense items, financial support to relatives (31.2%) constitute the biggest portion. This is followed by salary for household helper (30.6%) and loan payment (23.8%). Other expense items are recreation (9.3%), rent on land (2.8%) and payment for tax (2.4%).

(4) Primary Source of Household Income

The survey also determined the primary source of income of households. For the Solis-Blumentritt 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 sourced from business or other forms of self-employment (i.e., peddling, contracting service, pedicab driving, etc); and
- Remittance-based, or incomes from remittances, pension and social welfare program like 4Ps.

Table 3-27 shows that there are 612 household members contributing to household income, which translates to an approximately of 1-2 members per household. Majority of the household income comes from wage-based livelihood (62.9%), followed by enterprise-based activities (27.5%). The least source of income is derived from remittances (9.6%).

Table 3-27 Primary Source of Household Income by Barangay

Barangay	Wage-based	Enterprise-based/ self-employment	Remittance-based	Others	Total
164	18	3	5	0	26
165	96	41	10	0	147
217	240	112	39	0	391
218	31	12	5	0	48
Total	385	168	59	0	612
%	62.9	27.5	9.6	0.0	100

Source: JICA Design Team

(5) Location of Primary Source of Household Income

Much of the household members work in another city (32.5%), followed by those working near their current barangay (21.9%) or within their neighborhood (18.0%), and those working within their residence (14.3%). Some PAPs do not have a definite work area (7.5%), work overseas (2.61%), and others (2.4%). Of the total, five (5) PAPs (0.8%) did not provide any response to this query.

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

Barangay	Within Residence	Within Neighborhood	Near Barangay	Other City	Over-seas	No Definite Area	Others	NR	Total
164	2	5	5	13	0	1	0	0	26
165	21	20	37	51	1	9	7	1	147
217	56	78	81	119	14	33	7	3	391
218	8	7	11	16	1	3	1	1	48
Total	87	110	134	199	16	46	15	5	612
%	14.3	178.0	21.9	32.5	2.6	7.5	2.5	0.8	100

Source: JICA Design Team

(6) Secondary Source of Household Income

Out of the 612 household members contributing to household income, there are 94 with secondary income source (Table 3-29), with enterprise-based/self-employment constituting more than half (53.2%). Other secondary sources are either wage-based (24.5%) or remittance-based (22.3%).

Table 3-29 Secondary Source of Household Income by Barangay

Barangay	Wage-based	Enterprise-based/Self-employment	Remittance-based	Total
164	1	2	0	3
165	6	16	2	24
217	14	27	18	59
218	2	5	1	8
Total	23	50	21	94
%	24.5	53.2	22.3	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 to 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, while 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 the PAPs are covered by SSS/GSIS, HDMF and PhilHealth - despite these being mandatory for wage-based workers.

Many of the households have PhilHealth (73.7%) and SSS membership (72.0%). More than half are members of Pag-IBIG or HDMF (51.9%), while very few are GSIS members (3.0%).

For the Solis-Blumentritt section, there are eight (8) PAPs (2.2%) who receive cash assistance from the Pantawid Pamilyang Pilipino Program (4Ps) in which are 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. There are also two (2) PAPs who have access to cooperative/s (0.5%) and one (1) PAP who benefits from micro-finance (0.3%).

It is interesting to note that 64 or 17.2% households pointed that they do not have access to any support services. Given that these PAPs 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 to Social and Financial Support Services by Tenure Status

Membership in Social and Financial Support Services	Tenure Status		Total	
	Landowner	Non-landowner	No.	%
Pag-IBIG Fund (HDMF)	28	165	193	51.9
GSIS	4	7	11	3.0
SSS	40	228	268	72.0
Phil Health	38	236	274	73.7
4Ps	1	7	8	2.2
Cooperative	0	2	2	0.5
Micro-finance	1	0	1	0.3
None	2	62	64	17.2

Tenure status is based on PAP declared status. Multiple Response Table; Total (N) Cases: 372 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 and non-landowners have a piped or metered connection. Majority of the households have ready access to water through their own metered connection (57.8%), with some using a shared connection with neighbor or a communal faucet (36.3%). Other means of access to water include: buying water from vendors (4.8% or 18 households), and purchasing from their neighbors on a per pail basis (0.8% or 3 households). One (1) household (0.3%) reported having access water through a deep well (0.3%).

Table 3-31 Primary Water Source by Tenure Status

Water Connection	Tenure Status		Total	
	Landowner	Non-Landowner	No.	%
Own Metered connection	40	175	215	57.8
Shared with neighbor or communal faucet	7	128	135	36.3
Deep well	1	0	1	0.3
Buying from water vendors	0	18	18	4.8
Others	1	2	3	0.8
No Response	0	0	0	0.0
Total	49	323	372	100

Source: JICA Design Team

(2) Access to Electricity: Primary Power Source

In terms of access to electricity, more than half of the households (58.3%) have their own electric meter. The remaining proportion of households have a shared connection (37.1%), with 4.6% or 17 PAHs using alternate means (i.e., using a prepaid electricity connection) (Table 3-32).

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	39	178	217	58.3
Shared connection	8	130	138	37.1
Others	2	15	17	4.6
Total	49	323	372	100

Source: JICA Design Team

(3) Cooking Facilities: Fuel Used for Cooking

In terms of cooking, the most commonly used fuel is gas (86.0%) (Table 3-33). Other types (7.0%) of fuel are also used by some households. Very few households use other conventional methods such as charcoal (2.7%), kerosene (1.6%), wood (1.0%) and electricity (0.8%). There are also households (0.1%) without any form of fuel; these households either do not cook at home or purchase food or eat outside.

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

Cooking Facility	Tenure Status		Total	
	Landowner	Non-landowner	No.	%
Gas (LPG)	43	277	320	86.0
Kerosene	2	4	6	1.6
Charcoal	0	10	10	2.7
Wood	1	3	4	1.0
Electricity	1	2	3	0.8
Other	1	25	26	7.0
None	1	2	3	0.8
No Response	0	0	0	0.0
Total	49	323	372	100

Source: JICA Design Team

3.6.6 Vulnerable Groups

Vulnerable groups in this RAP refer to households belonging to poverty threshold, a household headed by the elderly or a solo-parent, or a household with a person with disability/ies (PWD), households with very ill and/or mentally challenged members. 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 154 vulnerable households. As seen in the table, there are 102 or 66.2% of the households have one type of vulnerability, while 52 or 33.8% households have multiple forms of vulnerability. This multiple categories or combinations of vulnerability present in one 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).

Data further indicates that all the 154 vulnerable households have sources of income. Table 3-35 shows that one third (35.7%) earn through wage-based jobs, while 20.8% are enterprise-based/self-employed, 19.5% are remittance-based, and very few (1.9%) earn through other means.

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	ABC	ABD	ACD	BCD	ABCD	
164	1	2	3	0	0	1	0	0	0	0	0	0	1	0	0	8
165	8	3	4	4	0	1	1	4	1	3	0	0	0	0	1	30
217	18	28	25	4	4	5	0	12	3	3	5	1	1	1	0	110
218	0	0	2	0	1	0	0	2	0	0	0	0	0	1	0	6
Total	27	33	34	8	5	7	1	18	4	6	5	1	2	2	1	154
%	17.5	21.4	22.1	5.2	3.2	4.5	0.6	11.7	2.6	3.9	3.2	0.6	1.3	1.3	0.6	100
Total	102				52											154
%	66.2				33.8											100

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 Source of Income of Vulnerable Household

Type of Vulnerability	Number of Vulnerable HH	Enterprise-based	Land-based	Wage-based	Remittance (Pension)	None	Others
A	27	6	0	16	0	0	0
B	33	11	0	14	1	0	0
C	34	7	0	8	11	0	1
D	8	1	0	4	1	0	1
AB	5	2	0	2	0	0	0
AC	7	0	0	2	5	0	0
AD	1	0	0	0	0	0	0
BC	18	2	0	4	5	0	1
BD	4	1	0	3	0	0	0
CD	6	0	0	0	3	0	0
ABC	5	0	0	1	3	0	0
ABD	1	0	0	1	0	0	0
ACD	2	2	0	0	0	0	0
BCD	2	0	0	0	0	0	0
ABCD	1	0	0	0	1	0	0
Total	154	32	0	55	30	0	3
%	100	20.8	0.0	35.7	19.5	0.0	1.9

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 these PAPs who would require additional assistance before, during and after moving out from the place of origin to the resettlement site or replacement property. As presented in the table, of the 266 PAPs requiring special assistance, 134 are elderly, 92 are baby/toddler, 17 are physically disabled, 10 are mentally challenged, seven (7) are sick or very ill, and six (6) were pregnant during the conduct of the SES survey.

Table 3-36 PAPs Requiring Special Assistance During Transfer

Category	Number of Vulnerable Person/s	
	No.	%
Baby/Toddler	92	34.6
Elderly	134	50.4
Pregnant	6	2.3
Physically disabled	17	6.4
Mentally challenged	10	3.8
Sick/Very Ill	7	2.6
Total	266	100

Source: JICA Design Team

The households with vulnerable persons were identified to inform the relocation process. Table 3-37 shows that the 266 vulnerable persons are from 186 households. There are 34 households with multiple vulnerable persons and 152 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.	%	
164	1	10.0	9	90.0	10
165	11	25.6	32	74.4	43
217	21	17.4	100	82.6	121
218	1	8.3	11	91.7	12
Total	34	18.3	152	81.7	186

Source: JICA Design Team

3.6.8 Relocation Experience and Preferences

(1) Household Relocation Experience

Out of the 372 households (not accounting for tenure status), there are 14 households or 3.8% who claim to have been previously relocated. On the other hand, 358 or 96.2% have not been relocated (Table 3-38).

Table 3-38 Household Experience on Relocation

Barangay	Yes	No	Total
164	0	17	17
165	2	81	83
217	12	233	245
218	0	27	27
Total	14	358	372
%	3.8	96.2	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	49	309	358	96.2
Previously Relocated	0	14	14	3.8
Total	49	323	372	100

Source: JICA Design Team

Of the 14 non-landowner households who claim to have been previously relocated (Table 3-39), two (2) were awarded with a housing by the NHA and five (5) were through the LGU (Table 3-40). There

was a household that was awarded with a housing through Pag-IBIG and another through an NGO. The five (5) other PAPs did not disclose the institution that provided them with a housing unit (Table 3-40).

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

Barangay	NHA	LGU	Pag-IBIG	NGO	No Response	Total
164	0	0	0	0	0	0
165	0	1	0	1	0	2
217	2	4	1	0	5	12
218	0	0	0	0	0	0
Total	2	5	1	1	5	14
%	14.3	35.7	7.1	7.1	35.1	100

Source: JICA Design Team

Among the 14 households who claimed to have been awarded housing units, six (6) mentioned that they have kept or maintained the housing units awarded to them, five (5) transferred the housing unit to relatives, while three (3) claimed to have abandoned the housing unit during the time of SES (Table 3-41).

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

Barangay	Kept/ Maintained	Transferred to relatives	Abandoned	Sold/ Mortgaged	No Response	Total
164	0	0	0	0	0	0
165	1	0	1	0	0	2
217	5	5	2	0	0	12
218	0	0	0	0	0	0
Total	6	5	3	0	0	14
%	42.9	35.7	21.4	0.0	0.0	100

Source: JICA Design Team

(2) Household Relocation Preference

In terms of assistance for relocation, majority or 75.8% of households prefer assistance to avail socialized housing/economic housing. Some prefer assistance to find alternative site to rebuild their home (21.8%), and only a few (0.3%) prefer assistance to avail Balik Probinsya (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	26	256	282	75.8
Assistance to avail Balik Probinsya	0	1	1	0.3
Assistance to find alternative site to rebuild our home	22	59	81	21.8
No Response	1	7	8	2.2
Total	49	323	372	100

Source: JICA Design Team

As seen in Table 3-43, more than half of households (52.4%) expressed preference for in-city resettlement, with 18.3% preferring resettlement in another province or region, 14.0% expressing preference to be resettled within their current barangay, 11.3% preferring to be resettled within Metro Manila, and 4.0% not stating their preference.

Table 3-43 Preferred Location of Resettlement or Replacement Property

Preferred Location for Resettlement Site	Landowner	Non-landowner	Total	
			No.	%
Same Barangay	8	44	52	14.0
Within same City/Municipality	26	169	195	52.4
Within Metro Manila	6	36	42	11.4
City/Municipality in Other Province/ Region	8	60	68	18.4
No Response	1	14	15	4.0
Total	49	323	372	100

Source: JICA Design Team

(3) Considerations for Resettlement

Accessibility to work place or livelihood opportunities (83.1%) ranked as the primary consideration of the households for resettlement, followed by proximity to markets or malls (64.2%), proximity to schools (55.7%), and access to public transportation (46.2%). Proximity to church (31.5%) was also considered next to proximity to recreational activities (24.7%).

Some households (23.4%) also specified other considerations such as: access to health care facilities and services, proximity to family and friends, and a flood-free areas with access to water, power and other utilities, and a peaceful environment. There were also 11 households (3.0%) 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	41	268	309	83.1
Near schools	25	182	207	55.6
Near market/malls	35	204	239	64.2
Near Church	18	99	117	31.5
Near recreational activities	13	79	92	24.7
Access to public transportation	24	148	172	46.2
Others (Specify)	17	70	87	23.4
No Answer	1	10	11	3.0
N. Cases	49	323	372	100.0
Total Responses	174	1,060	1,234	

Note: Multiple Response

Source: JICA Design Team

(4) Preferred Shelter Agency to Assist in Developing the Resettlement Site

In terms of preferred agencies, as seen in Table 3-45, 35.2% of PAPs do not have a preferred shelter agency for the development of their resettlement site, while 32.3% prefer NHA and 20.2% prefer HDMF. The remaining proportion of the PAPs prefer the LGU (9.9%), NGOs (1.9%), and SHFC (0.5%).

Table 3-45 Preferred Shelter Agency

Preferred housing agency	Landowner	Non-landowner	Total	
			No.	%
National Housing Authority	12	108	120	32.3
Social Housing Finance Corporation	0	2	2	0.5
Local Government Unit	5	32	37	9.9
HDMF/Pag-IBIG	8	67	75	20.2
NGO (i.e., Gawad Kalinga/Habitat)	0	7	7	1.9
No response	24	107	131	35.2
Total	49	323	372	100

Note: HDMF – Home Development Mutual Fund; NGO – Non-Government Organizations

Source: JICA Design Team

(5) Willingness to be Relocated to a High-Density Housing

More than half of the households (59.9%) expressed unwillingness to be relocated to a high-density housing. However, a minority (38.7%) are amenable to such an arrangement. There are also households (1.3%) who refused to provide any response (Table 3-46).

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

Tenurial status	Willingness to be Relocated in High-Density Housing			Total
	No	Yes	No Response	
Landowner	37	12	0	49
Non-Landowner	186	132	5	323
Total	223	144	5	372
%	59.9	38.7	1.3	100

Source: JICA Design Team

(6) Willingness to Pay

In terms of willingness to pay, almost half of the households (48.4%) refused to provide any information. Among the 192 who provided a response, few (13.4%) are willing to pay a monthly amortization below PhP500, with 32 households willing to pay PhP2,000 (8.60%).

Table 3-47 further indicates that: 5.9%, households are willing to pay PhP500, 5.7% are willing to pay above PhP5,000, 4.6% are willing to pay PhP1,000, 4.0% are willing to pay PhP 3,000, 3.8% are willing to pay below PhP 1,000, 2.7% are willing to pay PhP 5,000, 1.6% are willing to pay PhP1,500, and 1.3% are willing to pay PhP4,000.

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

Amount Willing to Pay	Landowner	Non-landowner	Total	
			No.	%
Below PhP 500	6	44	50	13.4
PhP 500	1	21	22	5.9
Below PhP 1,000	2	12	14	3.8
PhP 1,000	1	16	17	4.6
PhP 1,500	0	6	6	1.6
PhP 2,000	2	30	32	8.6
PhP 3,000	1	14	15	4.0
PhP 4,000	1	4	5	1.3
PhP 5,000	3	7	10	2.7
Above PhP 5,000	2	19	21	5.7
No Response	30	150	180	48.4
Total	49	323	372	100

Source: JICA Design Team

3.7 Socio-Economic Profile of Affected Business

This section describes the profile and socio-economic information of identified affected businesses. 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.

Business owners pertain to persons or legal entities that own and/or operate the business, and are counted as a project affected person (PAP) under this RAP. A business owner can be an individual, a corporation, a cooperative or an association, and can own/operate multiple businesses. Table 3-48 shows the number of affected business and their owners/operators per barangay.

Table 3-48 Number of Affected Businesses per Barangay

Barangay	Affected Business	
	Business Unit	Business Owners/PAP
164	4	4
165	21	21
217	35	29
218	2	2
Total	62	56

Source: JICA Design Team

As seen in Table 3-48, there is a total of 62 business units owned by 56 business owners or PAPs. Out of the 62 affected business, most (96.8%) or 60 businesses are owned by a single proprietor (Table 3-49). There is also one (1) business under partnership, and another one (1) which is identified as a corporation.

Table 3-49 Ownership of Affected Business by Tenurial Status

Barangay		Business			
		Single Proprietor	Partnership	Corporation	Total
Landowner	164	2	0	0	2
	165	7	0	0	7
	217	16	0	0	16
	218	1	0	0	1
	Subtotal	26	0	0	26
Non-landowner	164	2	0	0	2
	165	13	0	1	14
	217	18	1	0	19
	218	1	0	0	1
	Subtotal	34	1	1	36
Total		60	1	1	62
%		96.8	1.6	1.6	100

Source: JICA Design Team

Details of these affected structures are also indicated in Volume 5 (As-Built Survey Report). As seen in Table 3-50, almost half (44.4%) of affected businesses are not registered to any licencing government office. Most (36.1%) of the businesses have gained their permits through the barangay. This is followed by permits from the Mayor or from the city (5.6%), registered through Department of Trade and Industry (DTI) (6.9%) and registered through BIR (4.2%). There is also a lone business that is registered with SEC.

Table 3-50 Registration Status of Affected Businesses, per Barangay

Brgy	Registration Status						
	Registered with DTI	Registered with SEC	Registered with BIR	Barangay Business Permit	Mayor's Permit / LGU Permit	Not Registered in Any	No Response
164	0	0	0	1	0	3	0
165	3	1	1	10	1	11	0
217	2	0	2	14	3	17	1
218	0	0	0	1	0	1	0
Total	5	1	3	26	4	32	1
%	6.9	1.4	4.2	36.1	5.6	44.4	1.4

Multiple Response; N. Cases: 25 Business

Source: JICA Design Team

3.7.1 Type of Business Operations

The two most common type of business operations in the area are: house or room rentals (46.8%), followed by trading or retailing (25.8%) and other forms of businesses (17.7%) such as payment centers, computer rental shops, dog breeding, and fowl raising. There are also reastaurants or food businesses and personal services both at 3.2%. The least type of business in the area is commercial business at 1.6%.

Table 3-51 Type of Business Operations

Type of Business Operations	Gender of Business Owner		Total	
	Male	Female	No.	%
Trading/Retailing	12	4	16	25.8
Restaurant/Fast Food/Eatery	1	1	2	3.2
Personal Services	1	1	2	3.2
Transport	0	1	1	1.6
House/Room Rental	11	18	29	46.8
Commercial Space Rental	0	1	1	1.6
Others (Specify)	4	7	11	17.7
Total	29	33	62	100
%	46.8	53.2	100	

Source: JICA Design Team

3.7.2 Business/Enterprise Capitalization

Among the 62 project-affected businesses, 43 have less than 3 million capitalization, while two (2) projected-affected businesses claim to have more than 3 million capitalization. There are also 17 businesses with no applicable capitalization range and a lone business that did not disclose the amount (Table 3-52).

Table 3-52 Amount of Capitalization

Type of Business Operation	Amount of Capitalization (in PhP)								Total
	< 3M		3M >		No Response		Not Applicable		
	No.	%	No.	%	No.	%	No.	%	
Trading/Retailing	8	50.0	0	0.0	0	0.0	8	50.0	16
Restaurant/ Fast Food/ Eatery	2	50.0	0	0.0	1	25.0	1	25.0	4
Personal Services	2	100	0	0.0	0	0.0	0	0.0	2
Transport	1	100	0	0.0	0	0.0	0	0.0	1
House/Room Rental	18	66.7	1	3.7	0	0.0	8	29.6	27
Commercial	1	100	0	0.0	0	0.0	0	0	1
Others (Specify)	10	90.9	1	9.1	0	0.0	0	0	11
Total	42	67.7	2	3.2	1	1.6	17	27.4	62

Source: JICA Design Team

3.7.3 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 3-53 summarizes the declared gross month income as reported. The average gross monthly income of affected business is PhP 16,076.74 while the average net income is PhP13,079.63. However, it must be noted that there is no gross monthly income derived from Barangay 218.

Table 3-53 Average Monthly Business Income, per Barangay (in PhP)

Barangay	Monthly Income	
	Gross	Net
164	11,750.00	8,000.00
165	20,352.94	10,833.33
217	13,559.09	15,103.13
218	-	6,000.00
Average	16,076.74	13,079.63

Source: JICA Design Team

3.7.4 Profile of Employees

Out of the 62 businesses, six (6) claim to have paid employees and 37 have no paid employees, while the 19 businesses refused to disclose information about employees (Table 3-54).

Table 3-54 Number of Employees in Affected Businesses per Barangay

Barangay	With Paid Employees	With no Paid Employees	No Response	Total
164	0	3	1	4
165	4	14	3	21
217	2	19	14	35
218	0	1	1	2
Total	6	37	19	62
%	9.7	59.7	30.6	100

Source: JICA Design Team

Among the 20 employees, the proportion of males are slightly higher at 60.0% (12) than the female at 40.0% (8) (Table 3-55).

Table 3-55 Gender of Employees in Affected Business

Barangay	Male	Female	Total
165	11	6	17
217	1	2	3
Total	12	8	20
%	60.0	40.0	100

Source: JICA Design Team

In terms of salary of support staff or unskilled worker, males earn much more at PhP 8,750.00 compared to females who earn at PhP 1,000.00 (Table 3-56).

Table 3-56 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 3-57 shows that more than half (53.2%) of the businesses are being assisted by family members. A minority of businesses (30.7%) has no helper. Other forms of assistance pertain to support through non-relatives who are paid employees (8.1%) and relatives (4.8%). There are also businesses that receive assistance from a mixed mode (1.6%), comprising of family members, relatives, and non-relatives. One (1) business (1.6%) did not provide any information with regards to support, or helper in business operations.

Table 3-57 Helpers in Business Operations

Type of Business Operation	Family members	Relatives	Non- relatives	Mixed	None	No Response	Total
Trading/Retailing	12	1	1	1	1	0	16
Restaurant/Fast Food/Eatery	1	0	1	0	0	0	2
Personal Services	1	0	1	0	0	0	2
Transport	1	0	0	0	0	0	1
Commercial	0	1	0	0	0	0	1
House/Room Rental	11	1	1	0	14	0	27
Others (Specify)	7	0	1	0	4	1	13
Total	33	3	5	1	19	1	62
%	53.2	4.8	8.1	1.6	30.7	1.6	100

Source: JICA Design Team

3.8 Preferences for Livelihood Restoration

This section presents the preferred livelihood restoration assistance across categories of PAPs including business, household with business, households only and PAPs whose impact is on property only. As seen in Table 3-58, 33.2% of the PAPs prefer financial assistance. This is followed by the PAPs who

prefer vocational skills training (31.1%), and assistance in finding any job or employment (18.9%) and job or employment within the same industry (18.4%). Very few (1.6%) expressed preferences for other forms of assistance- which is close to the proportion of the PAPs who wanted replacement land or business structure (1.3%). It may be gleaned from the results that business owners and households with affected business prefer replacement land/business structure over other forms of assistance. It must also be noted that there are also PAPs (18.4%) who did not disclose any preferred assistance.

Table 3-58 Preferred Livelihood Restoration Assistance

Livelihood Restoration/ Assistance	Displaced HH	Displaced HH with Affected Business	Affected Farm with Business	Affected Business Owner	PAP whose impact is on property only	Total	
						No.	%
Job/employment within the current sector	69	3	0	0	0	72	18.4
Any job/employment	67	6	0	1	0	74	18.9
Financial Assistance	112	12	1	5	0	130	33.2
Replacement land/business structure	23	22	1	10	1	57	1.3
Vocational Skills Training	5	0	0	0	0	5	31.1
Others	116	3	0	3	0	122	1.5
No response	5	1	0	0	0	6	18.4
Total (N)	335	37	1	18	1	392	100

Note: HH - Household

Source: JICA Design Team

3.8.1 Preferred Location of Livelihood

Most of the PAPs prefer to be assisted in restoring their business or in finding new livelihood in any barangay within their current city (32.3%) and within their current barangay (32.0%), while some are amenable to restoring their business or finding new employment in another city within Metro Manila (5.6%). The remaining proportion would opt to relocate their business or find new employment in the area where they will be relocated (26.9%) (Table 3-59).

Table 3-59 Preferred Location of Livelihood

Barangay	Current Barangay	Any barangay within current city	Any city within NCR	Near Relocation Site	Other Province
164	7	6	0	2	0
165	34	36	9	13	3
217	76	70	12	69	10
218	2	8	0	16	0
Total	119	120	21	100	13
%	32.0	32.3	5.6	26.9	3.5

Source: JICA Design Team

3.8.2 Current Skills of PAPs

Common skills of the PAPs are: sales-related (21.2%), food preparation (17.3%), personal services related (14.8%), and construction-related (12.0%). As seen in Table 3-60, 22.2% of the PAPs did not provide information on any current skill.

Table 3-60 Current Skills of PAPs

Current Skills	Barangay				Total	
	164	165	217	218	No.	%
Construction related	0	14	30	3	47	12.0
Personal Services related	2	13	40	3	58	14.8

Current Skills	Barangay				Total	
	164	165	217	218	No.	%
Design/Arts related	0	1	3	0	4	1.0
Dressmaking related	1	2	6	0	9	2.3
Agriculture related	0	1	1	0	2	0.5
Business/Finance related	2	8	14	2	26	6.6
Food Preparation/Technology	3	8	52	5	68	17.3
Hotel/Restaurant related	0	3	2	0	5	1.3
Automotive related	0	10	13	2	25	6.4
Electronic/Electrical related	1	8	14	2	25	6.4
Computer related	2	8	7	1	18	4.6
Health related	0	0	4	0	4	1.0
Clerical related	0	2	3	0	5	1.3
Sales related	2	15	59	7	83	21.2
No Response	5	14	61	7	87	22.2
Total (N. Cases)	17	92	256	27	392	100
Total Responses	18	107	309	32	466	

Note: Multiple Response

Source: JICA Design Team

3.8.3 Preferred Skills Training of PAPs

Table 3-61 highlights that many of the PAPs (32.9%) did 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. Business and finance related ranked as the most preferred skills training (17.3%), followed by food preparation (15.3%), personal services-related (13.3%), and sales-related (12.5%).

Table 3-61 Preferred Skills Training of PAPs

Current Skills	Barangay				Total	
	164	165	217	218	No.	%
No Preferred Skills Training	5	27	87	10	129	32.9
Construction related	0	9	16	1	26	6.6
Personal Services related	2	11	35	4	52	13.3
Design/Arts related	0	1	0	0	1	0.3
Dressmaking related	1	2	3	0	6	1.5
Agriculture related	0	1	0	0	1	0.3
Business/Finance related	3	13	44	8	68	17.3
Food Preparation/Technology	4	5	46	5	60	15.3
Hotel/Restaurant related	0	1	3	0	4	1.0
Automotive related	1	10	14	2	27	6.9
Electronic/Electrical related	0	5	10	1	16	4.1
Computer related	1	9	9	0	19	4.8
Health related	0	0	3	0	3	0.8
Clerical related	0	2	0	0	2	0.5
Sales related	1	11	32	5	49	12.5
Total (N. Cases)	17	92	256	27	392	100
Total Responses	18	107	302	36	463	

Note: Multiple Response

Source: JICA Design Team

3.9 Project Perception and Preferences

Most of the PAPs are aware or informed about the Project (96.4 %), with a small proportion (2.3 %) who claim that they are not aware and very few who refused to respond (1.3 %) (Table 3-62).

Table 3-62 Project Awareness

Barangay	Project Awareness			Total
	Yes	No	No Response	
164	17	0	0	17
165	85	4	1	90
217	249	5	4	358
218	27	0	0	27
Total	378	9	5	392
%	96.4	2.3	1.3	100

Source: JICA Design Team

3.9.1 Main Issues and Concerns of PAPs

The main concerns and issues of the PAPs are summarized in Table 3-63. The primary concern of the PAPs regarding the Project is the demolition of their house and the need to relocate to another area (93.1%), fear of losing income (15.6%), and their business being affected by the Project (8.9%). Some of the PAPs also expressed concerns on loss of access (2.5%) once the train operates, while a few are worried that the living environment in the area will get worse due to train noise and vibration (1.5%). Other PAPs cited issues and concerns such as: separation from relatives, safety of the PAPs, being ineligible for relocation, and the possibility of having a resettlement site far from the City of Manila.

Table 3-63 Main Concerns of PAPs

Issues and Concerns	Barangay				Total	
	164	165	217	218	No.	%
Demolition of house and relocation to another area	16	78	244	27	365	93.1
Affected business	3	10	20	2	35	8.9
Loss of income	4	16	37	4	61	15.6
Loss of Access (Roads/Pathways)	1	3	4	2	10	2.6
Living environment in the area will get worse because of noise and vibration	2	2	2	0	6	1.5
Flooding will worsen in our community	0	2	3	0	5	1.3
Value of commercial and residential properties will decrease	1	2	1	0	4	1.0
Others	0	13	15	3	31	7.9
Total (N. Cases)	17	92	256	27	392	100

Note: Multiple Response

Source: JICA Design Team

3.9.2 Perceived Project Benefits of PAPs

Ease in traffic ranked highest among the perceived benefits of the project (57.1%), followed by improved comfort and convenience to passengers and car owners (52.6%), and improved access to social services (11.0%) (Table 3-64).

Table 3-64 Perceived Project Benefits

Perceived Project Benefits	Barangay				Total	
	164	165	217	218	No.	%
Will reduce the traffic jam	5	49	153	17	224	57.1
Will improve comfort and convenience to passengers and car owners	6	47	140	13	206	52.6
Project will improve access to social amenities and facilities such as schools, hotels, recreational facilities, and hospitals	2	13	26	2	43	11.0
Will improve access to working place/office	2	11	12	3	28	7.1
Value of commercial and residential properties will increase	4	7	5	2	18	4.6

Perceived Project Benefits	Barangay				Total	
	164	165	217	218	No.	%
Will open up opportunities for work and business	2	8	7	0	17	4.3
Others	4	11	49	4	68	17.3
Total (N. Cases)	17	92	256	27	392	100

Source: JICA Design Team

Some PAPs perceive that the project will improve access to working place/office (7.1%), increase the value of commercial and residential properties (4.6%) and the opening up of opportunities for work and business (4.3%). Others cited project benefits including: improvement in the safety of residents, less train-related accidents, relocation of ISFs to a safer place, and having a more affordable living and improved living environment.

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

Relocation of house/structure (52.8%) ranked as the leading recommendation to address their issues and concerns, followed by the recommendation to to realign or redesign the project to avoid impact on their structures (10.2%). Other PAPs cited provision of financial compensation (6.9%), provision of assistance (6.1%), and livelihood restoration (5.4%) as other recommendations.

Other recommendations mentioned include: providing resettlement and livelihood, resettling the PAPs to a better location with access to basic amenities (i.e., electricity, waste management, no monthly amortization for the housing unit), providing assistance to return to their province and ensuring the availability of livelihood or employment in the resettlement site (Table 3-65).

Table 3-65 Recommendations to Mitigate and/or Address Issues and Concerns

Recommendations	Barangay				Total	
	164	165	217	218	No.	%
Redesign the Project	7	13	18	2	40	10.2
Provision of Compensation	1	3	23	0	27	6.9
Financial Assistance	2	9	13	0	24	6.1
Livelihood Restoration	0	7	14	0	21	5.4
Relocation: House/Structure	5	33	149	20	207	52.8
Others	2	24	37	5	68	17.3
No Response	0	3	2	0	5	1.3
Total	17	92	256	27	392	100

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 Act².

(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 RA 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 (now DHSUD) 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 Bacoar 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 (i.e., Implementing Agency) 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 provides 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 EO 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; and

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, RA 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 RA 10752, owners would only be given partial payment prior to the acquisition of lot. The Implementing Agency (IA) shall pay 50% of the land cost and 70% of the structure and improvements and crops and trees upon the signing of the Deed of Absolute Sale. Under EO 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.	RA 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 RA 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	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
		member of 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 livelihood 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/Lessee of Land and/or Structures

1. Residential/commercial/institutional/mixed use renters who are not classified as vulnerable or do not have low incomes.
2. Renters of land and/or structures must possess a lease/rental agreement to be classified as such.
3. 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.
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).

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.

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.
- 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 who own structures will have an option to keep salvaged materials from demolished structures without

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 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.

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. In case it becomes apparent that the 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 are ready.

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 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 CA 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 CA 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 RA 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 RPT 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 NoT 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 10% 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	1st Payment	2nd 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 experts ¹¹ . 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 CGT for capital assets or Value Added Tax and Expanded Withholding Tax for ordinary assets, DST, Transfer Tax, Registration Fees, except the 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 (R.A. 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.
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: 1. 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 width ¹² . 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.	

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.

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.

Entitled Person		Loss of Land	
		(Severe/Full)	(Marginal/Partial)
		2. For tenants/occupants of agricultural land, to provide financial assistance in accordance with Section 18 of E.O. 1035. 3. 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: 1. Same as 1a subject to the following payment scheme: a. Lifting of encumbrance such as but not limited to, settlement of estate tax, settling of mortgage, tax levy cancellation, and the likes ¹³ . i. 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. ii. The amount encumbrance will go directly to the encumbrance holder b. 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.)	1. Contractors will be responsible for paying rental at prevailing rental rates in the location of the property or as agreed with the Property Owners. 2. 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 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.			

¹³ Only if the encumbrance is lower than the purchase price

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: 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.¹⁴. 2. PAPs can self-demolish/dismantle the structure and keep salvage materials from demolished structures without deduction to compensation 3. 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: a. Self-relocation: i. In case new dwelling is not yet available, rental subsidy may be provided for a maximum of three (3) months. ii. 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. 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 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 (3) months. ii. 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	Entitlements: 1. 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. 2. If temporary displacement is necessary, rental subsidy equivalent to three (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 RA 10752 and Section 6.8 of IRR of R.A. 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 (4) 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)
		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 PhP10,000 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 m ² ; (2) Purchase of a residential house and lot, townhouse or condominium unit;	Entitlements: 1. No compensation for land or structures. 2. In cases where the structures are being used as residential dwellings, disturbance compensation amounting to PhP10,000 (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)
		(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 (3) 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 Department of Social Welfare and Development (DSWD), qualified	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)
		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 (3) 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: (1) Purchase of a fully-developed residential lot or adjoining	Entitlements: If temporary displacement is necessary, rental subsidy equivalent to three (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)
		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 three (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 availed of government socialized	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 . 2. PAPs can self-demolish/dismantle the structure and keep salvage materials	Entitlements: Cash compensation for the affected portion of the structure, equivalent to full replacement cost without deduction for the depreciation or salvaged materials, as

Type of Impact		Loss of Structure	
Entitled Person		(Severe/Full)	(Marginal/Partial)
	housing program (returnees) and are deemed ineligible by the KSA to participate in the socialized housing program.	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.	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: 1. 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. 2. 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. 3. 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 are 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, <i>carinderia</i> , 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 (3) months¹⁷. 2. Cash compensation to cover transactional (e.g., permitting) cost of re-establishing the business elsewhere but only within two (2) 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 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 (2) 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 (3) 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 data²⁵.
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 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 the physical displacement resulting from permanent loss of residential and business structures.

7.1 Eligible PAPs for Resettlement Assistance

Census and tagging and Socio-economic Survey (SES) results (Chapter 3) reveal that 390 Project-Affected Households (PAHs) could potentially be displaced for the NSCR Solis-Blumentritt Section. Out of the 390 PAHs, 372 were interviewed. Of this total, 49 (12.6%) are landowners and 323 (82.8%) are non-landowners (Table 7.1).

The 18 PAPs who refused the interview were not classified as landowner or non-landowner (Table 7.1), but were included in other resettlement-related budget items for DD RAP (Chapter 12).

Table 7.1 Number of Affected Households per Barangay

Barangay	Landowner		Non-landowner		Not Interviewed		Total
	No.	%	No.	%	No.	%	
164	7	1.8	10	2.6	0	0.0	17
165	10	2.6	73	18.7	6	1.5	89
217	29	7.4	216	55.4	11	2.8	256
218	3	0.8	24	6.2	1	0.3	28
Total	49	12.6	323	82.8	18	4.6	390

Source: JICA Design Team

7.1.1 Resettlement Assistance for Landowners

Following JICA policy and R.A. 10752 provisions on the replacement cost of affected properties, the estimated compensation for the land and structure ought to be sufficient for the landowners to acquire replacement property of the same value as the property being acquired by the government from them.

The PAP has 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 bigger or better property. In the latter case, the DOTr will assist them in applying for a housing loan under the HDMF's Pag-IBIG 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, to a relative with a residence close to their current source/s of living, (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 receive for their affected properties in purchasing a new property at their desired location. This form of assistance is designed to help the PAPs to self-relocate without financial burdens and other inconveniences due to the relocation.

¹ For the landowners, the issuance of the Notice of Taking will serve as the cut-off date.

Based on the Entitlement Matrix in Chapter 6, the assistance to be provided in this option is a combination 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 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 PhP 10,000	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 provision of permanent housing through economic or medium cost housing under the Pag-IBIG Program of HDMF. The assistance to be provided in this option are a combination of the following:

1. Assistance to avail government economic and medium cost housing program under HDMF 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.

Table 7.3 Housing Modality 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	Pag-IBIG/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	- Members of good standing with the following qualifications: - Have contributed for at least 24

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 Cateters 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 B.P. 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.

Item	Housing Modalities	
	Pag-IBIG Housing Program	
	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>.	months (Can be lump-sum payment); • With a gross monthly income of not more than PhP17,500 for NCR, and PhP14,000 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 that was foreclosed, cancelled repurchased 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) • TCT (Latest title, photocopy) • 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	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 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 of applying for a Pag-IBIG Housing Loan should the PAP opt to avail 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 (RFO) 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 PAPs to Pag-IBIG/ HDMF	After ROWA/LIAC validation, the list of 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 a socialized housing program	DOTr	30 days
2	Payment of Membership Fee	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. 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)	PAPs will accomplish PLCQ as part of Pag-IBIG's requirement	PAPs	1 day
5	Accomplish Membership Status Verification Slip	If eligible, PAPs will accomplish MSVS – another requirement of Pag-IBIG	PAPs	1 day

No.	Steps	Description	Responsible Agency	Timeline
	(MSVS)			
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 acquiring the replacement property since the application for a 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 the 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	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 the 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	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
12	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	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 a developer-assisted housing unit, the PAP submit all requirements to the developer. For Retail accounts, PAPs may submit requirements to the nearest Pag-IBIG branch. The list of requirements for developer-assisted and retail accounts is enumerated herein. PAPs have 90 calendar days to complete all NOA requirements.	PAP/ Developer/ Pag-IBIG	7 days
16	Release of Loan	Pag-IBIG will release a check in favor of the Payee ⁸ .	Pag-IBIG	
17	Payment of Full Compensation	Pay compensation and entitlement to PAPs prior to any displacement.	DOTr	
18	Displacement of PAP and actual dismantling of structures	Comply to the guidelines during the actual dismantling of structures.	DOTr	

Source: Pag-IBIG, JICA Design Team

⁷ If the PAP opted for developer assisted housing unit, the developer will assist the PAP in all documentary concerns

⁸: Payee is either the borrower, the seller, or a third party to which the loan proceeds is assigned to be released

As indicated in Table 7.4, there are two (2) levels of Pag-IBIG loan processing and two 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 Employers 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 (for member/s abroad, SPA must be duly certified by the Philippine Embassy or Consulate in the country where the member is staying)
- 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 type of 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)

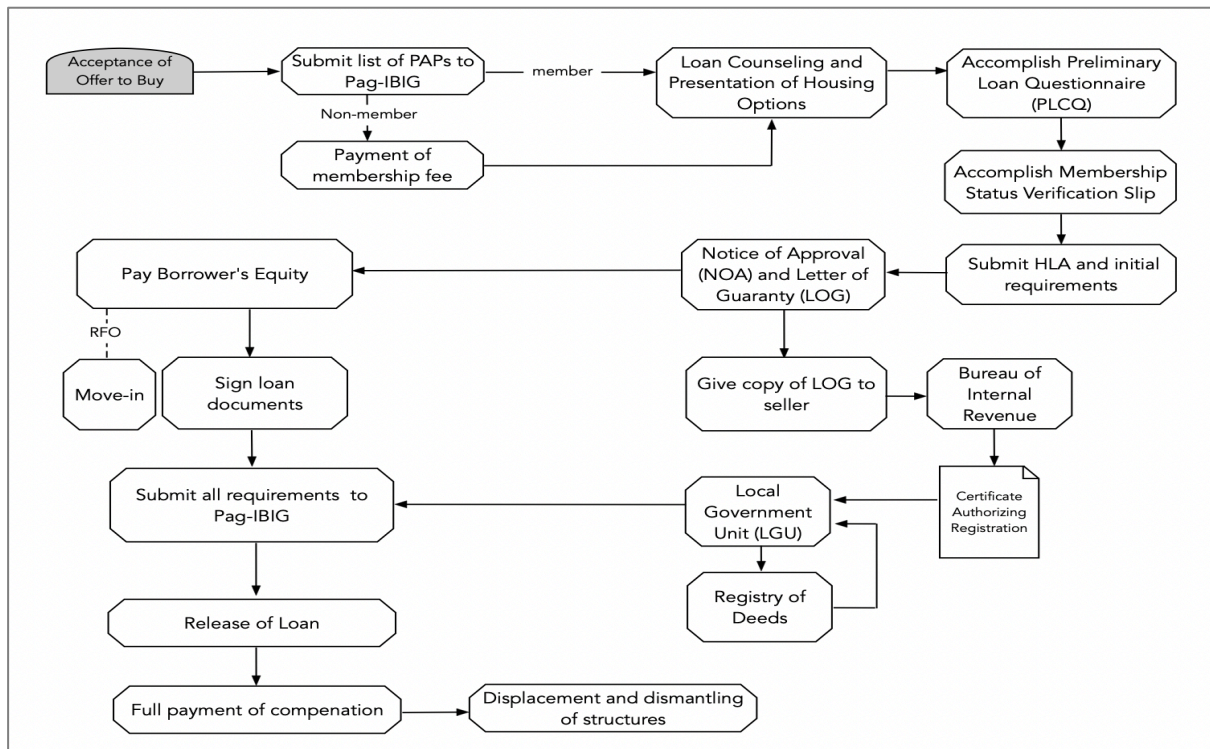
- Original TCT in the name of the applicant with annotated mortgage
- DOAS with original Registry of Deeds stamp
- New Tax Declaration in the name of the applicant
- Updated Real Estate Tax Receipt (for house and lot, if applicable)
- Occupancy Permit (secured from LGU Engineering Office, if applicable)
- Assignment of Loan Proceeds

⁹ Within 90 days

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.

Figure 7-1 illustrates how the PAPs will be assisted in availing Pag-IBIG housing programs as well as the steps that the PAPs need to complete prior to the release of loan.



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 (Chapter 5, Section 5-2, Fundamental Project Policy). 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 PhP10,000 (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 PhP5,000 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 Local Government Unit (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.

¹⁰ Combined family monthly income is less than PhP40,000

¹¹ Do not own any real property

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.

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 package will depend on the mode of transportation arrangements with DOTr
	Transitory Family Support Package	PhP10,000 - PhP 70,000	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	PhP	House rental for 1 to 2	Provision of rental subsidy

Eligible Person/s	Type of Assistance	Amount	Details	Remarks
	assistance	120,000 to PhP 250,000	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	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 PhP120,000-250,000 for a year provided while waiting 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 amounting to PhP 7.5 million, budget for social preparation activities amounting to PhP 500,000 per municipality, and capacity building intervention amounting to PhP 300,000 per municipality.

4) Process

DOTr shall enter into a MOA with DSWD regarding the facilitation of households to be relocated under this Option. The discussions are currently ongoing with the related Agencies.

Table 7.6 summarizes the steps to be undertaken. Prior to implementation, DOTr shall continue preliminary meetings conducted with the DSWD and Department of Interior and Local Government (DILG), and proceed to coordinate with the 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	DOTr, DSWD and other BP 2 Council members	t.b.d.

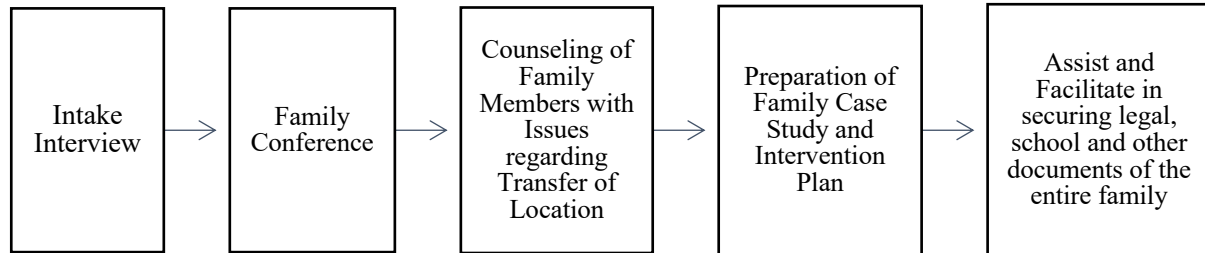
No.	Steps	Description	Responsible Agency	Timeline
		conduct of collateral interviews - Formulation of family case study reports of Modified Conditional Cash Transfer (MCCT) beneficiaries and all other identified and eligible families		
2	Family Case Management (Social Preparation of Family Beneficiaries)	Please refer to Figure 7-2. Includes: family conference, provision of psycho-social interventions, planning and securing of all family's legal documents	DOTr, DSWD and other BP 2 Council members	t.b.d.
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	Turned over to 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	DOTr, DSWD and other BP 2 Council members	t.b.d.

No.	Steps	Description	Responsible Agency	Timeline
		which include but are not limited to program implementation and other irregularities observed		

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 through payment per tranche, depending on the agreement with the PAF, as indicated in the MOA between the family, LGU and beneficiaries (Table 7-6). In addition, the family case management folders 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 NHA. The location of these socialized housing is presented in Section 7.2. Depending on the results 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 by DOTr with the PAPs to ensure that (i) their needs are addressed, (ii) the assisted relocation options are understood, and (iii) all relocation site options are presented.

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

The DOTr as the implementing agency, in coordination with the 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).

In the event that the relocation site and/or units within the relocation site/s are not yet completed after the three-month provision of subsidy to 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 1) that the amount is sufficient for the PAPs based on their current socioeconomic conditions, and 2) 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 Option 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 (CR2) 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 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.

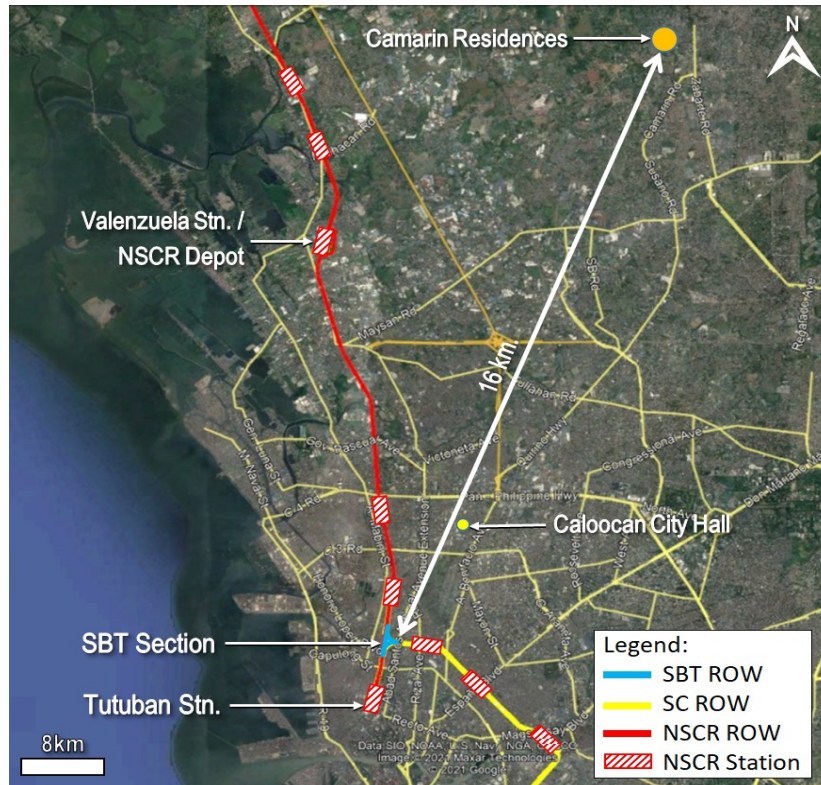
Camarin Residences 4 (CR4) has a total lot area of 19,744-sq.-meters. Similar to Camarin Residences 2, it has twelve (12) buildings, with five (5) stories each. Each building has 60 units each with a total of 720 units. By the time of RAP writing, the 720 units have not yet been allocated for other projects 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 Final MOA, following agreements to be made between DOTr and NHA. As finalization of the units requires the signing of the final 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 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 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: JICA Design Team

Figure 7-3 Location Map: NHA Candidate Relocation Site

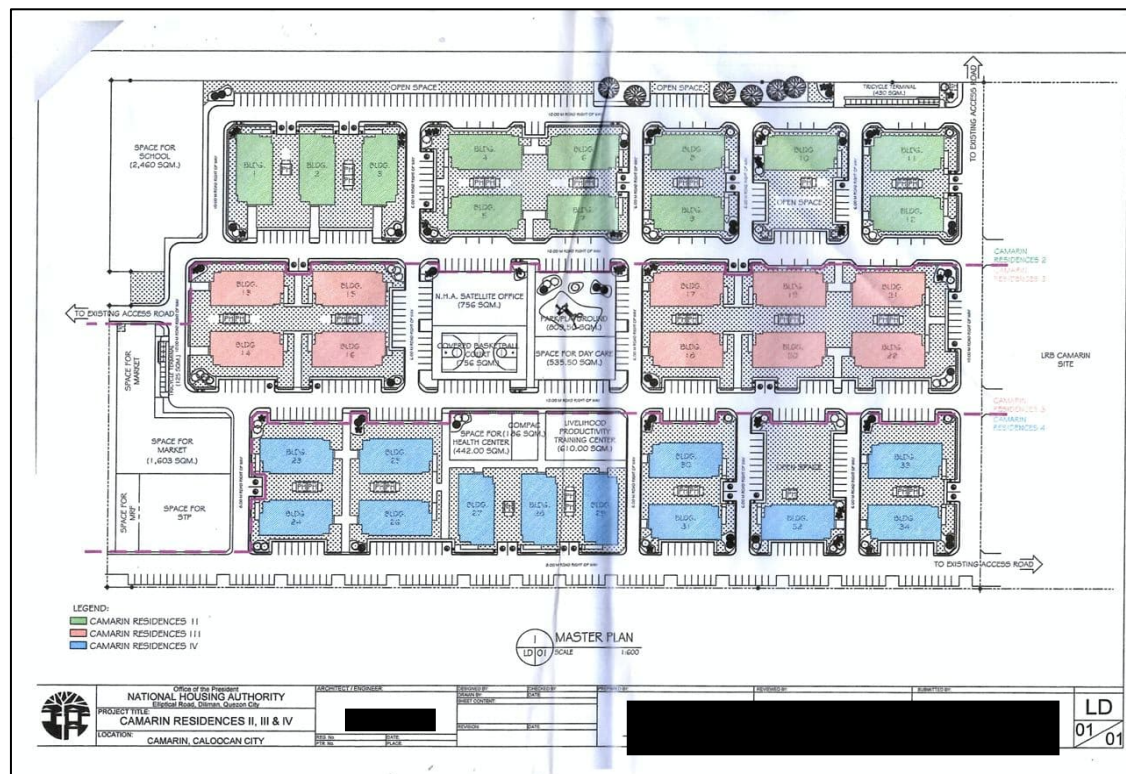


Source: DOTr, 2021

Figure 7-4 Five-storey building with 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 NHA Camarin Residences

The facilities found in Camarin Residences 2 and 4 are in Table 7.8.

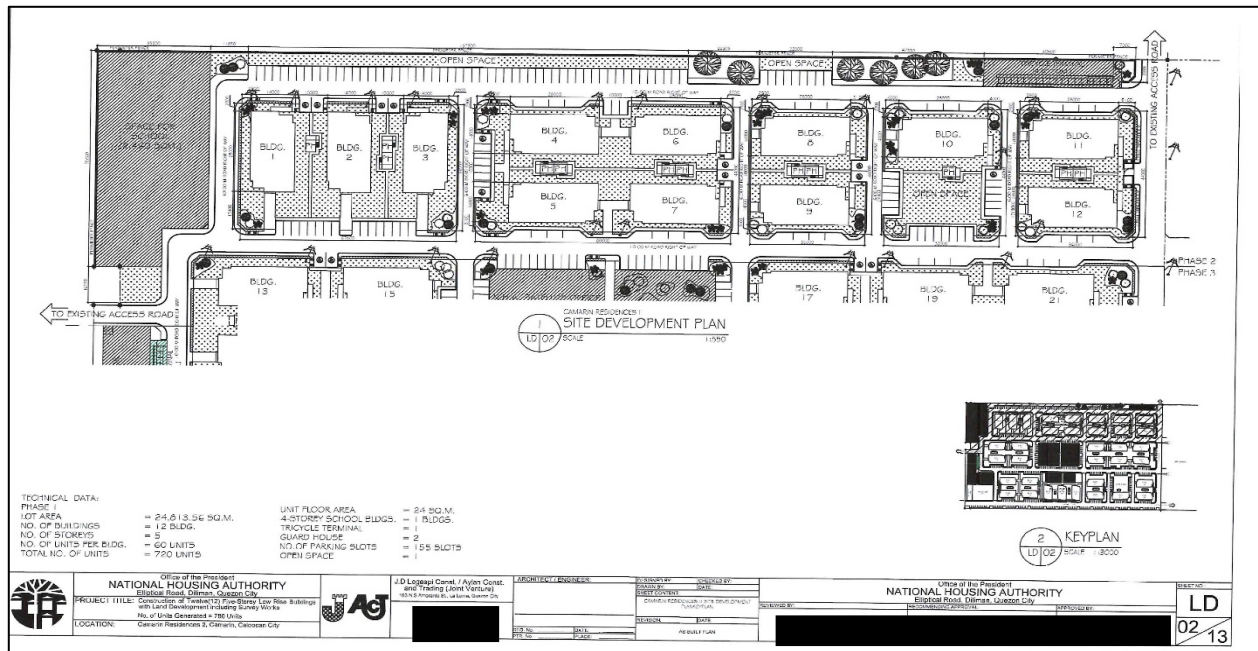
Table 7.8 Facilities in Camarin Residences

Camarin Residences 2	Shared Facilities (Camarin Residences 3)	Camarin Residences 4
- Space allotted for school - Space allotted for - Four-story school building (1) - 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

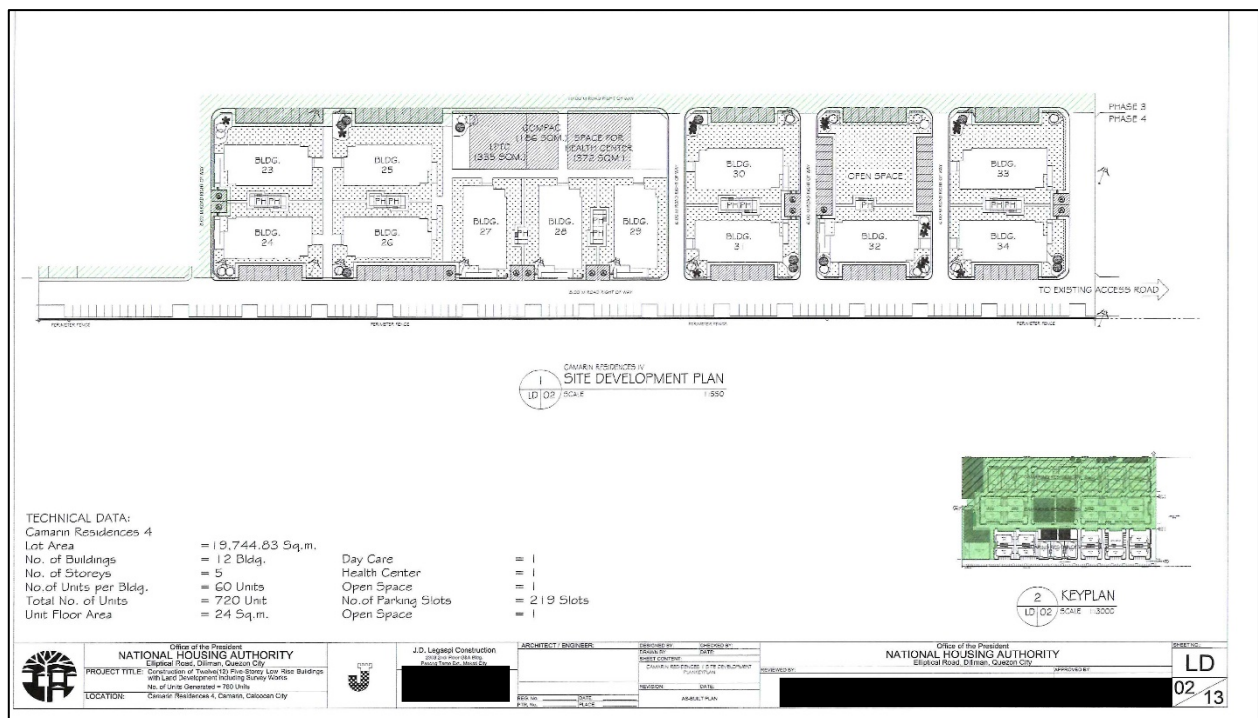
7.2.1.3 Site Development Plan

The Site Development Plan for Camarin Residences 2 and 4 are seen in Figure 7-6 and Figure 7-7.



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 site (i.e., Day Care Center, Health Care Center and 4-storey Building) and proximity to community facilities within Camarin Residences 1¹⁵, the site is located near existing school facilities and health facilities within Caloocan City as indicated in Table 7-9.

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.

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	900	12

Source: JICA Design Team

In addition, Camarin Residences is 8.4-km away from the planned Meycauayan Station for 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 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.

7.2.2 Option 3: Pag-IBIG Relocation

7.2.2.1 Basic Information

Under assisted resettlement, the PAPs may be offered assistance in availing 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

	End-User Financing	Affordable Housing Loan Program
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 the loan amount	To be discussed
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 9.05% fixed for 25%	4.5% fixed for ten years for loans up to PhP450,000 6.5% for loans greater than PhP 450,000 up to PhP 750,000

	End-User Financing	Affordable Housing Loan Program
	10.00% fixed for 30 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 Php 750,000	PhP 1.25 M or less 90% 100% for loans up to PhP 450,000 90% for loans more than PhP 450,000 up to PhP 750,000
Insurance	1. Mortgage Redemption Insurance 2. Fire and Hazard Insurance	

Source: Pag-IBIG, Pag-IBIG Letter to DOTr (December 2020) (Appendix A5); 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-storey townhouse located in the town proper of Malainin, Naic, Cavite, and is 40-km away from the alignment (Figure 7-8).



Source: Pag-IBIG Institutional Housing Department, 2021

Figure 7-8 Location Map of Pag-IBIG Candidate Relocation Site

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 Basic Relocation Site Information

Project Name	Location	Developer	Price per Unit	Remaining Units
Nueva Esperanza Pueblo	Malainin, Naic, Cavite	Woodendragon, Inc.	PhP580,000	130

Source: Pag-IBIG Institutional Housing Department, 2021

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, 2021

Figure 7-9 Model unit and a vacant unit, with provision for living and dining space, bedroom, toilet and bath

7.2.2.2 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

7.2.2.3 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	Travel Time
Naic Municipal Hall	5.4 km	12 minutes by car
Molino Elementary School	1.1 km	15 minutes by walk
Malainen Luma Elementary School	1.5 km	20 minutes by walk

Source: JICA Design Team

7.2.2.4 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 7.4.

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 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 assistances 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 further planning and implementing a suitable Livelihood Restoration and Improvement Program (LRIP), which the Project Inter-Agency Committee (PIAC) and its Subcommittees for Livelihood shall undertake (Volume 2, Appendix A6).

8.1 Livelihood Restoration Framework

In compliance with the JICA Environmental and Social Considerations (ESC) Guidelines (2010), the following priorities form the livelihood restoration 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 the PAP's livelihoods or source of income 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:

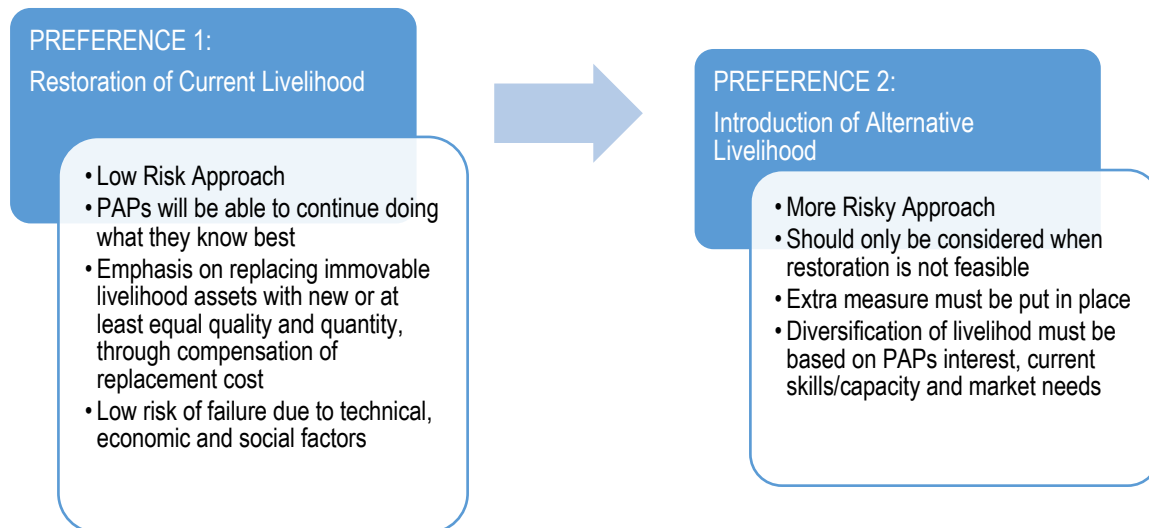
- Most of the PAPs are expected to re-establish their existing livelihoods and restore their income-generating capacity with compensation and transitional assistance (including support to identify alternative sites as appropriate) without additional LRIP interventions.
- Some of the PAPs will require 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 Focus Group Discussions (FGDs):
 - Suitability of a resettlement area to re-establish current livelihood (e.g., sari-sari store if a PAP is resettled to, or rents temporarily at 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 continue promoting their 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 to improve the households' income earning capacity. Under this framework:

- The promotion of alternative livelihoods aims to provide the PAPs with 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 the 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 to provide 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 profile of the PAPs was gathered through the census, DMS, SES and FGDs. The DMS, census and tagging and SES were conducted to affected households and business owners, including vulnerable households.

The SES was conducted from November 18, 2020, to April 15, 2021, as indicated in Chapter 3. The FGDs with business owners and vulnerable PAPs were conducted on May 17, 2021.

Discussions were focused on the PAPs' major Project concerns, expectations on employment and livelihood upon relocation, expectations of the Philippine government's role in implementing employment and livelihood support, expectations of the private sector's role, and awareness and attitude towards forming cooperative organizations.

For DD RAP, the results of the DMS were used to determine the severity of impact to the livelihood of the PAPs (Volume 6, Replacement Cost Survey). For example, if the structure is marginally affected, the business is also classified under marginally affected business. The assessment of the Project's impact to the PAPs' livelihood outlined in this chapter will be subject to DOTr validation and re-classification during Implementation.

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 PAPs of working age, or those 18 years old and above.

The LRIP shall be updated during implementation, should there be any changes among the eligible PAPs.

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 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 the PAPs with Affected Livelihood Related by 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:

- 56 PAPs with 62 severely affected business units,
- 374 wage-based household members,
- 20 employees in affected businesses, and
- 154 vulnerable households.

A summary of the categories of affected livelihood in Solis-Blumentritt 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.

Of the 62 affected businesses, 60 are microbusiness, one is a small business (1), and another one (1) is a medium-sized business (Table 8-1)¹. Only 10 out of the 60 microbusinesses are renters. None of the affected small and medium-sized businesses are renters.

¹ Categorized based on declared business capital/business asset

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	36 severely affected home-based micro businesses 18 severely affected standalone businesses 10 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 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	1 severely affected standalone business 1 severely affected business whose owner resides within the business structure.	• 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	20	Cash compensation for net salary of four (4) months for minimum wage earners and two (2) months actual salary for those earning above minimum wage.	Yes
Relocates to a place that makes former employment inaccessible	374	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	374	Commuting allowance based on additional costs, but not exceeding PhP5,000 per household per month for three (3) months.	Not Applicable

Category of PAP	Number of PAPs	Entitlements	Additional LRIP Support Provided
employment			
Vulnerable: poor, elderly ² , and sole-parent headed households with dependents and PWDs	154	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 Solis-Blumentritt 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 million³. Affected microbusinesses in this RAP are further categorized as home-based and standalone.

Home-based⁴ microbusinesses are those who operate within their 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 businesses⁵ 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 60 micro-businesses which are owned/operated by 54 PAPs. Out of the 60 microbusinesses, 42 are home-based and are owned/operated by 36 PAPs, while 18 are standalone businesses which are owned/operated by 18 PAPs.

This data means that DOTr will assist the 36 PAPs to restore 42 micro-businesses in a place where the PAP will choose to resettle, while the 18 PAPs with standalone businesses will be assisted to re-establish their business, preferably within the City of Manila since they will not be resettled.

As seen in Table 8-2, most micro-businesses are located in Barangay 217. The most common type of business for the Solis-Blumentritt Section is home/room rental and trading/retailing. All the 60 micro-businesses are severely affected.

² Elderly who are interested in remunerated work.

³ Source: Republic Act No. 9178, Barangay Micro Business Enterprises (BMBEs) Act of 2002

⁴ These PAPs are referred to in chapters 2 and 3 as "Household with Affected Business".

⁵ 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 164			
Personal Services	2	0	2
House/Room Rental	1	0	1
Others	1	0	1
Subtotal	4	0	4
Barangay 165			
Trading/Retailing	8	0	8
Restaurant/Fast Food/Eatery	1	0	1
Transport	1	0	1
House/Room Rental	2	6	8
Commercial Space/Unit Rental	0	1	1
Others	1	0	1
Subtotal	13	7	20
Barangay 217			
Trading/Retailing	6	0	6
Restaurant/Fast Food/Eatery	1	0	1
House/Room Rental	8	9	17
Others (Specify)	8	2	10
Subtotal	23	11	34
Barangay 218			
Trading/Retailing	1	0	1
House/Room Rental	1	0	1
Subtotal	2	0	2
Total (A+B+C+D)	42	18	60
Total Trading/Retailing	15	0	15
Total Restaurant/Fast Food/Eatery	2	0	2
Total Personal Services	2	0	2
Total Transport	1	0	1
Total House/Room Rental	12	15	27
Total Commercial Space/Unit Rental	0	1	1
Total Others	10	2	12
Grand Total	42	18	60
%	70	30	100

Source: JICA Design Team

Table 8-3 Owners of Affected Microbusiness

Barangay	Business Owners		Total PAPs (Business owners)
	Home-based	Stand-alone	
Barangay 164	4	0	4
Barangay 165	13	7	20
Barangay 217	17	11	28
Barangay 218	2	0	2
Total	36	18	54
%	66.7	33.3	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 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 PAPs with Affected Small-and Medium-Sized Business

Small, medium and large businesses, as defined in Chapter 5, pertain to businesses engaged in production, processing, or manufacturing of products, including agro-processing, as well as trading and services, with total assets of more than PhP 3 million⁶.

For this Project, there are two (2) affected small and medium businesses: one (1) is engaged in house/room rental, while the other refused to disclose any information on the nature of business. Additionally, one (1) of the business owners will be physically displaced since the PAP also lives within the affected business structure. The other is a non-residing business owner. In terms of impact, both businesses are severely affected.

8.5.3 Employees of Affected Businesses

Based on the information disclosed by the affected businesses, there are several people losing employment due to the impact of the Project on businesses. Table 8-4 shows that there are 20 reported employees in both Barangays 165 and 217.

Table 8-4 Employees of Affected Business per Barangay

Barangay	Male	Female	Total	Skills
165	11	6	17	Food Preparation/Technology, Sales Related, Business and Finance
217	1	2	3	Food Preparation/Technology, Personal Services Related
Total	12	8	20	
%	60.0	40.0	100.0	

Source: JICA Design Team

The employees losing employment due to impacts on their employers are considered as the 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.

8.5.4 Wage-Based Household Members

Out of the 612 household members contributing to household income, 374 wage-based household members will potentially lose their income source - if their resettlement site will be located far from their current employment (Table 8-5).

As seen in Table 8-5, there are 385 wage-based household members, with 11 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.

⁶ RA. 9178 Act of 2002 defines small, medium and large businesses has having assets, PhP 3-15 million, PhP 15-100 million and PhP 100 million, respectively.

Table 8-5 Location of Employment

Current Location of Wage-based Income Workers	Number of Household members
Own residence/house	8
Within neighborhood or barangay	43
Near barangay	100
Another cit municipality	180
No definite area	31
Others	10
No Response	2
Subtotal	374
Overseas	11
Total	385

Source: JICA Design Team

For wage-based household members, there are two (2) options, as indicated in Table 6-1 and 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.

8.5.5 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, 154 households fall within the Project's definition of vulnerable households. A summary of the Project's vulnerable households (HHs) is shown in Table 8-6.

Table 8-6 Primary Income Source of Vulnerable Households

Type of Vulnerability	Number of Vulnerable HHs	Primary Income Source of Vulnerable Households					
		Enterprise-based	Land-based	Wage-based	Remittance-based/ Pension	None	Others
A	27	6	0	16	0	0	0
B	33	11	0	14	1	0	0
C	34	7	0	8	11	0	1
D	8	1	0	4	1	0	1
AB	5	2	0	2	0	0	0
AC	7	0	0	2	5	0	0
AD	1	0	0	0	0	0	0
BC	18	2	0	4	5	0	1

Type of Vulnerability	Number of Vulnerable HHs	Primary Income Source of Vulnerable Households					
		Enterprise-based	Land-based	Wage-based	Remittance-based/ Pension	None	Others
BD	4	1	0	3	0	0	0
CD	6	0	0	0	3	0	0
ABC	5	0	0	1	3	0	0
ABD	1	0	0	1	0	0	0
ACD	2	2	0	0	0	0	0
BCD	2	0	0	0	0	0	0
ABCD	1	0	0	0	1	0	0
Total	154	32	0	55	30	0	3

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 by 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 8-7 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 8-7 Summary of Livelihood Restoration Measures

Livelihood Restoration Measures	Businesses	Wage-based Household Members	Employees of Affected Business	Vulnerable Households	Total
Skills Training	56	374	20	154	604
Provision of Training Allowance	56	374	20	154	604
Income Loss Compensation	62 ⁷	374	20	*	456
Commuting Allowance	N/A	374	N/A	*	374
Assistance in finding an alternative location for business	62	N/A	N/A	*	62
Transportation Assistance for Movable Business Assets	62	N/A	N/A	*	62
Cash Compensation to Cover Transactional Cost	62	N/A	N/A	*	62
Rental Subsidy for Business Structure	2 ⁸	N/A	N/A	*	2
Assistance to avail soft loan	56	N/A	N/A	154	210
Job Matching/Job Placement	N/A	374	20	*	394
Rehabilitation Assistance to vulnerable household	N/A	N/A	N/A	154	154

*Note: N/A – Not Applicable; Applicable Cases are counted under Business or Wage Based Household Members

Source: JICA Design Team

⁷ Sum of business units

⁸ Sum of all renting business

8.6.1 Skills Training

The SES revealed that among those who responded, most of the PAPs (34.9%) do not prefer skills training as a form of assistance in restoring their income levels (Table 8-8).

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: 23 business owners, 341 wage-based household members, and seven (7) employees of the affected businesses.

As seen in Table 8-8, among those who responded, the highest proportion of PAPs prefer training in personal services (25.9%), business and finance (15.3%), food preparation/technology (15.3%) and construction-related skills (11.5%).

Table 8-8 Preferred Skills Training

Preferred Skills Training	Business	Household w/ business	Households	Total	
				No.	%
Construction-related	0	1	36	37	11.5
Food Preparation/Technology	1	2	46	49	15.3
Hotel/Restaurant related	0	0	0	0	0.0
Automotive Related	0	0	16	16	5.0
Electronic/Electric Related	0	0	16	16	5.0
Computer Related	0	0	13	13	4.0
Health Related	0	1	0	1	0.3
Clerical Related	0	0	0	0	0.0
Sales Related	1	1	11	13	4.0
Personal Services	1	2	80	83	25.9
Design/Arts Related	0	0	2	2	0.6
Dressmaking	0	2	18	20	6.2
Business and Finance	1	3	45	49	15.3
No Preferred Skills Training	3	8	101	112	34.9
N. Cases	5	18	298	321	100

Note: Multiple Response

Source: JICA Design Team

The PAPs' preferred skills ought to match the available skills in the job market. Table 8-9 shows the key sectors and industries, including the corresponding priority skills training conducted by Technical Education and Skills Development Authority (TESDA)⁹ in Metro Manila and Cavite¹⁰.

Table 8-9 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)
		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)

⁹ Jobsfit 2022 Regional Reports of the Department of Labor and Employment (DOLE) Bureau of Local Employment.

¹⁰ 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.

Sector/Area	Priority Skills Needed	Degree of Needs/Magnitude
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	SMAW, GMAW, FCAW	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)

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 56 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 62 businesses, specifically the 60 micro-businesses (Section 8.5.1) and two (2) small and medium-enterprises (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 10 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 Republic Act 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 hires¹¹. The anticipated jobs to be created by the Project are indicated in Table 8-10.

Table 8-10 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 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 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.

¹¹ Required under RA 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 8-9.

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 kits 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

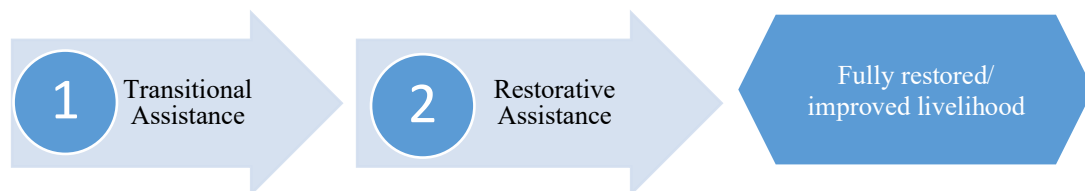
The PAPs interested in starting a business or re-establishing their business can also opt for entrepreneurial development training or business management seminars to better manage their business. Handouts, training supplies & materials, and meals will be provided during the training.

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 livelihoods of the PAPs will be affected in various ways. Some PAPs may be able to restore their livelihoods 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 PAPs 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 8-11 illustrates the phases of LRIP and the corresponding involved agencies.

Table 8-11 Phases of Livelihood Assistance

Livelihood Restoration Measures	Phase 1: Transitional Assistance by DOTr	Phase 2: Restorative Assistance		
		DOTr	NHA ¹²	LGU ¹³
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.

The roles and responsibilities of the various agencies involved in the LRIP implementation are summarized in Table 8-12.

Table 8-12 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,

¹² If PAPs will be relocated in NHA Camarin

¹³ If PAPs will be relocated in Guiguinto, Bulacan

Agency	Responsibilities
	- 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 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>¹⁴ 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. - 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 PAP
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 to implement a livelihood restoration and improvement program is PhP15,164,600 which covers the cost of skills training, training allowance and rehabilitation assistance for vulnerable groups (Table 8-13). For this RAP, the PhP 10,000 amount will be used for skills training.

¹⁴ Department of Labor and Employment (2021). *Kabuhay 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)

Table 8-13 LRIP Budget

Activity	Estimated Participants	Unit Cost (PhP)	Frequency	Total (PhP)
Skills training	604	10,000	1 training	6,040,000
Training Allowance	604	300	30 days	5,436,000
Livelihood Rehabilitation Assistance for Vulnerable Groups	154	15,000	1	2,310,000
Sub-Total				13,786,000
LGU Management Fee (10% of direct costs)				1,378,600
Total LRIP Estimate				15,164,600

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 (1) 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. CLOSED 7- b) If not satisfied with the decision of the 2nd level or if his/her complaint has not been acted upon within a period of one (1) working day and has not received any response from the 2nd level decision maker, the aggrieved stakeholder can forward the complaint, or file an appeal, to the PIAC.		
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.	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 the RAP • Related to health and safety • 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 • Date of meeting • Office • Venue • Position			
7	Detail of grievances	Description of received complaints			
8	Detail of resolutions	Description of provided resolutions			
9	Preferred means of contact	• Over the counter • SMS/text • Letter • Social media • Telephone • Public information board • Email			
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.

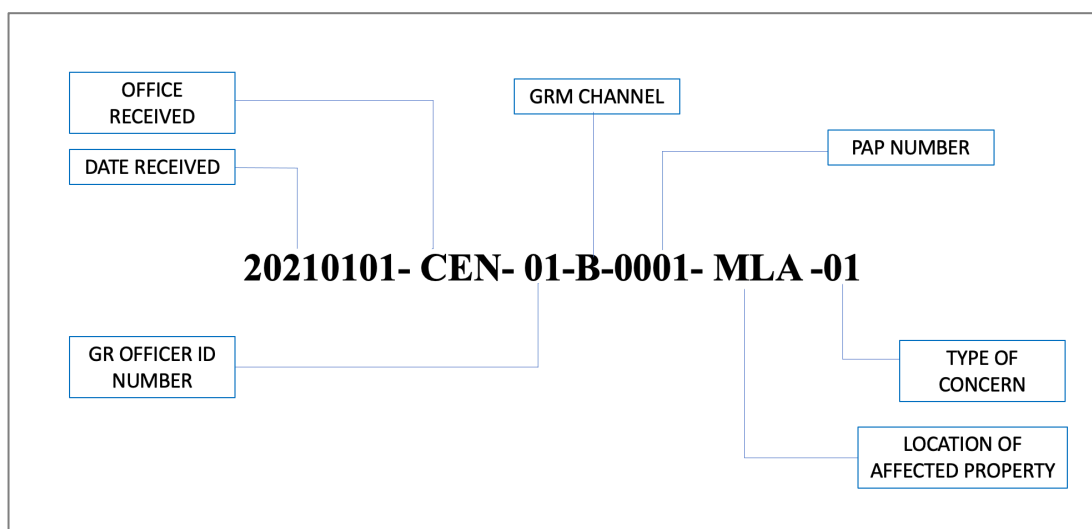


Figure 9-1 GAF Control Number

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: _____ Name of GR officer: _____ Be it known, that the undersigned from <u>Name of LGU Help Desk/Central Hot line</u>, acknowledges the grievance from <u>Name of Aggrieved Stakeholder</u> and certifies that his/her case is deemed received. Signature of GR Officer _____	Date: _____ Name of GR officer: _____ Be it known, that the undersigned from <u>Address of Aggrieved Stakeholder</u>, acknowledges the resolution(s) to his/her concerns and certifies that his/her case is deemed resolved. 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.

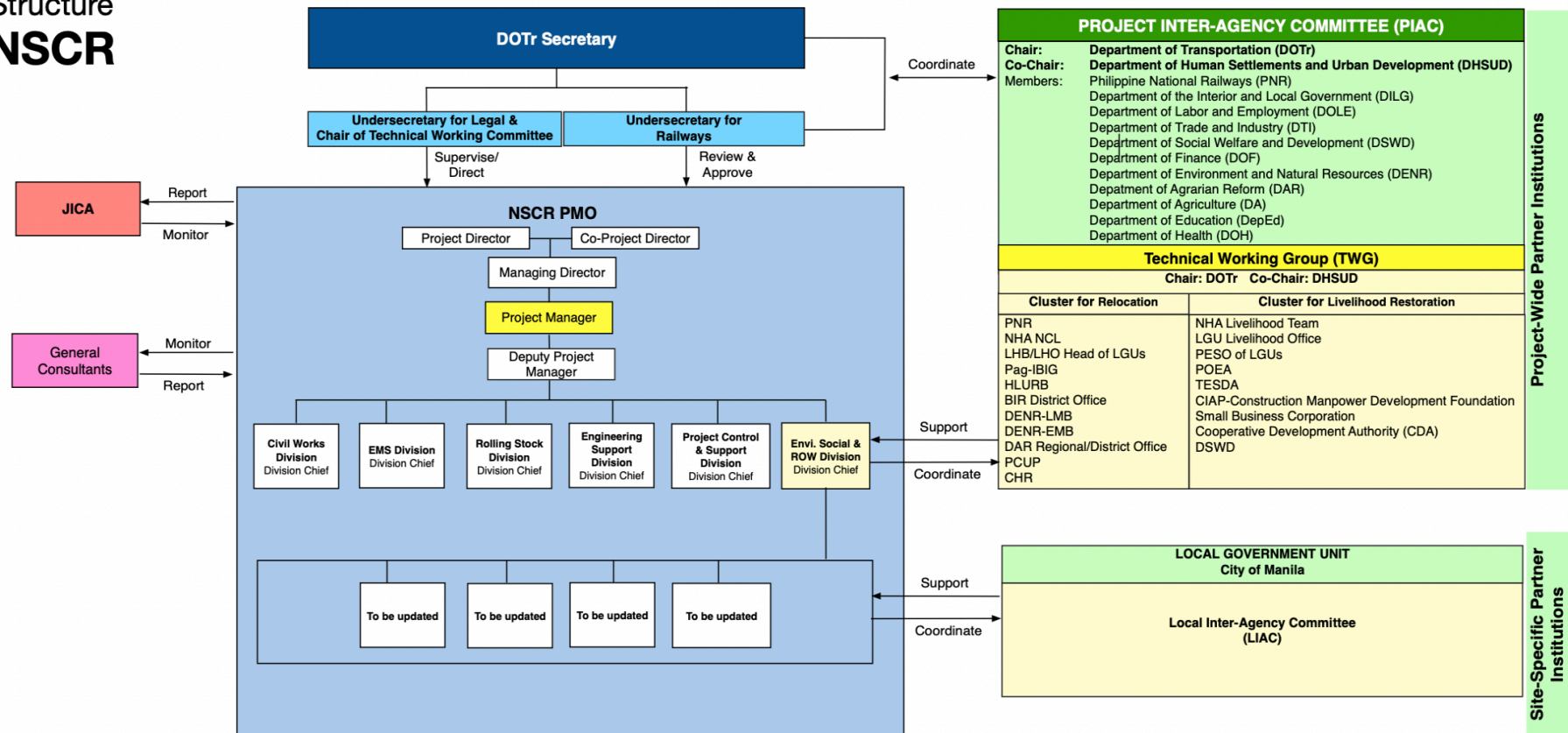
Table 10-1 summarizes implementing units and coordinating bodies for this Project, while the RAP implementation structure is shown in Figure 10-1.

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

1. The construction stage of the entire Project commenced on February 2019. For the Solis-Blumentritt Section, construction will commence by December 2021 with target completion by the end of October 2025, and target operation by December 2025.

11.2 RAP Implementation Schedule

2. 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

3. *Mobilization of LIAC* – DOTr will utilize the existing Executive Order creating the LIAC for the City of Manila for the NSCR Project (Volume II, Appendix A9), with some amendments to the current provision.
4. *Mobilization of PIAC* - This refers to the creation of a Committee consisting of NGAs to support and assist DOTr's relocation and resettlement activities. As discussed in Chapter 10 of this RAP, a PIAC will be convened.
5. *Signing of MOA with LGUs for Relocation Site/s* – Final arrangements on relocation sites with concerned LGUs and KSAs will be finalized through a MOA.
6. *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: determining the alignment (through drone), 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 household, businesses, 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.
7. 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. 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 and the concurrence of the TWC, 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 the 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

8. *Initial Preparation of Relocation Site Options* – Based on the Masterlist, the NSCR PMO will finalize relocation sites and determine whether the existing housing can accommodate the PAPs, if new sites have to be developed, or if LGUs are ready to accommodate the PAPs returning to the province - in coordination with DHSUD, NHA, Pag-IBIG and DSWD and the LGU/s.
9. *Joint Validation of affected ISFs* – The joint validation of affected ISFs is the process of identifying the ISFs from the list of PAFs. This also requires due diligence on the ownership of affected structures by (i) identifying the 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.
10. *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.

11. *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.
12. *Preparation of Final Masterlist* – As a result of the validation, the final Masterlist will be prepared including the final entitlements due to each PAP.
13. *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.
14. *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) shall execute the agreement and contract, to be followed by securing of permits and licenses, site development, construction of housing units and connection of utilities.
15. *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 the qualified PAPs from pre-relocation stage up to the end of the construction.
16. *Relocation of ISFs* - The schedule of Relocation of ISFs reflected in Table 11-1 refers to the moving out of the ISFs from the ROW and transferring them into the permanent relocation site. For the ISFs whose relocation site will be newly developed, they will move to temporary accommodation and receive rental subsidy until the completion of the permanent relocation sites.

¹ For the provision of commuting allowance

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 its implementation. The PIAC will be responsible for monitoring who were provided livelihood assistance and in making sure that all the 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 the 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.

Table 11-1 Implementation Schedule (Tentative)

[illegible]

7a. Relocation to Existing NHA Relocation Site with available units (Off-City: Camarin Residences, Camarin2 : Already available, Camarin 4: Ready by December 2021)			
7a-1. Confirm availability of Camarin Residence units	DOTr/NHA	Apr. 2021	
7a-2. Finalize the arrangements (MOA) with NHA and transfer of funds	DOTr/NHA	Apr.-May 2021	
7a-3. Community consultations with ISFs	DOTr/DHSUD/ LIAC/NHA	Jun.-Nov.2021	
7a-4. After approval of RAP, Issue Agreement to Demolish and Remove Improvements (ADRI)	PAP/PMO	Dec. 2021	
7a-5. Pay compensation and other forms of assistance	PMO	Jan. 2022	
7a-6. Relocate PAHs to permanent relocation sites	DOTr/DHSUD/ LIAC/NHA/ LGU	Jan.-Jun. 2022	
7b. Relocation to Pag-IBIG Housing (Developer-Assisted sites:End-User Financing & Affordable Housing)			
7b-1. Confirm availability of lots and housing	DOTr/Pag-IBIG	Apr. 2021	
7b-2. Finalize the arrangements (MOA) with Pag-IBIG and transfer of funds	DOTr/Pag-IBIG	by Apr. 2021	
7b-3. Organization of Housing Exhibit	DOTr/Pag- IBIG/DHSUD/LIAC	by Apr.-Aug.2021	
7b-4. Matching of PAPs with preferred housing and processing of documentary requirements	DOTr/Pag- IBIG/DHSUD/LIAC	Aug.2021	
7b-5. Retrofitting of units (if necessary)	DOTr/Pag-IBIG	May-Nov.2021	
7b-6. After RAP approval, pay compensation and other forms of assistance	PMO	Dec. 2021	
7b-7. Relocate PAHs to permanent relocation sites	PMO	Jan.-May2022	
7c. Relocation to new resettlement site (Site Development: Guiguinto LGU)			
7c-1. Identify potential land for relocation	DOTr/DHSUD	Apr. 2021	
7c-2. Agree on the roles and responsibilities for the development of relocation sites	DOTr/DHSUD	Apr. 2021	
7c-3. MOA with KSA in charge and transfer of funds	DOTr/DHSUD/LIAC/ RMC/ Guiguinto LGU	Apr. 2021	
7c-4. Land acquisition	DOTr/DHSUD/LIAC/ RMC/ Guiguinto LGU	3 months	
7c-5. Obtaining necessary permit	DOTr/DHSUD/LIAC/ RMC/ Guiguinto LGU	4 months	
7c-6. Development of Relocation Site	DOTr/DHSUD/LIAC/ RMC/ Guiguinto LGU	6-24 months	
7c-7. Develop mechanism for temporary accommodation (Rental Subsidy)	PAP/PMO	Apr. 2021	
7c-8. Identify Temporary Accommodation approved by DOTr after 2nd SCM	PAP/PMO	Jul.-Sept. 2021	
7c-9. Sign/amend MOA and fund transfer with Landbank for the provision of rental subsidy	PAP/PMO	May-Aug. 2021	
7c-10. After approval of RAP, Issue Agreement to Demolish and Remove Improvements (ADRI)	PAP/PMO	Dec. 2021	
7c-11. Pay compensation (including rental subsidy) and other forms of assistance	PMO	Jan. 2022	
7c-12. Relocate PAHs to permanent relocation sites or temporary accommodation	PMO	from Jan.2022	
7d. Balik Probinsya (BP) Program			
7d-1. Eligibility Assessment (Masterlist and Case Study Reports on Eligible PAHs)			
7d-2. Adoption of validated list and Implementation			
7d-3. Social Preparation and Implementation of Family Action Plans for Beneficiaries			
7d-4. Preparation and coordination w/ receiving LGUs			
7d-5. After approval of RAP, Issue Agreement to Demolish and Remove Improvements (ADRI)	PAP/PMO	Dec.2021	
7d-6. Pay compensation (including rental subsidy) and other forms of assistance	PMO	Dec.2021	
7d-7. Relocate PAHs to permanent relocation sites or temporary accommodation	PMO	Jan.-May 2022	
F. Provision of Livelihood Restoration and Improvement Program			
1. Set up LRIP and its mechanism	PMO	by May 15	
2. Prepare the list of PAPs to take a part in LRIP (list of LRIP beneficiary)	PMO	by May 15	
3. Coordinate and sign MOA with relevant agencies and transfer funds for Mid-term and Long-term LRIP	PMO / LGU / NGAs	by May 15	
4. Inform and make necessary arrangement for PAPs to enroll for training during SCMs	PMO / LGUs	by Aug. 15	
5. Implement the Short Term LRIP (Prior to relocation)	PMO	Dec. 2021	
6. Implement the Mid-Term LRIP (1-2 years)	PMO	Jul. 2021 - Mar. 2022	
7. Hire PAPs for construction work	PMO / LGU / NGAs	From Mar. 2022	
8. Implement the Long-Term LRIP (More than 3 years)	PMO	From Oct. 2021	
9. Hold job fair/ job matching periodically	PMO / LGUs	From Sep. 2021	
G. Monitoring of RAP Implementation			
1. Conduct Internal Monitoring / External Monitoring	PMO / EMA	From May 2021	
2. Hire EMA / Conduct External Monitoring	PMO / EMA	From May 2021	

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 PhP876,936,771.

Table 12-1 Summary of RAP Budget (in PhP)

Budget Item		Unit of Measure	Quantity / Dimension	Unit Price	Total Amount (PhP)	Remarks
A. Estimated Compensation Cost for Affected Land and Non-Land Asset						
1	Cost of Affected Land	m ²	8,753	Variable	298,065,470	Current market value of land
2	Cost Associated with Land Acquisition	Variable	Variable	Variable	23,868,008	Taxes, registration expenses and other related costs
3	Cost of Affected Structures & Other Improvements	Structure	259	Variable	120,490,519	Replacement cost of structures
4	Cost of Affected Trees	Whole Count/ Cluster	335	Variable	1,034,274	Current market value of compensable crops and trees
Subtotal (A)					443,458,271	
B. Cost of Resettlement Site						
1	Socialized Housing	Household	323	750,000	242,250,000	Cost for developing socialized housing for non-landowner PAPs who are homeless and are low income
Subtotal (B)					242,250,000	
C. Other Relocation Assistance						
1	Food Allowance	Person/ day	1,444	150	649,800	Food allowance per person, per day for three (3) days
2	Transportation Assistance	Household	390	10,000	3,900,000	Cost of transporting people and household belonging
3	Commuting Allowance	Household/ month	390	5,000	5,850,000	Commuting allowance going to the original place of work with an amount not exceeding PhP5,000 per household per month for three (3) months
4	Rental Subsidy	Household/ month	390	15,000	5,565,000	Cost to cover for rental subsidy of PAPs who are partially/

Budget Item		Unit of Measure	Quantity / Dimension	Unit Price	Total Amount (PhP)	Remarks
						marginally affected and for PAPs who will opt for self-relocation option.
5	Disturbance Compensation	Household	19	10,000	190,000	Disturbance compensation for PAPs residing within PNR ROW who opt for self-relocation.
6	Cost of Connecting Utilities	Household/month	390	20,887	8,145,860	Cost of connecting or reconnecting utilities i.e., water, power
7	Medical and Manpower Assistance	Household	186	Variable	299,646	Nursing care and manpower assistance for vulnerable households during transfer
Subtotal (C)					24,600,306	
D. Livelihood Restoration and Rehabilitation						
1	Cash Compensation for Income Loss	Business	62	13,080	2,432,811	Cost of income loss compensation for affected business
2	Transactional Cost	Business	62	20,000	1,240,000	Permitting Cost to re-establish business
3	Transportation Assistance	Business	62	10,000	620,000	Cost in transporting movable business assets
4	Rental Subsidy	Business	10	15,000	450,000	Rental subsidy to leasing businesses
5	Income Loss Compensation for Employees	Person	394	Variable	19,465,176	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
6	Inconvenience Allowance	Household	123	10,000	1,540,000	Inconvenience allowance for vulnerable groups
7	LRIP	Persons		Variable	15,164,600	Cost of skills training, other

Budget Item		Unit of Measure	Quantity / Dimension	Unit Price	Total Amount (PhP)	Remarks
						livelihood assistance for PAPs and rehabilitation assistance for vulnerable groups
Subtotal (D)					40,912,587	
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	868,000	
3	Cost for Continued Info Disclosure	N/A	N/A	Variable	64,550	
4	Cost for Monitoring and Reporting	N/A	N/A	Variable	9,800,000	
Subtotal (E)					11,232,550	
Total (A+B+C+D+E)					762,553,714	
F. Contingencies and Other Cost						
Administrative Cost (5% of Total A+B+C+D+E)					38,127,685	
Contingency (10% of Total A+B+C+D+E)					76,255,371	
GRAND TOTAL					876,936,771	

Source: JICA Design Team

12.2 Estimated Compensation Cost for Affected Land and Non-Land Assets

12.2.1 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).

12.2.2 Cost of Affected Land

The total project land take for this project is 28,915.96 m², of which 20,162.66 m² (69.7%) are existing government right-of-way. Hence, the Project will only need to acquire 8,469.30 m² of land (Table 2-4). Based on the market research conducted for this Project, the total current market value of the lands subject for acquisition is PhP298,065,470 (Table 12-2).

Table 12-2 Cost of Land Acquisition (in PhP)

Brgy.	Residential Land		Unclassified Land		Total	
	Area (m ²)	Market Value	Area (m ²)	Market Value	Area (m ²)	Market Value
164	120.00	7,212,000	190.00	11,419,000	310.00	18,631,000
165	380.00	22,838,000	452.00	28,319,120	832.00	51,157,120
217	6,107.50	158,435,550	1,508.30	69,841,800	7,611.30	228,277,350
Total	6,607.50	188,485,550	2,145.80	109,579,920	8,753.30	298,065,470

Source: JICA Design Team

12.2.3 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

0.50% of market value¹; documentary stamp tax computed at 1.50% of market value, and capital gains tax to be shouldered by DOTr² computed at 6% 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	38 ³	1,900
Issuance of Offer to Buy	Registered mail	50	38	1,900
Land Title Registration	Registration of Deeds ⁴	344.93	55 ⁵	18,971
	Transfer Tax ⁶ (0.50% of selling price or market value whichever is higher)	(0.50%)	298,065,470	1,490,327
	Documentary Stamp Tax ⁷ (1.50% of selling price or market value whichever is higher)	(1.50%)	298,065,470	4,470,982
	Capital Gains Tax (6% of selling price or market value whichever is higher)	(6%)	298,065,470	17,883,928
Total				23,868,008

Source: JICA Design Team

12.2.4 Cost of Affected Structures

The Project Resettlement Policy excludes from compensation the PAPs who are residing in structures located on existing government right-of-way without due permission from the concerned government unit/s to build structures on the said land. The structures eligible for compensation are only those outside the existing government ROW and those within existing government ROW but who have permission to build the structures.

Pending DOTr validation on the said condition, the replacement cost for all surveyed structures were estimated. The total cost of affected structures is based on the structures outside and inside the existing ROW, with categories as summarized in Table 12-4 and with details as indicated in the the Replacement Cost Survey results (Volume 6). The estimated replacement cost for all 259 affected structures (Table 2-9) is PhP 120, 490, 518.60 (Table 12-4).

Table 12-4 Cost of Structures and Other Improvements (in PhP)

Brgy.	Structures outside PNR ROW		Structures inside PNR ROW		Total	
	No. of Structures	Replacement Cost	No. of Structures	Replacement Cost	No. of Structures	Replacement Cost
162	0	0.00	1	N/A	1	N/A
164	8	5,324,392.18	7	2,051,152.99	15	7,375,545.17
165	26	18,196,373.63	24	8,602,944.90	50	26,799,318.53
186	0	0.00	1	N/A	1	N/A
204	0	0.00	1	N/A	1	N/A
217	163	75,657,563.43	13	1,680,261.82	176	77,337,825.25
218	14	8,931,792.00	1	46,037.66	15	8,977,829.66
Total	211	108,110,121.20	48	12380,397.37	259	120,490,518.60

Source: JICA Design Team

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 PhP1,000 taxable amount or P15/1,000.

12.2.5 Cost of Crops and Trees

The total value of all compensable trees indicated in Table 2-14 is PhP 1,034,274.20. 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 Solis-Blumentritt Section.

Table 12-5 Cost of Compensable Trees (in PhP)

Common Name of Tree	Quantity	Sum of Replacement Cost (PhP)
Atis	2	7,300.00
Avocado	4	14,400.00
Bayabas (Guava)	13	45,300.00
Caimito (Star apple)	5	37,300.00
Calamansi	5	5,200.00
Camachile	1	2,800.00
Duhat	7	67,470.00
Guyabano	3	4,900.00
Indian lanutan	2	500.00
Kamagong	2	9,500.00
Kamias	10	40,792.00
Mahogany	2	609.70
Makopa	3	3,600.00
Mangga (Mango)	13	333,000.00
Nangka (Jackfruit)	1	217.50
Narra	8	6,750.00
Niog (Coconut)	44	236,300.00
Papaya	23	57,385.00
Saging (Banana)	172	85,850.00
Sampalok (Tamarind)	5	50,000.00
Suha (Pomelo)	4	19,000.00
Talisai (Umbrella tree)	4	2,900.00
Tiesa	2	3,200.00
Total	335	1,034,274.20

Source: JICA Design Team

12.3 Cost of Resettlement Site

For budgetary purposes, the calculated cost of developing socialized housing is PhP750,000 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 DHSUD (HUDCC) MC No. 01-2018 and MC No. 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 NLO HHs	Maximum Socialized Housing Cost	Total (PhP)
164	10	750,000.00	7,500,000
165	73	750,000.00	54,750,000
217	216	750,000.00	162,000,000
218	24	750,000.00	18,000,000
Total	323¹		242,250,000

Note: Total includes the 297 households and household with business (Table 3-7)

Source: JICA Design Team

⁸HUDCC (2021). 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>

12.4 Other Relocation Assistance

12.4.1 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 household member per day.

For DD RAP budgetary purposes, the total household population will be used. However, this number will be subject to DOTr's validation process under the Implementation Phase - i.e., ascertaining which of the non-landowner PAHs are within the PNR ROW.

Table 12-7 Food Allowance (in PhP)

Barangay	Household Population	Cost of Meal per Day (PhP)	Number of days	Total (PhP)
164	62	150	3	27,900
165	345	150	3	155,250
217	931	150	3	418,950
218	106	150	3	47,700
Total	1,444			649,800

Source: JICA Design Team

12.4.2 Transportation Assistance

The relocating PAPs will be provided with transportation (i.e., trucks) or transportation allowance for hiring vehicles to transport household belongings on a per request basis (Table 12-8). For RAP budget purposes, all the 390 PAHs will be accounted for.

The unit cost is estimated at PhP10,000 per PAH based on the prevailing cost of renting 10-wheel wing van from a transport application service at a distance of 30 kilometers amounting to PhP 9,465⁹.

Table 12-8 Transportation Cost for Households (in PhP)

Barangay	Number of Households	Unit Cost (PhP)	Total (PhP)
164	17	10,000	170,000
165	89	10,000	890,000
217	256	10,000	2,560,000
218	28	10,000	280,000
Total	390	10,000	3,900,000

Source: JICA Design Team

12.4.3 Commuting Allowance

Commuting allowance going to the original place of work with an amount not exceeding PhP5,000 per household per month for three (3) 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)
164	17	5,000	3	255,000
165	89	5,000	3	1,335,000
217	256	5,000	3	3,840,000
218	28	5,000	3	420,000
Total	390	5,000	3	5,850,000

Source: JICA Design Team

12.4.4 Rental Subsidy for Households

Rental subsidy for a maximum of PhP 5,000 per month will be provided for three (3) months (i) if the PAPs prefer self-relocation, or (ii) if their structure is marginally affected but they would need to vacate

⁹ Cost is based on estimate distance (28-33 km away) from City of Manila. Reference: Transportify.com (2021).

Obtained 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%3Farea_id%3D5&af_click_lookback=15&af_reengagement_window=30s

the place while the remaining area is being repaired. Eligible households include: structure owners regardless of landownership, and renters, sharers, rent-free occupant in structures within affected private lots.

Actual subsidy cost will be determined by DOTr during the implementation stage, based on the prevailing rental cost not exceeding PhP5,000/month.

Table 12-10 Rental Subsidy for Households (in PhP)

Barangay	Number of Households	Unit Cost (PhP)	Number of Months	Total (PhP)
164	14	5,000	3	210,000
165	78	5,000	3	1,170,000
217	251	5,000	3	3,765,000
218	28	5,000	3	420,000
Total	371			5,565,000

Source: JICA Design Team

12.4.5 Disturbance Compensation for Households Renting or Sharing Structure within PNR ROW

Households occupying PNR ROW as renters, sharers and rent free occupants are ineligible for rental subsidy. In lieu of rental subsidy, households within PNR ROW who are renters, sharers and rent-free occupants, opting for self-relocation are entitled to disturbance compensation amounting to PhP10,000 one time payment.

Table 12-11 Disturbance Compensation for Households within PNR ROW (in PhP)

Barangay	Number of Households	Unit Cost	Total (PhP)
164	4	10,000	40,000.00
165	11	10,000	110,000.00
217	4	10,000	40,000.00
218	0	10,000	-
Total	19		190,000

Source: JICA Design Team

12.4.6 Cost of Connecting Utilities

The basic utilities being considered for PAPs qualified for self-relocation assistance 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	390	9,500.00 ¹⁰	3,705,000.00
Water	390	9,687.82 ¹¹	3,778,249.80
Others	390	1,699.00 ¹²	662,610.00
Total		20,886.82	8,145,859.80

Source: JICA Design Team

12.4.7 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

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/fiber-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/>

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	186	537	199,764
Medical Care Providers	1	186	537	99,882
Total				299,646

Source: JICA Design Team

12.5 Livelihood Restoration Cost

12.5.1 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 (3) months. For budgetary purposes, the unit cost is based on the average net monthly income of the 62 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)	No.of Months	Total (PhP)
164	4	13,079.63	3	156,955.56
165	21	13,079.63	3	824,016.69
217	35	13,079.63	3	1,373,361.15
218	2	13,079.63	3	78,477.78
Total	62	13,079.63	3	2,432,811.18

Source: JICA Design Team

12.5.2 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 PhP20,000 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 DOTr will ensure that all eligible business owners are compensated prior to displacement

Table 12-15 Transactional Cost (in PhP)

Barangay	Number of Business/es	Unit Cost (PhP)	Total (PhP)
164	4	20,000	80,000
165	21	20,000	420,000
217	35	20,000	700,000
218	2	20,000	40,000
Total	62		1,240,000

Source: JICA Design Team

12.5.3 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 PhP10,000 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 PhP9,465¹⁴.

¹⁴ 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=Bl

Barangay	Wage-based household Members	Wage Rate (PhP)	Months	Total
Total	374			18,477,096

Source: JICA Design Team

12.5.6 Inconvenience Allowance for Vulnerable Groups

Vulnerable households as defined in this RAP are eligible for inconvenience allowance of PhP10,000 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)
164	8	10,000	80,000
165	30	10,000	300,000
217	110	10,000	1,100,000
218	6	10,000	60,000
Total	154		1,540,000

Source: JICA Design Team

12.5.7 Livelihood Restoration and Improvement Program

The estimate number of Livelihood Restoration and Improvement Program (LRIP) participants in Solis-Blumentritt section is based on the number PAPs who will be economically displaced. Please see Chapter 8 for details.

12.6 RAP Implementation and Monitoring

12.6.1 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 PAPs, as part of KSA requirements, (iv) other unanticipated incidental expenses.

Table 12-21 RAP Implementing Institution (in PhP)

RAP Implementing Partner	Total (PhP)
LIAC	500,000
Total	500,000

Source: JICA Design Team

12.6.2 Cost for Procurement of GFI/IPA Appraisal

Affected properties (i.e., land, structures, and other improvements) will be appraised by the 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 (5) lot parcels and PhP 5,000 for every succeeding lot parcel, and PhP2,000 for each structures were used.

Table 12-22 Cost of GFI/IPA Appraisal (in PhP)

Budget Item	Unit	Unit Cost	Initial Cost (First 5 parcels)	Total
Number of Lot Parcels	55	5,000	100,000	350,000
Number of Structures	259	2,000	N/A	518,000
Total				868,000

Source: JICA Design Team

12.6.3 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)
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)		500	2	17	17,000
Public Information Brochure (Tagalog)	Help Desk/SCMs	500	2	13	13,000
GRM Brochure (Tagalog)		500	1	17	8,500
GRM Brochure (English)		500	1	17	8,500
GRM Flyers		500	1	5	2,500
PIB Flyers	SCMs	500	2	5	5,000
Total					64,550

Source: JICA Design Team

12.6.4 Cost for Internal Monitoring

Internal monitoring will be conducted over a period of 48 months with a PhP100,000 unit cost per month. The total lump sum cost amounts to PhP4,800,000.00. The cost items are similar to budget provided for RAP implementation but for a longer period. Aside from DOTr's own requirement, this also includes the cost for LIAC Monitoring.

12.6.5 Cost for External Monitoring

The EMA procured by DOTr for the NSCR Section will prepare the monitoring reports as indicated in Chapter 13. The total cost for the EMA is PhP 5,000,000.

12.7 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
		Identification and verification of LRIP beneficiaries	Final list of LRIP Beneficiaries
4	Resettlement preparation and site selection	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	Records of payment status compared to planned payment schedule and amount
			Interview with the PAPs
		Details of payment of various assistances to the PAPs (i.e., rental subsidies, food allowances, transportation allowances, etc.)	Record of payment status compared to planned payment schedule and amount
			Interview with the PAPs issued a Certificate of Entitlement for rental subsidy and Reimbursement Agreements for Non-Housing Entitlements
		Status of payment of various assistance for the PAPs	Record of payment status compared to planned payments schedule and amount, and interview with the PAPs
		Number of PAPs who receive special vulnerable assistance	Record of payment status compared to planned payments schedule and amount, and interview with the PAPs
		Number of Signed ADRI	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	Finalized LRIP Beneficiary list

No.	Category	Checklist	Means of Verification
		livelihood restoration program	
		Number of signed agreements with service providers	Signed MOAs / Agreements
		Number of conducted LRIP workshops	Records of Workshop and attendance sheet
		Number of forms of assistance provided for financial management training	Records of provided assistance/organized trainings
		Number of forms 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 trainings 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

No.	Category	Checklist	Means of Verification
		Number of woman-headed families which complete self-relocation	Final PAH Masterlist compared to records of compensation payment
		Number of woman-headed families which obtained assisted-relocation	Final list of beneficiaries of social 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	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	Records of land acquisition

No.	Category	Guide Questions	Means of Verification
		arrears were assisted and processed as negotiated sale?	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 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
		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
6	Resettlement	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	Records of Landbank disbursement and visit to temporary

No.	Category	Guide Questions	Means of Verification
		time? Are PAPs renting/staying based on the agreed standards?	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 rental facilities?	Final Masterlist of ISFs and list of provided public 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

No.	Category	Guide Questions	Means of Verification
		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
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?	Interviews with PAPs and comparison with the SES results
		What changes have occurred for the vulnerable PAPs?	

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	Review of the RAP and comparison

No.	Category	Basis for Indicators	Means of Verification
		policies	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 monitoring system	Discussions with the PMO/ Internal 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

No.	Category	Basis for Indicators	Means of Verification
		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
		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 micro-credit 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
		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
3	Consultation and grievances	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

No.	Category	Guide Question	Means of Verification
		How many PAPs have used the Help Desk (GRM)?	GRM database records
		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

No.	Category	Guide Question	Means of Verification
		Was the quality of socialized housing provided to PAPs sufficient (i.e., suitability of locations, utilities, and access to social services), as indicated in the RAP?	Onsite verification of relocation sites Interview with the PAPs
		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

No.	Category	Guide Question	Means of Verification
		What is the level of satisfaction with support received for livelihood programs?	Interviews with the PAPs
		What is the percentage of successful enterprises that reached break-even (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 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 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 Local Government Units (LGUs).

Specifically for this Project:

- The concerned local government officials, both at the city and barangay levels have been informed about the Project through Information Education and Communication (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 Stakeholder Consultation Meeting (SCMs)	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

Stage of Project Cycle	Proposed Mechanism	Timing and Frequency	Responsible Agency
	Production and distribution of printed materials IEC	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 Civil Works	Once for the Manila LGU	DOTr
Monitoring & Evaluation	SCM	Once for the Manila LGU, every year from the commencement of civil works	DOTr
Information dissemination and disclosure	Production and distribution of printed materials IEC	As needed Printed materials show 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			

Stage of Project Cycle	Proposed Mechanism	Timing and Frequency	Responsible Agency
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-Ex 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

A total of three (3) rounds of Stakeholder Consultation Meetings were conducted for the FS Phase of the Project, from January to August in 2018. For some of the SCMs, two (2) sessions had to be done in consideration of the number of PAPs. Table 14-2 shows the schedule of the SCMs as well as its respective count of participants, from first to third round of consultation

Table 14-2 SCMs for the Feasibility Study Phase: Participants

First Stakeholder Consultation Meeting						
Barangays	Venue	Date & Time	Participants	Number of Participants		
				Male	Female	Total
Brgy. 161, 162, 165, 185, 186, 217, 218 Manila City	Brgy. 224 Covered Court	February 3, 2018 2:00 PM	PAPs, BLGUs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	5	2	7
Second Stakeholder Consultation Meeting						
Brgy. 161, 162, 165, 185, 186, 217, 218 Manila City	Brgy. 224 Covered Court	June 7, 2018 08:00 AM	PAPs, LGU, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	5	2	7
Third Stakeholder Consultation Meeting						
Brgy. 161, 162, 165, 185, 186, 217, 218 Manila City	Dapitan Sports Complex, Instruccion St, Sampaloc	August 20, 2018 8:00 AM	ISFs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc., SHFC Representative	8	7	15

Source: JICA Study Team

14.5 Information Disclosure Under Detailed Design

14.5.1 Information, Education and Communication (IEC) Meeting

For the DD Phase, IEC Meetings were conducted with the City of Manila LGU representatives to disclose initial information about the Project prior to the conduct of RAP activities. Formal letters were sent to concerned LGU representatives to inform them about the Project and invite them to the meeting. The meeting was held through an online platform to ensure health and safety standards for all participants (given the COVID-19 situation).

During the IEC Meeting, the following information were discussed:

- Project overview and timeline;
- Project Alignment;
- Scope of RAP Activities; and
- Health and Safety Protocols under COVID-19.

Apart from the presence of the LGU representatives, DOTr's consultants and sub-consultants (JICA Design Team, AECOM, and EcosysCorp,Inc.) also attended the meeting to address the questions and concerns from the IEC participants. Table 14-3 and Table 14-4 show the number of attendees for the IEC Meeting for Solis-Blumentritt Section and TSS-1, and Table 14-5 presents the queries and concerns raised during the meeting.

Table 14-3 IEC Meetings for Solis-Blumentritt Section: Participants

Table 14-3 IEC Meetings for Sons' Blumentrit Section: Participants					
Mode of IEC	Schedule	Stakeholders	Total Number of Participants		
			Male	Female	Total
Online	August 6, 2020 1:30 -3:40PM	DOTr	6	9	15
		PNR	1	1	2
		DPWH	1	0	1
		DHSUD	1	1	2
		PCUP	1	1	2
		CHR	0	1	1
		Manila LGU: Registry of Deeds, Department of Assessment, Urban Settlements Office, Manila Barangay Bureau	4	3	7
		ADB	1	0	1
		JDT	6	8	14
		Ecosys	1	3	4
		Subtotal:	22	27	49
Online	October 8, 2020 2:00 - 3:30PM	DOTr	1	2	3
		NSTren	1	1	2
		JDT	5	7	12
		EcosysCorp, Inc	1	4	5
		AECOM	1	1	2
		Barangay Captains	9	0	9
		Subtotal:	18	15	33
Total			40	42	82

Source: JICA Design Team

Table 14-4 IEC Meetings for Solis-Blumentritt Section (TSS-1): Participants

Mode of IEC	Schedule	Stakeholders	Total Number of Participants		
			Male	Female	Total
Online	November 11, 2021 9:00 - 10:00 AM	DOTr	2	3	5
		JDT	0	2	2
		Barangay Captains	4	3	7
Subtotal			6	8	14
Online	March 19, 2021 9:00 -10:00AM	DOTr	2	4	6
		PNR	1	0	1
		JDT	3	6	9
		EcosysCorp, Inc	1	1	2
		AECOM	0	2	2
		Barangay Captains	1	0	1
Subtotal			8	13	21

Mode of IEC	Schedule	Stakeholders	Total Number of Participants		
			Male	Female	Total
Online	November 11, 2021 9:00 - 10:00 AM	DOTr	2	3	5
		JDT	0	2	2
		Barangay Captains	4	3	7
Subtotal			6	8	14
Total			14	21	35

Source: JICA Design Team

Table 14-5 IEC Meetings: Issues and Concerns Raised

Date	Section	Issues and Concerns	Answer / Action
August 6, 2021	SBT	Manila LGU inquired if the presented number of estimated PAH covers the NSCR-Ex Project Phase 1, Phase 2, and NSCR (N1) Project.	The presented numbers cover the estimated PAHs for the SBT section. DOTr will share the copy of presentation material to the LGU as reference to the number of PAHs.
		Manila LGU inquired regarding the preparation of comprehensive RAP, indicating the timeline, tasking, classification and concerned agencies for accountability purposes.	DOTr will provide the copy of RAP to the LIAC, once approved by JICA.
		Manila LGU inquired on the difference and boundaries of RAP for NSCR (N1) and SBT Section.	NSCR and SBT Section will have separate RAPs. A separate LIAC will be convened to discuss NSCR and SBT Section.
		Manila LGU requested DOTr and JDT to organize an IEC with the Barangay Captains.	JDT and EcosysCorp will organize an IEC meeting with the Barangay Captains prior to the start of RAP surveys.
October 8, 2021	SBT	Barangay 218 requested clarification on the ROW boundary since they were told that their barangay is not affected by the South Commuter (SC) Project.	- DOTr clarified that the SC Project has conducted their RAP activities under a different team from DOTr. - DOTr added that Barangay 218 will be affected under a contract package for the SBT project. - DOTr showed the study area of the NSCR-Ex SC alignment, wherein Barangay 218 is not affected.
		No issues/concerns raised. Barangay Captains were all supportive of the Project.	Ecosys will coordinate with the Barangay Captain when conducting the surveys.
November 11, 2021	SB (Barangay 218)	The Barangay Chairperson shared that some of the constituents are inquiring if they are affected by the Project and what assistance they will receive.	DOTr assured Barangay 218 Chairperson that DOTr would coordinate with them for the upcoming 1 st SCM, where the potentially affected families are invited.
		The Barangay Chairperson sought clarification on the South Commuter (SC) Phase 1 and SBT Section, given the different representatives coordinating with them.	DOTr explained the NSCR Project and how it is subdivided into different Project Management Offices (PMOs), such as the SC and SBT Team.
		A barangay councilor inquired regarding the relocation and entitlements for PAPs whose structures will be affected.	JDT explained that the PAPs will be paid based on the replacement cost of the structures. DOTr explained that the owners would be compensated for the loss of structures if it is within the Project's cut-off date. The list of affected structures will be forwarded to the LGU to advise the owners on the non-issuance of the building permit. It was emphasized that this will be disclosed to the PAPs during the 2nd SCM.

Date	Section	Issues and Concerns	Answer / Action
		The barangay chairperson inquired whether another round of environmental surveys will be conducted in the barangay.	DOTr explained that if Environmental Surveys will be conducted for Barangay 218, then the Sub-Consultant AECOM will coordinate with the Chairperson.
March 19, 2021	SB (TSS-1)	The Barangay Chairperson cited that there has been no COVID case in the barangay since December 2020, and expressed concern on whether the field surveys would be safe.	DOTr assured the barangay that the Project will adhere with the Health and Safety Protocols set by the Project, based on National Guidelines
		The Barangay Captain inquired on the status of the eight (8) refusals on the survey activities for the Project	DOTr shared that these properties are now pending for survey.
		The Barangay Captain raised his concerns about the compensation for the affected private properties in Barangay 217.	DOTr confirmed that private properties will be compensated. DOTr shared that during the DD 1 st SCM, Project overview, alignment, and activities to be conducted will be discussed. While details regarding the Entitlement Matrix for the landowners and non-landowners and other categories will be discussed on the 2 nd SCM.

Source: JICA Design Team

As seen in Table 14-5, there were no concerns raised during the October 8, 2021 IEC Meeting. To ensure that all chairpersons of Project-affected barangays are informed, it was requested that the DOTr provide the meeting video recording and presentation materials, for the Manila Barangay Bureau (MBB) to relay to the chairpersons who were unable to attend the Meeting. DOTr and the Consultants, in close coordination with the MBB, coordinated with the barangays for the preparation for the upcoming SCMs.

14.5.2 Stakeholder Consultation Meeting

(1) First Stakeholder Consultation Meeting

After the conduct of IEC Meetings, a series of SCMs were carried out (Volume 3). The First SCM intended to inform the potential PAPs about the Project, explain the RAP Activities to be carried out, and discuss the Legal Framework followed in the RAP Preparation.

Meetings were conducted simultaneously online and on-site, depending on the preference of the PAPs, to comply with the strict health and safety measures¹.

During the distribution of field invites held one (1) to two (2) weeks prior to the SCM, the PAPs were asked by field coordinators to write down their contact numbers. The gathered information was then used by the call center specifically set up to invite the PAPs to the SCM. Once the total number of PAPs and the preferred mode have been determined, the number of sessions of the SCM was established.

For the online SCM, accommodating a large number of PAPs is permissible, using the Zoom application. Most of the PAPs used their smartphones or borrowed their neighbor's to join, while some of them used laptops or personal computers (PC). However, for the on-site meetings, only a maximum of 30 to 40 PAPs are allowed to attend per session, depending on the size of the venue.

¹ For this Project, on-site meetings complied with the necessary social distancing measures as part of the health and safety Protocol prepared for the Project, based on Philippine and International Guidelines.

A total of 350 participants from the affected barangays attended the First SCM from Solis-Blumentritt Section and TSS-1, 59% of which are female and 41% of which are male (

Table 14-6).

Queries and responses were documented, with common questions raised for the several sessions of meetings among the different barangays, as shown in Table 14-7. The questions raised were mostly about the alignment, relocation assistance, timeline of the Project, and compensation and entitlements, among others.

Table 14-6 1st SCM for Solis-Blumentritt and TSS-1: Participants

Mode of SCM	Venue	Date and Time	Participants	Male	Female	Total
Online	Not Applicable (Online)	October 28, 2020 8:00 AM	PAPs, LGU, DOTr, PNR, JDT	23	28	51
		October 28, 2020 11:00 AM		15	24	39
		October 28, 2020 2:00 PM		14	23	37
Subtotal				52	75	127
Online	Not Applicable (Online)	October 29, 2020 8:00 AM	PAPs, LGU, DOTr, PNR, JDT	14	23	37
		October 29, 2020 11:00 AM		13	11	24
		October 29, 2020 2:00 PM		9	19	28
Subtotal				36	53	89
On-site	Brgy. 224 Covered Court	November 3, 2020 9:00 AM	PAPs, LGU, DOTr, PNR, JDT	9	17	26
		November 3, 2020 1:00 PM		10	11	21
		Subtotal			19	28
On-site	Brgy. 224 Covered Court	December 4, 2020 9:00 AM	PAPs, LGU, DOTr, PNR, JDT	16	15	31
Online	Not Applicable (Online)	March 30, 2021 9:00 AM	PAPs, LGU, DOTr, PNR, JDT	20	36	56
Subtotal				36	41	87
Total				143	207	350

Source: JICA Design Team

Table 14-7 1st SCM: Summary of Queries and Concerns Raised

Queries/Comments/Suggestions/Concerns	Response to Queries
Alignment of the Project	
If the properties traversed by the PROW are the ones affected by the Project	- The affected structures are yet to be known since the RAP field survey activities have not started in their area. - There will be new markings to distinguish the Project ROW, to be made by the Parcellary and As-Built Survey team.
Requested to use the previous alignment so they will not be affected anymore	- The previous alignment under another Project did not push through. - The new alignment has been through a series of studies, and it has been found out the current alignment is the best possible option for the railway.
Asked regarding the severity of impact to their property	The impact will be determined once the field surveys are completed in their area.

Queries/Comments/Suggestions/Concerns	Response to Queries
Requested for the scheme/plan of the Project for them to ascertain whether they are affected or not	Before a list of the actual affected persons can be created and a map for the affected area prepared, ground surveys would need to be conducted in order to validate what is seen in the satellite-generated map.
Relocation Assistance	
If the families living in a same structure will be receiving their own housing units	- Relocation assistance is provided depending on the number of households. One basis to qualify as a household, as defined by the Philippine Statistics Authority, is the separate preparation of food consumption - which could be determined through surveys to be conducted. - Provision of separate relocation packages to families who share their income for house expenses might worsen their standard of living in the relocation site. - The number of households will be determined from the data gathered during the SES.
Inquiry on requirements needed to show that each family living in a same structure have their own, or separate expenses	Bills of electricity and water are needed to show that the families have separate expenses.
If previous beneficiaries of relocation assistance would still be qualified for the said entitlement	- Such cases will be discussed with the Beneficiary Selection, Award and Arbitration Committee (BSAAC) under the LIAC. - If the PAPs are disqualified for the housing entitlement, they would still receive inconvenience allowance.
Asked if the Informal Settler Families (ISFs) are qualified for relocation assistance	If they are identified and verified by the NHA as ISFs, and if they are deemed eligible in accordance with R.A. 7279, they will be entitled for relocation assistance.
Location of the resettlement site	- DOTr's priority is to have the PAPs relocated within the City of Manila, or if not possible, their next option is near-city. - If near city is not possible, DOTr will consult with the PAPs regarding the feasible relocation sites.
If renters will be qualified for relocation assistance	The renters affected by the Project will be entitled for assistance, and it will be discussed during the next consultation meeting.
Asked if they have an option to decline the relocation package offered	Since the Project is still under the Detailed Design stage, the EM for the PAPs is not yet finalized thus it is not yet identified who will be receiving the relocation assistance.
Asked if the children of the relocates, who are living in the same structure as them, could receive relocation assistance since he/she has her own family	The LIAC will evaluate and determine if they are qualified for the relocation assistance.
Inquired if their displacement will be through self-demolition	PAPs will be allowed to self-demolish so that they could obtain the salvageable materials, but DOTr would also be doing the demolition as the timeline approaches the start of construction.
If the monthly amortization fee can be removed so they would only pay for the tax of the housing unit	The monthly amortization fee will be explored during the FGDs and the data from the SES will show the capacity to pay of the PAPs.

Queries/Comments/Suggestions/Concerns	Response to Queries
Concerns over the possibility of the government providing them with housing units that is lacking in basic utilities	• DOTr assured the PAP that they will strictly follow the JICA's Guidelines on Environmental and Social Considerations 2010 (JICA ESC 2010).
Eligibility for relocation assistance	In accordance with Sec. 16 of R.A. 7279, a PAP should meet the following criteria in order to be qualified for a relocation assistance: • Must be a Filipino citizen; • Must be an underprivileged and boneless citizen; and • Must not own any real property or any housing facility in both urban and rural areas; and • Must not be a professional squatter or member of a squatting syndicate.
Livelihood	
Compensation for affected businesses	• If the structure is partially affected, DOTr will help in restoring the affected portion. Otherwise, other alternatives will be explored. • Assistance to affected livelihoods will be discussed in the next consultation meeting.
Compensation and Entitlement	
When compensation will be received by the PAPs	• The payment will be given before the PAPs are displaced.
If each of the material of the structure will be considered for the computation of compensation	• The materials used have effect on the total amount of compensation, since the basis is replacement cost for the structure.
If the renters of land would also be receiving compensation	• They will not be compensated for the land, since they are not the owner but they will be paid for their structure.
Inquired if the payment will be given in full or in percentages	• There is a schedule of payment based on the PAP's specific cases and available data, with full compensation to be paid to the qualified PAPs prior to displacement.
Entitlement for the PAPs who only have "rights" to the land	• The EM for the PAPs is still being finalized. • Residents who are not the landowners will receive a relocation program given that they qualify to the conditions.
If registered structure owners are qualified for socialized housing	• The residents living within the land property of the government would be receiving Relocation packages.
If renters of structure would also be receiving any entitlement	• Renters are included in the EM of the Project.
Compensation for partially-affected structures	• If a property is partially affected, the government will pay for the affected portion only.
Asked who will be the recipient of the assistance to be provided by the Project, if it would be the landowner or structure owner	• There are separate entitlements for the landowners and structure owners. • The landowners will be compensated for their property according to the principle of Current Market Value, and the structure owners will be paid based on Replacement Cost. • Further details will be disclosed in the 2nd SCM.
Basis of compensation	• The structure will be compensated based on the concept of Replacement Cost, and the land will be paid based on its current market value, in accordance with R.A. 10752.
Inquired what if the land title is not yet transferred from their deceased parents to them,	• The PAPs have to undergo Extrajudicial Settlement of Estate in order to update the land title from the

Queries/Comments/Suggestions/Concerns	Response to Queries
their children	parents' name to the name of the heirs.
Asked who will be paying the expenses for the processing of Extrajudicial Settlement	• DOTr will help them to process the documents, however DOTr will not be paying for the expenses.
If they would still be compensated for their structure even if they cannot locate the landowner of the lot	• DOTr recommended the PAP to seek assistance from the DOTr Help Desk to settle the incomplete documents, as well as to the Local Government of Manila City.
If they will be given enough time to prepare the required documents	• The PAPs will be provided enough time to prepare and move out of their current residence.
Steps needed to be taken if the structure is still under dispute once the Project is about to start	• DOTr can help them with the processing. However, if the Project is about to start, their case will now be turned over to the Supreme Court.
Since the Project of DPWH overlaps with the ROW of the NSCR alignment, the PAP asked if there will be a separate compensation from each agency	• DOTr will not be compensating them for the same items that DPWH will be paying for. • However, since the NSCR Project abides by the JICA Guidelines for ESC; there might be other entitlements that are not included in the plan of DPWH. Such entitlements will be provided by DOTr. • The Entitlement Matrix is still being finalized and will be presented to the PAPs during the Second Consultation Meeting.
Inquired if they would still receive compensation for their trees that have been cut for a Project, two (2) years ago	• DOTr will have no basis for the payment of the trees since the trees are already non-existent during the survey.
Timeline of the Project	
Asked the timeline of the Project, specifically the start of construction	• The schedule of construction will only be finalized once the survey activities are completed, but their target schedule is on December 2021.
Start of the displacement of PAPs	• DOTr will be sending a Notice of Taking to the owners wherein the PAPs will be given 30 days to prepare all the necessary documents needed for the sale of property.
Schedule of the Second Consultation meeting	• The second SCM is scheduled on July 2021, but coordination with LGU have to be made first before a schedule is finalized.
If the Project will actually push through	• The objective of DOTr is to complete the Project. DOTr assured that the Project will actually push through since it is a priority Project under the <i>Build Build Build</i> Program of the administration.
RAP Activities	
Inquired about the schedule of the survey activities in their area	• The team is expected to start the surveys on the next day, after the consultation meeting - once permission from the concerned barangays has been provided. • The team will coordinate with the respective barangay representatives for the schedule of the survey activities.
If the structure owner is not present during the Survey activities	• The PAPs could ask their neighbors to notify them if the team is about to start in their area, or they could provide an authorization letter with their contact number to the team, through their neighbor.

Queries/Comments/Suggestions/Concerns	Response to Queries
If another tagging activity will be conducted, even if they already have been tagged before	There will be a re-tagging with the new stickers for the Detailed Engineering Design stage of the Project.
If they have to be interviewed again considering they have been interviewed already during the Feasibility Study stage	Households who have been interviewed during the Feasibility Study stage will no longer be interviewed again, but their structure would still be tagged again.
Inquired what would happen to those who were not able to attend the meeting	The PAPs do not have to worry even if they were not able to attend as long as they keep the control number and password assigned to them; since it will be presented to the survey team once they conduct the surveys.
Proof of Ownership	
Inquired if Deed of Sale is enough as a proof of ownership	The Deed of Sale is only one (1) of the required documents to present proof of ownership and they would still need to execute perfect transfer of title and provide tax declaration.
Requirements needed to submit to show proof of ownership of a structure	The following are some of the general requirements needed to show proof of ownership for the structure: (1) Certified True Copy of Tax Declaration; (2) Real Property Tax Clearance; (3) Clearance from the LGU stating that they are the owner of the structure and its improvements; (4) Valid ID; and (5) Tax Identification Number
If the required documents can be sent through online method	Ultimately, physical hard copies of the documents are needed but they could send in advance the soft copies through email.

Source: JICA Design Team

(2) Second Stakeholder Consultation Meeting

The second SCM was held on June 15, 2021 and June 16, 2021 for non-landowners and landowners, respectively. The PAPs were informed about the SCM through call center approximately a week before the indicated dates in Table 14-8.

The total number of PAPs was considered in determining the number of SCM sessions to be conducted. For the SB DD Section, there were two (2) sessions held for non-landowners PAPs and one (1) session held for landowner PAPs.

The SCMs were conducted exclusively through an online platform, based on the preference of the PAPs. The PAPs attended the online SCM through Zoom, using either their own or their neighbor's smart phones or personal computers (PCs) or laptops.

During the second round of consultations, 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 123 PAPs from Barangays 164, 165, 217, and 218 attended the meeting - with 59% female and 41% male participants (Table 14-8).

Table 14-9 and Table 14-10 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 relocation assistance, timeline 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 required documents for proof of ownership and compensation for their property.

Table 14-8 2nd SCM for Solis-Blumentritt and TSS-1: Participants

Mode of SCM	Date and Time	Participants	Male	Female	Total
Online	June 15, 2021 8:00 AM	Non-landowner PAPs, LGU, DOTr, PNR, JDT	40	49	89
	June 15, 2021 2:00 PM		18	27	45
	Subtotal :		58	76	134
Online	June 16, 2021 8:00 AM	Landowner PAPs, LGU, DOTr, PNR, JDT	10	18	28
Total			68	94	162

Source: JICA Design Team

Table 14-9 2nd SCM for Non-Landowners: Summary of Queries and Concerns raised

Queries/Comments/Suggestions/Concerns	Response to Queries
Timeline of the Project	
Schedule of displacement	The target start of clearing activities for the PROW is on December 2021.
Current stage of the Project and the preparation needed to be made	DOTr is currently reviewing the data gathered by the consultants.
Relocation Assistance	
Definition of public rental facility	It is a housing program of the LGU under a rental arrangement.
If each of the families living in the same structure will be receiving their own relocation assistance	PAFs will receive relocation assistance as long as they qualify for it.
If there was a coordination activity with the City of Manila regarding the relocation sites	There is an ongoing coordination between DOTr and the LGU of Manila regarding the possible relocation sites.
Qualification for relocation assistance	PAPs who meet the definition of as a household based on the definition of the Philippine Statistics Authority, who meet the criteria of Section 16 of R.A. 7279, and who are considered qualified by the LIAC are eligible for relocation assistance.
If the previous beneficiaries of housing units would still be qualified for relocation assistance	They are not qualified for socialized housing anymore. However, they could still avail economic housing from Pag-IBIG Housing Loan.
Final relocation site	The coordination with LGUs and KSAs is still ongoing for the finalization of the relocation sites.
If there are already basic utilities in the housing units to be provided	The basic utilities are already present in the resettlement site, since DOTr is strictly following the JICA Guidelines.
Is the resettlement site near the basic community facilities	Camarin Residences is within the proximity of the basic community facilities since it is a near-city relocation site. DOTr added that it is also near the MRT Line 7.
Rate of the amortization fee	- For Camarin Residences, the fee varies depending on the floor level. - The amount of the amortization fee is still under finalization of the DOTr and DHSUD.
Will the Project be providing a site tripping?	DOTr will be providing site trippings for the PAPs.
Terms for self-relocation	The PAPs will be provided with a rental subsidy of Php 5,000 per month for three (3) months as well as transportation and food allowance.
On why there is an amortization fee	The intention is to avoid the relocatees from abandoning the housing units and for them to have a sense of responsibility on owning a property.

Queries/Comments/Suggestions/Concerns	Response to Queries
If renters of structure built on private property will be entitled for relocation	They are only entitled to rental subsidy for three (3) months, and DOTr will help them in looking for a property
If they would still be qualified for relocation even if their structure is entitled for compensation	Structure owners are entitled to either compensation of the affected structure or relocation assistance. If they chose relocation assistance, they will be subject to evaluation and prequalification by the LIAC.
Compensation and Entitlement	
Requested for assurance that they will be compensated appropriately for their structure	The PAPs will be fairly compensated as long as they can submit the complete requirements for their property.
Proof of ownership for their structure	The structure owners need to submit valid IDs, tax declaration, and consent form from the landowner.
Process if the structure owner lacks tax declaration form	DOTr will assist the PAPs in the registration of their property in the LGU.
If DOTr will also be communicating with the landowners	DOTr will be communicating with the landowners. DOTr will be issuing a Letter to the PAPs during the start of the Land Acquisition Process.
On whether the renovations or improvements made to their property also be compensated	It will be compensated as long as it was included in the survey activities before the cut-off date.
If a relative can represent the renter, who is a senior citizen, in submitting the required documents	The PAP could represent their relative provided that he/she gave an authorization.
Compensation for those who are indirectly affected during the construction	The contractor will be the one responsible in such cases.
Concerns on not being able to communicate with or locate the landowner where their structure is built	- DOTr is coordinating with the Urban Settlement Office of Manila regarding this matter since their situation is prevalent in the area. - The PAPs will be informed about their entitlement as soon as it is finalized.
Pag-IBIG Fund	
Process for availing housing loan if not yet registered	The PAPs can register through online to start their membership process and save up or make lump sum payment for the housing loan.
RAP Survey Activities	
On why the survey team is asking how many families are living in their structure	It is being asked in the SES to determine the number of families who need to be evaluated for relocation.
Definition of full replacement cost	Their structure will be appraised and compensated based on full replacement cost – or the current price of the materials to allow them to rebuild or purchase a similar structure.

Source: JICA Design Team

Table 14-10 2nd SCM for Landowners: Summary of Queries and Concerns Raised

Queries/Comments/Suggestions/Concerns	Response to Queries
Proof of Ownership	
If the landowners have passed away before they can transfer their property to their heirs	The PAPs have to transfer the land title to the heirs of the deceased because DOTr will only transact with the legal owner of the property.
Concerns on not having any document to show proof of ownership since their land is only awarded by the government	Since the PAP is an awardee, they only have to secure that their structure is registered in the LGU of Manila and to ensure that the payment for real property tax is updated.

Queries/Comments/Suggestions/Concerns	Response to Queries
Deed of Sale is the only document they have and the landowner cannot be tracked anymore	• DOTr and the LGU will assist them in locating the landowner. • If DOTr and the LGU are unable to track down the landowner, their property will be under expropriation.
The land title and other pertinent documents was lost to the fire incident that happened to their property	• The PAPs could request a copy of the title in the Registry of Deeds. For their tax declaration form, a request can be made to the Office of the City Assessor.
Compensation and Entitlement	
On when will they receive the Offer to Buy	• Before receiving the OTB, DOTr will send them a NoT to inform them that they are affected, and to request them to submit the required documents and the appraisers will then evaluate their property.
Clarification on whether landowners will not be receiving relocation assistance and will only be paid with an amount of PhP 15, 000	• The rental subsidy is only for the non-landowners. The entitlement for non-landowners and landowners are different. • For the landowners, they can choose between self-relocation or assisted resettlement through Pag-IBIG.

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 Livelihood Restoration and Improvement Program (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 to the Project Health and Safety Protocols.

(1) Vulnerable Groups

For the vulnerable sector, participants from Barangays 164, 165, and 217 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 14-11 shows the count of participants, segregated by gender. One (1) FGD session was conducted using Zoom, with participants joining through their smartphones or PCs.

Table 14-11 FGD for the Vulnerable Sector: Participants

Mode of FGD	Date and Time	Participants	Male	Female	Total
Online	May 17, 2021 8:00AM	PAPs	5	3	8
		DOTr	2	1	3
		JDT	3	2	5
		EcosysCorp	0	1	1
Total			10	7	17

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 14-12 summarizes the inputs and responses of the PAPs during the FGD. The participants were mostly concerned about their relocation when discussing the Project impacts rather than the livelihood aspect of the discussion. The PAPs have expressed concerns on whether the livelihood programs that the government will be providing would fit their skills and be stable and secure enough to replace their current source of income.

In terms of relocation, most of the PAPs opted to be relocated within Manila City or if not, at least near the city since their livelihood were already established and located in the area. Areas outside Manila City that were recommended during the discussion include: Antipolo in Rizal, Pasig City, Bulacan, and Cavite City.

Table 14-12 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?	- Concerns about relocating far from their workplace and schools of their children. - Some of the participants are willing to accept job offers as long as it is near their relocation site. - Some of the participants are not willing to look or accept a new job as it might not be as stable as their current one.
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?	- Provision of shuttle service for the workers who might need it once relocated. - Financial assistance to re-establish their small business. - One of the participants answered that they would not be able to recommend a program since each of the affected families has their own capacities and needs. - Relocation program that is in proximity to basic community facilities. - Provision of “Displacement Allowance”.
3. What kind of help do you expect from the Government in the implementation of these Projects and programs?	- The help they would expect from the government will heavily depend on the location of the resettlement site. - Provision of transportation budget for the workers who would need to commute to their workplace in Manila. - Financial assistance for small businesses.
4. What kind of help do you expect from the private sector in the implementation of these Projects and programs?	- Provision of appliances that will support their <i>sari-sari</i> store. - Complete livelihood package to secure their daily expenses once relocated.
5. Are you familiar with a cooperative? What are your thoughts about forming a cooperative?	- Some of the participants are familiar with the concept of cooperative and have a positive response towards it since it provides loan for the members when they need it and it also serves as a “voice” of the community. - One of the participants shared that it offers loan to its members, which is technically considered as a debt to the cooperative, resulting in negative responses from those who were not familiar with its concept. - A participant shared that the interest for the loan will be distributed to all of the members of the cooperative, to help the borrower in paying it off. - Some of the participants mentioned that they have been members of a cooperative.
6. Do you have a proposed resettlement site?	Some of the participants are not familiar with the areas outside their respective barangays in Manila, and stated this as reason for not being able to provide recommendations for in-city resettlement sites.

Guide Questions	Inputs and Responses
(a) Can you identify which barangay?	- The following areas in Manila City were recommended by the participants: a. Baseco Compound b. Blumentritt c. Sampaloc - For the locations outside Manila City, the following were cited: a. Antipolo b. Pasig c. Cavite d. Bulacan
(b) Among Camarin Residences, Balik Probinsya, Bagong Pag-asa Program, or Pag-IBIG Fund, which do you most prefer and why?	- There were mixed responses gathered from participants about being relocated to Camarin Residences. a. Some expressed positive response towards it because it is a developed area. b. Some participants do not like to be relocated in Camarin because it lacks in cellular sites and is flood-prone. - Some of the participants recommended building a tenement or housing units for them within Manila city. - One of the participants is willing to be relocated to their hometown in Zambales because their family is currently residing in the said area.
7. What facilities do you need within the relocation site?	Most of the participants answered that they would like to be relocated near to basic community facilities such as hospitals, schools, and public market.

Source: JICA Design Team

(2) Business and Other Livelihood Sector

For the business sector, participants from Barangay 164, 165, 217, and 218 were selected based on business classification and sectoral representation. Age and gender also served as basis for the selection to ensure balanced source of views and opinions. Table 14-13 shows the count of participants, segregated by gender. One (1) FGD session was conducted using Zoom, with participants joining through their smartphones or PCs.

Table 14-13 FGD for the Business Sector: Participants

Mode of FGD	Date and Time	Participants	Male	Female	Total
Online	May 17, 2021 2:00PM	PAPs	5	5	10
		DOTr	1	1	2
		JDT	3	2	5
		EcosysCorp	0	1	1
Total			9	9	18

Source: JICA Design Team

The participants of the FGD were owners of different businesses including: *sari-sari* store, mini-type internet café or *PisoNet*, and a milk tea store. Most of them are concerned whether they could still continue their business 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 hope to be relocated in an area where it would be conducive for their businesses. For instance, a milk tea store owner shared his worry about the impact of the Project to the profitability of their business since they are not sure if the resettlement site can accommodate online food delivery services, which their business heavily relies on.

Almost all of the participants were not familiar with the areas outside of their residence and were unable provide recommendations, other than the in-city relocation sites, which include the following: Galangin, Tondo and the housing Projects of Manila such as the Tondominium (Tondo Condominium). Since they would like their housing units to be conducive for their business, most of

the participants expressed preference for Pag-IBIG Housing Loan as a relocation option. The consolidated inputs are shown below in Table 14-14.

Table 14-14 Consolidated Inputs and Responses from the Business Sector

Guide Questions	Responses
1. What are your apprehensions/concerns regarding the potential impact of the Project on your livelihood/business?	- Participants expressed concerns that they would not be able to continue their businesses in the resettlement site. - Participants were concerned that the relocation site may be far from their only source of income, as well as schools of their children. - Their businesses are already established, and they have loyal customers. Some are registered to online delivery services which is why they opt to be relocated within Manila City only. - One of the participants is concerned about their eligibility for relocation assistance because they have been a recipient of a government housing unit in Bulacan before.
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?	- Participants mentioned preference for a relocation program that will provide a conducive space for their businesses and within Manila City, as much as possible. - Participants pointed to support programs which will assure that they could continue their businesses in the resettlement site. - The PAPs cited provision of skills trainings as an additional source of income for their family. - Another recommendation provided is financial assistance to re-establish their businesses to the resettlement site. - The PAP participants also disclosed need to provide for job opportunities in close proximity to the resettlement site.
3. What kind of help do you expect from the Government in the implementation of these Projects and programs?	- Most of the participants recommended that they need and prefer relocation assistance within Manila City. - Participants would like to know first the location of the resettlement site before they could decide what type of assistance they would need from the government.
4. What kind of help do you expect from the private sector in the implementation of these Projects and programs?	- Participants mentioned provision of capital to help them with their business start-up. - They cited the need for a suitable and conducive location for their businesses (i.e., close to customers/market).
5. Are you familiar with a cooperative? What are your thoughts about forming a cooperative?	- Most of the participants were familiar with the concept of cooperatives. - A participant shared that a cooperative offers a loan to its members. - Both positive and negative responses were gathered from the participants about joining a cooperative. - Some are not interested in joining a cooperative because they would like to avoid having a debt.
(a) Have you been a member or a part of a cooperative or any type of association and what has been your position?	- One of the participants shared that s/he has been a Cooperative member during the start-up phase of the online business. - A participant is a member of a cooperative of vendors in their public market.
6. Do you have a proposed resettlement site?	Most of the recommendations were within Manila City since the participants are only familiar with their current residence.
(a) Can you identify which barangay?	- The following areas in Manila City were recommended: a. Gagalangin, Tondo b. Tondominium Project
(b) Among Camarin Residences, Balik Probinsya, Bagong Pag-asa Program, or	Most of the participants prefer Pag-IBIG Housing Loan, since they would be able to select a housing unit that is

Guide Questions	Responses
Pag-IBIG Fund, which do you most prefer and why?	appropriate for their family and conducive enough for their business. • Some of the participants expressed negative feedback towards Camarin Residences. According to the PAP, since the area is sparsely populated, it is not a suitable location for their business. • One of the participants shared that they would like to move back to their hometown in Quezon Province through the DSWD's Balik Probinsya, Bagong Pag-asa Program, as long as their livelihood will be secured once relocated. • Participants preferred to be relocated together with their relatives or neighbors so they could be with someone they trust. • A participant answered that one of their considerations in choosing a resettlement site is whether they have relatives within the location so they have someone who can help them in case of emergency situations.
7. What facilities do you need within the relocation site?	• Most of the participants answered that they would like to be relocated near to basic community facilities such as hospitals, schools, public market, and church.

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 publicly disclosed in the Project areas and online through the JICA website.