

Feasibility Study
On
The North South Railway Project – South Line
(Commuter)

(The North-South Commuter Railway Extension Project)

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CHAPTER 1 PROJECT DESCRIPTION

1.1 Background

The Government of the Philippines (GoP) requested Japan International Cooperation Agency (JICA) and Asian Development Bank (ADB) for assistance in implementing the North South Railway Project -South Line (Commuter), hereafter referred to as NSRP-SC. The NSRP-SC will utilize the existing Right-of-Way (ROW) of the Philippine National Railways (PNR) and will traverse five cities in the National Capital Region, namely Manila, Makati, Taguig, Parañaque and Muntinlupa, and five cities in the Province of Laguna consisting of San Pedro, Biñan, Santa Rosa, Cabuyao and Calamba.

The length of the NSRP-SC will be approximately 55.6 km from Solis Station to Calamba Station.

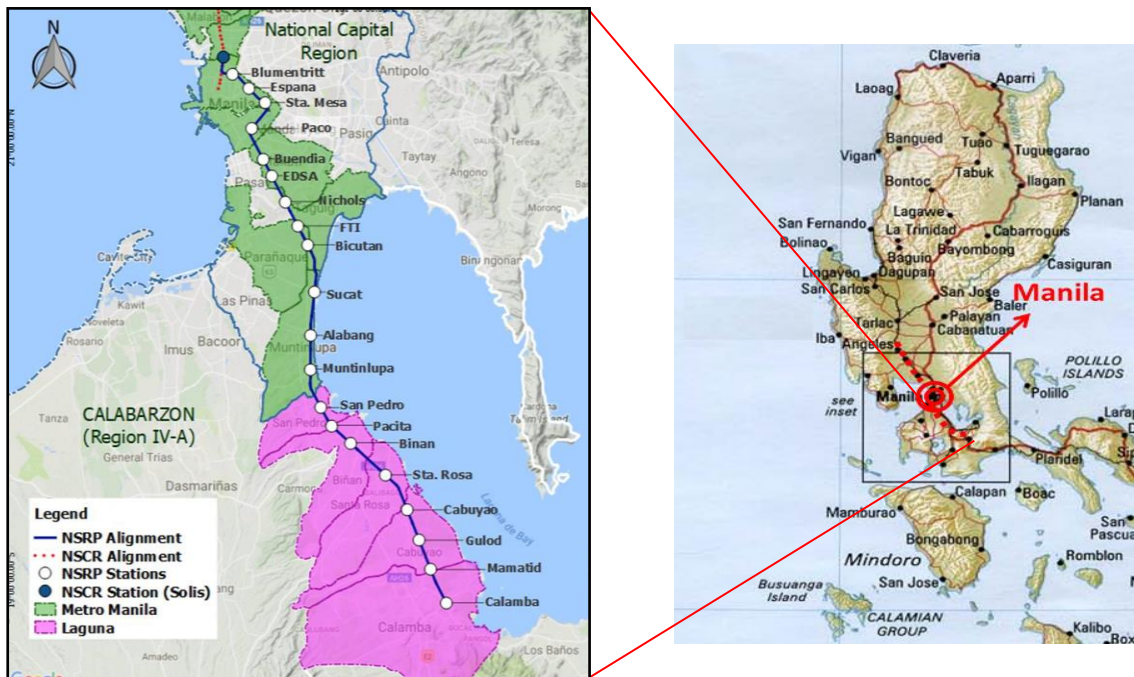


Figure 1-1 Location Map of NSRP-SC

1.2 Railway Sector in the Philippines

The population of Manila, the capital city of the Philippines increased by 1.5 times from 8.0 million in 1990 to 12.8 million in 2015. With a population density of 20,000 per km², Manila is home to about 13% of the population of the Philippines and the main economic center accounting for 38% of the country's GDP.

Severe traffic congestion and environmental degradation characterize Metro Manila particularly at city centers where high density development continues. Urban sprawl has spilled over onto surrounding northern and southern provinces which are within daily commuting distance. With increasing vehicle ownership, congestion is expected to worsen, further increasing travel times of commuters.

In Metro Manila, currently three urban metro lines are in operation, namely, Light Rail Transit (LRT) Line 1, LRT Line 2, and Mass Rail Transit (MRT) Line 3. All of them are elevated railways, with a total length of 44 km, serving 350 million annual passengers in total (2016). In addition, the Philippine National Railways (PNR) operates a commuter railway from Tutuban to Alabang (28 km) and beyond, serving 21 million passengers a year (2016). Considering the population size and density of Metro Manila, the railway network is sparse. For the railway service to the north, the PNR ceased its operation

of a long-haul line in the 1980's. The rails and infrastructure have been removed but right-of-way (ROW) has been retained, although encroached upon.

1.3 The GoP Development Plans on Railway Sector

The Philippine Development Plan (2017-2022), which is anchored on President Duterte's 10-point Socio-economic Agenda, serves as the blue print for the administration's vision of a more inclusive growth and a globally competitive economy. Among the reforms that will drive this agenda is the acceleration of infrastructure and the development of industries that aim to yield robust growth across the archipelago, create jobs, and uplift the lives of Filipinos. Infrastructure is among the top priorities of this administration and as a result public spending on infrastructure projects could reach PhP8–9 trillion from 2017–2022.

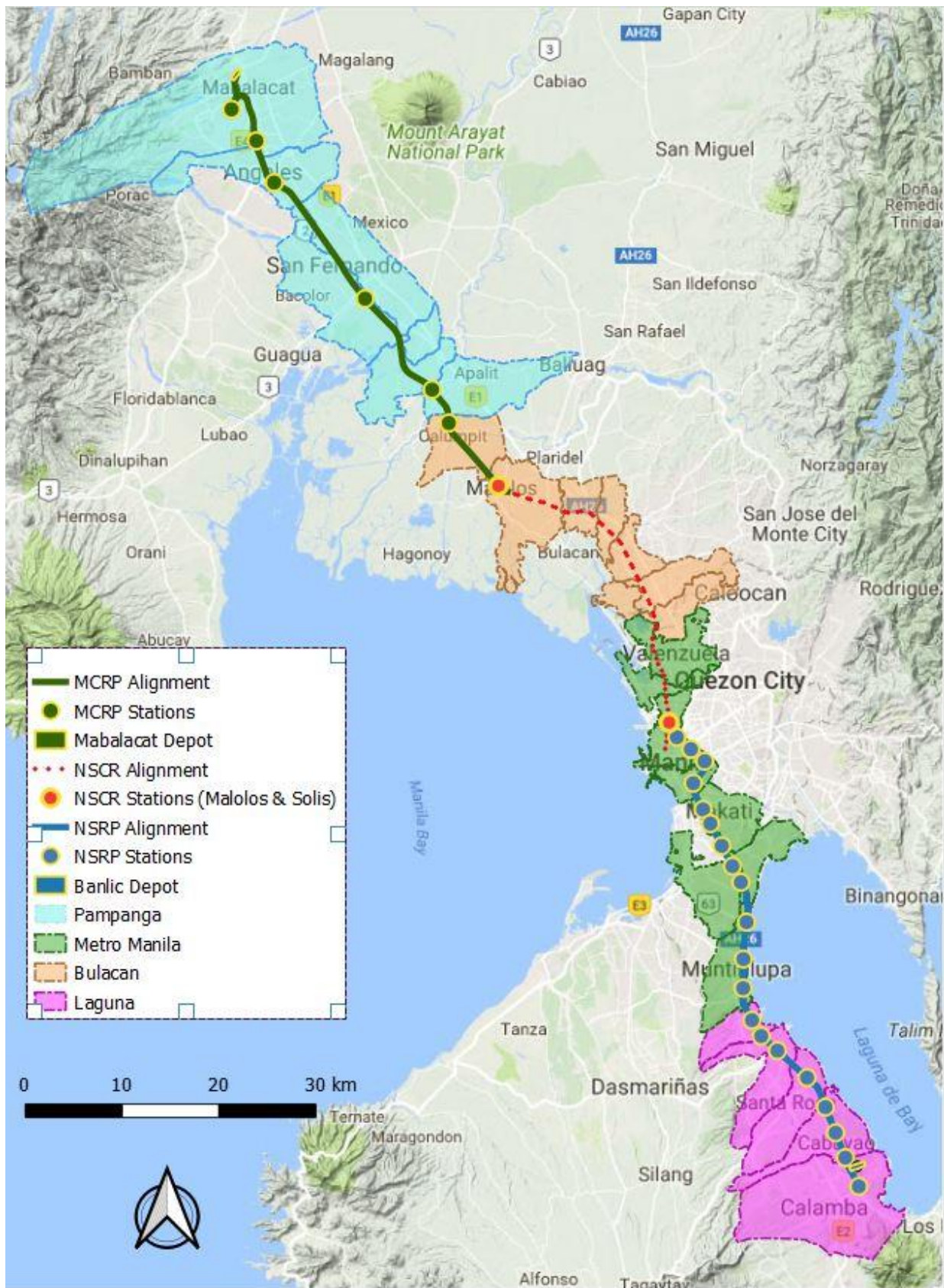
The Build! Build! Build! Program is the administration's comprehensive infrastructure development program launched in April 2017. The program identified 70 infrastructure flagship projects or high impact projects, 19 of which, are located in Mega¹ Manila. The projects for Mega Manila are composed of expressways, urban roads, railways, road-based public transport, and traffic management. Completion of most of the projects is within or by end of current administration, i.e. by 2022.

The Department of Transportation's (DOTr) thrust is to guide the development of new urban centers and to meet large residential demands. A commuter railway service to connect Metro Manila with its adjacent northern and southern suburban areas is deemed to be an important mass transit backbone for Metro Manila as well as for the growth corridor of the Greater Capital Region (GCR), comprising of Region III, NCR and Region IV-A.

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

To meet the railway development needs in Metro Manila and GCR, several railway projects are ongoing or are in the planning stage. In 2015, the JICA concluded a loan agreement with the government for the development of the North-South Commuter Railway (NSCR; 38km from Tutuban to Malolos) which is currently at implementation stage. The proposed NSRP is to expand the NSCR to the south: NSRP-SC Line (55.6 km from Solis [a junction with NSCR near Tutuban] to Calamba). Another railway project is to extend the NSCR to the north and provide a 51.2km new railway from Malolos to Clark International Airport (CIA). These three lines combined will create a north-south railway corridor in GCR.

¹ Mega Manila is the term used for the megalopolis in the Philippine regions of Central Luzon, Calabarzon, Mimaropa and Metro Manila.



Source: JICA Study Team

Figure 1-2 The three connected railway lines (Green: MCR, Red: NSCR and Blue: NSRP-SC)

1.5 Assistance Policy of ADB on Railway Sector in the Philippines

ADB has been a dedicated partner of the GoP in developing the infrastructure and social sector since the 1970s. Among the past projects of ADB is the rehabilitation of PNR’s 474-kilometer Manila-Legazpi line.

In line with the administration’s agenda, ADB has committed to support the GoP’s flagship infrastructure program to help address persistent income and regional growth disparities. ADB’s 2018-2020 program undertaking includes the MCRP and the NSRP-SC to help develop Metro Manila’s connectivity to nearby provinces.

1.6 NSRP-SC Project Objectives

The NSRP-SC is one of the government’s efforts to promote inclusive growth and improve the transport and logistics services to currently underserved areas in the country. Starting from the center of Metro Manila to the nearby areas in South Luzon, the NSRP-SC is expected to ease the traffic congestion on existing national and local roads along the railway’s route while accelerating economic growth and expansion along the project’s influence areas.

NSRP-SC will provide a high standard suburban commuter rail from Caloocan City to Calamba Station, in Laguna. The line will connect at Solis station to the NSCR, passing through Sta. Mesa, Manila, the Cities of Parañaque and Muntinlupa, and the Cities of San Pedro, Biñan, Sta. Rosa, Cabuyao and Calamba, all in the Province of Laguna. The length of the NSRP-SC will be approximately 56.5 km from Solis Station to Calamba Station. Based on the preliminary design, 25.9 km section will be elevated, 2.9 km will be embankment and 26.8 km of the alignment will be at grade. The line will have twenty stations which will all be elevated.

1.7 Scope of the Project

This report covers the Resettlement Action Plan (RAP) based on the Feasibility Study for the NSRP-SC ROW from Solis Station in Metro Manila to Calamba Station in Laguna Province. This report will be updated during the Detailed Engineering Design and the conduct of the Detailed Measurement Survey based on the finalized alignment.

1.8 Project Location

The proposed line of NSRP-SC will pass through five (5) cities of Metro Manila including Manila, Makati, Taguig, Paranaque and Muntinlupa, and five (5) cities of Laguna Province down South including San Pedro, Binan, Santa Rosa, Cabuyao and Calamba.

The alignment will pass through 82 barangays as shown in Table 1-1 and Table 1-2 below.

Table 1-1 Project Affected Cities and Corresponding Barangays in Metro Manila

	Manila	Makati	Taguig	Paranaque	Muntinlupa
BARANGAY	807, 803, 800, 811, 868, 836	Magallanes	Fort Bonifacio	San Martin De Porres	Sucat
	769	Pio del Pilar	North Daang Hari		Buli
	630, 628, 629	San Antonio	South Daang Hari		Cupang
	368, 349, 356, 359, 351, 348	Bangkal	Bagumbayan		Alabang
	224, 227, 218, 217		Tanyag		Bayanan
	426, 428, 422, 473, 472, 474, 483, 484, 446, 444, 443, 442, 450, 487, 485				Putatan Poblacion Tunasan
Total	35	4	5	1	8

Source: JICA Study Team

Table 1-2 Project Affected Cities and Corresponding Barangays in Laguna Province

	San Pedro	Binan	Santa Rosa	Cabuyao	Calamba	
BARANGAY	San Antonio	Platero	Tagapo	San Isidro	San Cristobal	
	Nueva	San Vicente	Labas	Banay banay	Parian	
	San Vicente	Sto. Nino	Pooc	Pulo	Poblacion 1	
			Canlalay	Dila	Poblacion II	Lecheria
				Dita	Mamatid	Halang
					Niugan	Banlic
					Sala	
					Bigaa	
Total	3	4	5	8	6	

Source: JICA Study Team

1.9 Project Components

The NSRP-SC will utilize the existing PNR ROW over its length and will include the following components:

- Main Railway Line
- Viaduct / bridges
- Embankment
- At grade
- Bridge crossings (rivers/highways)
- Depot, Workshops and Operations Control Center (OCC)
- Stations (20), Station Facilities
- Tunnels
- Maintenance Access Roads
- Construction Yards: Offices, Laboratory, Worker’s quarter, warehouse, Fabrication Yard, Batching Plant, Segment Casting Yard
- Borrow Pit/Soil Disposal Areas
- Drainage
- Maintenance Base

1.9.1 Main Railway Line

The NSRP-SC alignment is 55.6 km long from Solis, Manila to Calamba station. The track will consist of PC Sleeper and Ballast (Crushed stone). The required ROW width of the railway track is set 30 m all along the alignment.

1.9.2 Viaduct

PC segmental box girder have been planned with 40m span as the optimal span based on ground condition study. The policy of the optimal span will be considered according to the ground conditions and construction assumption based on the previous plan.



Figure 1-3. PC segmental box girder

1.9.3 Bridges

The existing railway bridges cross the following rivers; Pasig River, San Pedro River, Sorosor River, Salang Langka Creek, San Cristobal River, and Calamba River. The current bridges are all made of steel. However, the types of the new bridges will be decided during Detailed Engineering Design.

1.9.4 Embankment

Embankment will be adopted where it would not result in the separation of the community, in the suburbs areas and farmlands.



Figure 1-4 Cross-section of typical Embankment

1.9.5 At Grade

At grade will be adopted where it would not result in the separation of the community. The at grade section will be planned in the suburban areas and farmlands where elevating the railway is not necessary for economic efficiency.

1.9.6 Stations

There will be 20 stations along the NSRP-SC alignment. All stations will be elevated and will have a ROW width of 60 m (including the tracks), and a length of around 250 m. The station layout may either be two separate platforms serving two tracks or a single platform at the center.

The stations will also adopt a universal design which will incorporate barrier-free guidelines of both the Philippines and Japan for elderly, children and persons with disabilities. The proposed measure is to provide walkways elevator and escalators, in addition to stairs for vertical movement of passengers from streets to stations' platforms. Figure 1-5 shows the sample design of the station.

The estimated station location, required space for commuter mobility, and major dimensions of the station are shown in Table 1-3 and Table 1-4 below. Final specifications will be determined in the Detailed Engineering Design phase.

1.9.6.1 Stations Location

The station locations and distance between the stations are described in Table 1-3. The detailed station location are described in Chapter 2.

Table 1-3 Station Location

Stations		Location	Distance to next station
	Solis (NSCR) ²	Manila City	1.9 km
1	Blumentritt	Manila City	1.9 km
2	España	Manila City	1.8 km
3	Santa Mesa	Manila City	2.9 km
4	Paco	Manila City	3.0 km
5	Buendia	Makati City	1.8 km
6	EDSA	Makati City	2.4 km
7	Nichols	Taguig City	2.2km
8	FTI	Taguig City	2.6 km
9	Bicutan	Parañaque City	4.1 km
10	Sucab	Muntinlupa City	4.0 km
11	Alabang	Muntinlupa City	3.1 km
12	Muntinlupa	Muntinlupa City	3.6 km
13	San Pedro	San Pedro City	1.9 km
14	Pacita	San Pedro City	2.4km
15	Biñan	Biñan City	4.1 km
16	Santa Rosa	Santa Rosa City	3.5 km
17	Cabuyao	Cabuyao City	2.9 km
18	Gulod	Cabuyao City	2.8 km
19	Mamatid	Cabuyao City	3.2 km
20	Calamba	Calamba City	
Total Length			55.6 km

Source: JICA Study Team

1.9.6.2 Station Type

The station types are described in Table 1-4. The sample design of stations is shown in Figure 1-6.

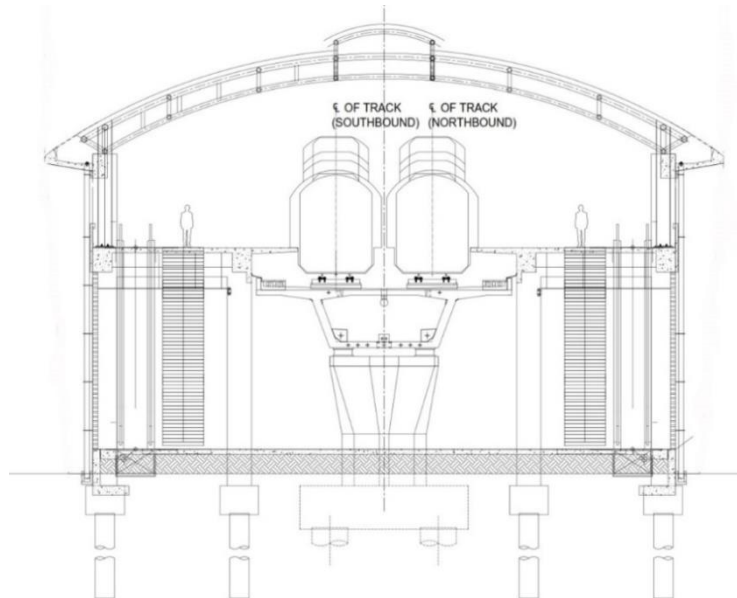
Table 1-4 Station Type

No.	Station name	Platform type
1	Blumentritt	One platform with two tracks served
2	España	Two side platforms with two tracks served
3	Santa Mesa	Two side platforms with two tracks served
4	Paco	Two island platforms serving four tracks
5	Buendia	One platform with two tracks served
6	EDSA	One platform with two tracks served
7	Nichols	One platform with two tracks served
8	FTI	One platform with two tracks served

² NSCR station where NSRP will be interconnected

No.	Station name	Platform type
9	Bicutan	Two island platforms serving four tracks
10	Sucab	Two side platforms with two tracks served
11	Alabang	Two island platforms serving four tracks
12	Muntinlupa	Two side platforms with two tracks served
13	San Pedro	Two side platforms with two tracks served
14	Pacita	Two side platforms with two tracks served
15	Biñan	Two side platforms with two tracks served
16	Santa Rosa	Two island platforms serving four tracks
17	Cabuyao	Two side platforms with two tracks served
18	Gulod	Two side platforms with two tracks served
19	Mamatid	Two side platforms with two tracks served
20	Calamba	Two island platforms serving four tracks

Source: JICA Study Team



Source: JICA Study Team

Figure 1-5 Sample cross-section of Alignment at Stations



Source: JICA Study Team

Figure 1-6 Sample Design of the Station

1.9.6.3 Required Dimension of the Station

The 180 m length of the platform is determined by the number of trains (8 car-train) plus an additional 10m of free space at both ends of the platform.

1.9.7 Station related Facilities

The planned Station related facilities are described in Table 1-5.

Table 1-5 List of Planned Station related Facilities

Station		Station Related Facility		Contents	Land
1	Blumentritt	1)	Pedestrian Bridge (W3000)	Old Antipolo St crossing and connect to LRT1 station (464m)	ROW of station
		2)	Pedestrian Deck	Connect to east side of the station (480m ²)	ROW of station
		3)	Elevators	Old Antipolo St crossing (1 unit)	Road
		4)	Intermodal Facility	East side of the station (3,840m ²)	ROW of station
		5)	Car Parking	N/A	
2	España	1)	Pedestrian Bridge (W3000)	España Blvd crossing (45m)	ROW of station
		2)	Pedestrian Deck	Connect to east side of the station (232m ²)	ROW of station
		3)	Elevators	España Blvd crossing (1 unit)	Road
		4)	Intermodal Facility	West side of the station (2,473m ²)	ROW of station
		5)	Car Parking	N/A	
3	Santa Mesa	1)	Pedestrian Bridge (W3000)	Teresa crossing and connect to LRT2 station (700m)	ROW of station, Road
		2)	Pedestrian Deck	Connect to west and east side of the station (960m ²)	ROW of station
		3)	Elevators	Teresa crossing (1unit)	Road
		4)	Intermodal Facility	East side of the station (5,352m ²)	ROW of station, Road, Residence
		5)	Car Parking	N/A	
4	Paco	1)	Pedestrian Bridge (W3000)	Qurino Ave and Estero de Pandacan crossing (254m)	ROW of station, Road,
		2)	Pedestrian Deck	N/A	

Station		Station Related Facility		Contents	Land
		3)	Elevators	Qurino Ave and Estero de Pandacan crossing (2units)	Road
		4)	Intermodal Facility	North and west side of the station (20,160m ²)	ROW of station
		5)	Car Parking	N/A	
5	Buendia	1)	Pedestrian Bridge (W3000)	Buendia Ave, Medina St and Osmeña Highway crossing (275m)	ROW of station, Road
		2)	Pedestrian Deck	Connect to north side of the station (320m ²)	ROW of station
		3)	Elevators	Buendia Av and Osmeña Highway crossing (2units)	ROW of station, Road
		4)	Intermodal Facility	West side of the station (2,944m ²)	ROW of station
		5)	Car Parking	N/A	
6	EDSA	1)	Pedestrian Bridge (W3000)	Abenida-Epifanio de los Santos Ave, S Luzon Expy crossing and connect to MRT3 station (697m)	ROW of station, Road
		2)	Pedestrian Deck	Connect to west side of the station (1,200m ²)	ROW of station
		3)	Elevators	Abenida-Epifanio de los Santos Ave, S Luzon Expy crossing and connect to MRT3 station (4 units)	Road
		4)	Intermodal Facility	N/A	
		5)	Car Parking	Beside Abenida-Epifanio de los Santos Ave(3.967m ²)	Private parking area
7	Nichols	1)	Pedestrian Bridge (W3000)	West and East Service Rd crossing (458m)	ROW of station, Road Separator of Lamp
		2)	Pedestrian Deck	N/A	
		3)	Elevators	West and East Service Rd crossing (3units)	Road, Separator of Lamp
		4)	Intermodal Facility	Connect to the station from east service Rd (1,993m ²)	ROW of station, Road, Separator of Lamp
		5)	Car Parking	N/A	
8	FTI	1)	Pedestrian Bridge (W3000)	West and East Service Rd crossing (120m)	ROW of station, ARCA south Development area
		2)	Pedestrian Deck	Connect to west side of the station (380m ²)	ROW station
		3)	Elevators	West and East Service Rd crossing (2 units)	Road, ARCA south Development area
		4)	Intermodal Facility	West and East side of the station (3,646m ²)	ROW station
		5)	Car Parking	N/A	
9	Bicutan	1)	Pedestrian Bridge (W3000)	Dona Saleded Av crossing (70m)	ROW of station
		2)	Pedestrian Deck	Connect to east side of the station (780m ²)	ROW of station
		3)	Elevators	Dona Saleded Av crossing (1 unit)	Road
		4)	Intermodal Facility	North and East side of the station (6,761m ²)	ROW of station
		5)	Car Parking	N/A	
10	Sucut	1)	Pedestrian Bridge (W3000)	Manuel L. Quezon crossing (60m)	ROW of station, Road

Station		Station Related Facility		Contents	Land
		2)	Pedestrian Deck	Connect to north side of the station (3,210m ²)	ROW of station
		3)	Elevators	Manuel L. Quezon crossing (2 units)	Road
		4)	Intermodal Facility	North side of the station (6380m ²)	ROW of station
		5)	Car Parking	N/A	
11	Alabang	1)	Pedestrian Bridge (W3000)	T. Molina crossing (110m)	ROW of station
		2)	Pedestrian Deck	Connect to north side of the station (625m ²)	ROW of station
		3)	Elevators	T. Molina crossing (1 unit)	Road
		4)	Intermodal Facility	North and south side of the station (3,120m ²)	ROW of station
		5)	Car Parking	N/A	
12	Muntinlupa	1)	Pedestrian Bridge (W3000)	Rizal and Pedro Diaz St crossing (80m)	ROW of station
		2)	Pedestrian Deck	Connect to west and east side of the station (1,050m ²)	ROW of station
		3)	Elevators	N/A	
		4)	Intermodal Facility	West and east side of the station (1,038m ²)	ROW of station,
		5)	Car Parking	South side of the station (1,800m ²)	ROW of Station
13	San Pedro	1)	Pedestrian Bridge (W3000)	San Vicente Rd crossing (83m)	ROW of station
		2)	Pedestrian Deck	Connect to North side of the station (480m ²)	Row of station
		3)	Elevators	N/A	
		4)	Intermodal Facility	North side of the station (7,080m ²)	ROW of station
		5)	Car Parking	N/A	
14	Pacita	1)	Pedestrian Bridge (W3000)	Sta. Teresita crossing(130m)	ROW of station, Road
		2)	Pedestrian Deck	Connect to east side of the station (480m ²)	ROW of station
		3)	Elevators	N/A	
		4)	Intermodal Facility	West and east side of the station (3,024m ²)	ROW of station
		5)	Car Parking	East side of the station (5,760m ²)	ROW of station
15	Biñan	1)	Pedestrian Bridge (W3000)	General Malvar St crossing (411m)	Road, Residence
		2)	Pedestrian Deck	Connect to east side of the station (480m ²)	ROW of station
		3)	Elevators	N/A	
		4)	Intermodal Facility	West and east side of the station (3,480m ²)	ROW of station
		5)	Car Parking	East side of the station (4,800m ²)	ROW of station
16	Santa Rosa	1)	Pedestrian Bridge (W3000)	Leon Arcillas Blvd crossing (275m)	ROW of station, Road
		2)	Pedestrian Deck	Connect to east side of the station (500m ²)	ROW of station
		3)	Elevators	Leon Arcillas Blvd crossing (1unit)	Road
		4)	Intermodal Facility	West and east side of the station (5,280m ²)	ROW of station
		5)	Car Parking	South and east side of the station (9,240m ²)	Road, Open area
17	Cabuyao	1)	Pedestrian Bridge (W3000)	Bigga Rd crossing (95m)	ROW of station, Road
		2)	Pedestrian Deck	Connect to west side of the station (400m ²)	ROW of station

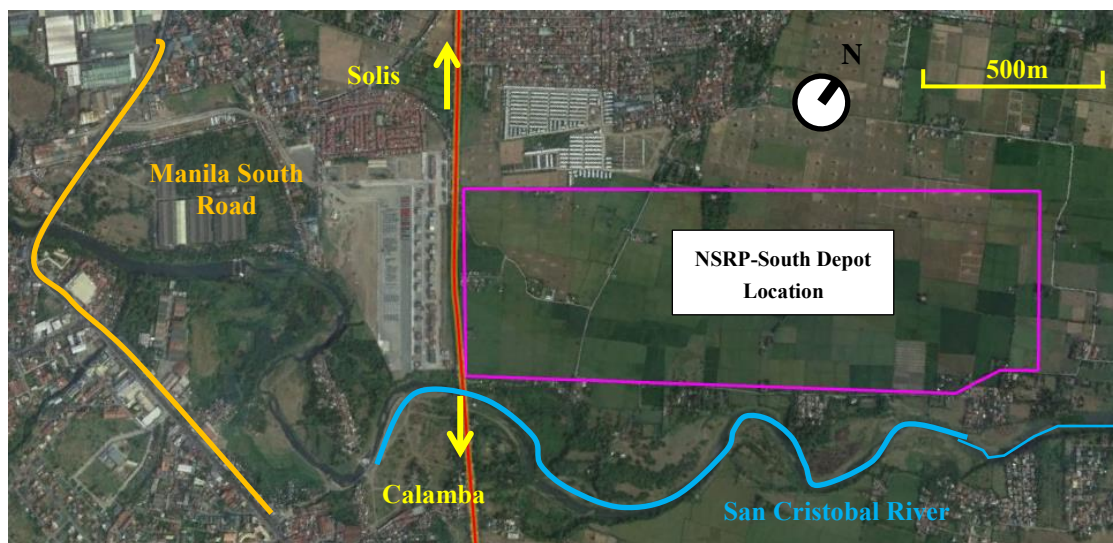
Station	Station Related Facility	Contents	Land
	3) Elevators	Bigga Rd crossing (2 units)	Road
	4) Intermodal Facility	West and south side of the station (9,310m ²)	ROW of station
	5) Car Parking	N/A	
18 Gulod	1) Pedestrian Bridge (W3000)	San Isidro Rd crossing(243m)	ROW of station
	2) Pedestrian Deck	Connect to North and south side of the station (800m ²)	ROW of station
	3) Elevators	San Isidro Rd crossing (2 units)	Road
	4) Intermodal Facility	North and south side of the station (2,760m ²)	ROW of station
	5) Car Parking	West side of the station (6,160m ²)	ROW of station
19 Mamatid	1) Pedestrian Bridge (W3000)	Mamatid Rd and Bermad-Camella Rd crossing(130m)	ROW of station, Road
	2) Pedestrian Deck	Connect to North and south side of the station (800m ²)	ROW of station
	3) Elevators	Mamatid Rd and Bermad-Camella Rd crossing (2 units)	Road
	4) Intermodal Facility	West side of the station (11,980m ²)	ROW of station
	5) Car Parking	N/A	
20 Calamba	1) Pedestrian Bridge (W3000)	Jose. P. Rizal St crossing (190m)	ROW of station
	2) Pedestrian Deck	Connect to North side of the station (400m ²)	ROW of station
	3) Elevators	Jose. P. Rizal St crossing (1unit)	Road
	4) Intermodal Facility	North, west and south side of the station (12,072m ²)	ROW of station
	5) Car Parking	N/A	

Note : "ROW of station" is within project ROW. All other one outside of project ROW.

Source: JICA Study Team

1.9.8 Depot

The Depot is planned in between Mamatid and Calamba Stations, in Barangay Banlic, Calamba City. The exact boundary of the depot is being determined and the total area is expected to be around 30 hectares. The location of the Depot is indicated in Figure 1-7.



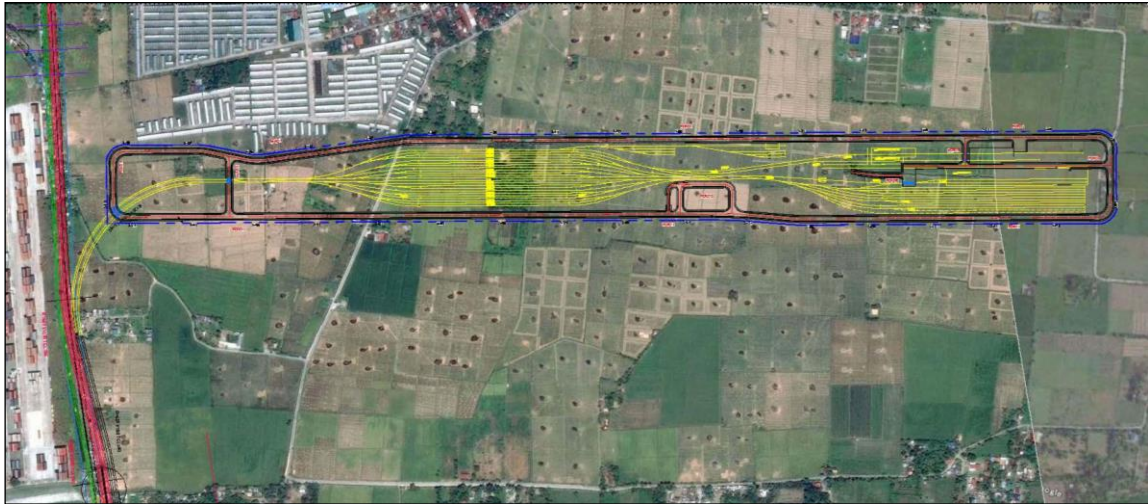
Source: JICA Study Team

Figure 1-7 Location of South Depot

The depot will serve as an area for stabling, maintenance, inspection and train repair. Aside from these, the depot will function mainly as a central command office which conducts the operation control of the main line and the integrated management of electricity, facilities for the crew, and the maintenance base for track, power supply system, signaling, communication systems, and civil and architectural facilities. The sample layout of the depot is shown in Figure 1-8.

The depot will include the following facilities:

- Operation control center (OCC) building;
- Light repair shop;
- Unscheduled repair shop;
- Wheel re-profiling shop;
- Catenary maintenance vehicle shop;
- Shunting car shop;
- Fuel pump house;
- Oil storage for light repair shop;
- Hazardous store;
- Garbage shed for light repair shop;
- Truck garage;
- Substation 1;
- Distribution board space 1;
- Maintenance car shop;
- Water pump house 1;
- Track maintenance office;
- Security house 1;
- Security house 2;
- Bicycle parking shed;
- Motorbike parking shed



Source: JICA Study Team

Figure 1-8 Sample Layout of the depot site


1.9.9 Construction Yards

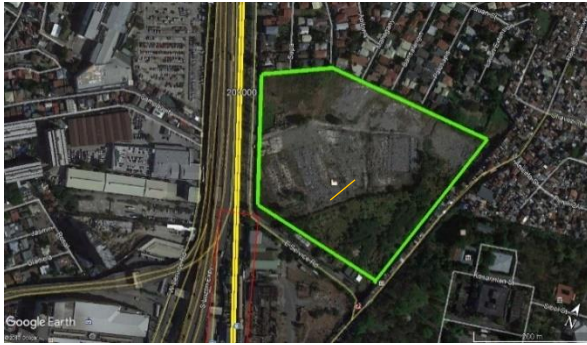
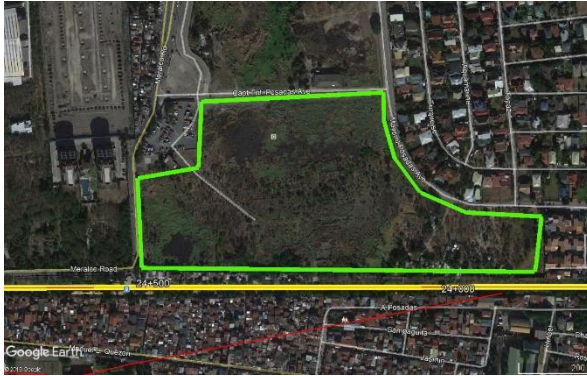
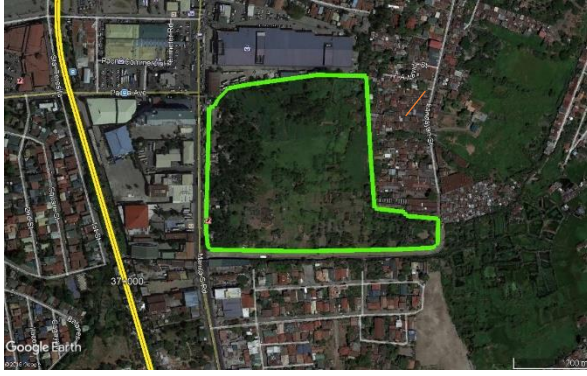
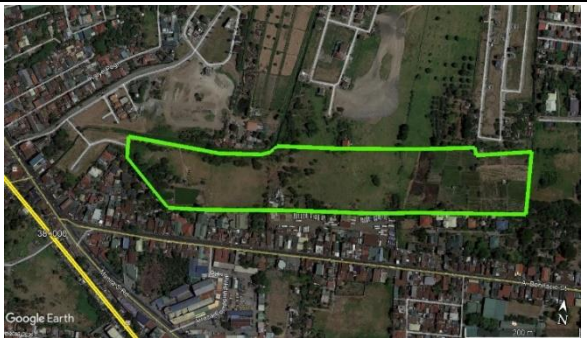
The NSRP-SC has nine identified potential construction yards. However, the decision on the selection of construction yards will be made by the contractor, and leasing is the considered option. For any potential resettlement implications, the provisions included in the Entitlement Matrix will be applied.

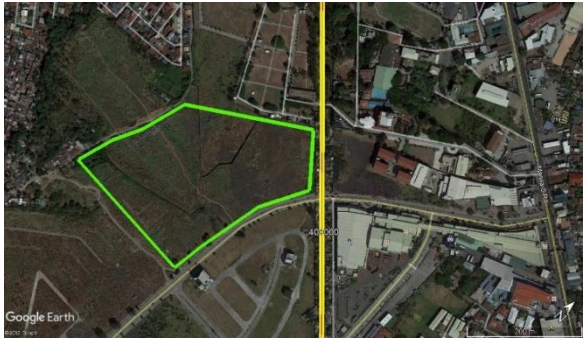



The Construction yards will consist of the following facilities:

- Office (Contractor & Engineer), Laboratory
- Worker’s Quarter
- Warehouse
- Rebar, Formwork Fabrication Yard
- Batching Plant
- Segment Casting Yard

Table 1-6 Proposed Temporary Construction Yards

No.	Area (m ²)	Access	Current Status	Temporary Yard
CY-1	103,951 m ²	Chino Roces Ave. Avenida Lawton, East Service Road Carlos p Garcia Ave. C5, East Service Road C5 Exit Taguig City	*Initial research from Taguig City Assessor’s office resulted with an information that the land is a cemetery (Heroes Cemetery). National burial ground for Filipino military personnel, prominent statesmen & cultural figures.	

No.	Area (m ²)	Access	Current Status	Temporary Yard
CY-2	88,515 m ²	East Service Road, C6 General Snatos Avenue, East Service Road Parañaque City	*Initial findings upon actual survey indicates that the lot is an abandoned old office of PNCC. *Initial research for lot owner and lot technical discription to Paranaque city assesor's office.	
CY-3	124,450 m ²	East Service Road, Mayor J. Posadas Ave., Mer alco Road Muntinlu pa City	*Area is sufficient for a construction yard. * The lot is rolling to flat terrain.	
CY-4	74,250 m ²	Manila South Road, Pacita Ave. Pacita Avenue ,4 th Street San Pedro, Laguna	*Initial research from the land caretaker stating that the land is own by one Virgilio Bote the previous chairman of Cavitec. *Aside from Mr. Bote there is another person by the name of ----- is disputing the ownership of the land. *Additional research with the Assessor's office of San Pedro City will be done next by JDT.	
CY-5	73,289 m ²	Manila South Road, Subdivisi on Road Biñan, Laguna	*According to the staff of the newly constructed local government building of Biñan Assessor's office all files has not been transferred yet to their new office. * Computer set up for the new Assessor's office is ongoing.	

No.	Area (m ²)	Access	Current Status	Temporary Yard
CY-6	66,334 m ²	Manila South Road, Open area as Access Road Biñan, Laguna	*According to Engr. Zandrick De Galicia the officer in charge of the subdivision the lot is owned by Daemulan Land Inc., and a proposed development for the lot will start early next year.	
CY-7	80,740 m ²	Manila South Road, Rizal Blvd. PNR access Road, Macablang Road left to Masiit Road, Rizal Blvd Sta Rosa, Laguna	*The lot has three(3) different owner. *Three lots (3) out of the eleven lots are government owned. *Additional details will be given to JDT after a written formal letter of request for the lot Tax Declaration and Technical Description is submitted to their office as a standard operational procedure.	
CY-8	159,583 m ²	Manila South Road, Banlic Mamatid Road Cabuyao, Laguna	*The area is sufficient for all proposed casting yard structures. *JDT will contact the lot owner for an orientation meeting.	
CY-9	71,854 m ²	Manila South Road, Old PNR Railway, Chipeco Ave. Extn. New Road Calamba City, Calamba, Laguna	*The area is sufficient for all proposed casting yard structures. *JDT will contact the lot owner for an orientation meeting.	

Source: JICA Study Team

1.9.9.1 Substations

The location and plan of substation will be consulted and coordinated with Manila Electric Company (MERALCO) during detailed engineering design stage. The substations will be designed to be located under the viaduct and within the 30m ROW. Typical plan of substation is shown in Figure 1-9.



Source: JICA Study Team

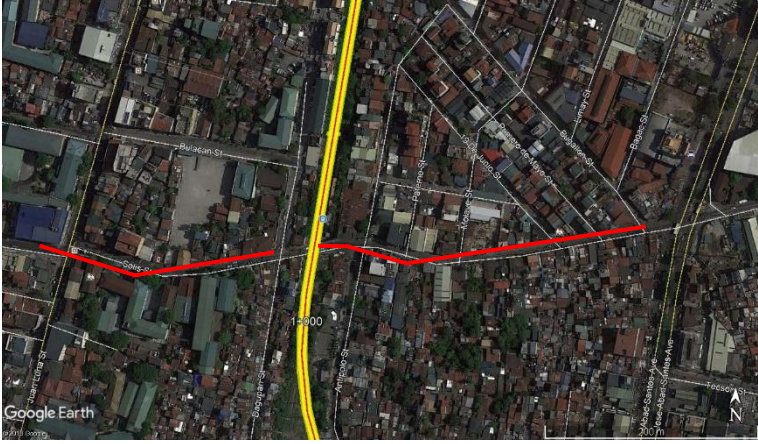

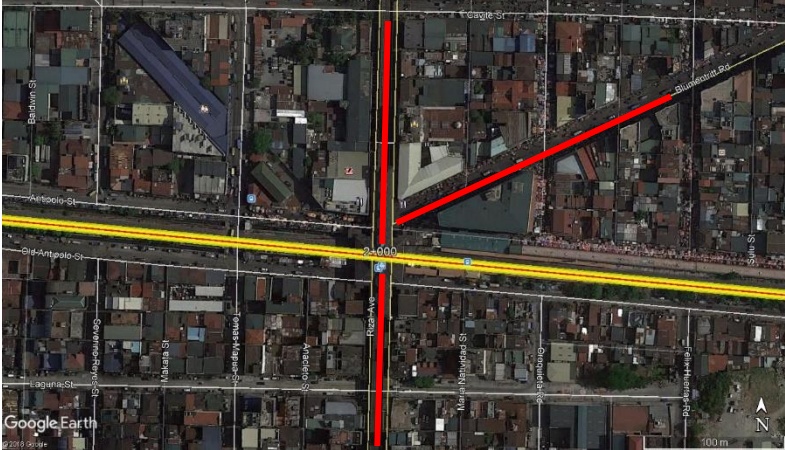
Figure 1-9 Typical plan of Substation




1.9.10 Access Roads During Construction



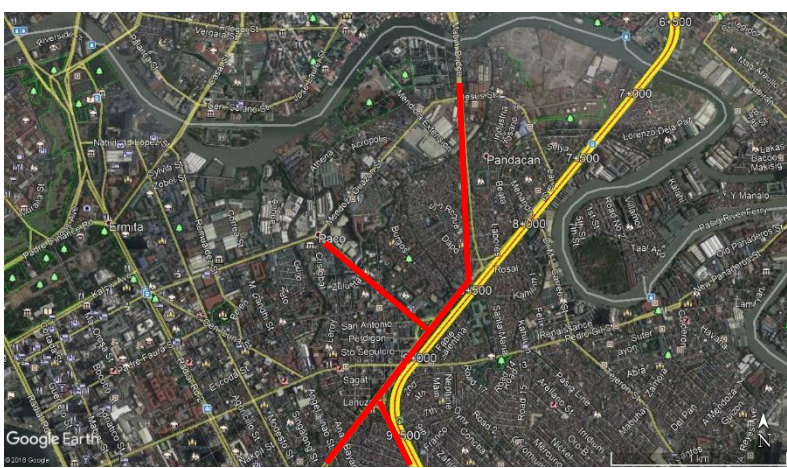
Equipment and materials will be delivered to the site using public roads. Common equipment / materials will be transported to the site during daytime, while oversized equipment / materials will be delivered outside the regulated time or after obtaining permits from authorities concerned. Once the equipment / materials are delivered to the site, temporary access roads will be used to move them. However, where temporary access roads are not provided due to a river or road crossing, equipment and materials will be transported using only public roads. Some widening of the corners might be necessary, which will be determined during detailed engineering design. For the usage of Public Road usage, please refer to the Environmental Management Plan (EMP) of the Environmental Impact Statement (EIS) Report. The identified access roads are described in Table 1-7.




Table 1-7 Potential Access Roads (Public Roads)

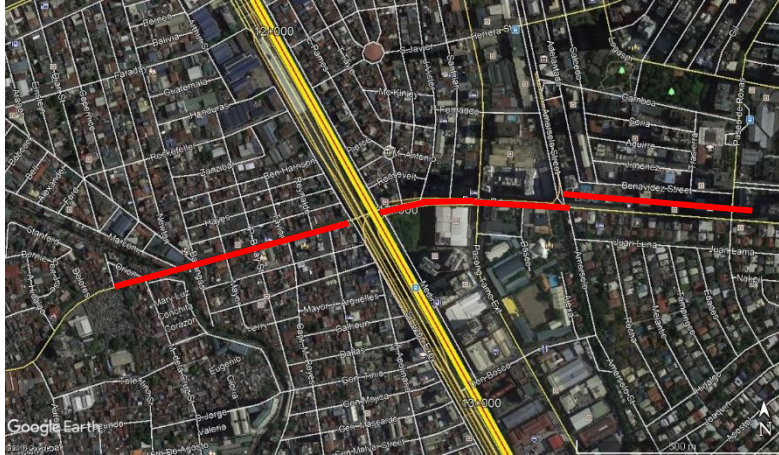
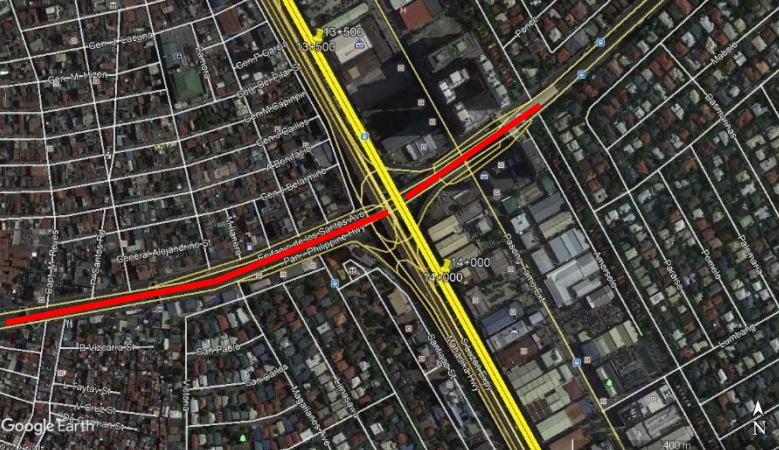
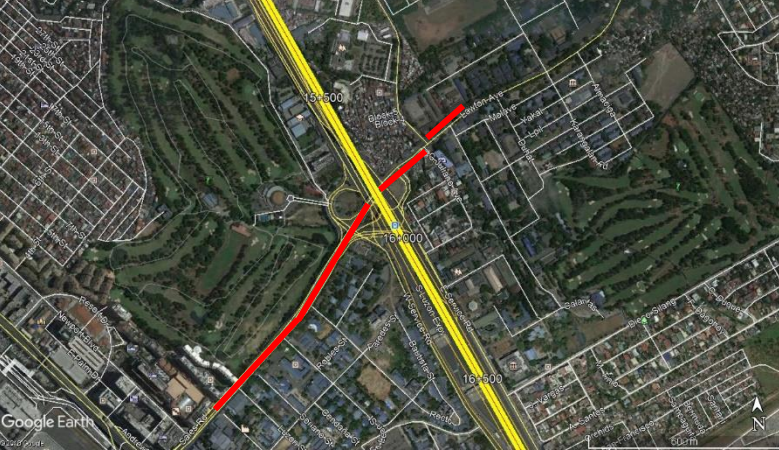
No.	Access Road/ Connection Road	Aerial Photograph	Land Requirement
1	Hermosa Street, 460m West of Jose Abad Santos Ave. 175m East of Juan Luna St. Solis, Tondo Manila		Existing Road


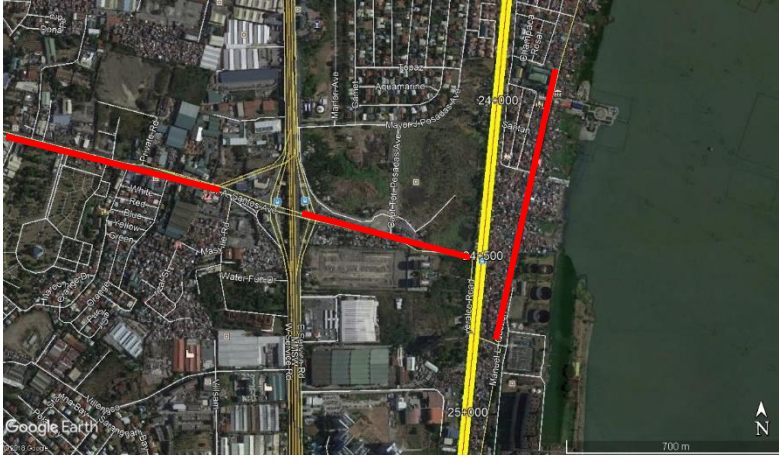
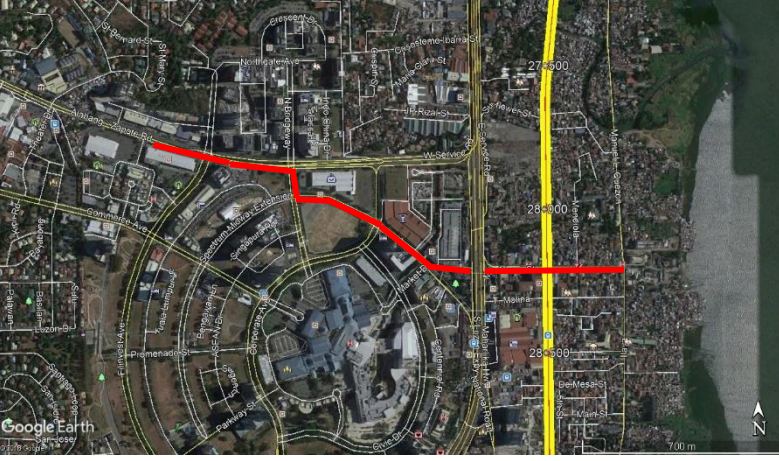
No.	Access Road/ Connection Road	Aerial Photograph	Land Requirement
2	Solis Street, 460m West of Jose Abad Santos Ave. 350m East of Juan Luna St. Gagalangin, Tondo Manila		Existing Road
3	Jose Abad Santos Ave. Antipolo St. Tondo, Manila		Existing Road
4	Rizal Avenue, Blumentritt PNR Railway Manila		Existing Road

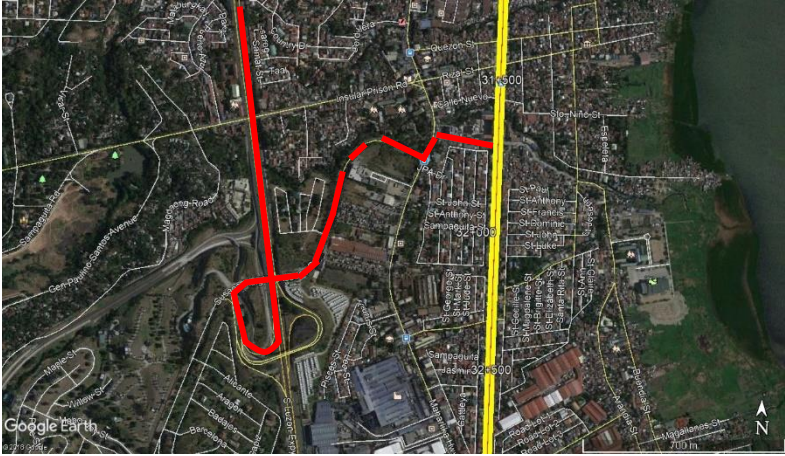

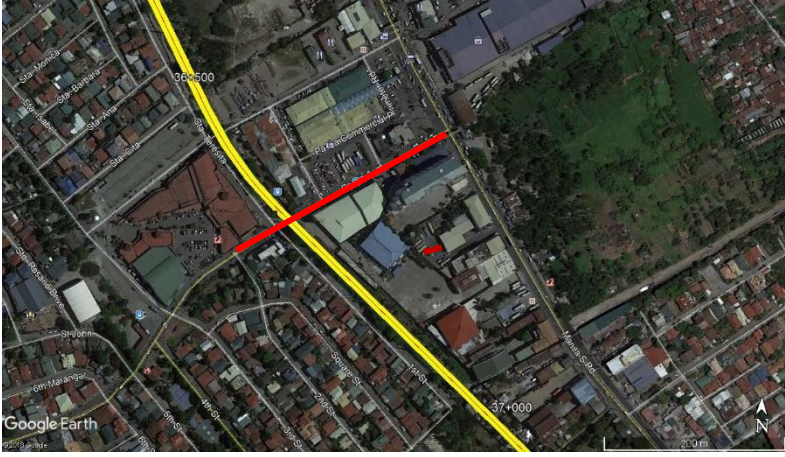
No.	Access Road/ Connection Road	Aerial Photograph	Land Requirement
5	Simoun Street, Maria Clara Street Laon Laan Street PNR Railway Sampaloc, Manila		Existing Road
6	España / Maceda Street Vicente Cruz Street España Sampaloc Manila		Existing Road
7	G. Tuazon Street V. Cruz Street, D. Santiago Street Sampaloc, Manila		Existing Road

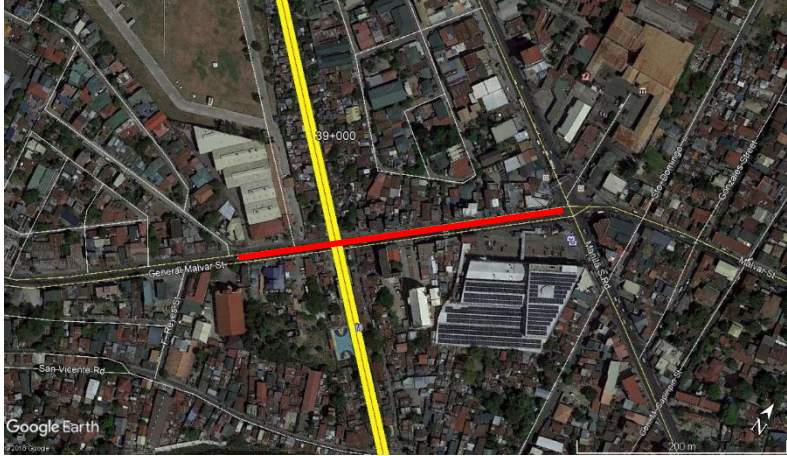


No.	Access Road/ Connection Road	Aerial Photograph	Land Requirement
8	Ramon Magsaysay Blvd. Pureza St.Extn. Old Sta. Mesa Rd Sta. Mesa Manila		Existing Road
9	Paco-Sta Mesa Road, Old Sta. Mesa Road, Valenzuela Street Sta. Mesa, Manila		Existing Road
10	Quirino Ave., SLEX Quirino Avenue Extension Pandacan, Paco Manila		Existing Road


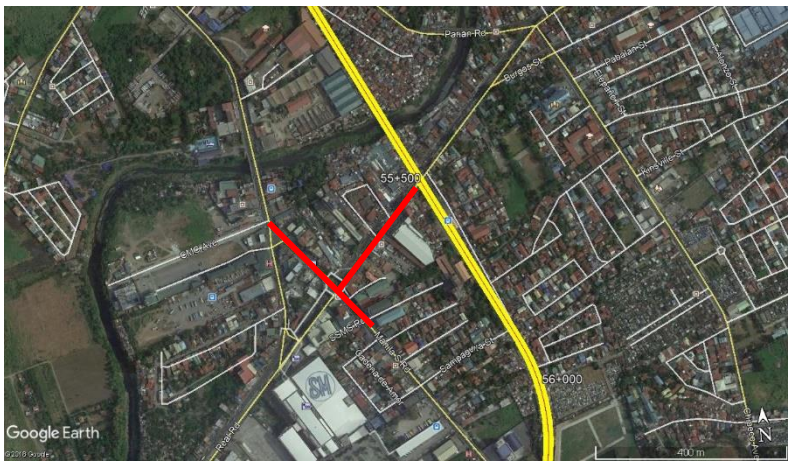

No.	Access Road/ Connection Road	Aerial Photograph	Land Requirement
11	<p>SLEX,</p> <p>San Andres Street, Quirino Avenue</p> <p>Diamante Street, Onyx Street</p> <p>SanAndres, & Malate Manila</p>		Existing Road
12	<p>SLEX,</p> <p>Ocampo Street, Radial Road 2</p> <p>Zobel-Roxas Street, Kalayaan Ave.</p> <p>San Andres, & Malate Manila</p>		Existing Road
13	<p>SLEX, Osmeña Highway</p> <p>Buendia Avenue</p> <p>San Isidro and Pio del Pilar Makati City</p>		Existing Road




No.	Access Road/ Connection Road	Aerial Photograph	Land Requirement
14	<p>SLEX, Osmeña Highway</p> <p>Pasay Road</p> <p>San Isidro and Pio del Pilar</p> <p>Makati City</p>		Existing Road
15	<p>SLEX,</p> <p>EDSA</p> <p>Bangkal-Magallanes</p> <p>Makati City Metro</p> <p>Manila</p>		Existing Road
16	<p>SLEX.</p> <p>Sales Road, Avenida- Lawton Road</p> <p>Villamor, Taguig</p> <p>Metro Manila</p>		Existing Road

No.	Access Road/ Connection Road	Aerial Photograph	Land Requirement
17	C6 Road, General Santos Avenue East Service Road Bicutan, Parañaque-Bicutan, Taguig Metro Manila		Existing Road
18	Dr. A.Bunye, Meralco Road Parañaque-Sucat Road, E Service Road Sucat, Parañaque		Existing Road
19	Alabang-Zapote Road Montillano Street Alabang, Muntinlupa		Existing Road

No.	Access Road/ Connection Road	Aerial Photograph	Land Requirement
20	SLEX – Susana Heights Exit Manila South Road Tunansan, Muntinlupa		Existing Road
21	SLEX, San Antonio Exit, Magsaysay Road, MSR, A. Mabini Street San Antonio, San Pedro, Laguna		Existing Road
22	Manila South Road Pacita Avenue San Pedro, Laguna		Existing Road

No.	Access Road/ Connection Road	Aerial Photograph	Land Requirement
23	Manila South Road Gen. Malvar Street San Vicente, Biñan, Laguna		Existing Road
24	Manila South Road Access Road Platero, Biñan, Laguna		Existing Road
25	Manila South Road Leon Arcillas Blvd. Tagapo, Sta Rosa, Laguna		Existing Road

No.	Access Road/ Connection Road	Aerial Photograph	Land Requirement
26	Manila South Road, Rizal Blvd. Pook, Labas, Sta Rosa Laguna		Existing Road
27	Manila South Road Jose P. Rizal Street Calamba, Laguna		Existing Road
28	Manila South Road, Real Road SLEX Bacnotan Road/Chipeco Ave. Extension Tagapo, Sta Rosa, Laguna		Existing Road

No.	Access Road/ Connection Road	Aerial Photograph	Land Requirement
29	SLEX, Maharlika Highway, Manila South Road Ayala Greenfield Road La Mesa Calamba, Laguna		Existing Road
30	Manila South Road New Road (access) Sucol, Calamba, Laguna		Existing Road
31	Manila South Road Junction Road Los Baños, Laguna		Existing Road

Source: JICA Study Team



1.9.11 Maintenance Base

The Maintenance bases will be used as a place to stop maintenance vehicles in order to reduce the travel time from the depots. These facilities will be built within the Project ROW or existing government owned land as much as possible. The locations are currently being studied and will be finalized during

DED. If additional land acquisition and/or resettlement should be necessary, these additional land acquisitions and/or resettlement will follow the principles of the RAP.

The list of the proposed Maintenance Base locations and their indicative size are summarized in Table 1-8.

Table 1-8 Proposed Maintenance Base Location

Proposed Location	Required Size	Aerial Photograph	Land Requirement
East of Bicutan St. (under study)	100 m × 5 m		To be confirmed
0.6 km North of Muntinlupa Station	550 m × 10 m		To be confirmed

Source: JICA Study Team

CHAPTER 2 NECESSITY OF LAND ACQUISITION AND RESETTLEMENT

Aside from using the existing PNR ROW to minimize land acquisition, engineering design options and project alternatives were prudently thought of and continuously being assessed. Succeeding subsections below discuss the (i) different alternatives being considered as well as the (ii) projected impact on land acquisition and resettlement in the given study area.

2.1 Comparison of Alternatives

2.1.1 The “Without Project” Option

Access from the suburbs to Metro Manila using public transportation is not sufficient to meet demand. Road capacity is creating a bottleneck preventing further development in the northern and southern outskirts. The northern part of the Metro Manila up to Malolos has no operating railway, and residential areas are expanding without sufficient public transportation. In the southern part of the city, PNR operates a limited number of non-electric trains up to Binan in Laguna Province. Urgent measures are needed to ensure public transportation linking the northern and southern parts to Metro Manila. Without a railway linking north and south, sustainable growth of local industry will be hampered, traffic congestion will continue to waste the time of commuters and the environment of the area will deteriorate further by the traffic congestion and air pollution. Most of the route is on an existing railway right of way. The without project option has little merit.

2.1.2 ROW Alternative Option

Alternative ROW for NSRP-SC was not initially considered because the use of existing PNR ROW is deemed to have the least land acquisition and involuntary resettlement. It was only during the stakeholder consultation meeting held in Manila, it was learned that the Department of Public Works and Highways (DPWH) has an ongoing project, the NLEX SLEX Connector Road Project (the “Connector”) - an elevated expressway project under Public Private Partnership (PPP) that will utilize part of PNR ROW from Solis to Santa Mesa area in Manila.

It was confirmed in a discussion meeting between DOTr and DPWH held last March 2018 that the Connector, which is already at the final stages of design, could not be changed anymore. Given this, the alignment of the NSRP-SC would have to adjust westwards. This would entail additional land acquisition for NSRP-SC to compensate for several meters of PNR ROW to be occupied by the Connector Road. (Figure 2-1)



Source JICA Study Team

Figure 2-1 NLEX –SLEX Connector Road, Skyway Stage 3 and NSRP-SC alignments

2.1.3 Structure Alternative Option

(1) Alternative Option

For railway structures, three alternative types were considered for NSRP-SC.

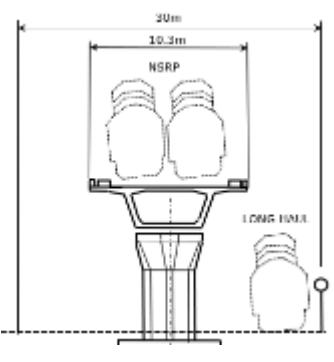
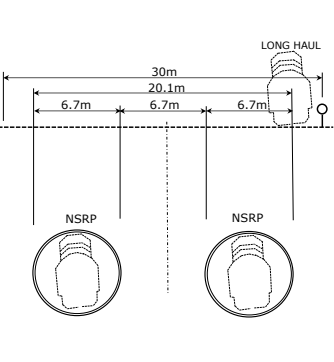
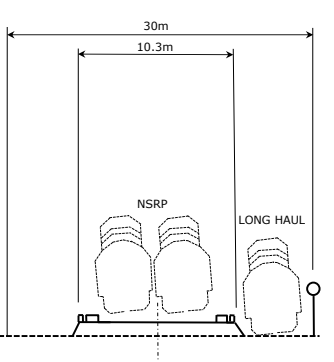
- Option 1: Elevated structure (Viaduct)
- Option 2: Underground structure
- Option 3: At Grade Structure (Including embankments)

(2) Result of Alternative Comparison

The result of comparison of the above-mentioned alternatives are shown in Table 2-1. At Grade structure is the lowest in cost and can be applied on sections where there are no road crossings and only a minor risk of flooding. On the other hand, where there is crossing with arterial roads or flood prone areas, a viaduct is recommended. An underground railway has less impact on environment and social consideration, and has few obstacles that cannot be avoided if using the existing PNR ROW, but is not adopted due to lengthy construction period and high cost.

As the Solis-Calamba section passes through established urban areas, there are many continuous road crossings, and also flood prone areas. There are approximately 12,000 PAHs within the ROW. For this section, in addition to the elevated structure option, the underground option which will not require land acquisition was also considered. On sections where it is possible to cross at existing railway crossings and where there is no road crossing, the railway can remain at grade which still providing social consideration measures of passages, deviations and underpasses to avoid unnecessary area division.

Table 2-1 Comparison of Type of Structures of NSRP-SC

	Option 1 Elevated Structure (All line)	Option 2 Underground Structure (All line)	Option 3 Elevated Structure (+At Grade Structure) (Solis-up to Calamba)
Appearance			
Social Environment			
Land Acquisition	A: The necessary ROW is narrower than at grade structure	C: The necessary ROW is the widest	B: The necessary ROW is narrower than underground structure
Affected Households	C: Resettlement of PAPs and ISFs within the ROW is necessary	A: Resettlement of PAPs and ISFs is minimum	C: Resettlement of PAPs and ISFs within the ROW is necessary
ROW	A: The necessary ROW between stations is 30m, and 60m at station	A: The necessary ROW between stations is 30m, and 60m at station	A: The necessary ROW between stations is 30m, and 60m at station
Dividing of local community	B: Little impact of community division	A: No impact of community division	C: Significant impact of community division
Natural Environment			

	Option 1 Elevated Structure (All line)	Option 2 Underground Structure (All line)	Option 3 Elevated Structure (+At Grade Structure) (Solis-up to Calamba)
Protected Area	B: Small impact is expected	A: Tunnel structure have very little impact on the ground	C: Significant impact is expected
Biodiversity	B: Small impact is expected	A: Tunnel structure have very little impact on the ground	C: Significant impact is expected
Flooding Risks	A: As it is an elevated structure, the tracks will not be submerged in case of flooding	B: Need to take measures to prevent submersion in the tunnel in case of flooding	B: Need measures to prevent flooding for at grade structure
Pollution Prevention			
Noise	B: Noise will be generated along the railway, but the impact can be mitigated by installing noise barriers.	A: There will be no noise along the railway	B: Noise will be generated along the railway, but the impact can be mitigated by installing noise barriers.
Air Pollution	B: The operation of construction machinery and vehicles during construction is expected to generate air pollution	B: During construction, transportation of excavated soil by vehicle is expected to generate air pollution	A: There will be relatively few vehicles loading embankment material during construction and air pollution risk is relatively low
Water Pollution	A: Little impact	C: Possible impact on underground water due to construction	A: Little impact
Ground Subsidence	A: No ground subsidence	A: Low risk of ground subsidence because of underground structure	B: There is risk of land subsidence in case of soft ground
Engineering			
Construction difficulty	B: Standard construction sequence and difficulty. More complex for long span river bridges.	C: Very complicate construction methodology of main alignment and stations.	A: Simple construction sequence for fully at-grade sections.
Construction Cost	B: low cost than underground structure	C: Very high in cost	A: Same as elevated structure if soil improvement is necessary
Construction Time	B: Long	C: Longest	A: Long if soil improvement is necessary
Operation /Maintenance	A: Maintenance and cost is less than underground structure	C: Maintenance and cost is the highest	C: Maintenance and cost is the lowest, but in case of ground subsidence or condition change, reparation is very difficult
Disaster Prevention	B: Relatively safe and measures are easy compared to underground structure	C: If fire occurs in the tunnel, it will become a major disaster	A: Relatively safe and measures are easy compared to elevated structure
Earthquake	A: Structures are designed in consideration of earthquakes	A: Structures are designed in consideration of earthquakes	A: Elevated structures are designed in consideration of earthquakes. As at grade structures are low embankments, the impact of earthquake is limited
View from the Windows	A: Pleasant	C: No View	A: Pleasant
Landscape	B: The structure design needs to consider the impact on surrounding landscape	A: No impact on landscape because of underground structure	B: The structure design needs to consider the impact on surrounding landscape
Physical Conditions	A: Few impacts on roads	A: No impact on roads	C: Significant impact on existing roads and there are risks of intrusion into railway crossings and rails

\	Option 1 Elevated Structure (All line)	Option 2 Underground Structure (All line)	Option 3 Elevated Structure (+At Grade Structure) (Solis-up to Calamba)
Evaluation	A: It has fewer advantages than underground option for Social and environmental aspects but it is a good option for construction period and construction cost. Impact on roads is small and after overall evaluation, this option will be adopted for most sections	C: It is a good option for social and environmental aspects, but it is not adopted as the construction period is long and the cost is expensive	B: It can be adopted in the sections where the impact on existing roads is small, because of the lower cost

Note: A: Excellent, B: Good, C: Poor

Source: JICA Study Team

2.1.4 Station Site Alternative Options

2.1.4.1 Station Site Alternatives

While the RAP covers 60m by 250m dimension for the feasibility study of station location, station architects are looking into various options to minimize land acquisition. Figure 2-2 to Figure 2-21 footprint of the station locations for NSRP-SC and the alternatives presented by the station architects.

(1) Blumentritt Station

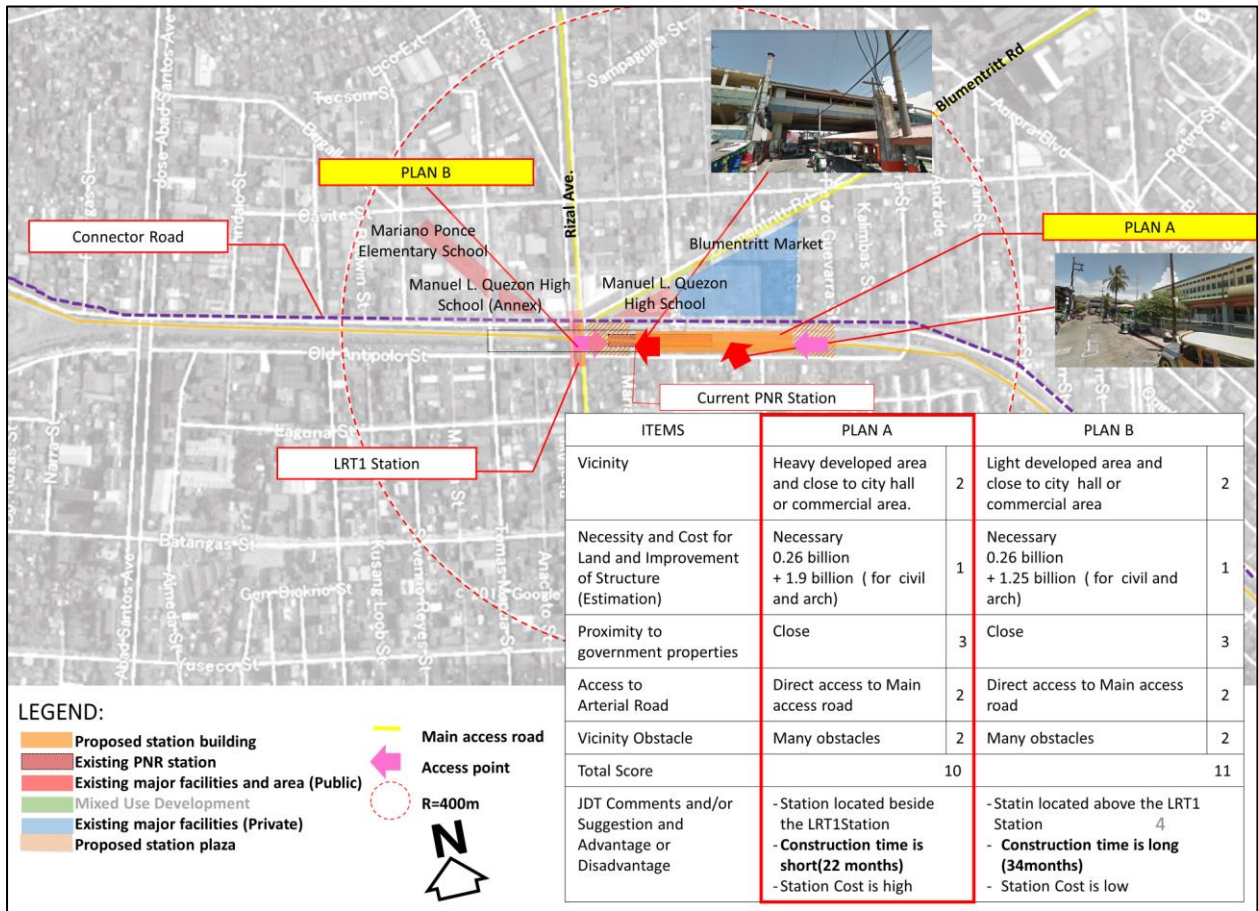


Figure 2-2 Blumentritt Station

Blumentritt Station is located next to Solis Station where NSRP-SC and NSCR (Tutuban to Malolos segment) will connect. As shown in Figure 2-2, two options were considered in the study. Plan A, located south of the existing PNR station and adjacent to the LRT 1 station, which will affect heavily developed area. Plan B is located north of the existing PNR station and be located above the LRT 1 will affect light developed area. Plan B is requiring longer construction time (34month) than Plan A of 22 month. Thus Plan A is the preferred station location. At the location of the Plan A, there are 175 affected structures and 365 affected families as of writing. The affected structures include barangay hall of barangays 348 and 369, which allegedly owned by PNR but are now being amortized/rented by the PAPs to the local government of Manila.

(2) Espana Station

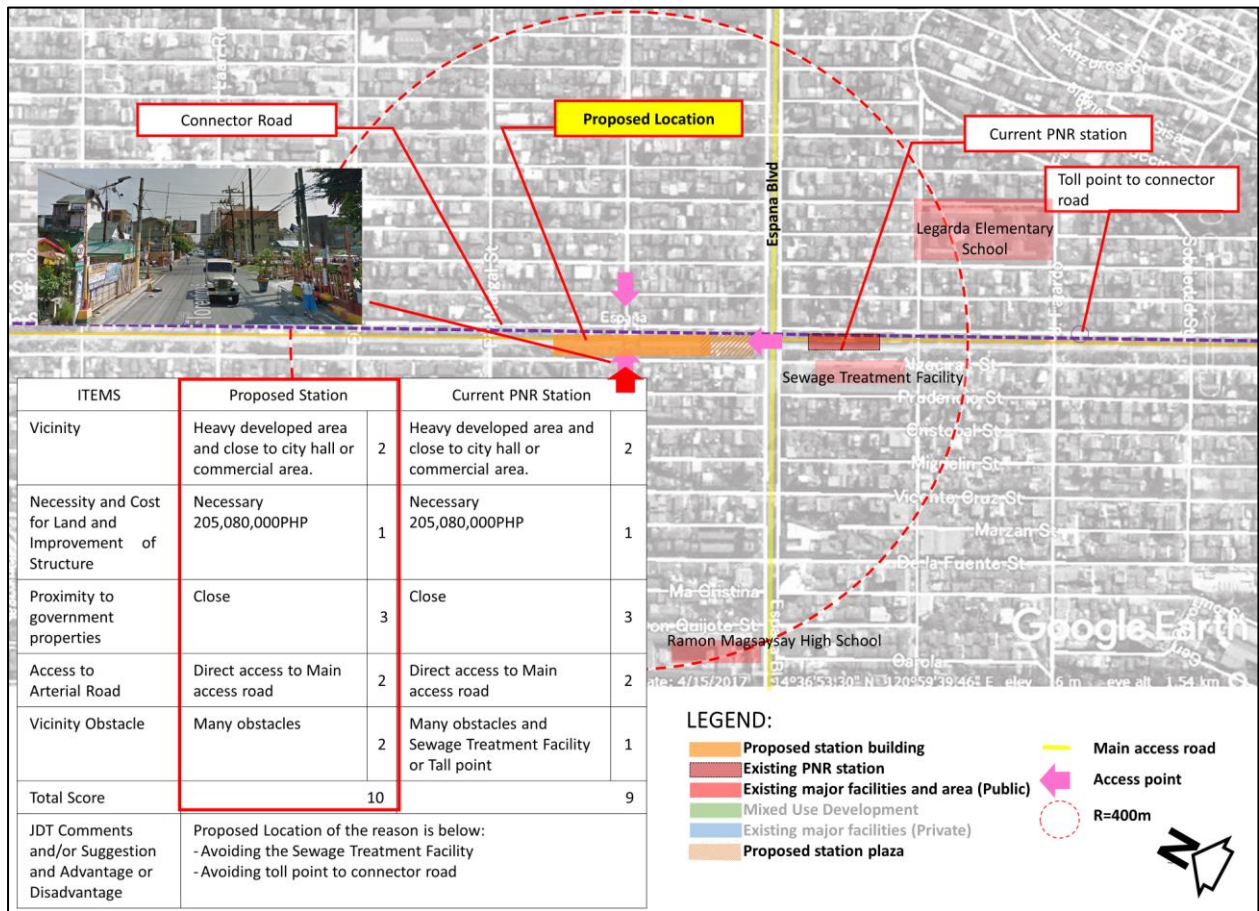


Figure 2-3 Espana Station

Espana Station is located between Laong Laan Station (existing PNR Station) and Santa Mesa Station. It is one of the busy stations as it is also located near Espana Avenue in Manila. The options considered for the study are the existing PNR station and the proposed station located north of the existing PNR station [across Espana Blvd]. The proposed station avoids the sewage facility near the existing PNR station. There are 23 affected structures and 51 affected families as of writing. In barangay 473, affected structures include the barangay hall and a day care. In barangay 472, structure owners refused to be tagged.

(3) Santa Mesa Station

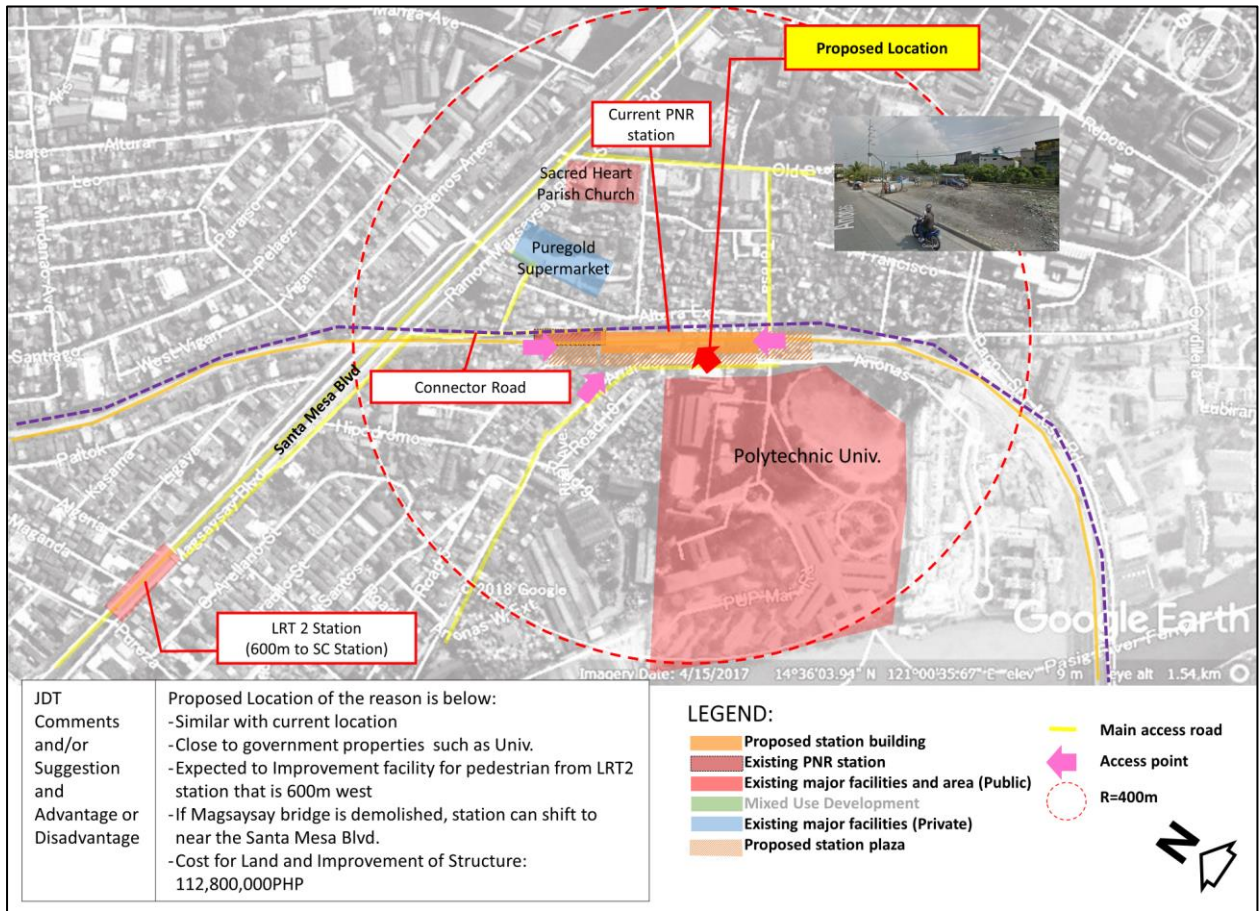


Figure 2-4 Sta. Mesa Station

Sta. Mesa Station is located near the Polytechnic University of the Philippines (PUP) which is a state university (operated by the government). Thus, this station expects to serve more students from the areas of Manila, Makati, Paranaque and even from Laguna province once the NSRP-SC is in operation. The proposed station is located close to the existing PNR station. At present, there are 9 affected structures and 25 affected families. Affected structures include the barangay hall of barangay 629 and barangay 630, and several university structures.

(4) Paco Station

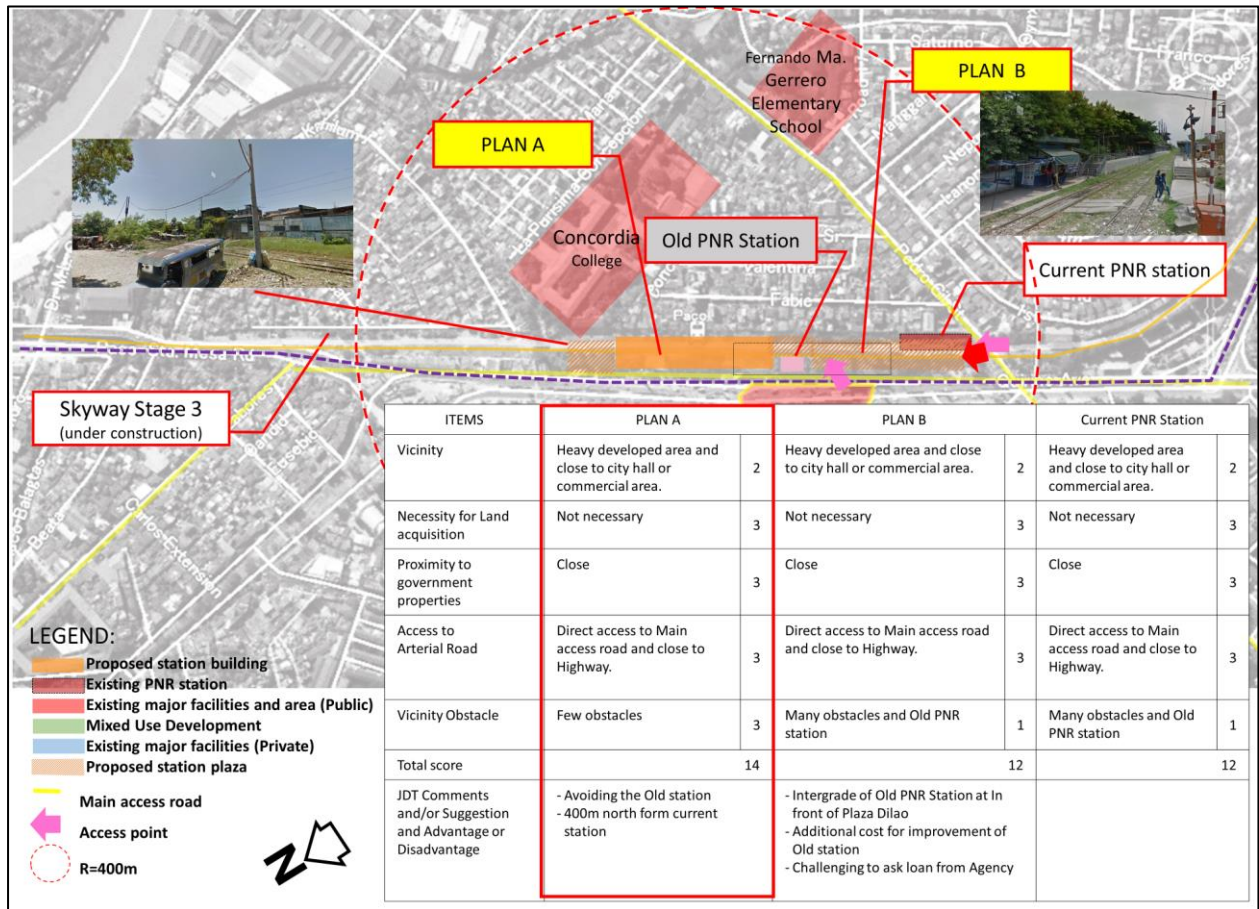


Figure 2-5 Paco Station

Paco Station is located in Paco Manila and houses one of the old stations of PNR. There were previous plans to rehabilitate the station but these plans did not prosper. As shown in Figure 2-5 above, the existing PNR station lies parallel to Quirino Highway at the corner of Pedro Gil street. The proposed Plan B station lies beside the northern part of the current station while Plan A lies 600m north of the current station. Land acquisition is not required for all option. The foremost consideration in finalizing the station site is the presence of a historical building (the old PNR PACO station) which raises concerns for rehabilitation/renovation with the National Historical Commission of the Philippines (NHCP). Thus, the reason for recommend Plan Are is to avoid old station. Aside from the old PNR station, there are 52 affected structures and 135 affected families.

(5) Buendia Station

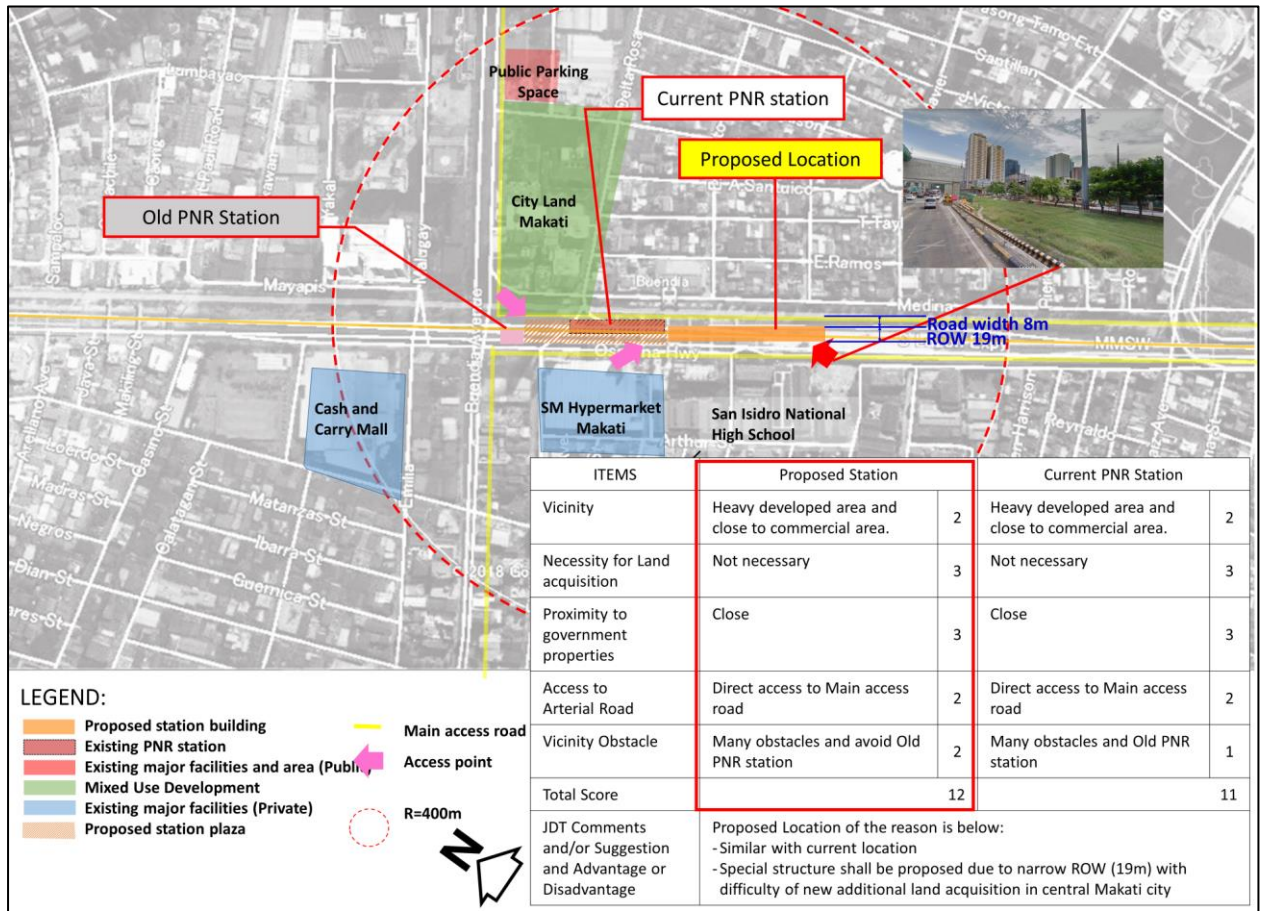


Figure 2-6 Buendia Station

Buendia Station is located in Makati and lies parallel to Buendia Avenue just across SM Hypermart. The sites considered for the station includes the current PNR station and a proposed station south of the existing station. Both options have direct access to main road and does not require additional land acquisition. However, the reasons for recommending, the proposed station is to avoid historical building which is near the current PNR station. For the purpose of this study, the area covered (for every station) is 60m wide and 250m long which (if actually used) will potentially affect 48 structures including medium rise buildings and 158 affected families who are mostly legal owners and renters.

(6) EDSA Station

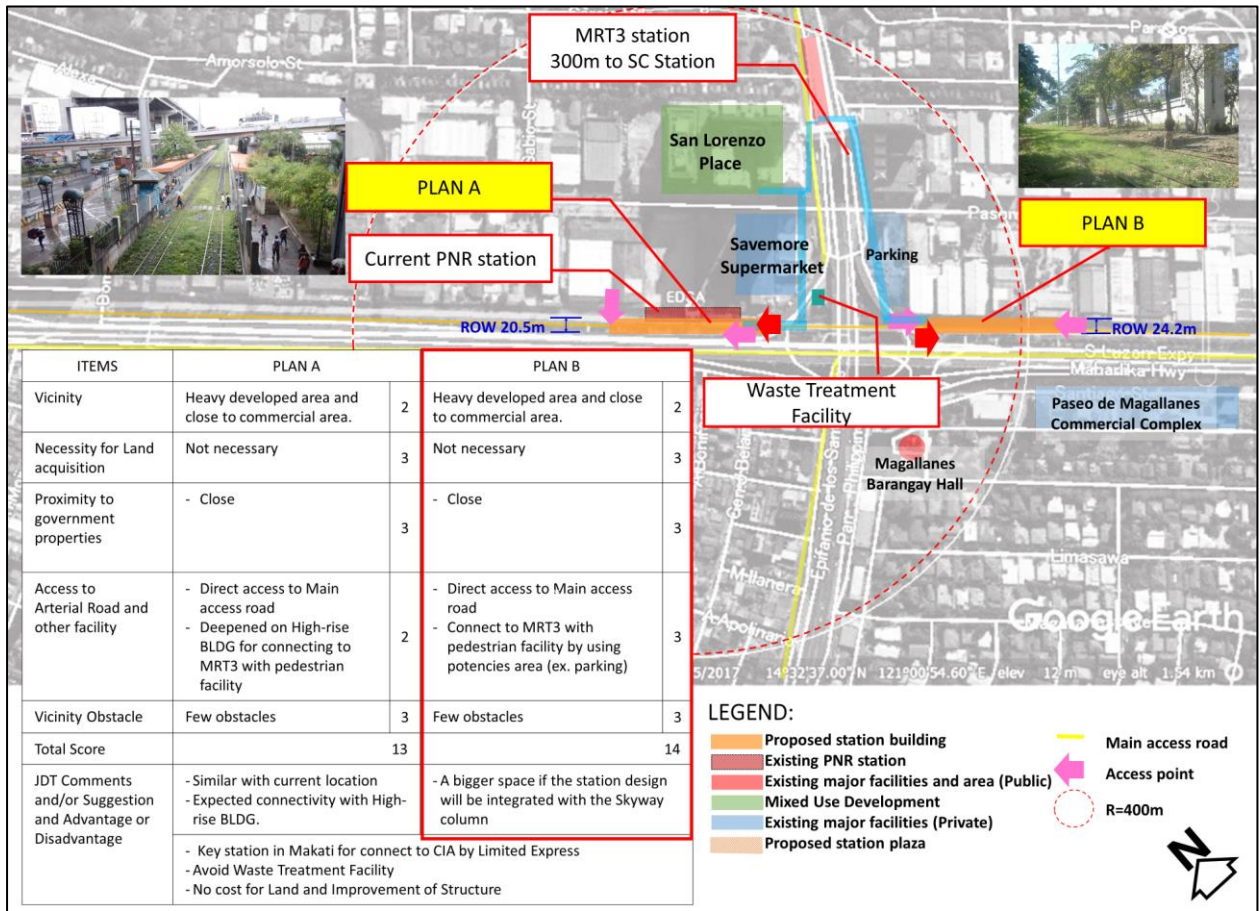


Figure 2-7 EDSA Station

EDSA Station is located in one of the busiest area of Makati City and is walking distance from Magallanes MRT Station. The proposed location of the station (Plan B) was moved several hundred meters from the existing EDSA Station (Plan A). There is no need to acquire additional land for both options. However, the reasons for recommending Plan B are: (i) to avoid the huge waste treatment facility located near the current station; (ii) easier to connect to MRT 3 station via pedestrian facility; and (iii) bigger space if the station design will be integrated with the Skyway column. As of writing, there are 16 affected structures in this option and 1 affected family within the 60m by 250m study area.

(7) Nichols Station

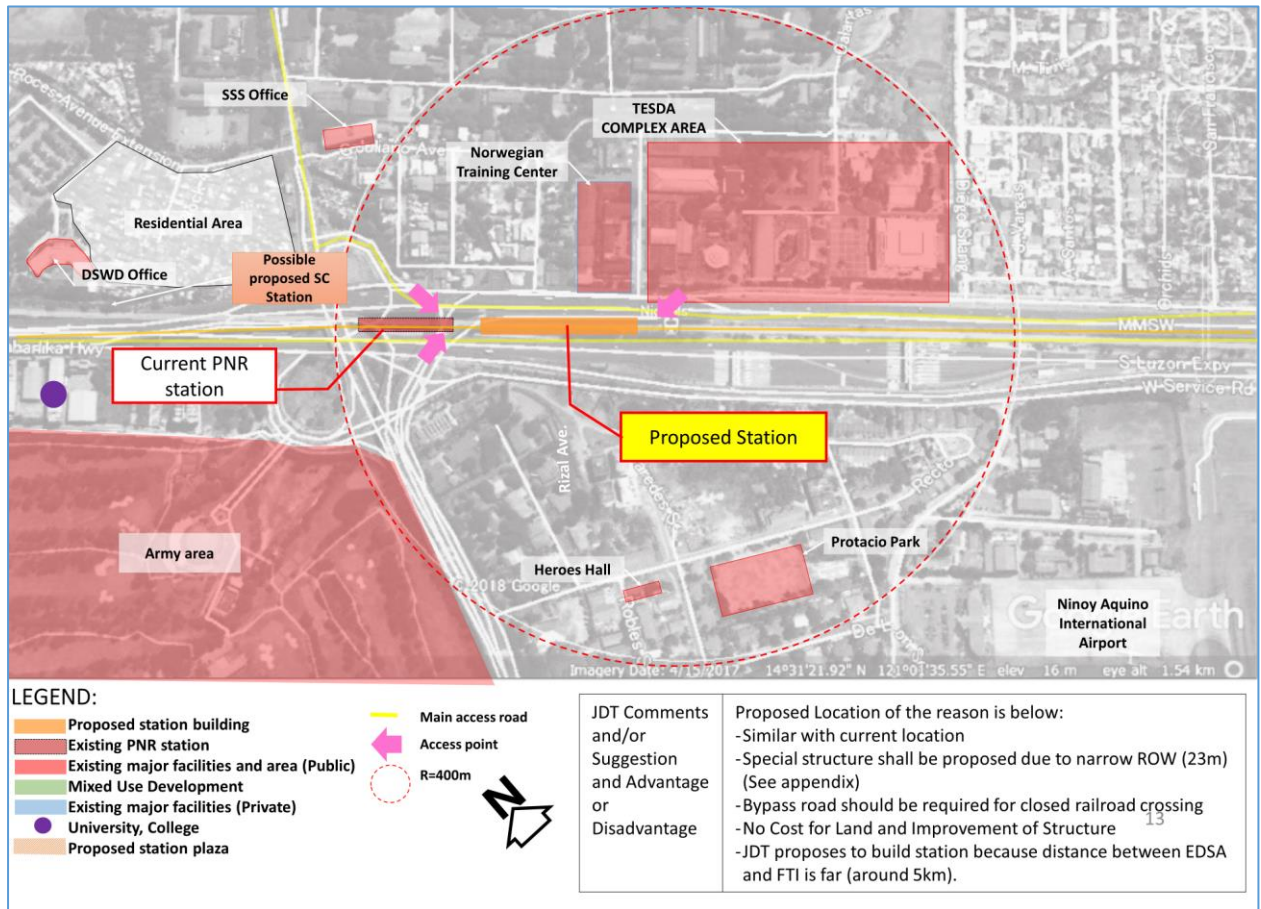


Figure 2-8 Nichols Station

Nichols Station is located in Barangay Western Bicutan, Taguig City. It lies parallel to South Luzon Expressway and East Service Road. The proposed station lies south of the current PNR station and will not affect structure or family within the 60m by 250m study area however, a bypass road (railroad crossing) will be closed.

(8) FTI Station

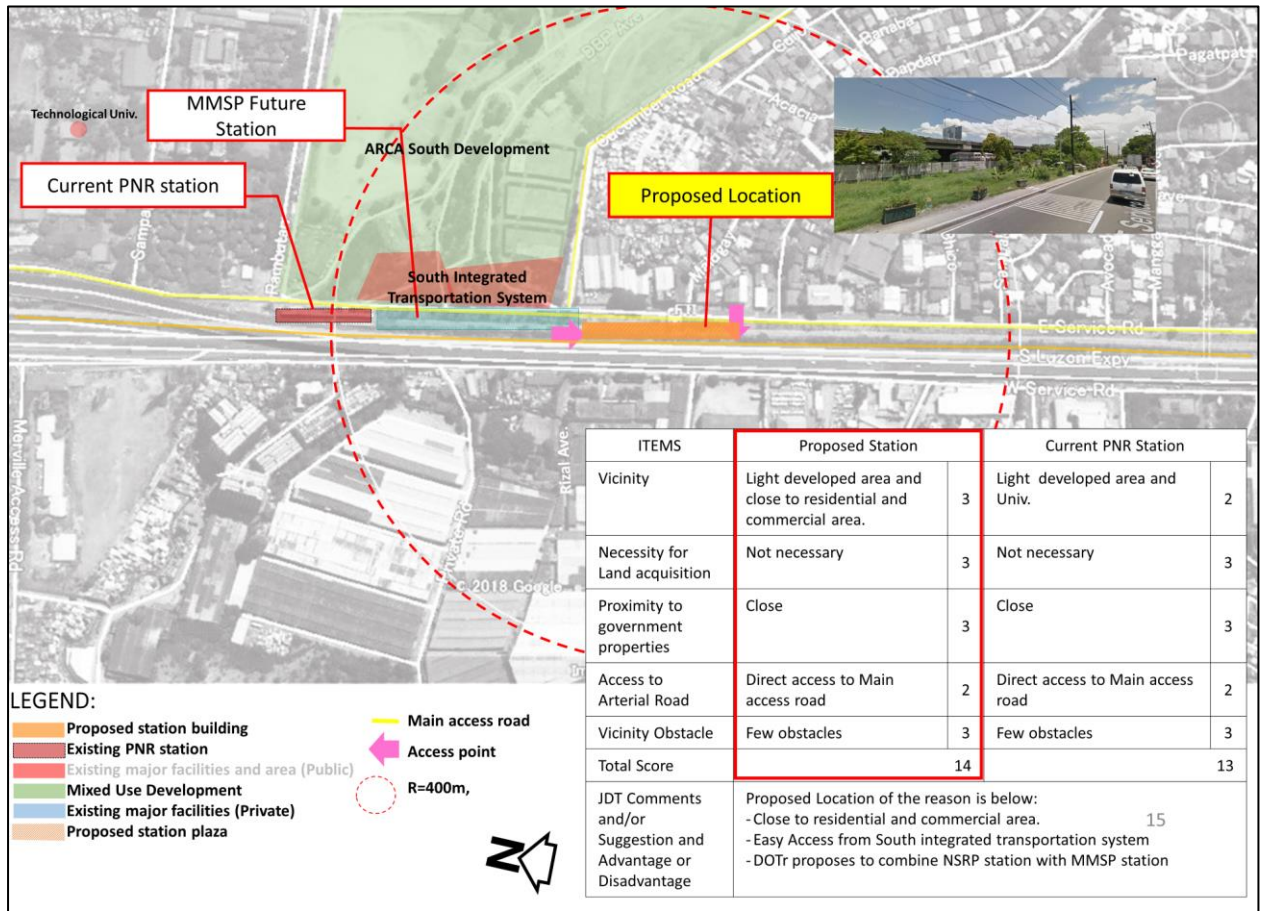


Figure 2-9 FTI Station

FTI Station is located in Barangay San Martin De Porres, Paranaque City. The proposed station lies south of the current PNR station and of the proposed Metro Manila Subway Station. The area has light development and would be developed as the South Integrated Transport System in the future. Both the current station and proposed station do not require land acquisition. The reason for recommending the proposed station is its close proximity to residential and commercial area. There are 15 affected structures as of cut-off-date within the 60m by 250m study area although basic design is directed towards not affecting any of these structures.

(9) Bicutan Station

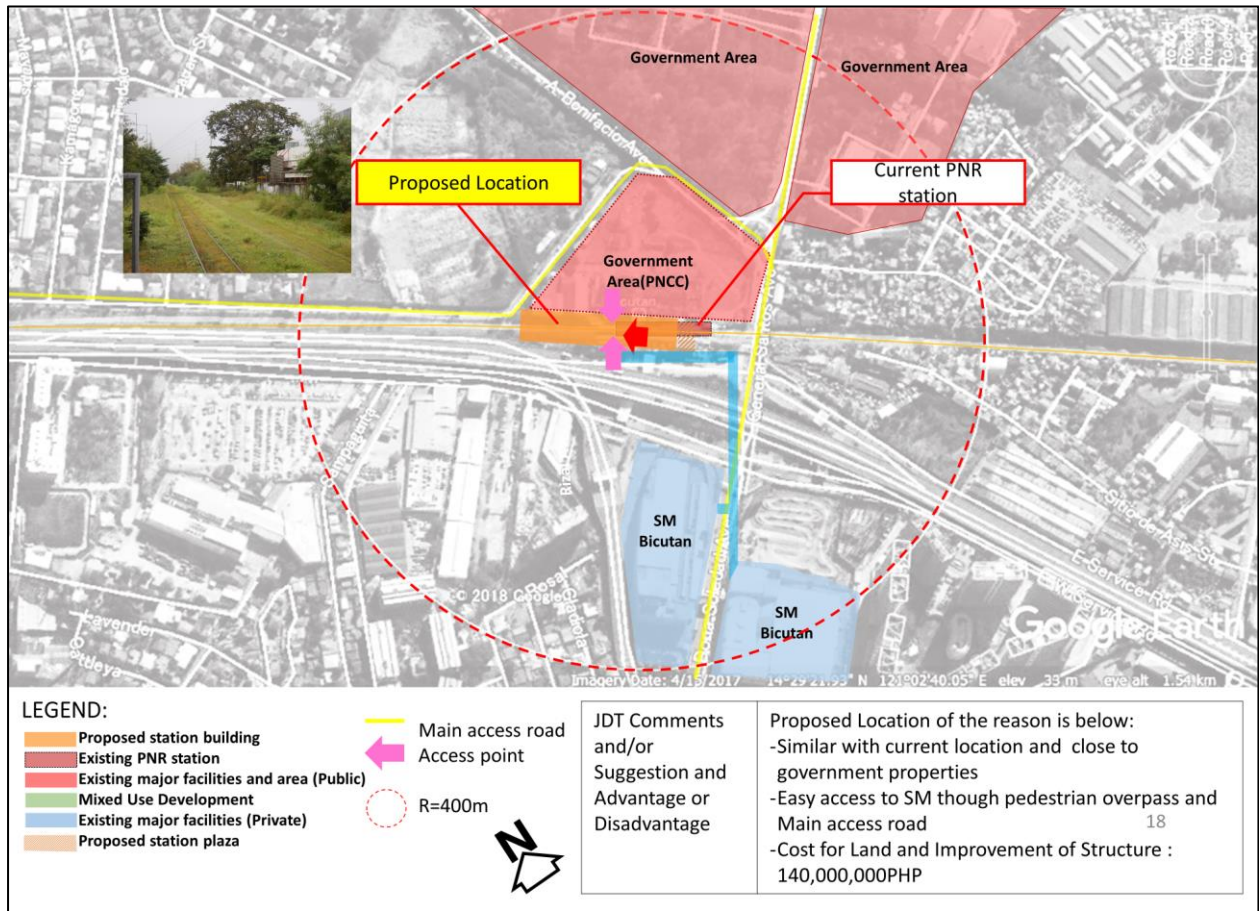


Figure 2-10 Bicutan Station

The proposed station has been adjusted to the north side of the current station. The reason for recommending the proposed station are (i) being adjacent to the government owned property, the Philippine National Construction Company (PNCC), who is one of the potentially affected lands, and (ii) Easy access to main roads and SM malls.

(10) Sucat Station

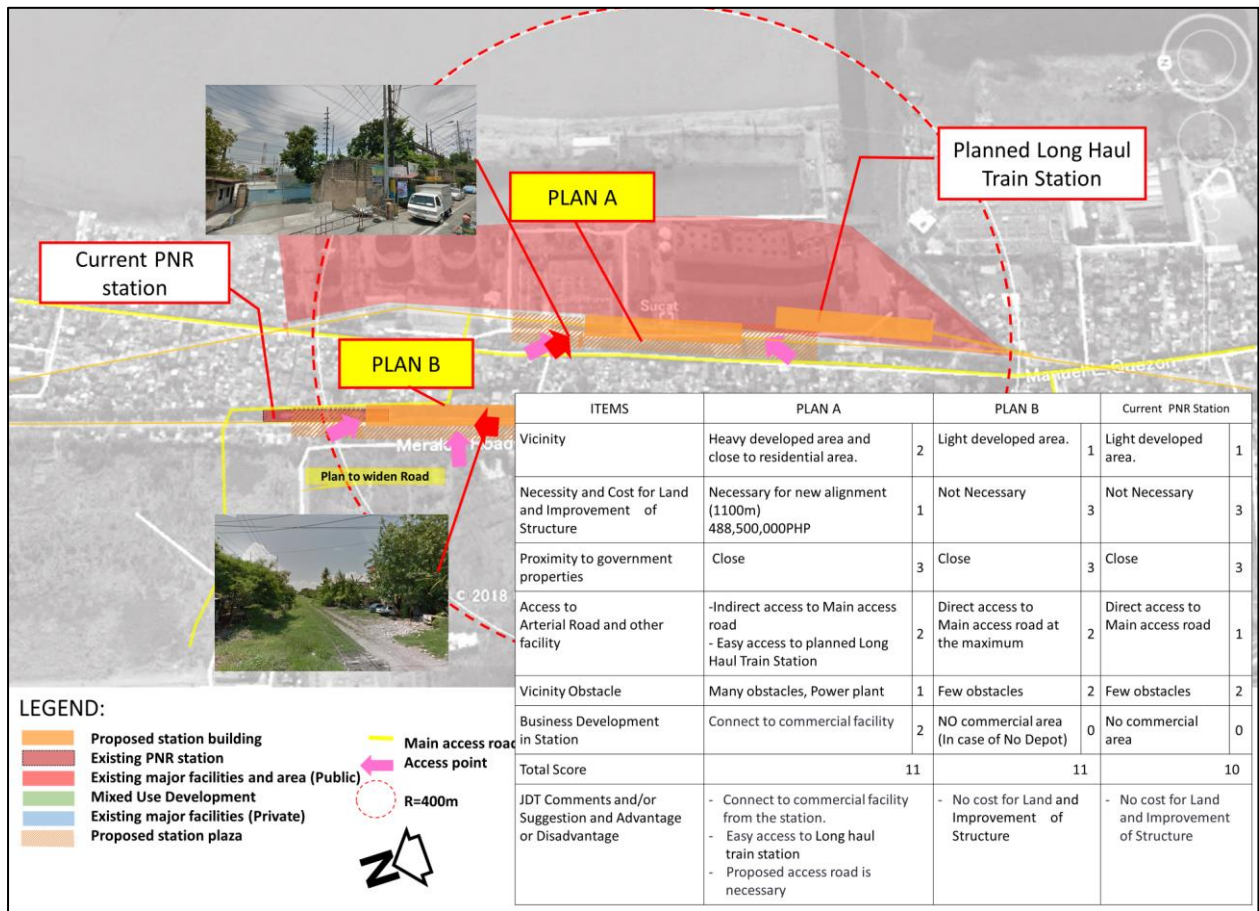


Figure 2-11 Sucat Station

There are two options considered as location for Sucat station: (i) Plan A which is the current location of Sucat Power Plant; and (ii) Plan B which is adjacent to the current PNR station. Plan A is preferred by DOTr. However, in this proposed location, additional land for about 1,100m of spur line will be acquired. The affected area is heavily built with residential structures whose occupants/owners refused to be tagged and interviewed as of writing. They are proposing another site located along the existing alignment and will not require land acquisition for spur line.

(11) Alabang Station

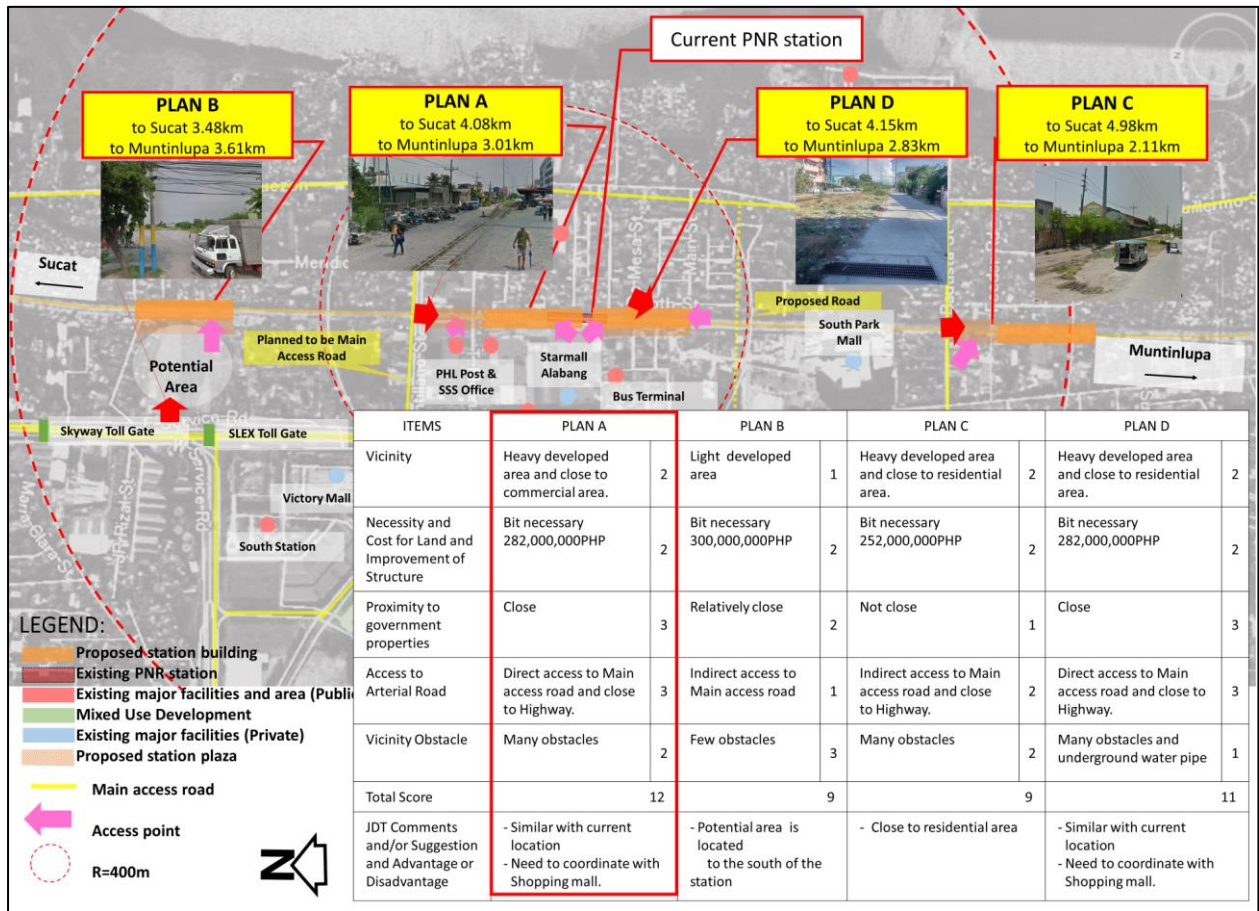


Figure 2-12 Alabang Station

Alabang Station is one of the stations with high ridership due to its location and accessibility. It is located near the city center, at the back of 2 shopping malls in Alabang, Muntinlupa City. Initially, four alternatives were considered for station site: Plan A which is located near the current PNR station; Plan B which is located north of Plan A and has indirect access to main road; Plan D which is located south of the current PNR station; and Plan C which is located south of plan D. Plan A is highly recommended due to its accessibility and space for future intermodal facility. There are 121 affected structures and 340 affected households as of cut-off-date.

(12) Muntinlupa Station

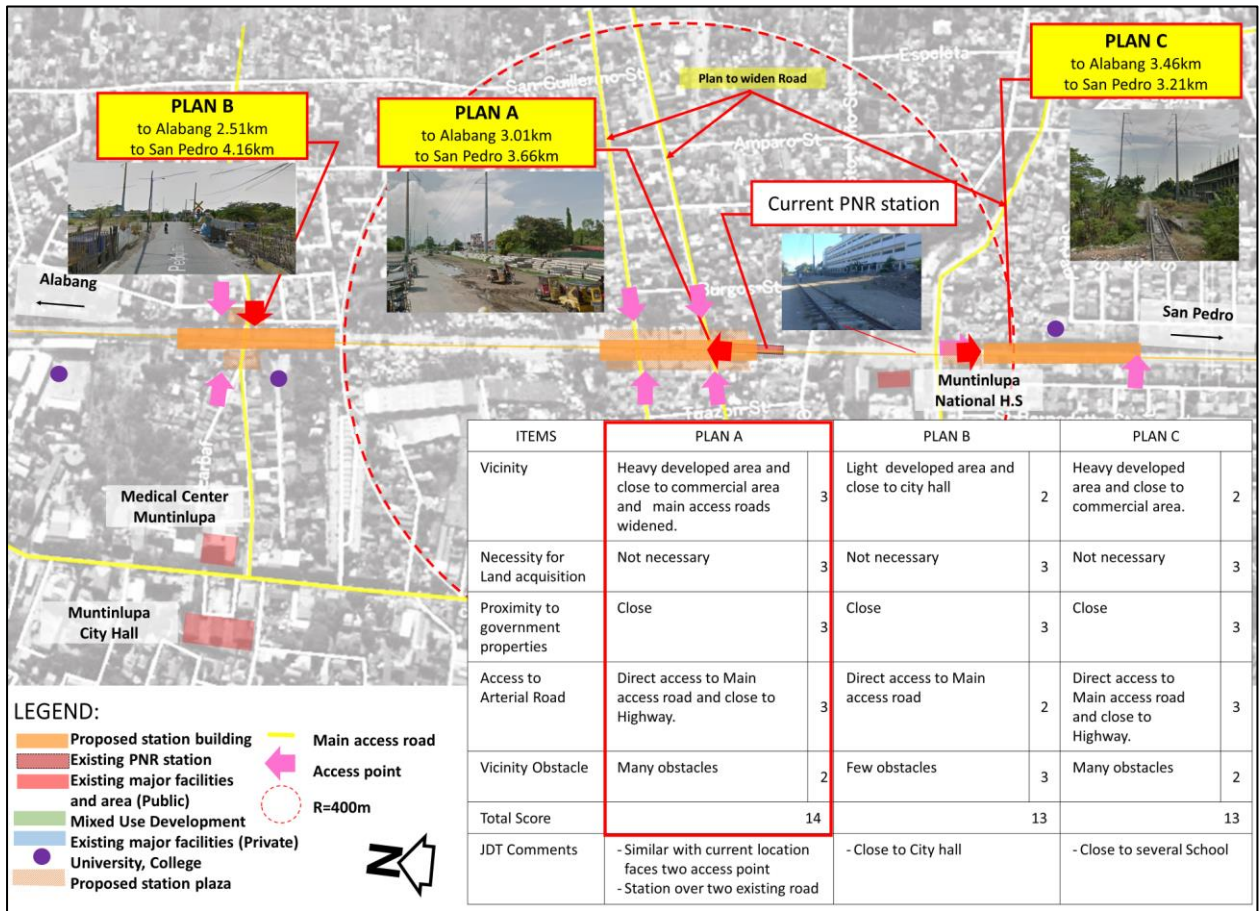


Figure 2-13 Muntinlupa Station

Muntinlupa Station is located in Barangay Poblacion, Mntinlupa City. Initially, three alternatives were considered for the station location: Plan A located near the current PNR station; Plan B located north of Plan A; and Plan C located south of Plan A. Acquisition of additional land is not necessary in all three options. Plan A is highly recommended due to its accessibility and space for future transport-oriented development. There are 15 affected structures as of cut-off-date.

(13) San Pedro Station

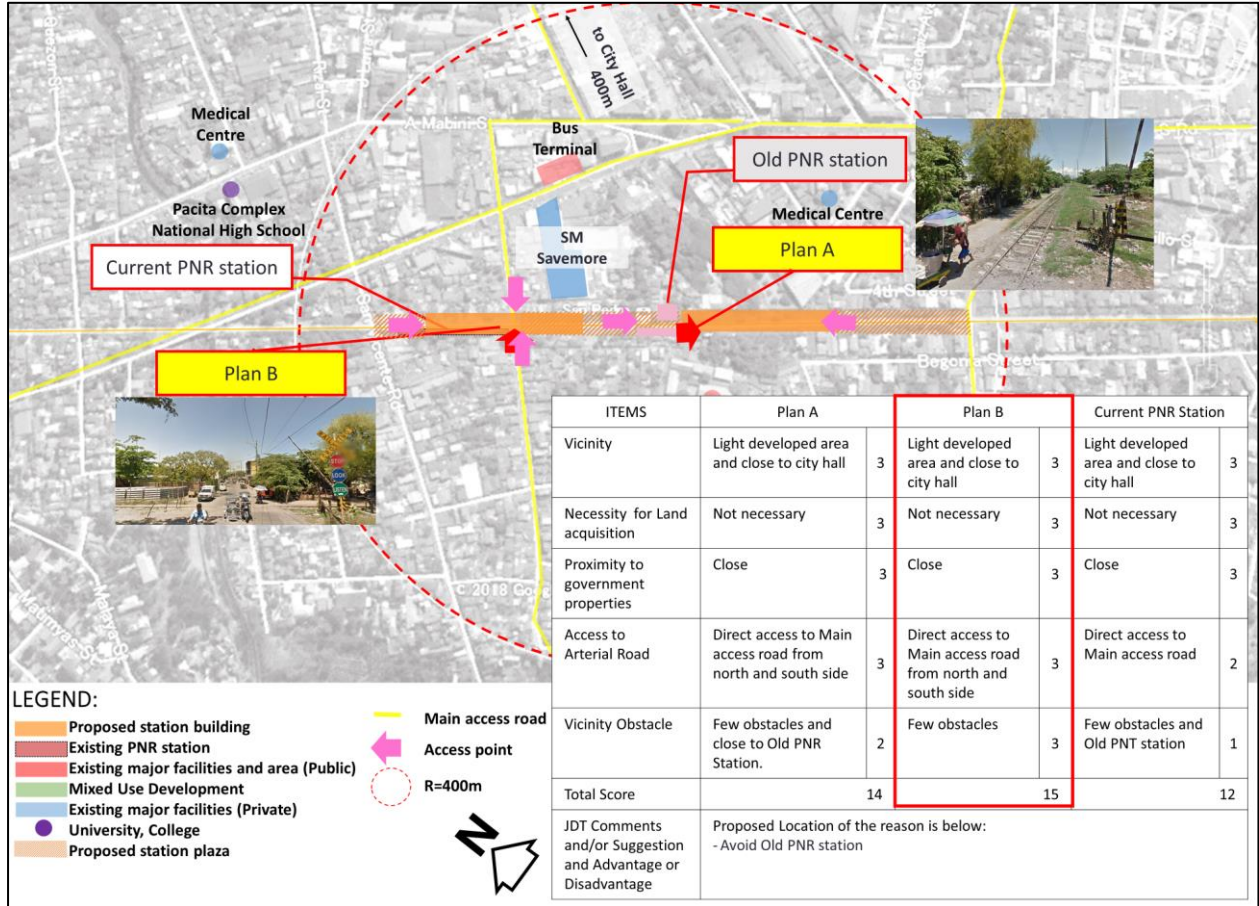


Figure 2-14 San Pedro Station

San Pedro Station is located in San Pedro City, Laguna. The sites considered for the station, Plan A is close to current PNR station and Plan B is south of the existing station. Both options have direct access to main road and does not require additional land acquisition. However, the reason for recommending Plan B is avoiding the historical building which is an old PNR station. There are 27 affected structures and 102 affected families.

(14) Pacita Station

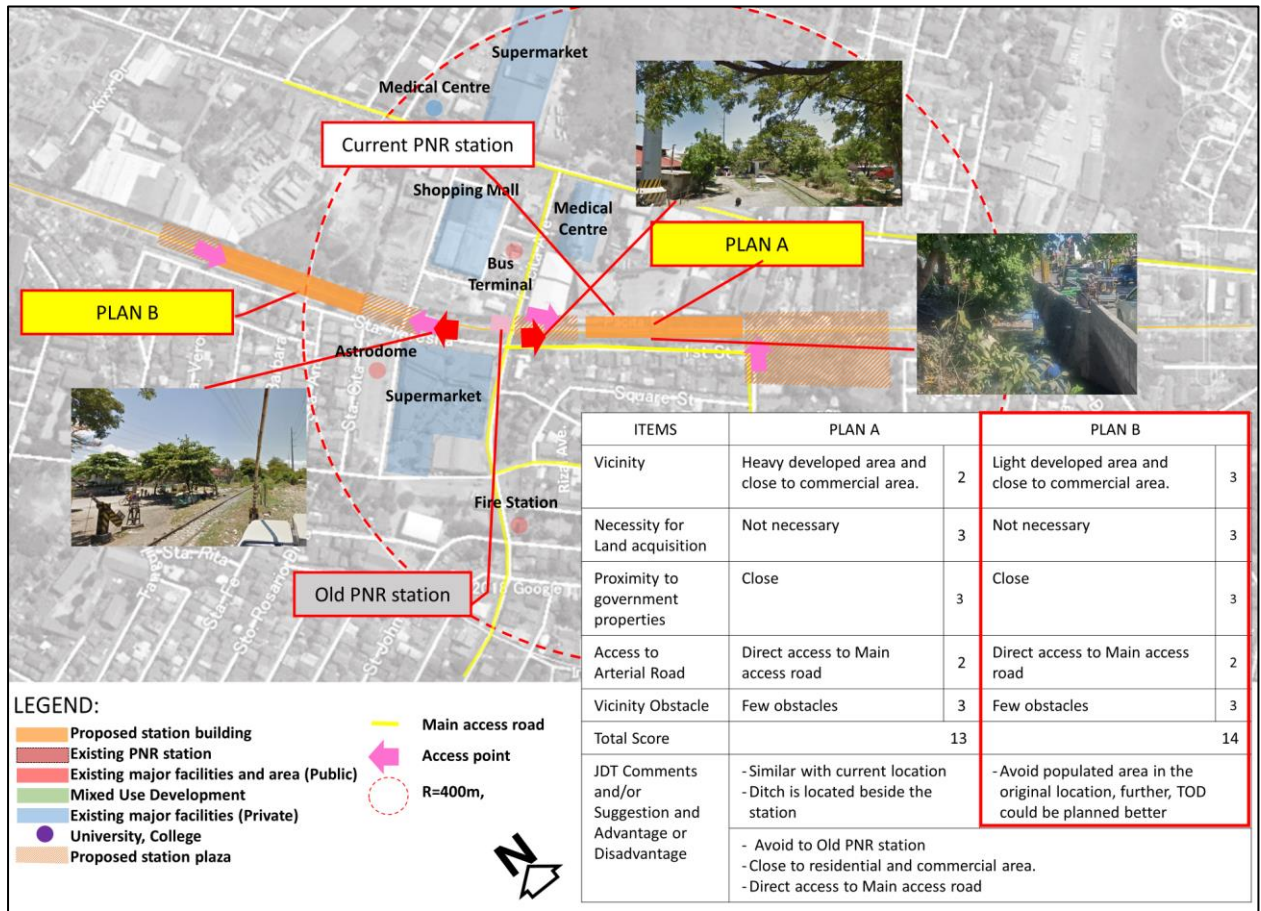


Figure 2-15 Pacita Station

Pacita Station is another station located in San Pedro City Laguna. It is located in the industrial area of the city. Two options were considered for the study which includes (i) Plan A located south of the current PNR station and (ii) Plan B located north of the current PNR station. Both stations do not require additional land acquisition and have direct access to main road. However, Plan A is heavily developed while Plan B is lesser built-up area which made it the preferred location as of writing. There are 5 affected structures within the 60m by 250m study area [of Plan B] whose owners refused to be interviewed. These structures are warehouses.

(15) Binan Station

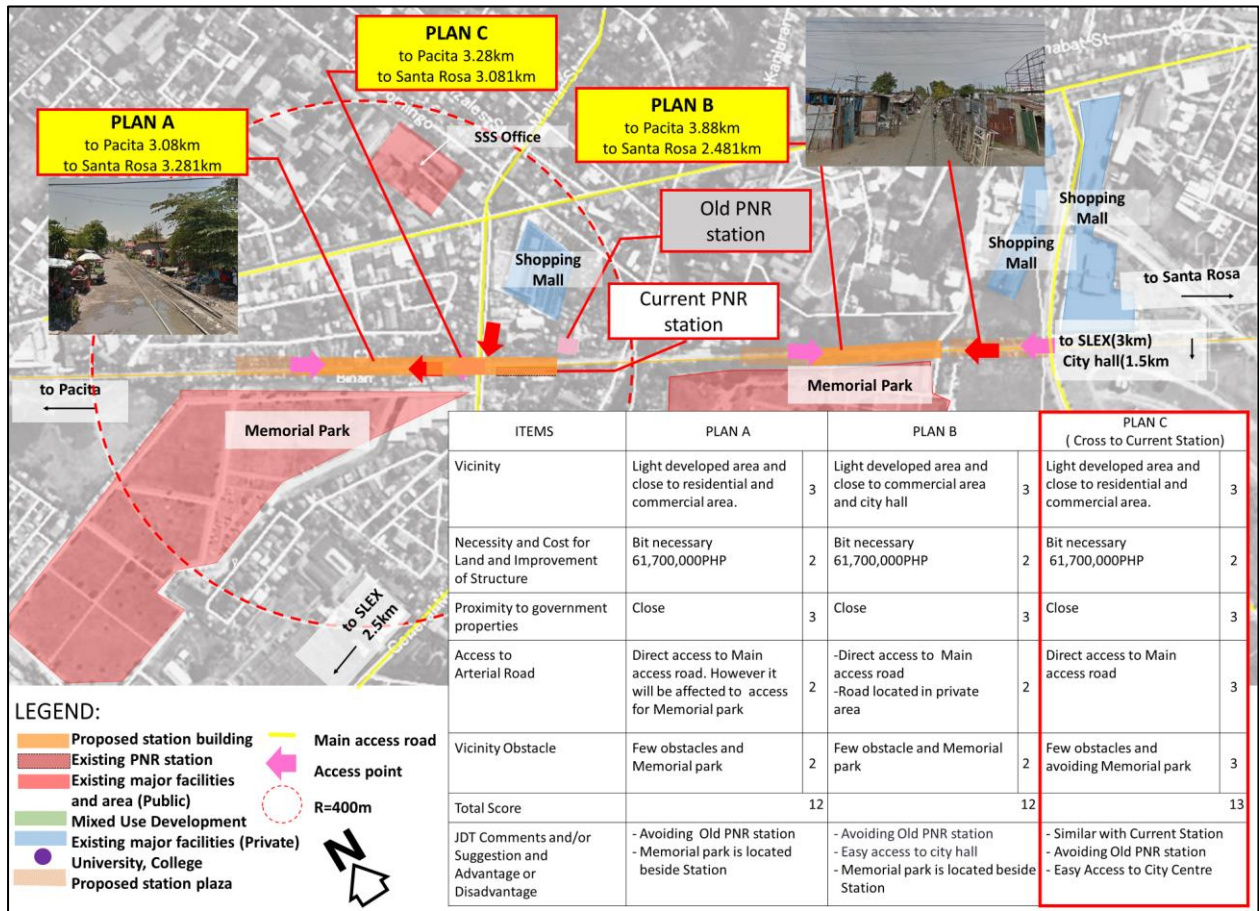


Figure 2-16 Biñan Station

Binan Station is the only station located in Binan City, Laguna. There are three options considered for station site which includes (i) the current PNR station; (ii) Plan A located north of the current PNR station and (iii) Plan B located far south of the current PNR station. The current PNR station is a heavily built-up area while the two other options are less developed. Plan B is currently preferred due to its accessibility lesser number of affected structures. There are 123 affected structures and 171 affected households as of cut-off-date.

(16) Santa Rosa Station

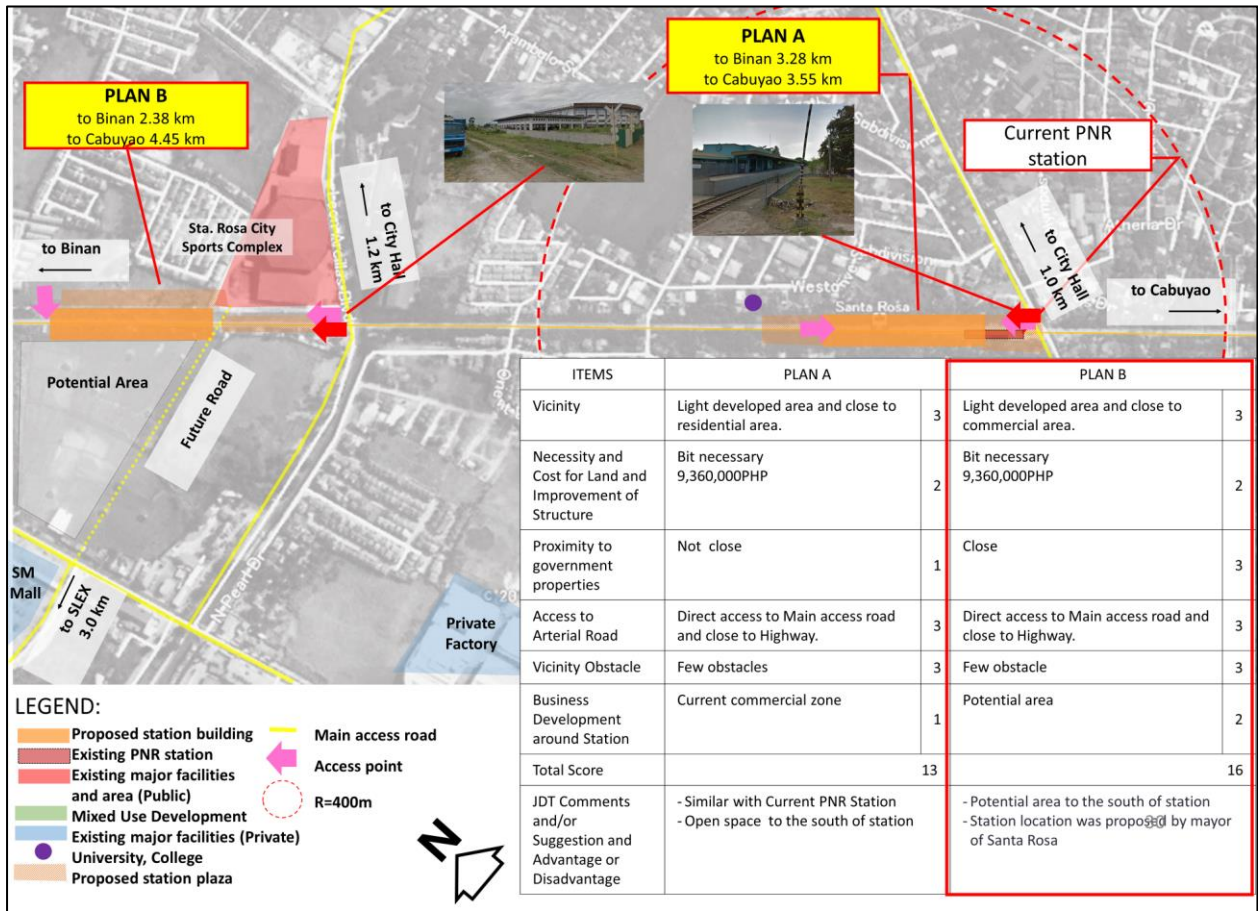


Figure 2-17 Sta. Rosa Station

Sta. Rosa Station is the only station within the city of Santa Rosa. Two options were considered for station location which includes (i) Plan A located adjacent to the current PNR station and (ii) Plan B located far north of the current PNR station. Both options require additional land acquisition. However, Plan B is highly recommended by the LGU of Sta. Rosa due to its proximity to future development plans of the city and bigger space for station. It lies next to Sta. Rosa Sports Arena and a few meters away from residential area and SM mall. A multi-level parking is currently being constructed adjacent to the proposed station. There is no affected structure or family.

(17) Cabuyao Station

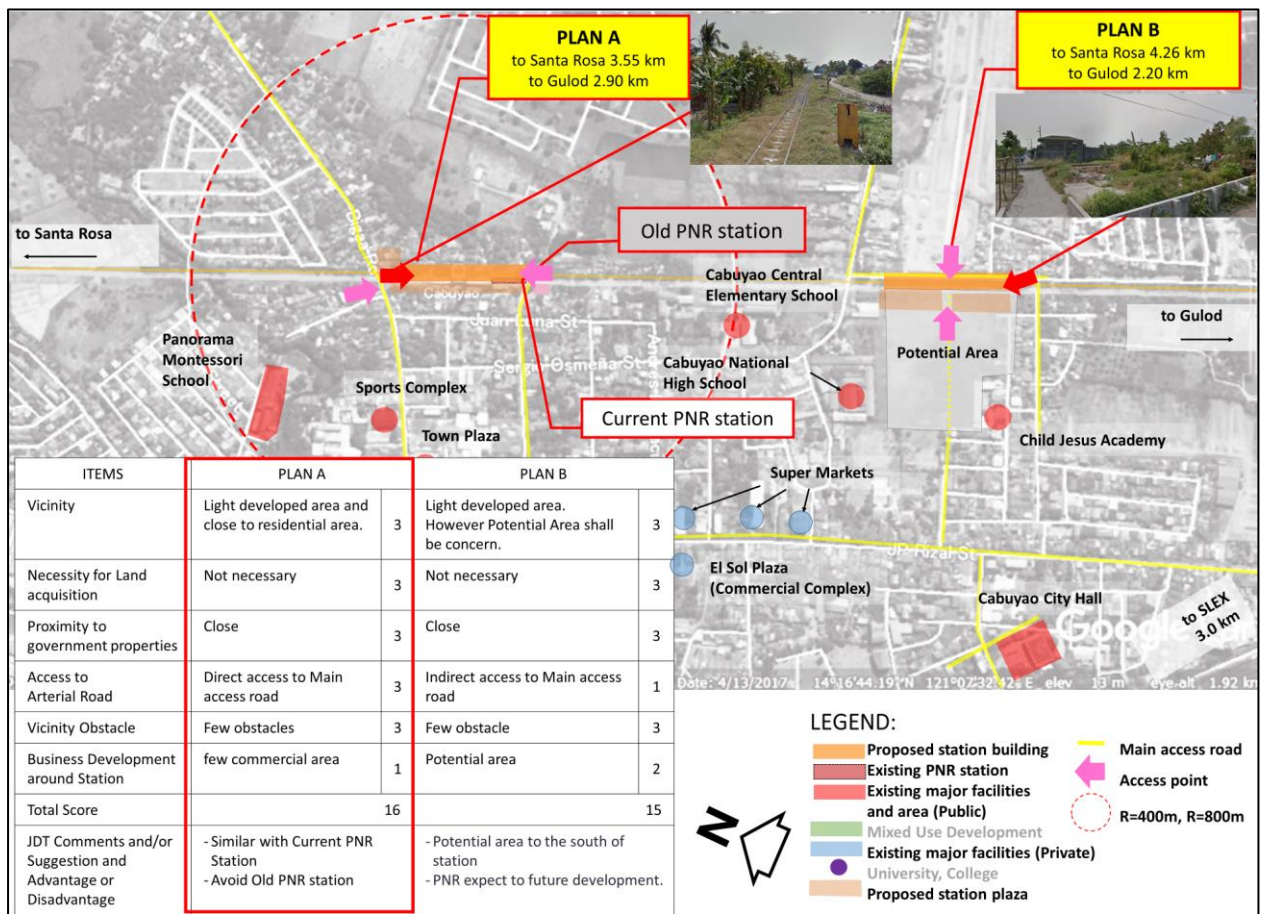


Figure 2-18 Cabuyao Station

Two options were considered as location for Cabuyao station: (i) Plan A where the current PNR station is located and (ii) Plan B located south of the current PNR station where is located in Barangays Poblacion 1 and Bigaa, Cabuyao City. Both locations do not require additional land acquisition based on initial study. Close to Plan B, there is potential area but there is no main access road thus Plan A is preferred due to its accessibility. Near the Plan A, there is an old PNR station which is historical building and it would be avoided. There are 10 affected structures and 10 affected households as of cut-off-date.

(18) Gould (Banay Banay) Station

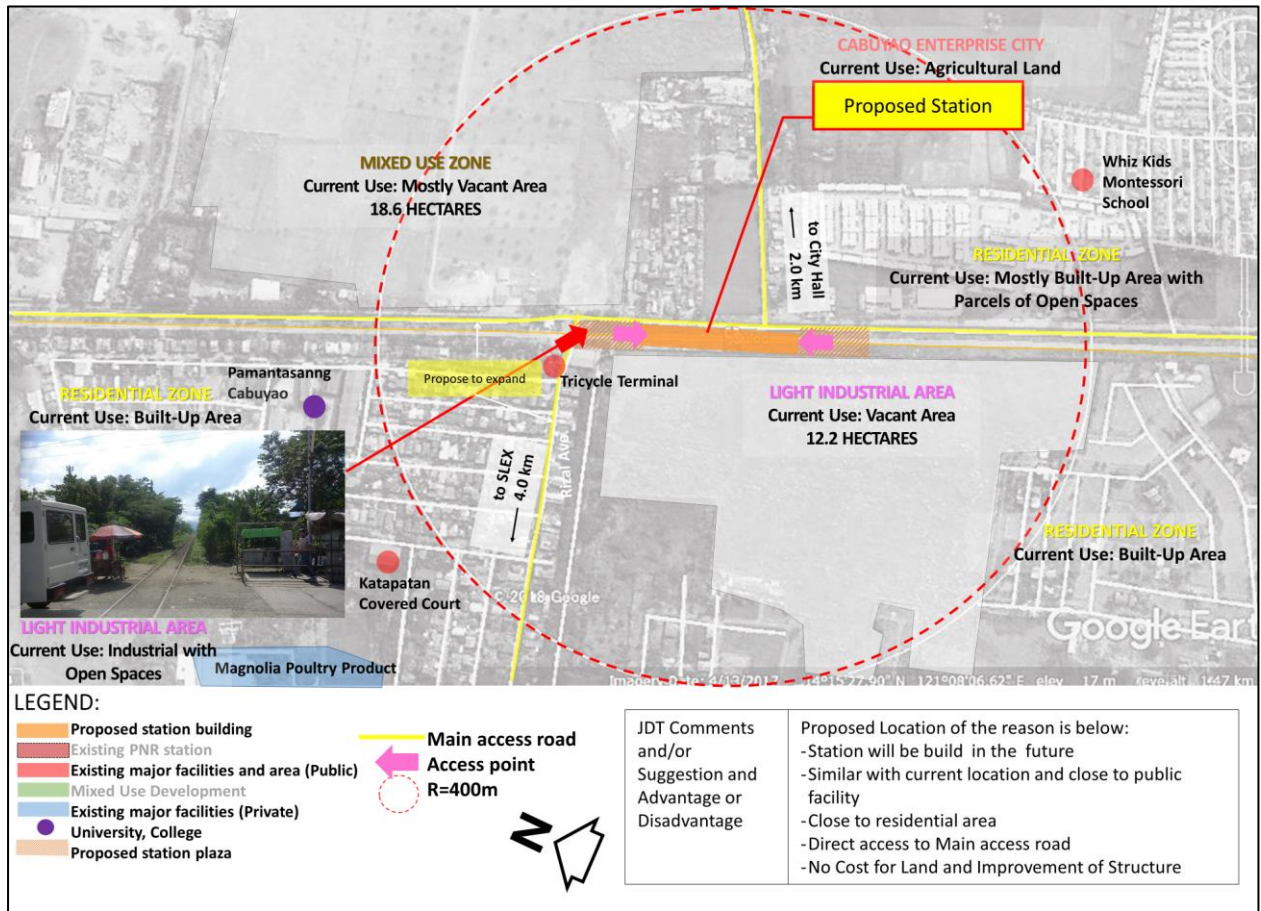


Figure 2-19 Gulod (Banay Banay) Station

Gulod Station is located in Barangay Banay-Banay, just across the street going to the city hall of Cabuyao City. There are many areas for development and proposed station may not require additional land acquisition. The proposed station is easy to access main road directly. There are three affected structures and four affected households as of cut-off-date.

(19) Mamatid Station

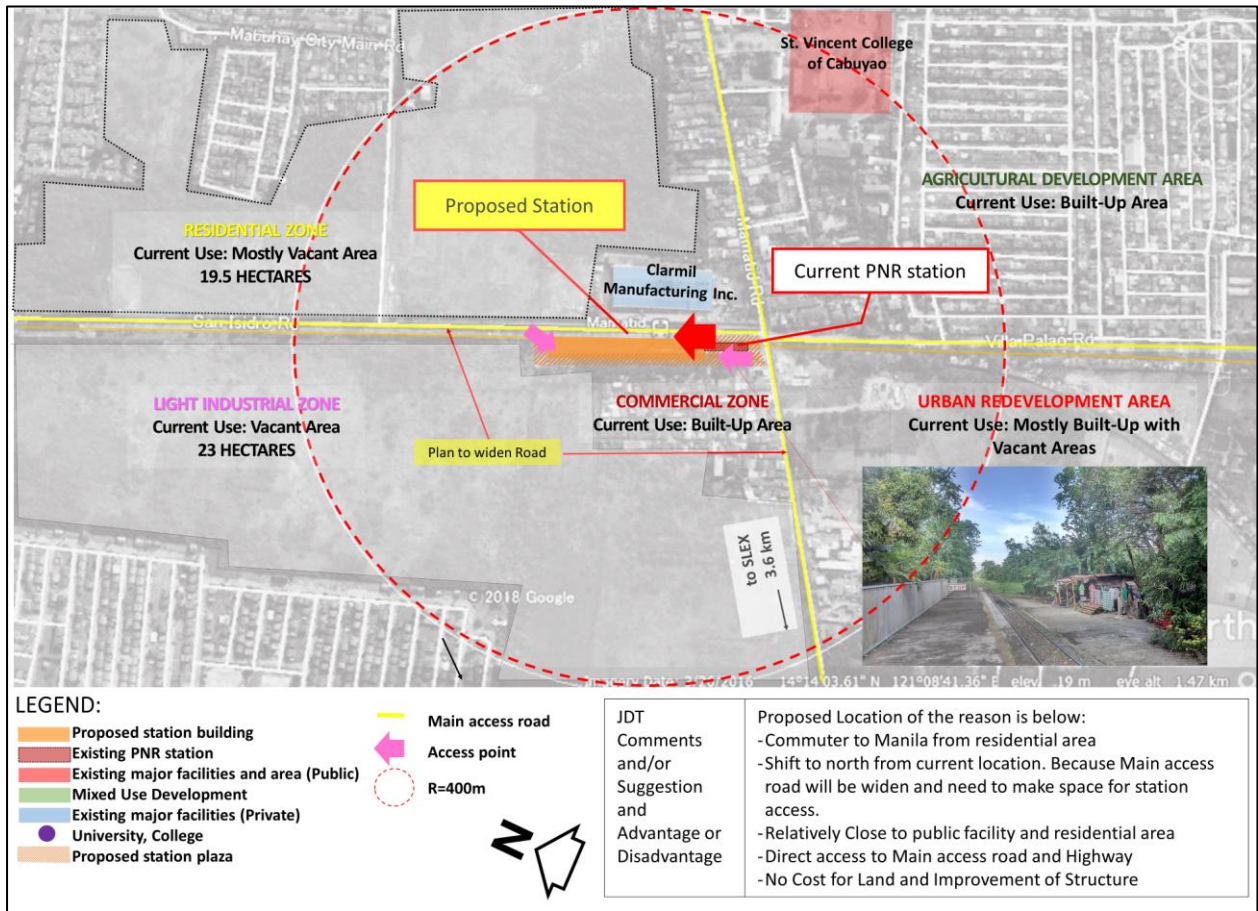


Figure 2-20 Mamatid Station

Mamatid Station is located in the southern end of Cabuyao City, adjacent to industrial area and close to commercial and residential area. The proposed station is located north of the current station considering the needs of main access road widening and space for station access. Land acquisition is not required. There are 19 affected structures and 19 affected households within the 60m by 250m study area as of cut-off-date.

(20) Calamba Station

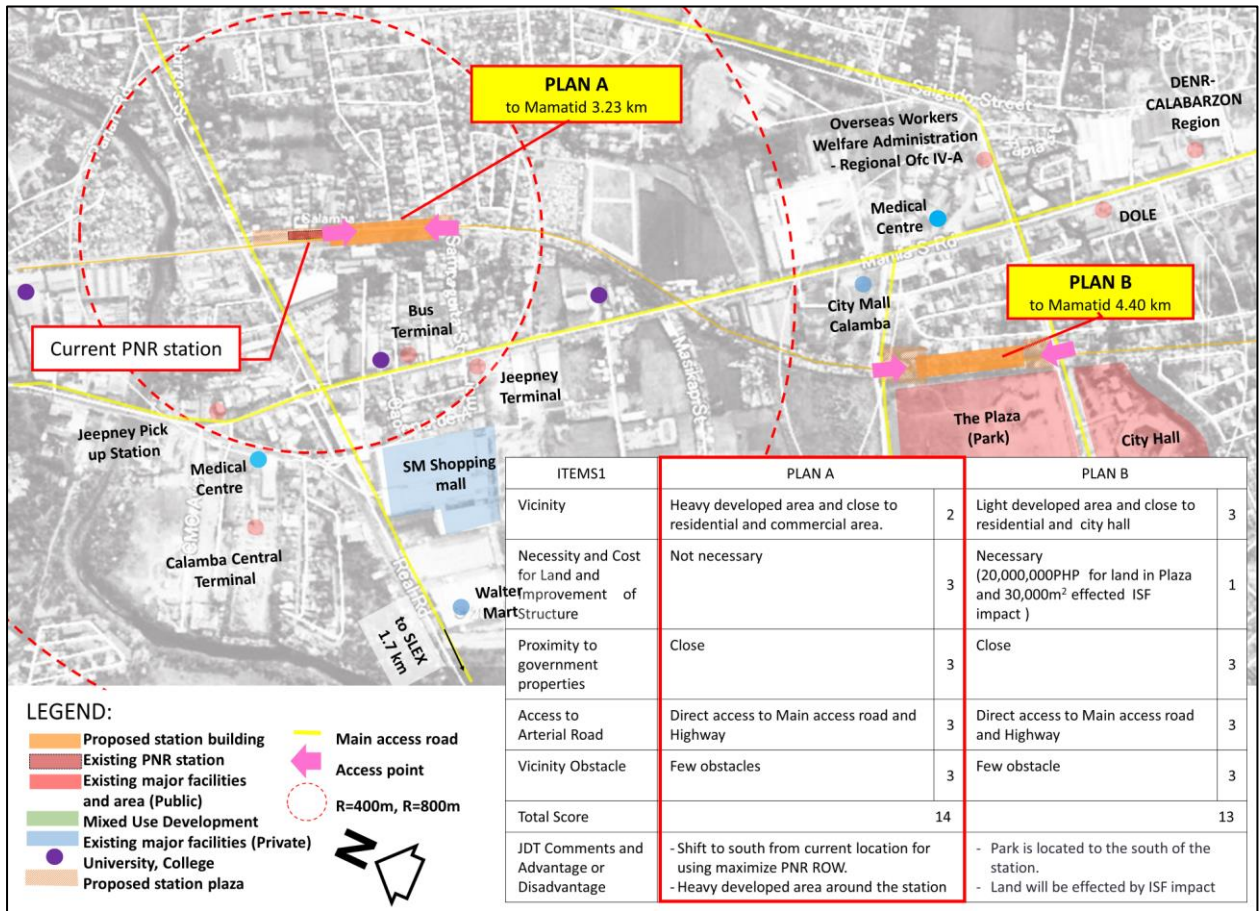


Figure 2-21 Calamba Station

Calamba Station is the last station for this segment of NSRP-SC. Two options were considered as location for Calamba station: (i) Plan A located in the current PNR station and (ii) Plan B located south of the current PNR station near the public park and city hall. Plan B will require additional land acquisition while Plan A will not affect private land aside from few informal settler structures, thus it is the preferred location. It is located in the busy street of J.P. Rizal in Calamba City near the city market. There are 20 affected structures and 14 affected households as of cut-off-date.

2.1.4.2 Potentially affected community facilities in each station

Table 2-2 presents the list of barangays where the proposed stations are located and the summary of potentially affected community facilities in each station.




Table 2-2. List of Barangays & Potentially Affected Community Facilities in the Proposed Stations

Station	LGU	Affected Barangays	Affected Community Facility/Sensitive Facility
Blumentritt Station	Manila	348, 349	Barangay hall
Espana Station	Manila	472, 473	Barangay hall, day care center
Santa Mesa Station	Manila	628, 629, 630	Barangay hall, university structures
Paco Station	Manila	815	Old PNR Station
Buendia Station	Makati	Pio Del Pilar	-none-
EDSA Station	Makati	Bangkhal, Magallanes	LGU building
Nichols Station	Taguig	Western Bicutan	-none-
FTI Station	Paranaque	San Martin De Porres	-none-
Bicutan Station	Paranaque	San Martin De Porres	-none-
Sucacat Station	Muntinlupa	Sucacat, Buli	-none-
Alabang Station	Muntinlupa	Alabang	-none-
Muntinlupa Station	Muntinlupa	Poblacion	-none-
San Pedro Station	San Pedro	San Vicente, Nueva	-none-
Pacita Station	San Pedro	San Vicente	-none-
Binan Station	Binan	San Vicente	-none-
Sta. Rosa Station	Sta. Rosa	Tagapo	-none-
Cabuyao Station	Cabuyao	Poblacion 1, Bigaa	-none-
Gulod Station	Cabuyao	Banay-Banay	-none-
Mamatid Station	Cabuyao	Mamatid, Banlic	-none-
Calamba Station	Calamba	Poblacion 1	Chapel and day care center

2.1.5 Depot Site Alternative Options

For the required depot sites, three options were compared for NSRP-SC.

Table 2-3. Depot Site Comparisons for NSRP-SC in Terms of Social Environment and Engineering

	Option 1 Near Sucat	Option 2 Near Mamatid	Option 3 Near Los Baños
Picture			
Social Environment			
Land use	C: Old Power Plant: Stopped working in 2002: Approx. 13 ha Current owner is River Bend Consolidated Mining Corp. (Private Company)	B: Agricultural land with portion of built-up areas	B: Approx. 10 ha agricultural land (Rice field)
Land Acquisition	C: Need additional land acquisition for the depot site as well as access route to the Depot. (13ha)	B: Need change of land class (irrigated agricultural land) and land acquisition. (33ha)	C: Need additional land acquisition for the depot site from IRRI as well as access route to the Depot. (10ha)

	Option 1 Near Sucat	Option 2 Near Mamatid	Option 3 Near Los Baños
Resettlement	B: Resettlement of dozens of PAHs along the access line to the depot	B: PAHs within the area being considered. Risk of loss of income of farmers	C: Risk of loss of income of farmers as well as additional 10,000 PAPs along the access route to the Depot.
Natural Environment			
Protected Area	A: No protected area around the Project site	A: No encroachment to any protected area	C: Mount Makiling is located about 0.5 km from the site
Land Alteration	B: Loss of houses due to the access line	C: Loss of agricultural land. (33ha)	B: Loss of agricultural land (Approx. 10 ha)
Pollution			
Noise and Vibrations	C: Concentrated residential area, potential impacts of noise and vibration	B: Adjacent to low-cost housing in the northwest and San Cristobal River to the south	B: Near residential area, risk of noise impact
Water	C: Risk of water pollution of Laguna de Bay due to sediment loaded water discharged during construction	C: Risk of water pollution to San Cristobal River due to sediment loaded water discharged during construction if not mitigated	C: Risk of water pollution of Molawin river due to sediment loaded water discharged during construction
Engineering			
Construction difficulty	C: Need to demolish existing structures prior to construction. The land is limited and constrains the facility layout	A: Most are open areas (agricultural) with settlement in the west and southeast	A: No existing structure, the work schedule until the start of construction can be shortened. The land is vast and little constraints in facility layout
Construction Cost	C: Most costly	A: Most economical	B: higher cost than option 2
Operation	A: Close to urban area and convenient for commuting to the depot site	B: Near to the proposed Mamatid station but accessibility might be an issue	C: Far from urban area and commuting to the depot site will have long time
Start in practice	A: Can be operated as soon as rails are laid to the depot	A: Can be operated as soon as rails are laid to the depot	C: Located at the southern end of the project, depot operation needs the laying of rails for the entire section
Evaluation	B: Considering the storage capacity of rolling stock, operation of carriage and maintenance, it is more difficult comparing to Option 2.	A: Considering the storage capacity of rolling stock, operation of carriage and maintenance, the option is preferred site for depot. However, the land class conversion is required.	C: Considering the proximity to the protected area and cause extra resettlement.

Note: **A:** Excellent, **B:** Good, **C:** Poor

Source: JICA Study Team

Due to the above considerations and resistance of IRRI, the remaining sites being considered now for depot is Banlic in Calamba City where is near Mamatid (Option 2).

(1) Banlic Depot



Figure 2-22 Banlic Depot

Banlic Depot is located in Barangay Banlic, Calamba City. The study area covers 90 hectares of agricultural irrigated lands, albeit only 30 hectares may be needed for the depot. By law, irrigated agricultural lands are none-negotiable for conversion but initial discussion with the Department of Agrarian Reform (DAR) indicates the possibility of it being converted through the LGU for use of government for infrastructure project. There are 86 affected structures and 90 affected families within the study area.

(2) Sucat Depot



Figure 2-23 Spur line (red line) going to and out of Sucat Power Plant

There are two options considered as location for Sucat station: (i) Plan A which is the current location of Sucat Power Plant; and (ii) Plan B which is adjacent to the current PNR station. Plan B is preferred by DOTr. However, in this proposed location, additional land for about 1,100m of spur line will be acquired. The area is heavily built with residential structures whose occupants/owners refused to be tagged and interviewed as of writing. They are proposing another area for station/depot that is located along the existing alignment and will not require additional land for spur line.

2.2 Land Acquisition Requirement and Resettlement Impacts

Project alternatives above show that despite using the existing PNR ROW, additional land acquisition may still be necessary to achieve the capacity and design objective of the project. Specifically, acquisition of additional parcels of land will be necessary in areas where width of ROW is less than 30 m, sharp curvature area, depot, and at station locations which will require 60m.

Significant land acquisition is within highly urbanized areas of Manila (from Solis to Santa Mesa) due to the Connector Road Project. As shown in Figure 2.1, the Connector Road (white line) is planned to run parallel to the proposed NSRP-SC (red line) from Solis to Santa Mesa section. Between these sections, the structures of the NLEX-SLEX Connector Road are planned to be built inside the PNR ROW, side by side with the proposed NSRP-SC alignment.

There will be minimal land acquisition in the areas of Makati, Taguig and Paranaque. In Muntinlupa, another significant land acquisition may be needed for the track going to the proposed Sucat Station which will be in old Sucat Power Plant. Figure 2-1 below shows the spur line (red line) connecting the NSRP-SC alignment to Sucat station site.



Figure 2-24. Location of Sucat Station at the old Sucat Power Plant site

As the railway alignment traverses towards the south, ROW acquisition will be along urbanizing areas of San Pedro, Biñan, Sta. Rosa, Cabuyao, and Calamba. As observed and validated with census data, the concentration of PAPs due to land acquisition are mostly found at both ends of the project alignment; i.e., Manila, with 4,964 households (4,499 of which, are informal settlers) in the north, and Calamba with 2,448 households (2,384 of which are informal settlers and renters) in the south.

For the purpose of feasibility study, DOTr, JICA and ADB agreed to cover 30 meters width for the main alignment and 60 meters width for each station while engineers and architects are exploring possible options to lessen land acquisition. A detailed measurement survey (DMS) was carried out to identify and to make inventory of assets that would be lost due to the project. **Table 2-4** shows the estimated land acquisition required per LGU and the corresponding affected structures and families based on the agreed study area.

Table 2-4 Land Acquisition Requirement and Resettlement Impact

Project Area	Land Acquisition (in ha)	Number of Structures	Number of PAPs
Main Alignment	38.07	6,971	10,199
Solis Station	1.5	248	473
Blumentritt Station	1.5	91	368
Espana Station	1.5	23	51
Santa Mesa Station	1.5	9	25

Project Area	Land Acquisition (in ha)	Number of Structures	Number of PAPs
Paco Station	1	52	135
Buendia Station	0	48	158
EDSA Station	0.5	16	1
Nichols Station	0	0	0
FTI Station	0.05	15	3
Bicutan Station	1.3	1	0
Sucut Station	1.5	Refused to SES	Refused SES
Alabang Station	1	121	340
Muntinlupa Station	1	15	47
San Pedro Station	0.75	27	102
Pacita Station	0.75	5 (Refused SES)	Refused SES
Binan Station	0.75	123	171
Sta. Rosa Station	0.75	0	0
Cabuyao Station	0.75	10	10
Gulod Station	0.75	3	4
Mamatid Station	0.75	19	19
Calamba Station	0.75	20	14
Banlic Depot	30	86	90
Total	86.42	7,898¹	12,210

Assuming that the width of the PNR ROW is 20 meters², this will entail acquisition of additional 86.42 hectares of land for the alignment, stations and depot.

2.2.1 Type of Structures Affected by the Project

There are 7,898 structures that will be affected by the project. This includes all associated structures (i.e. fence, garage, water tank, pig pen etc) and vacant structures. It must be noted that this figure is based on the DMS and not SES. The figures presented in Chapter 3 are based on socio-economic survey (SES) only and does not include associated structures and structures where there is no occupant at the time of survey. Based on the result of DMS, most of the affected structures are residential (7,136 or 90.35%), followed by commercial structures (365 or 4.62%), “others” which includes associated structures (339 or 4.29%), institutional structures (43 or 0.54%), and industrial structures (15 or 0.19%). Refer to **Table 2-5** below.

Table 2-5 Loss of Structures in the Project

No	Type of	No. of Structures	%
1	Residential	7,136	90.35%
2	Commercial	365	4.62%
3	Institutional	43	0.54%
4	Industrial	15	0.19%
5	Others	339	4.29%
	Total	7,898	100.0%

¹ Includes all tagged structures (associated structures, fence, pig pen, store room, empty structures, water tank, etc.)

² Boundary survey and parcellary survey are yet to be conducted at this time

2.2.2 Type of Construction of Affected Structures

The structures being affected in the project are made of various types of materials which could be light materials (bamboo and other wooden frame), semi concrete (wooden frame with concrete) and concrete. Out of the 7,898 potentially affected structures, 2,660 (33.68%) are made of light materials, 896 or (11.34%) are made of semi-concrete materials, 3,101 (39.46%) are made of concrete, and 1,041 (13.18%) are condominium units whose construction materials are different from that of a one to two storey concrete structure. At least 200 structures are classified as “others” which include structures that are made of neither concrete or light material (i.e. water tanks, pipes, salvageable materials, etc).

Table 2-6 Type of Construction of Affected Structure

No	Construction Type	NCR		Laguna Province		Total	
		No.	%	No.	%	No.	%
1	Light Materials	206	5.91	2454	55.62	2,660	33.68
2	Semi-Concrete	466	13.37	430	9.75	896	11.34
3	Concrete	1638	46.99	1463	33.16	3,101	39.26
4	Condominium Units	1041	29.86	0	0.00	1,041	13.18
5	Others	135	3.87	65	1.47	200	2.53
	Total	3,486	100.00	4412	100.00	7,898	100.00

2.2.3 Impact to Livelihood and Human Resources in the Project Area

As per the cut-off date, there are 1,581 businesses and 4,461 household-based enterprises within the ROW that are potentially affected by the project while the magnitude of man power resources that may be displaced from the project area is around 14,980 men and women.

Table 2-7 Type of livelihood/ Resources

No	Livelihood / Resources	Number of Affected
1	PAPs engaged in farming/agricultural activities	85
2	Affected household-based enterprise	4,461
3	Affected businesses within the ROW	1,581
4	PAPs who are employed	14,980

2.2.4 Loss of Public Facilities

In terms of public community property facilities, 78 structures are potentially affected by the project. Out of 78 structures, 36 are community structures which include shed or canopy made of light and concrete materials and a market. Thirty-seven are government structures which include barangay hall, day care center, national government field office and university structures. These public facilities will be compensated either by (i) cash compensation at replacement cost to the barangay or concerned government office; or (ii) reconstruction of the structure in consultation with the affected community. Expenses for clearing and reconstruction including ceremonial/religious rites and other associated costs will be shouldered by the project.

Table 2-8 Type of Affected Community Property Facilities

No	Type of Structure	No. of Structure	%
1	Community Structure (market, park, sitting place, etc.)	36	46.15%
2	Religious Structure (temple, church, chapel)	4	5.13%
3	Government Structure (school, health, govt. office)	37	47.44%
4	Social and Entertainment (basketball, etc.)	1	1.28%
5	Cultural and heritage (old PNR structures, etc)	0	-
	Total	78	100%

CHAPTER 3 SOCIO-ECONOMIC CHARACTERISTICS OF THE AFFECTED FAMILIES

3.1 Socio-Economic Surveys

The Socio-Economic Survey (SES) process was carried out to identify all Project Affected Persons (PAPs) and their affected assets (land, structures, improvements, and crops) as well as establish the baseline profile by determining their current social and economic conditions. It is comprised of three main components namely the: (i) Census survey, (ii) Asset and land survey, (iii) Livelihood and living survey. Furthermore, questions were asked to establish PAP's project awareness, perceptions, issues and concerns, suggested livelihood rehabilitation measures, information on railway access/use, previous relocations, and relocation preferences. The information/data gathered from the socio-economic survey are essential inputs to the development of a robust Resettlement Action Plan.

The socio-economic survey covered all communities located within the route of the NSRP and the required ROW of the railway as well as stations (entrances/exits, vent shaft/ventilation system). Specifically, it covered cities in Metro Manila namely, Manila, Makati, Taguig, Parañaque and Muntinlupa, as well as cities in Laguna which are, San Pedro, Biñan, Sta. Rosa, Calamba and Cabuyao. The locations were confirmed using KML files prepared by the JICA Design Team (JDT). Identification of affected areas was made using available software such as Google Earth, Maps.ME, and Open Street Maps (OSM). Potential impact on people, land, and structures were identified with the help of the respective Local Government Units (LGUs).

3.1.1 Main Purpose of the Socio-Economic Survey

The main purpose for conducting the tagging and socio-economic survey are:

- To determine the number of persons and households (including landowners, tenants, business owners, employees and informal settlers) and those more vulnerable among them that will be affected by the project;
- To determine the profile of the PAPs including their socio-demographic profile, livelihood sources, economic status and/or living standards, and their access to basic services and facilities which are essential to meeting compensation and resettlement assistance requirements.
- To gauge PAPs' perceptions about the project, anticipated project benefits, concerns, issues, recommendations for addressing these issues, and suggested livelihood rehabilitation measures;
- To quantify all affected assets (land, structures, improvements, crops, etc.) within the project area as input to establishing full and fair compensation; and,
- To provide a baseline for measuring the impact and social performance of the project.

3.1.2 Survey Methodology

The census survey draws upon the tagged structures located within the project area. Tagging of affected structures was essential to ensure that only those that occupy, utilize and own the affected structures including the lands where they stand within the project area were included in the census and survey.

Three types of census and survey forms were used covering all the three components mentioned above. The different forms respond to three main categories of respondents namely household, business owners and land owner/claimants. The land owner/claimant form intends to capture relevant information from land owner/claimants who do not reside nor engaged in any business on any tagged structure on site. In short, these are land owner/ claimants whose only asset that will potentially be affected by the project

is land. Using these forms, interviews and inventories were administered on PAPs and their assets (land, structures, improvements, crops, and trees) respectively. (Refer to Appendix 1 to 3 for a copy of the survey questionnaires.)

The Household Survey form intends to capture household level data of all affected families living within the 30m ROW (15m to the left and 15m to the right of the assumed centerline as instructed by DOTr). This form captures data on household members, tenurial status of the family, monthly income and expenditure, educational level, health condition, vulnerabilities, decision making patterns, living condition and project awareness. These data can be disaggregated by gender, age and tenurial status to some extent.

The Business/Institution form intends to capture information on the potentially affected businesses including, but not limited to type and size of business, gross and net monthly income, tenure of occupancy, employee information, project awareness and livelihood rehabilitation measures.

Community meetings were conducted prior to the actual census and survey with the intention to explain the project details and the RAP development activities including the census and survey process among others. Trained enumerators administered the interviews and inventories with consent from the owners manifested further through their signatures affixed in the survey forms.

The survey took about five months to complete (January to June 2018). Among the reasons for delay is that the tagging and survey team were not allowed to conduct activities in some areas as scheduled due to lack of PNR issued identification cards (I.D.) for survey team members. Despite the letter issued by the PNR General Manager, the survey team was not allowed to conduct Census and Tagging in some areas. The teams had to wait more than a month for the issuance of the PNR-DOTr IDs before they were able to do interviews in the said barangays. In some areas, safety and security issues hampered the ability of the teams to carry out the census and survey due crimes and ongoing police raids on site. Further, there was a change in the NSRP-SC alignment which warranted another round of stakeholder consultation meetings for the new barangays before tagging and survey activities could proceed. Lastly, the absence of structure owners on site at the time of structure tagging and survey also caused delays with several interview call backs.

3.1.3 Cut-off Date

The start of the socio-economic survey also signaled the cut-off date for compensation eligibility. This means that those who move into the project area as well as build structures after the cut-off date will no longer be eligible for compensation.

The indicative dates for the conduct of the socio-economic survey were announced to PAPs through the conduct of the first stakeholder consultation meeting. For each city/municipality, dates were assigned to prevent the influx of non-residents who might take advantage of project entitlements.

3.2 Census Survey

Based on the census and survey, the project will potentially result to the physical displacement of about 45,388 project affected persons in residential structures or 12,210 households, 1,581 businesses and 7,028 affected structures. Additionally, there are 49 potentially affected land owners/claimants who have no affected structure within the NSRP Right-of-Way.

Table 3-1 Magnitude of Project Impact

Category	No.
Project Affected Structure (PAS)	7,028
Project Affected Persons (PAPs) - Residential	45,388

Category	No.
Project Affected Households (PAHs)	12,210
Project Affected Businesses	1,581
Project Affected Land Owners	49

3.2.1 Profile of Affected Households

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

A total of 12,210 potentially affected households were surveyed of which 4,964 or 40.66% are residents of Manila, 2,448 or 20.05% are in Calamba, 2,081 or 17.04% are in Biñan, 1,298 or 10.63% are in Muntinlupa, 435 or 3.56% are in Sta. Rosa, 378 or 3.10% are in Taguig, 301 or 2.47% are in San Pedro, 161 or 1.32% are in Makati, 106 or 0.87% are in Cabuyao and 38 or 0.31% are in Parañaque. Refer to **Table 3-2**.

Table 3-2 Number of Affected Households

City/Municipality	Formal Settler Families/ Households	Informal Settler Families*/ Households	Total No of Affected Households	%
Manila	465	4,499	4,964	40.66
Makati	21	140	161	1.32
Taguig	17	361	378	3.10
Parañaque	0	38	38	0.31
Muntinlupa	132	1,166	1,298	10.63
San Pedro	24	277	301	2.47
Biñan	37	2,044	2,081	17.04
Sta. Rosa	11	424	435	3.56
Cabuyao	5	101	106	0.87
Calamba	114	2,334	2,448	20.05
Total	826	11,384	12,210	100.00

Note: Includes the renters, sharers, rent-free occupants and structures owners who do not have legally recognizable right to the land they occupy.

3.2.2 Household Size

Information on a total of 12,210 household members was obtained during the census and survey. The average household size for all locations is four. Notably, while most locations have the same city/municipal average, Cabuyao, and Taguig registered an average of three household members while Paranaque had the highest at five. Refer to Table 3-3.

Some 42.56% or 5,197 households have 3-4 members, about 3,467 or 28.39% have 1-2 household members, 2,591 or 21.22% have 5-6 household members, 689 or 5.64% have 7-8 household members, 195 or 1.60% have 9-10 household members, and 54 or 0.44% have more than 10 household members.

Notably, most of those who have more than 10 household members are located in Manila (26) and Calamba (10). There are, however, 17 or 0.14% respondents who did not indicate household size.

Table 3-3 Household Size

City/ Municipality	1-2	3-4	5-6	7-8	9-10	10<	N/R	Total	Ave.
Manila	1,218	2,231	1137	276	76	26	0	4,964	4
Makati	62	54	23	8	7	6	1	161	4
Taguig	129	164	69	13	2	1	0	378	3
Parañaque	11	12	9	5	1	0	0	38	5
Muntinlupa	377	556	277	62	22	2	2	1,298	4
San Pedro	82	127	67	18	6	1	0	301	4
Biñan	742	830	372	111	19	5	2	2,081	4
Sta. Rosa	145	177	71	25	6	3	8	435	4
Cabuyao	37	47	13	7	2	0	0	106	3
Calamba	663	998	553	164	54	10	5	2447	4
Total	3,467	5,197	2,591	689	195	54	17	12,210	4
%	28.39	42.56	21.22	5.64	1.60	0.44	0.14	100.00	

Table 3-4 below the gender distribution of all household members by city wherein the number of male PAPs (22,910 or 50.48%) and female PAPs (22,478 or 49.52%) almost equaled. This male to female ratio is consistent in almost all cities except Paranaque wherein there are significantly more males PAPs (85 or 56.29%) than female PAPs (66 or 43.71%) and Cabuyao with 195 or 53.42% male PAPs as against 170 or 46.58% female PAPs.

Table 3-4 Household Members by Gender

City/ Municipality	Male		Female		Total	
	No.	%	No.	%	No.	%
Manila	9,493	49.85	9,549	50.15	19,042	100.00
Makati	299	49.8	301	50.17	600	100.00
Taguig	668	52.02	616	47.98	1,284	100.00
Parañaque	85	56.29	66	43.71	151	100.00
Muntinlupa	2,437	51.12	2,330	48.88	4,767	100.00
San Pedro	588	51.67	550	48.33	1,138	100.00
Biñan	3,677	51.63	3,445	48.37	7,122	100.00
Sta. Rosa	795	52.27	726	47.73	1,521	100.00
Cabuyao	195	53.42	170	46.58	365	100.00
Calamba	4,673	49.72	4,725	50.28%	9,398	100.00
Total	22,910	50.48%	22,478	49.52%	45,388	100.00

3.2.3 Educational Attainment of Household Members

The survey generated a total of 39,298 household members with formal schooling that ranges from pre-school to college, vocational/technical courses, and advanced degrees and which represents 86.58% of the total household members' population. At the time of survey, most household members are high school graduates (9,243 or 23.52%) while an equally huge percentage had partly completed or are completing high school level education (8,003 or 20.36%). Additionally, 7,565 or 19.25% are completing elementary level education and about 2,239 or 5.70% have completed elementary level. About 4,794 or 12.20% have a vocational or technical training, 4,434 or 11.28% are college graduates, 1,408 or 3.58% reached college level, and 123 or 0.31% have advanced degrees. At least 1,489 or 3.79% are in preschool or have completed preschool at the time of census.

In terms of gender, there are 19,646 males and 19,652 females with formal schooling. Further analysis shows that there are more males (870 or 4.43 %) with college level education than females (538 or 2.74%) while there are slightly higher number of females who actually graduated college (2,256 or 11.48) than male (2,178 or 11.09%).

These data indicate that there is a variety of human resources with different levels and areas of education that could meet the various manpower requirements during project construction and operation. These skills can be tapped/harnessed as well to help assist with the livelihood restoration and improvement program. Refer to Table 3-5.

Table 3-5 Educational Achievement of Household Members

City/ Municipality	A	B	C	D	E	F	G	H	I	Total
Education, FEMALE										
Manila	292	1,208	360	1,610	1,700	220	1,342	1,900	55	8,687
Makati	5	28	12	41	57	11	48	83	1	286
Taguig	25	113	29	134	148	15	48	44	0	556
Parañaque	3	20	3	16	8	0	4	1	0	55
Muntinlupa	70	382	132	404	562	67	195	247	2	2,061
San Pedro	15	111	38	98	97	11	46	49	4	469
Biñan	138	642	207	678	780	82	188	110	2	2,827
Sta. Rosa	29	147	61	136	134	13	26	27	0	573
Cabuyao	3	38	15	26	32	4	16	10	0	144
Calamba	168	840	255	819	1214	115	343	239	1	3,994
Sub-Total	748	3529	1112	3962	4732	538	2256	2710	65	19,652
%	3.81	17.96	5.66	20.16	24.08	2.74	11.48	13.79	0.33	100.00
Education, MALE										
Manila	302	1,318	330	1,607	1,704	347	1,351	1,483	47	8,489
Makati	8	29	9	37	49	24	62	59	1	278
Taguig	21	129	34	138	137	26	49	32	0	566
Parañaque	6	30	4	14	7	0	1	1	0	63
Muntinlupa	89	484	116	440	520	102	183	194	2	2130
San Pedro	12	122	34	111	92	17	63	39	3	493
Biñan	108	775	266	701	719	121	154	97	2	2,943
Sta. Rosa	23	204	81	128	123	16	34	10	0	619
Cabuyao	5	52	23	29	43	7	6	6	0	171
Calamba	167	893	230	836	1117	210	275	163	3	3894
Sub-Total	741	4036	1,127	4,041	4,511	870	2,178	2,084	58	19,646
%	3.77	20.54	5.74	20.57	22.96	4.43	11.09	10.61	0.30	100.00
Grand Total	1,489	7,565	2,239	8,003	9,243	1,408	4,434	4,794	123	39,298
%	3.79	19.25	5.70	20.36	23.52	3.58	11.28	12.20	0.31	100.00
Legend: A-Preschool , B-Elementary Level, C-Elementary Graduate, D-Highschool Level, E-Highschool Graduate, F-College Level, G-College Graduate, H-Vocational/Technical, I-Advance Degree										

3.2.4 Ethnicity

Table 3-6 below presents the ethnic groups of PAPs which reveals that at least 79.29% of PAPs are Tagalog, 5.70% are Bicolano, 4.52% are Cebuano, 2.78% are Ilocano and 6.83% are “others” referring to Waray, Chavacano, Ilonggo, Kapampangan, etc. A few PAPs (0.06%) from a lineage of indigenous people (IP) who are now living as urban settlers in NCR and CALABARZON may also be affected.

Table 3-6 Ethnolinguistic Group of PAPs

City/Municipality	Tagalog			Ilocano			Bicolano			Cebuano			Aklanon			Muslim		
	M	F	ST	M	F	ST	M	F	ST	M	F	ST	M	F	ST	M	F	ST
Manila	7496	7418	14,914	439	426	865	290	292	582	447	542	989	23	37	60	14	17	31
Makati	181	163	344	24	26	50	15	25	40	33	27	60	0	0	-	0	0	-
Taguig	503	471	974	17	15	32	43	28	71	35	38	73	0	0	-	2	1	3
Parañaque	70	49	119	1	0	1	2	2	4	3	2	5	0	0	-	1	0	1
Muntinlupa	1905	1798	3,703	42	59	101	146	115	261	136	167	303	1	2	3	21	19	40
San Pedro	491	456	947	13	5	18	31	38	69	18	21	39	0	2	2	5	5	10
Biñan	2975	2741	5,716	38	39	77	309	278	587	126	142	268	5	4	9	9	8	17
Sta. Rosa	628	561	1,189	10	9	19	80	67	147	29	36	65	2	1	3	4	7	11
Cabuyao	145	132	277	5	3	8	20	12	32	15	13	28	3	3	6	0	0	-
Calamba	3,897	3,910	7,807	50	42	92	377	417	794	106	114	220	13	6	19	28	25	53
Total	18,291	17,699	35,990	639	624	1,263	1,313	1,274	2,587	948	1,102	2,050	47	55	102	84	82	166
%	79.84	78.74	79.29	2.79	2.78	2.78	5.73	5.67	5.70	4.138	4.903	4.52	0.21	0.24	0.22	0.37	0.36	0.37

M: Male, F: Female ST: Sub Total

City/Municipality	IP			Others			No Response			Sub-Total		Total
	M	F	ST	M	F	ST	M	F	ST	M	F	M+F
Manila	7	6	13	762	803	1,565	15	8	23	9,493	9,549	19,042
Makati	-	-	-	46	59	105	-	1	1	299	301	600
Taguig	-	-	-	66	63	129	2	-	2	668	616	1,284
Parañaque	-	-	-	8	13	21	-	-	-	85	66	151
Muntinlupa	-	-	-	185	169	354	1	1	2	2,437	2,330	4,767
San Pedro	-	-	-	27	21	48	3	2	5	588	550	1,138
Biñan	3	10	13	203	219	422	9	4	13	3,677	3,445	7,122
Sta. Rosa	-	-	-	35	38	73	7	7	14	795	726	1,521
Cabuyao	-	-	-	5	6	11	2	1	3	195	170	365
Calamba	0	0	-	181	192	373	21	19	40	4,673	4,725	9,398
Total	10	16	26	1,518	1,583	3,101	60	43	103	22,910	22,478	45,388
%	0.04	0.07	0.06	6.63	7.04	6.83	0.26	0.19	0.23	100.00	100.00	100.00

M: Male, F: Female ST: Sub Total

3.2.5 Vulnerabilities

Vulnerable households, as defined in this RAP, refer to those underprivileged households whose income fall below the national poverty line, households headed by senior citizens, single women and minors, and households with members who are PWD. Vulnerable persons will most likely experience more difficulty when physically or economically displaced and coping with transition at a relocation site without appropriate support and assistance. The census and survey recorded the following vulnerabilities:

Table 3-7 Summary of Vulnerabilities among PAHs

Vulnerabilities	Male		Female		Total	
	No.	%	No.	%	No.	%
Baby/Toddler	2,191	51.77	2,041	48.23	4,232	87.24
Pregnant	N/A	0.00	238	100	238	4.91
Mental Disorder	39	60	26	40	65	1.34
Needs Assistance in Walking/ Cannot Walk	56	57.73	41	42.27	97	2
Seriously Ill	28	56	22	44	50	1.03
Blind	11	42.31	15	57.69	26	0.54
Mute/Deaf	24	53.33	21	46.67	45	0.93
Others	65	66.33	33	33.67	98	2.02
Total (Individual)	2,414	49.76	2,437	50.24	4,851	100
Elderly Headed Household	651	45.52	779	54.48	1,430	31.59
Single Parent (Separated + Widow/er)	453	27.45	1,197	72.55	1,650	36.45
HH Below Poverty Threshold	N/A	0.00	N/A	0.00	1,447	31.96
Total (Household)	1,104	24.39	1,976	43.65	4,527	100.00

The survey recorded 4,527 vulnerable households of which 1,430 are households headed by elderly, 1,650 are households headed by single parent (i.e. separated, widow/er, single parent), and 1,447 households below poverty threshold as defined by NEDA. Vulnerable household members are also presented to include babies/toddlers who either cannot walk or are still learning to walk and require fulltime care from adult household members and in most cases their parents. Relocation can bring about difficulties that could affect the households' ability to care for, feed, and keep their children's health, particularly babies/toddlers. Program/s aimed to address such challenges such as screening for malnutrition, provision of health supplements, child feeding, etc., will be important.

Relocating can also be very stressful for pregnant women. As can be gleaned from the data, there are about 238 pregnant women whose ability to move and help out during the move may be limited. On the other hand, those with physical (97), mental (65), or other (98) disabilities will be extra challenging for the affected households. This group needs special targeted assistance through the following means:

- Priority in physical mobilization and transfer to relocation site
- Assisted transit to relocation site
- Case workers assigned to assist transition process and monitor conditions
- Other assistance as required and determined by the case workers

Single parent household heads, elderly-headed households and households living below the poverty threshold will require appropriate support during relocation and priority access to livelihood opportunities to restore and enhance their productive capacities and help increase their income earning potentials.

In terms of gender, there are more vulnerable male PAPs having mental disorder (60.00) than female (40.00); needs assistance to walk 57.73 (male), as against 42.27 (female); and seriously ill 56.00 (male) compared to 44.00 (female). Nonetheless, overall figure shows that there are more vulnerable females (2,437) than males (2,414) due to the number of pregnant women which significantly increased the total number of vulnerable women.

3.2.6 Profile of Household Heads

Out of the 12,210 households, 57.46 are male-headed households while 42.54 are female-headed households. This trend is consistent in the cities of Manila, Makati, Muntinlupa, San Pedro, and Binan. A much lower ratio of female-headed to male-headed households can be observed in the cities of Taguig, Sta. Rosa, Cabuyao and Calamba while only Paranaque recorded a higher ratio of female-headed to male-headed households. Refer to Table 3-8.

Table 3-8 Gender Distribution of Household Heads

City/ Municipality	Male		Female		Total	
	No.	%	No.	%	No.	%
Manila	2,787	56.14	2,177	43.86	4,964	100.00
Makati	85	52.80	76	47.20	161	100.00
Taguig	228	60.32	150	39.68	378	100.00
Parañaque	15	39.47	23	60.53	38	100.00
Muntinlupa	721	55.55	577	44.45	1,298	100.00
San Pedro	172	57.14	129	42.86	301	100.00
Biñan	1,165	55.98	916	44.02	2,081	100.00
Sta. Rosa	273	62.76	162	37.24	435	100.00
Cabuyao	72	67.92	34	32.08	106	100.00
Calamba	1,498	61.19	950	38.81	2,448	100.00
Total	7,016	57.46	5,194	42.54	12,210	100.00

In terms of age, majority of the household heads when combined are within the ages of 21-30 (3,003 or 24.59) and 31-40 (3,101 or 25.40) years old. About 2,464 or 20.18 belong to the 41-50 years old age bracket and 1,837 or 15.05 belong to the 51-60-year-old bracket. A few household heads are 20 years old and below (343 or 2.81) while 1,430 or 11.71 are already above 60 years old. These households [headed by the elderly] are among those likely to fall under the category of “Vulnerable Household” because current housing policy disqualifies the elderly in availing housing loan due to non-insurability. Additionally, maximum loan term cannot go beyond 70 years old.

In terms of gender, there are more male household heads aged 21-30 (1,790) and aged 31-40 (1,893) than female household heads at the same age groups 1,213 and 1,208, respectively. However, there are more elderly female household heads (779) than elderly male household head (651). The average age of male household heads is 40 while for female is 44. The oldest average age is 51 and the lowest is 32. Refer to Table 3-9.

Most of the household heads are married (4,392) while closely behind have live-in partners (4,307). Single household heads are 1,816, widows are 989, and separated household heads totaled 661. In terms

of gender, there are 2,879 or 41.03 married male household heads and 2,769 or 39.47 male household heads with live-in partners while there are 1,513 or 29.13 married female household heads and 1,538 female household heads with live-in partners. In contrast, there are more single female household heads (924 or 17.79) than males (892 or 12.71); more widows (791 or 15.23) than widowers (198 or 2.82); and more separated female household heads (406 or 7.82) than males (255 or 3.63). Single, separated, and widow-headed households may likely fall under the category of “Vulnerable Households” taking into consideration their other circumstances such as gender and age. This information will be validated by DOTr and KSAs who shall pre-qualify and verify their eligibility during project implementation.

Table 3-9 Age Distribution of Household Heads

City/ Municipality	<20 YO			21-30 YO			31-40 YO			41-50 YO			51-60 YO		
	M	F	ST	M	F	ST	M	F	ST	M	F	ST	M	F	ST
Manila	56	42	98	608	419	1,027	728	475	1,203	583	446	1,029	473	380	853
Makati	-	-	-	21	12	33	27	17	44	14	18	32	14	14	28
Taguig	3	10	13	61	40	101	68	36	104	54	30	84	27	17	44
Parañaque	-	1	1	2	9	11	4	9	13	7	3	10	2	1	3
Muntinlupa	21	15	36	183	136	319	188	127	315	153	112	265	116	106	222
San Pedro	3	3	6	39	31	70	53	35	88	42	24	66	21	18	39
Biñan	44	50	94	408	277	685	289	226	515	219	166	385	127	120	247
Sta. Rosa	20	9	29	89	46	135	60	38	98	45	30	75	35	21	56
Cabuyao	1	-	1	21	10	31	15	8	23	15	5	20	10	6	16
Calamba	34	31	65	358	233	591	461	237	698	329	169	498	191	138	329
Total	182	161	343	1,790	1,213	3,003	1,893	1,208	3,101	1,461	1,003	2,464	1,016	821	1,837
%	2.59	3.10	2.81	25.51	23.35	24.59	26.98	23.26	25.40	20.82	19.31	20.18	14.48	15.81	15.05

M: Male, F: Female ST: Sub Total

City/ Municipality	Above 60 YO			No Response			Total			Average Age	
	M	F	ST	M	F	ST	M	F	ST	M	F
Manila	334	414	748	5	1	6	2,787	2,177	4,964	42	45
Makati	9	15	24	-	-	-	85	76	161	42	51
Taguig	15	17	32	-	-	-	228	150	378	41	38
Parañaque	-	-	-	-	-	-	15	23	38	44	32
Muntinlupa	56	80	136	4	1	5	721	577	1,298	41	45
San Pedro	14	17	31	-	1	1	172	129	301	41	45
Biñan	75	74	149	3	3	6	1,165	916	2,081	37	40
Sta. Rosa	20	17	37	4	1	5	273	162	435	36	39
Cabuyao	10	5	15	-	-	-	72	34	106	40	39
Calamba	118	140	258	7	2	9	1498	950	2448	40	43
Total	651	779	1,430	23	9	32	7,016	5,194	12,210	40	44
%	9.28	15.00	11.71	0.33	0.17	0.26	100.00	100.00	100.00		

M: Male, F: Female ST: Sub Total

Table 3-10 Civil Status of Household Heads

City/ Municipality	Single			Married			Separated			Widow/er			Live-In		
	M	F	SB	M	F	SB	M	F	SB	M	F	SB	M	F	SB
Manila	350	396	746	1,344	754	2,098	82	165	247	93	373	466	913	488	1,401
Makati	20	21	41	42	34	76	1	5	6	1	9	10	21	6	27
Taguig	33	25	58	79	49	128	10	10	20	6	14	20	100	51	151
Parañaque	2	2	4	5	4	9	2	2	4	1	-	1	5	15	20
Muntinlupa	89	104	193	323	183	506	26	33	59	18	84	102	264	168	432
San Pedro	23	24	47	53	32	85	6	11	17	5	17	22	85	44	129
Biñan	175	139	314	297	166	463	53	69	122	30	117	147	608	420	1,028
Sta. Rosa	40	24	64	83	36	119	13	18	31	6	14	20	125	67	192
Cabuyao	11	7	18	27	9	36	5	3	8	-	4	4	29	11	40
Calamba	149	182	331	626	246	872	57	90	147	38	159	197	619	268	887
Total	892	924	1,816	2,879	1,513	4,392	255	406	661	198	791	989	2,769	1,538	4,307
%	12.71	17.79	14.87	41.03	29.13	35.97	3.63	7.82	5.41	2.82	15.23	8.10	39.47	29.61	35.27

M: Male, F: Female ST: Sub Total

City/ Municipality	Others			No Response			Total		
	M	F	SB	M	F	SB	M	F	Total
Manila	1	1	2	4	-	4	2,787	2,177	4,964
Makati	-	1	1	-	-	-	85	76	161
Taguig	-	1	1	-	-	-	228	150	378
Parañaque	-	-	-	-	-	-	15	23	38
Muntinlupa	-	3	3	2	2	4	721	577	1,298
San Pedro	-	1	1	-	-	-	172	129	301
Biñan	2	4	6	-	1	1	1,165	916	2,081
Sta. Rosa	-	-	-	6	3	9	273	162	435
Cabuyao	-	-	-	-	-	-	72	34	106
Calamba	0	3	3	9	2	11	1498	950	2448
Total	3	14	17	21	8	29	7,016	5,194	12,210
%	0.04	0.27	0.14	0.30	0.15	0.24	100.00	100.00	100.00

M: Male, F: Female ST: Sub Total

3.3 Assets and Land Survey

Assets can be classified as either fixed and movable. Fixed assets refer to structures and perennial crops which are attached to the ground while movable assets are those that PAPs can still bring with them when relocated. The asset survey focused on fixed structures and crops on the basis that the project will cause permanent displacement impacts on these assets. Type of use, size, and ownership status were among the key information sought. Structure materials were also determined while crop type, age and count were also recorded.

3.3.1 Affected Structures

(1) Number of Affected Structures

Table 3-11 below presents the total number of potentially affected structures surveyed (7,028) and the total number of survey respondents from both formal and informal settler families/households (12,210). The total number of households is more than the total number of structures as there are structures with multiple households.

As shown, most of the affected structures are located in Manila (2,090), followed by Calamba (1,812) Biñan (1,605), Muntinlupa (678), Sta. Rosa (321), San Pedro (194), Taguig (159), Cabuyao (89), Makati (50) and Parañaque (30). In the case of ISFs, there are a total of 11,384 households mostly in Manila (4,499) followed by Calamba (2,234), Biñan (2,044), Muntinlupa (1,166), Sta. Rosa (424), Taguig (361), San Pedro (277), Makati (140), Cabuyao (101) and Parañaque (38). These ISFs are characterized by their landlessness. As shown in Table 3-11 below, there are more families than affected structures which suggests that there are at least 2 or more families sharing in one structure.

Table 3-11 Number of Affected Occupied Structures and Surveyed Respondents

City/ Municipality	Affected Occupied Structures		No. of Surveyed Persons		
	No.	%	Formal Settler Families/ Households	Informal Settler Families/ Households	Total
Manila	2,090	29.74	465	4,499	4,964
Makati	50	0.71	21	140	161
Taguig	159	2.26	17	361	378
Parañaque	30	0.43	0	38	38
Muntinlupa	678	9.65	132	1,166	1,298
San Pedro	194	2.76	24	277	301
Biñan	1,605	22.84	37	2,044	2,081
Sta. Rosa	321	4.57	11	424	435
Cabuyao	89	1.27	5	101	106
Calamba	1,812	25.78	114	2,334	2,448
Total	7,028	100.00	826	11,384	12,210

(2) Structures Use

During the survey, it was found out that some structures have multiple owners with multiple uses such as commercial-residential; industrial-residential, commercial-institutional, residential-institutional, institutional-commercial as shown in Table 3-12.

Table 3-12 Number of Structures, by Type of Use

City/ Municipality	Total No. of Structures		Structure Usage							
	No.	%	Residential	Commercial	Commercial-Residential	Industrial	Industrial-Residential	Institutional	Residential-Institutional	Others
Manila	2,090	29.74	1,787	54	222	0	2	20	2	3
Makati	50	0.71	23	16	10	0	0	1	0	0
Taguig	159	2.26	105	21	33	0	0	0	0	0
Parañaque	30	0.43	23	4	2	0	0	1	0	0
Muntinlupa	678	9.65	492	95	85	0	0	3	0	3
San Pedro	194	2.76	157	18	19	0	0	0	0	0
Biñan	1,605	22.84	1,188	221	172	1	0	3	0	20
Sta. Rosa	321	4.57	274	28	12	0	0	1	0	6
Cabuyao	89	1.27	75	7	5	0	0	1	1	0
Calamba	1,812	25.78	1,687	92	13	1	1	1	0	17
Total	7,028	100.00	5,811	556	573	2	3	31	3	49
%		100.00	82.68	7.91	8.15	0.03	0.04	0.44	0.04	0.70

Based on the above data, there are 7,028 potentially affected structures surveyed of which majority (2,090 or 29.74) are located in Manila. 1,812 or 25.78 are located in Calamba, 1,605 or 22.84 are in Binan, 678 or 9.65 are in Muntinlupa, 321 or 4.57 are in Sta. Rosa, 194 or 2.76 are in San Pedro, 159 or 2.26 are in Taguig, 89 or 1.27 are in Cabuyao, 50 or 0.71 are in Makati and 30 or 0.43 are in Parañaque.

In terms of use, majority of the affected structures are residential with a total of 5,811 or 82.68, 573 or 8.15 are a combination of commercial-residential structures, 556 or 7.91 are commercial structures, 31 or 0.44 are institutional, 3 or 0.04 are a combination of residential-institutional, and 3 or 0.04 are a combination of industrial and residential structures. There are two industrial structures while 49 or .70 fall under “others” such as garages, fences, toilets, dirty kitchens, etc.

(3) Structures Ownership

Potentially affected residential or business structure occupants/claimants were asked if they own the structures they occupy/claim. Survey responses as presented in Table 3-13 below reveal that out of 12,210 household respondents, majority or 6,333 said “Yes” while 5,856 answered “No”. Majority of the structure owners are in Manila (1,967), Calamba (1,443), and Biñan (1,331). Similarly, majority of the non-structure owners are in Manila (2,995), Calamba (1,001) and Biñan (742). There are 21 respondents who did not provide any response.

A huge percentage of structure owners are female (51.38) while 48.62 are males. The same ratio of female-owners to male-owners can be observed across majority of cities except in Calamba where there are more male structure owners (60.22) than females (39.78); Cabuyao where there is equal percentage of ownership among males and females, and in Paranaque where female owners of structures (72.73) outnumbered males (27.27).

Table 3-13 Ownership of Structures

City/ Municipality	Structure Ownership			Male Owners		Female Owners	
	Yes	No	N/R	No.	%	No	%
Manila	1,967	2,995	2	863	43.87	1,104	56.13

City/ Municipality	Structure Ownership			Male Owners		Female Owners	
	Yes	No	N/R	No.	%	No	%
Makati	31	130	0	15	48.39	16	51.61
Taguig	190	188	0	81	42.63	109	57.37
Parañaque	33	5	0	9	27.27	24	72.73
Muntinlupa	710	585	3	294	41.41	416	58.59
San Pedro	203	98	0	95	46.80	108	53.20
Biñan	1,331	742	8	617	46.36	714	53.64
Sta. Rosa	337	94	4	192	56.97	145	43.03
Cabuyao	88	18	0	44	50.00	44	50.00
Calamba	1,443	1,001	4	869	60.22	574	39.78
TOTAL	6,333	5,856	21	3,079	48.62	3,254	51.38

(4) Occupancy Arrangement

The 5,856 respondents who said that they do not own the structure they occupy were asked about the occupancy arrangements. Responses are shown in Table 3-14 below.

Table 3-14 Occupancy Arrangements among Non-structure Owners

City/ Municipality	Tenant/ Renter/ Lessees	Rent Free Occupant	Caretaker	Sharer	Occupied Without Permission	N/R	Total
Manila	1,648	1,217	47	61	22	0	2,995
Makati	119	11	0	0	0	0	130
Taguig	107	80	0	1	0	0	188
Parañaque	5	0	0	0	0	0	5
Muntinlupa	341	229	4	11	0	0	585
San Pedro	53	40	3	2	0	0	98
Biñan	359	368	3	10	2	0	742
Sta. Rosa	19	67	1	7	0	0	94
Cabuyao	12	4	0	2	0	0	18
Calamba	624	336	14	17	0	10	1001
Total	3,287	2,352	72	111	24	10	5,856
%	56.13	40.16	1.23	1.90	0.41	0.17	100.00

Majority or 3,287 (56.13) of the non-structure owners are tenants/renters/lessees while 2,352 (40.16) are rent-free occupants. Others are sharers (111 or 1.90), caretakers (72 or 1.23) and 24 are occupants without permission from the owner. There are 10 (0.17) respondents who did not indicate any type of arrangement with the structure owner.

(5) Monthly Rent

Survey records show that average monthly rental fees as indicated by tenant/renter/lessee respondents for residential structures range from PhP1,128 to PhP7,300 while the average rental rate for business respondents range from PhP2,250 to PhP90,593. Notably, the City of Makati registered the highest monthly average rental rates for business structures while Paranaque had the highest average rate for residential structures.

Table 3-15 Average Monthly Rental Rates

City/ Municipality	Monthly Rate (PhP)	
	Residential	Business
Manila	3,862	10,755
Makati	6,186	90,593
Taguig	2,007	2,375
Parañaque	7,300	12,000
Muntinlupa	2,680	30,465
San Pedro	3,236	2,950
Biñan	1,145	3,620
Sta. Rosa	1,128	2,250
Cabuyao	2,633	3,583
Calamba	1,673	6,086
Total Average (PhP)	3,185	16,468

3.3.2 Affected Land

(1) Land Ownership

Land ownership can be a form of economic security among affected households. As part of the census and survey, respondents were asked whether they own the lands they occupy and/or claim.

Table 3-16 Ownership of Lands among Households

City/Municipality	Yes			No			N/R			Total		
	M	F	ST	M	F	ST	M	F	ST	M	F	ST
Manila	210	255	465	2,014	2,467	4,481	9	9	18	2,233	2,731	4,964
Makati	11	11	22	71	68	139	-	-	-	82	79	161
Taguig	3	14	17	166	194	360	1	-	1	170	208	378
Parañaque	-	-	-	11	27	38	-	-	-	11	27	38
Muntinlupa	46	85	131	530	624	1,154	5	8	13	581	717	1,298
San Pedro	12	12	24	116	156	272	1	4	5	129	172	301
Biñan	18	19	37	947	1,064	2,011	14	19	33	979	1,102	2,081
Sta. Rosa	8	3	11	230	190	420	2	2	4	240	195	435
Cabuyao	3	2	5	46	55	101	-	-	-	49	57	106
Calamba	78	36	114	1416	908	2,324	4	6	10	1498	950	2,448
Total	389	437	826	5,547	5,753	11,300	36	48	84	5,972	6,238	12,210
%	6.51	7.01	6.76	92.88	92.23	92.55	0.60	0.77	0.69	100.00	100.00	100.00

M: Male, F: Female ST: Sub Total

Table 3-16 reflects responses among affected households on land ownership of which majority or 11,300 responded “No they do not own the land that they occupy or claim” and only 826 responded “Yes”. Notably, majority of non-land owners can be found in Manila (4,481) while majority of those claiming land ownership are also in Manila (465).

In terms of gender, there are more female PAPs (437) claiming land ownership than male PAPs (389), this is largely true to most cities including Manila, Taguig, Muntinlupa, and Binan while in Makati and San Pedro there are equal number of male and female PAPs claiming ownership on the land they occupy.

(2) Proof of Land Ownership

Out of the 826 respondents who said “Yes” when asked if they have proof of land ownership of the land they occupy or claim, 766 or 92.74 said that they have proof of ownership while 60 or 7.26 admitted that they do not have any proof of ownership in the land they claim. Remarkably, respondents who indicated they have proof of land ownership comprise the majority in almost all locations. See Table 3-17 below.

Table 3-17 Proof of Land Ownership

City/ Municipality	Yes		No		No Response		Total	
	No.	%	No.	%	No.	%	No.	%
Manila	444	95.48	21	4.52	0	0.00	465	100.00
Makati	21	95.45	1	4.55	0	0.00	22	100.00
Taguig	15	88.24	2	11.76	0	0.00	17	100.00
Parañaque	0	0.00	0	0.00	0	0.00	0	100.00
Muntinlupa	130	99.24	1	0.76	0	0.00	131	100.00
San Pedro	24	100.00	0	0.00	0	0.00	24	100.00
Biñan	23	62.16	14	37.84	0	0.00	37	100.00
Sta. Rosa	9	81.82	2	18.18	0	0.00	11	100.00
Cabuyao	5	100.00	0	0.00	0	0.00	5	100.00
Calamba	95	83.33	19	16.67	0	0.00	114	100.00
Total	766	92.74	60	7.26	0	0.00	826	100.00

While 766 out of 826 respondents who may have claimed ownership of lands they occupied signified that they have proof of ownership, it is necessary to know what proof they have to support such claims. Respondents were asked what kind of legal documents they have and some provided more than one proof. Table 3-18 below shows that from among those who said “Yes”, majority or 588 (42.95) said they either have the Original Certificate of Title or Transfer Certificate Title, 225 or 16.44 said they have Deed of Donation, 197 or 14.39 said they have Real Property Tax documents, 143 or 10.45 have Deed of Sale, 99 or 7.23 have Deed/Mortgage documents, and 18 or 1.31 have contracts. There are 98 or 7.16 respondents who did not specify proof of land ownership. Some respondents provided multiple responses hence the increased total of responses against number of land owner/claimant respondents surveyed.

Table 3-18 Types of Proof of Ownership

City/ Municipality	A	B	C	D	E	F	G	NR	Total
Manila	380	110	59	3	51	14	0	44	645
Makati	39	5	1	0	1	1	0	6	49
Taguig	2	2	4	1	9	9	0	6	33
Parañaque	1	1	0	0	0	0	0	4	9
Muntinlupa	110	55	12	9	10	9	0	16	235
San Pedro	22	11	1	0	0	0	0	0	37
Biñan	15	5	7	1	11	45	0	10	94
Sta. Rosa	0	1	2	0	8	5	0	2	19
Cabuyao	4	0	2	1	1	1	0	0	9
Calamba	15	7	11	3	134	59	0	10	239
Total	588	197	99	18	225	143	0	98	1,369
%	42.95	14.39	7.23	1.31	16.44	10.45	0.00	7.16	100.00

City/ Municipality	A	B	C	D	E	F	G	NR	Total
Note: A – OCT/TCT , B - Real Estate Tax, C - Deed/Mortgage, D - Contract, E – Deed of Donation, F – Deed of Sale, G-TCT in Process, NR – No Response									

3.4 Livelihood & Living Survey

This section provides details necessary to understand the affected households’ livelihoods and living standards as well as vulnerabilities.

3.4.1 Household Income

3.4.1.1 Primary Source of Income

The survey also sought information on the households’ primary sources of income categorized either as land-based, wage-based, enterprise-based and remittance based. Land-based sources are those income generating activities largely dependent on the productive potential of land such as crop production, fish or aquaculture, livestock raising/production etc. Wage-based incomes are cash payments paid to individuals in return for services rendered while enterprise-based sources are those income earning activities that the household or household members engage that is not land-based nor wage-based. Remittance based sources are those incomes sent to the household or household member/s from another location as a means to support household needs or expenses.

Out of the 45,388 household members in the survey, 20,824 PAPs are contributing to the household income. Primary sources of income are predominantly wage-based with 14,980 of household members employed in various occupations such as office staff, public official, driver, house helper, construction or industry worker, sales worker etc. Some 4,461 household members are engaged in enterprise-based livelihoods such as sari-sari stores, vending, food/catering, hair/nail/beauty salons, tailoring/dressmaking, construction, equipment or house rentals, trading goods, transportation (i.e. tricycle, jeepney, trolley.), appliance repair shop and others. About 429 of household members get their income from remittances, while 85 of household members have land-based income sources particularly crops and livestock production. There are 617 who specified “other” sources of income such as those relying on pensions (i.e. Government Service Insurance System (GSIS), Social Security System (SSS), Senior Citizen) and government support through the conditional cash transfer more commonly known as Pantawid Pamilyang Pilipino Program (4Ps).

In terms of gender, there are more male PAPs who are engaged in wage-based occupation (9,486) and land-based occupation (55) than female PAPs 5,494 and 30, respectively, while more female PAPs (2,425) are engaged in enterprise-based livelihood compared to male PAPs (2,036). Refer to Table 3-19.

Table 3-19 Primary Source of Household Income

City/ Municipality	Land-Based			Wage-Based			Enterprise Based			Remittance-Based			No Occupation		
	M	F	ST	M	F	ST	M	F	ST	M	F	ST	M	F	ST
Manila	18	14	32	3,865	2,457	6,322	742	918	1,660	85	166	251	4,272	5,473	9,745
Makati	-	-	-	138	102	240	38	39	77	3	3	6	105	137	242
Taguig	1	1	2	289	132	421	58	58	116	5	9	14	282	402	684
Parañaque	-	-	-	22	11	33	10	11	21	-	-	-	42	43	85
Muntinlupa	2	3	5	962	567	1,529	242	237	479	11	22	33	1,114	1,381	2,495
San Pedro	2	-	2	210	130	340	68	64	132	3	5	8	281	328	609
Biñan	6	1	7	1,586	728	2,314	303	437	740	19	24	43	1,487	2,000	3,487
Sta. Rosa	3	5	8	329	138	467	81	82	163	5	1	6	272	405	677
Cabuyao	5	1	6	91	37	128	20	24	44	-	1	1	63	79	142
Calamba	18	5	23	1,994	1,192	3,186	474	555	1,029	34	33	67	2,180	2,517	4,697
Total	55	30	85	9,486	5,494	14,980	2,036	2,425	4,461	165	264	429	10,098	12,765	22,863
%	0.24	0.13	0.19	41.73	24.25	33.00	8.96	10.70	9.83	0.73	1.17	0.95	44.43	56.34	50.37

M: Male, F: Female ST: Sub Total

City/ Municipality	Others			N/R			N/A			Total		
	M	F	ST	M	F	ST	M	F	ST	M	F	ST
Manila	200	228	428	21	16	37	326	221	547	9,529	9,493	19,022
Makati	6	11	17	-	-	-	11	7	18	301	299	600
Taguig	6	2	8	2	1	3	-	63	63	643	668	1,311
Parañaque	-	-	-	8	-	8	-	20	20	82	85	167
Muntinlupa	25	25	50	10	7	17	-	195	195	2,366	2,437	4,803
San Pedro	5	8	13	-	-	-	-	53	53	569	588	1,157
Biñan	15	10	25	48	42	90	-	435	435	3,464	3,677	7,141
Sta. Rosa	5	3	8	17	11	28	14	150	164	726	795	1,521
Cabuyao	1	4	5	-	-	-	-	49	49	180	195	375
Calamba	32	31	63	33	36	69	105	52	157	4,870	4,421	9,291
Total	295	322	617	139	113	252	456	1,245	1,701	22,730	22,658	45,388
%	1.30	1.42	1.36	0.61	0.50	0.56	2.01	5.49	3.75	100.00	100.00	100.00

M: Male, F: Female ST: Sub Total

(1) Land-Based Livelihoods

Table 3-20 below shows that there are more male PAPs (34 or 79.07) who are engaged in crop production than female PAPs (9 or 20.93). In livestock production, there are 5 or 62.50 males while there are only 3 or 37.50 female PAPs.

Table 3-20 Types of Land-Based Occupation

City/Municipality	Crop Production			Livestock Production			Others			N/R			Total		
	M	F	ST	M	F	ST	M	F	ST	M	F	ST	M	F	Total
Manila	10	2	12	1	1	2	3	2	5	4	9	13	18	14	32
Makati	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Taguig	1	0	1	0	0	0	0	0	0	0	1	1	1	1	2
Parañaque	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Muntinlupa	1	1	2	0	0	0	1	1	2	0	1	1	2	3	5
San Pedro	1	0	1	0	0	0	1	0	1	0	0	0	2	0	2
Biñan	5	0	5	1	0	1	0	1	1	0	0	0	6	1	7
Sta. Rosa	2	3	5	0	0	0	0	0	0	1	2	3	3	5	8
Cabuyao	4	1	5	0	0	0	0	0	0	1	0	1	5	1	6
Calamba	10	2	12	3	2	5	2	0	2	3	1	4	18	5	23
Total	34	9	43	5	3	8	7	4	11	9	14	23	55	30	85
%	79.07	20.93	100.00	62.50	37.50	100.00	63.64	36.36	100.00	39.13	60.87	100.00	64.71	35.29	100.00

M: Male, F: Female ST: Sub Total

(2) Enterprise-Based Livelihoods

Out of 4,461 respondents who are engaged in enterprise-based livelihood, most are engaged in “vending” (1,084 or 24.30) and “sari-sari store” (794 or 17.80). Some households are engaged in transportation-related enterprises such as tricycle, jeepney and/or trolley operation 618 (13.85), food/catering businesses (432 or 9.68), hairs/nails/beauty salon (104 or 2.33), tailoring/dressmaking (76 or 1.70), construction-related enterprises (51 or 1.14), and vulcanizing shop (12 or 0.27). About 1,078 or 24.16 have other enterprises such as direct selling, data conversion services, entertainment, pisonet, internet shops, equipment / unit rental, service contracting etc. Refer to Table 3-21.

Table 3-21 Types of Enterprise-Based Livelihoods

City/Municipality	Sari-Sari Store	Food/ Catering	Hair/ Nails/ Beauty Salon	Tailoring/ Dress-making	Transportation	Construct-ion	Vulcanizing Shop	Vending	Others	N/R	Total
Manila	275	189	40	30	245	25	2	405	412	37	1,660
Makati	14	16	1	0	16	0	0	17	9	4	77
Taguig	21	4	4	1	13	2	0	25	44	2	116
Parañaque	1	1	0	0	1	0	0	7	11	0	21
Muntinlupa	108	48	10	3	57	7	0	93	139	14	479
San Pedro	17	15	2	0	21	1	0	38	34	4	132
Biñan	151	68	22	24	71	11	5	166	206	16	740
Sta. Rosa	24	19	3	5	36	4	0	46	19	7	163
Cabuyao	6	2	1	1	6	0	0	11	17	0	44

City/Municipality	Sari-Sari Store	Food/ Catering	Hair/ Nails/ Beauty Salon	Tailoring/ Dress- making	Transportation	Construct-ion	Vulcanizing Shop	Vending	Others	N/R	Total
Calamba	177	70	21	12	152	1	5	276	187	128	1,029
Total	794	432	104	76	618	51	12	1,084	1,078	212	4,461
%	17.80	9.68	2.33	1.70	13.85	1.14	0.27	24.30	24.16	4.75	100.00

In terms of gender, Table 3-22 below shows that more female PAPs are engaged in enterprise-based occupation (2,425) than male PAPs (2,036). This is specifically true for “Sari-sari Store” wherein 651 out of 817 are operated by female PAPs while only 166 are operated by male PAPs; food catering with 318 female-operated as against 125 male-operated; hair/nail/spa with 82 female-operated compared to 23 male-operated; and dressmaking/tailoring with 47 female-operated and only 29 male-operated. In contrast, there are more male PAP operating transport-related enterprises, construction related enterprises and vulcanizing shops than female PAPs.

Table 3-22 Types of Enterprise-Based Occupation Disaggregated by Gender

City/ Municipality	Sari-sari Store			Food/Catering			Hair/Nails/Beauty Salon			Tailoring/Dress- making			Transport			Construction			Vulcanizing Shop		
	M	F	ST	M	F	ST	M	F	ST	M	F	ST	M	F	ST	M	F	ST	M	F	ST
Manila	51	224	275	46	143	189	11	29	40	12	18	30	234	11	245	24	1	25	2	-	2
Makati	3	11	14	6	10	16	1	-	1	-	-	-	15	1	16	-	-	-	-	-	-
Taguig	6	15	21	-	4	4	-	4	4	-	1	1	13	-	13	2	-	2	-	-	-
Parañaque	-	1	1	-	1	1	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-
Muntinlupa	32	76	108	24	24	48	2	8	10	-	3	3	56	1	57	7	-	7	-	-	-
San Pedro	4	13	17	6	9	15	1	1	2	-	-	-	21	-	21	1	-	1	-	-	-
Biñan	26	125	151	14	54	68	5	17	22	9	15	24	66	5	71	10	1	11	4	1	5
Sta. Rosa	4	20	24	6	13	19	1	2	3	3	2	5	33	3	36	3	1	4	-	-	-
Cabuyao	1	5	6	1	1	2	-	1	1	-	1	1	6	-	6	-	-	-	-	-	-
Calamba	39	161	200	22	59	81	2	20	22	5	7	12	151	9	160	2	0	2	6	1	7
Total	166	651	817	125	318	443	23	82	105	29	47	76	596	30	626	49	3	52	12	2	14
%	8.15	26.85	18.31	6.14	13.11	9.93	1.13	3.38	2.35	1.42	1.94	1.70	29.27	1.24	14.03	2.41	0.12	1.17	0.59	0.08	0.31

City/ Municipality	Vending			Others			No Response			Sub-Total		Total
	M	F	ST	M	F	ST	M	F	ST	M	F	
Manila	146	259	405	199	213	412	17	20	37	742	918	1,660
Makati	7	10	17	4	5	9	2	2	4	38	39	77
Taguig	9	16	25	27	17	44	1	1	2	58	58	116
Parañaque	4	3	7	5	6	11	-	-	-	10	11	21
Muntinlupa	51	42	93	66	73	139	4	10	14	242	237	479
San Pedro	14	24	38	19	15	34	2	2	4	68	64	132
Biñan	62	104	166	103	103	206	4	12	16	303	437	740
Sta. Rosa	19	27	46	10	9	19	2	5	7	81	82	163
Cabuyao	4	7	11	8	9	17	-	-	-	20	24	44
Calamba	119	175	294	114	98	212	14	25	39	474	555	1029
Total	435	667	1102	555	548	1103	46	77	123	2,036	2,425	4,461
%	21.37	27.51	24.70	27.26	22.60	24.73	2.26	3.18	2.76	100.00	100.00	100.00

(3) Wage-Based Livelihoods

Out of 14,980 PAPs who are engaged in wage-based occupation, 2,097 or 14.00 are factory workers, 2,051 or 13.69 are construction workers, 1,885 or 12.58 are office workers, 1,353 or 9.03 are employed in sales-related jobs, 1,213 or 8.10 are drivers and 929 or 6.20 are domestic or house workers. A significant portion of PAPs 5,008 (33.43) are engaged in an extensively diverse types of wage-based activity such as hair cutting, massage, sewing, marketing, food processing, laundry servicing, barangay volunteer, trolley, etc.

Table 3-23 Types of Wage-Based Livelihood

City/ Municipality	Office Work	Public Official	Sales	Driver	Domestic/House Work	Construction Worker	Industry/Factory Worker	Others	NR	Total
Manila	1,343	126	725	517	359	532	447	2,180	93	6,322
Makati	75	8	14	13	22	9	21	75	3	240
Taguig	22	5	24	26	23	89	68	156	8	421
Parañaque	-	-	2	1	3	12	6	9	-	33
Muntinlupa	159	19	139	99	91	282	191	530	19	1,529
San Pedro	29	4	54	34	28	49	53	86	3	340
Biñan	64	13	157	236	159	446	436	781	22	2,314
Sta. Rosa	10	2	19	29	42	135	66	161	3	467
Cabuyao	8	3	6	5	7	38	22	35	4	128
Calamba	175	31	213	253	195	459	787	995	78	3,186
Total	1,885	211	1,353	1,213	929	2,051	2,097	5,008	233	14,980
%	12.58	1.41	9.03	8.10	6.20	13.69	14.00	33.43	1.56	100.00

Below shows that there are more male PAPs (9,486) who are employed than female PAPs (5,494). In terms of type of work, more female PAPs are employed as office staff/worker, sales agent, and house worker/helper than male PAPs. On the other hand, more male PAPs works as public official, driver, construction worker, and factory worker than female PAPs.

In terms of status of employment, more male PAPs (3,752) are permanently/regularly employed than female PAPs (2,489). Similarly, more male PAPs are employed under contractual agreement, temporary or seasonal engagement than female PAPs. The differences between male and female status of employment is expected since there are more male PAPs who are employed than female PAPs.

Table 3-24 Types of Wage-Based Activity Disaggregated by Gender

City	Office Work			Public Official			Sales			Driver			Domestic/House Work			Construction Worker			Industry/Factory Worker		
	M	F	ST	M	F	ST	M	F	ST	M	F	ST	M	F	ST	M	F	ST	M	F	ST
Manila	584	759	1343	88	38	126	318	407	725	507	10	517	88	271	359	517	15	532	306	141	447
Makati	30	45	75	7	1	8	7	7	14	13	0	13	12	10	22	9	0	9	12	9	21
Taguig	8	14	22	2	3	5	8	16	24	26	0	26	7	16	23	87	2	89	48	20	68
Parañaque	0	0	0	0	0	0	0	2	2	1	0	1	0	3	3	12	0	12	3	3	6
Muntinlupa	70	89	159	13	6	19	54	85	139	95	4	99	11	80	91	275	7	282	109	82	191
San Pedro	12	17	29	4	0	4	22	32	54	33	1	34	4	24	28	49	0	49	33	20	53
Biñan	25	39	64	10	3	13	70	87	157	228	8	236	24	135	159	443	3	446	245	191	436
Sta. Rosa	5	5	10	0	2	2	7	12	19	28	1	29	4	38	42	132	3	135	39	27	66
Cabuyao	5	3	8	3	0	3	4	2	6	5	0	5	2	5	7	38	0	38	13	9	22
Calamba	60	115	175	23	8	31	82	131	213	249	4	253	34	161	195	453	6	459	412	375	787
Total	799	1,086	1,885	150	61	211	572	781	1,353	1,185	28	1,213	186	743	929	2,015	36	2,051	1,220	877	2,097
%	8.42	19.77	12.58	1.58	1.11	1.41	6.03	14.22	9.03	12.49	0.51	8.10	1.96	13.52	6.20	21.24	0.66	13.69	12.86	15.96	14.00

M: Male, F: Female ST: Sub Total

City	Others			No Response			Total		
	M	F	ST	M	F	ST	M	F	M+F
Manila	1406	774	2180	51	42	93	3865	2457	6,322
Makati	45	30	75	3	0	3	138	102	240
Taguig	98	58	156	5	3	8	289	132	421
Parañaque	6	3	9	0	0	0	22	11	33
Muntinlupa	323	207	530	12	7	19	962	567	1,529
San Pedro	52	34	86	1	2	3	210	130	340
Biñan	529	252	781	12	10	22	1586	728	2,314
Sta. Rosa	113	48	161	1	2	3	329	138	467
Cabuyao	18	17	35	3	1	4	91	37	128
Calamba	637	358	995	44	34	78	1994	1192	3186
Total	3,227	1,781	5,008	132	101	233	9,486	5,494	14,980
%	34.02	32.42	33.43	1.39	1.84	1.56	100.00	100.00	100.00

Table 3-25 Status of Employment

City/Municipality	Permanent/Regular			Contractual/Temporary/ Casual/Seasonal/ Intermittent			Others			N/R			Total		
	M	F	ST	M	F	ST	M	F	ST	M	F	ST	M	F	Total
Manila	1,961	1,404	3,365	1,843	1,010	2,853	13	3	16	48	40	88	3,865	2,456	6,322
Makati	64	67	131	71	35	106	-	-	-	3	-	3	138	102	240
Taguig	84	40	124	203	89	292	-	1	1	2	2	4	289	133	421
Parañaque	3	3	6	17	8	25	1	-	1	1	-	1	22	11	33
Muntinlupa	307	231	538	625	316	941	4	1	5	26	19	45	962	567	1,529
San Pedro	77	49	126	129	77	206	-	1	1	4	3	7	210	130	340
Biñan	460	205	665	1,101	514	1,615	3	-	3	22	9	31	1,586	728	2,314
Sta. Rosa	81	52	133	242	82	324	-	1	1	6	3	9	329	138	467
Cabuyao	22	10	32	68	25	93	-	1	1	1	1	2	91	37	128
Calamba	693	428	1121	1225	709	1934	15	3	18	61	52	113	1994	1192	3186
Total	3,752	2,489	6,241	5,524	2,865	8,389	36	11	47	174	129	303	9,486	5,494	14,980
%	39.55	45.30	41.66	58.23	52.15	56.00	0.38	0.20	0.31	1.83	2.35	2.02	100.00	100.00	100.00

M: Male, F: Female ST: Sub Total

(4) Location of Primary Source of Income

Slightly less than a quarter of female PAPs or 2,122 (24.54) has primary source of income that is located in another municipality/city, 1,965 or 22.72 are near barangay, 1,878 or 21.72 are within their neighborhood or barangay, and 1,695 or 19.60 are located within their own residence. There are also 361 or 4.17 whose location of primary source of income is overseas.

Similarly, most of the male PAPs (3,565 or 29.28) work in another city/municipality, 3,084 or 25.33 work near their barangay, 2,920 or 23.98 work within their neighborhood or barangay and only 900 or 7.39 are located within their own residence. Refer to **Table 3-26**.

Table 3-26 Location of Primary Source of Income

City/Municipality	Total PAPs with Primary Occupation	Own Residence/ House	Within Neighborhood or Barangay	Near Barangay	Other City/ Municipality	Overseas	No Definite Area	Others	N/R
Female									
Manila	3,799	678	509	875	1225	197	202	14	99
Makati	155	27	34	48	27	4	14	1	0
Taguig	203	51	54	34	42	10	7	0	5
Parañaque	22	7	10	0	4	0	1	0	0
Muntinlupa	861	168	234	192	178	40	14	6	29
San Pedro	207	35	60	49	44	6	11	0	2
Biñan	1,242	300	349	238	230	31	31	10	53
Sta. Rosa	240	42	73	64	33	3	6	5	14
Cabuyao	67	15	26	16	5	1	2	0	2
Calamba	1852	372	529	449	334	69	38	4	57
Sub Total	8,648	1,695	1,878	1,965	2,122	361	326	40	261
%	100.00	19.60	21.72	22.72	24.54	4.17	3.77	0.46	3.02
Male									
Manila	4,931	380	639	1209	1867	230	513	13	80
Makati	185	13	34	53	43	10	30	1	1
Taguig	361	16	124	81	102	5	27	0	6
Parañaque	40	5	7	10	4	0	6	0	8
Muntinlupa	1,252	92	370	268	363	34	101	2	22
San Pedro	288	19	101	71	67	9	20	1	0
Biñan	1,977	113	599	536	469	16	173	13	58
Sta. Rosa	440	30	135	102	113	7	33	2	18
Cabuyao	117	15	42	29	21	4	3	1	2
Calamba	2585	217	869	725	516	29	161	12	56
Sub Total	12,176	900	2,920	3,084	3,565	344	1,067	45	251
%	100.00	7.39	23.98	25.33	29.28	2.83	8.76	0.37	2.06
Total	20,824	2,595	4,798	5,049	5,687	705	1,393	85	512
%	100.00	12.46	23.04	24.25	27.31	3.39	6.69	0.41	2.46

3.4.1.2 Secondary Source of Income

Table 3-27 below shows that some households have secondary sources of income. These may come from either the spouse or another member of the household who earns less than the primary source of income of the household. The primary source of income provides a household with a steadier stream of income while a secondary income is intended to augment the former. For some households, secondary sources of income help in situations when there is an issue with the primary source of income. The survey data shows that more PAPs are engaged in enterprise-based activity (907) than wage-based (593) or land-based (41). There are 175 who indicated “other” secondary sources such as parental and children’s support, 4Ps financial assistance, other support from Department of Social Welfare Services (DSWD), SSS pension, etc.

Noticeably, more female PAPs are engaged in enterprise-based occupation than in wage-based or land-based occupation as a secondary source of income. Similarly, more male PAPs are engaged in enterprise-based secondary income source than in wage-based and land-based.

(1) Land-Based Livelihoods

For PAPs who are engaged in land-based secondary source of income, most of them are engaged in crop production (20) and a few are engaged in livestock production (6). As can be observed, there are more male PAPs who are engaged in crop production than female PAPs while there is an equal ratio of male and female PAPs who are engaged in livestock production as a secondary source of income.

Table 3-27 Secondary Sources of Household Income

City/Municipality	Land-Based			Wage-Based			Enterprise Based			Remittance-Based			Others			Total		
	M	F	ST	M	F	ST	M	F	ST	M	F	ST	M	F	ST	M	F	Total
Manila	6	5	11	145	60	205	146	151	297	27	43	70	34	51	85	358	310	668
Makati	0	1	1	6	2	8	10	6	16	0	6	6	4	4	8	20	19	39
Taguig	0	1	1	13	4	17	10	13	23	2	1	3	1	3	4	26	22	48
Parañaque	0	0	0	0	0	0	2	1	3	0	0	0	0	0	0	2	1	3
Muntinlupa	1	1	2	27	16	43	44	29	73	3	6	9	6	10	16	81	62	143
San Pedro	0	0	0	10	4	14	9	6	15	4	2	6	2	1	3	25	13	38
Biñan	4	2	6	70	32	102	73	68	141	6	7	13	3	7	10	156	116	272
Sta. Rosa	4	1	5	13	9	22	24	13	37	1	2	3	2	3	5	44	28	72
Cabuyao	1	1	2	9	3	12	5	3	8	1	0	1	0	1	1	16	8	24
Calamba	8	5	13	132	38	170	150	144	294	12	21	33	12	31	43	314	239	553
Total	24	17	41	425	168	593	473	434	907	56	88	144	64	111	175	1,042	818	1,860
%	2.30	2.08	2.20	40.79	20.54	31.88	45.39	53.06	48.76	5.37	10.76	7.74	6.14	13.57	9.41	100.00	100.00	100.00

M: Male, F: Female ST: Sub Total

Table 3-28 Types of Land-Based Secondary Occupation Disaggregated by Gender

City/Municipality	Crop Production			Livestock Production			Others			N/R			Total		
	M	F	ST	M	F	ST	M	F	ST	M	F	ST	M	F	Total
Manila	1	2	3	0	1	1	3	0	3	2	1	3	6	4	10
Makati	0	1	1	0	0	0	0	0	0	0	0	0	0	1	1
Taguig	0	0	0	0	0	0	0	1	1	0	0	0	0	1	1
Parañaque	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Muntinlupa	1	0	1	0	0	0	0	0	0	0	1	1	1	1	2
San Pedro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Biñan	2	0	2	1	2	3	0	0	0	1	0	1	4	2	6
Sta. Rosa	3	1	4	0	0	0	0	1	1	1	0	1	4	2	6
Cabuyao	1	1	2	0	0	0	0	0	0	0	0	0	1	1	2
Calamba	4	3	7	2	0	2	0	1	1	2	1	3	8	5	13
Total	12	8	20	3	3	6	3	3	6	6	3	9	24	17	41
%	50.00	47.06	48.78	12.50	17.65	14.63	12.50	17.65	14.63	25.00	17.65	21.95	100.00	100.00	100.00

M: Male, F: Female ST: Sub Total

(2) Enterprise-Based Livelihoods

Out of the 907 PAPs who are engaged in enterprise-based livelihood as a secondary source of income, almost half of the responses 440 (48.51) for secondary enterprises are “others” which includes a diverse array of enterprise such as online selling, direct selling, handicrafts making, computer shop/pisonet, service contracting, laundry service, etc. 158 or 17.42 are vending, 72 or 7.94 are sari-sari stores, 73 or 8.05 are transport related enterprises such as tricycle, trolley, or jeepney driving/operating, 61 or 6.73 are related to food-catering, 29 or 3.20 are hair/nails/beauty salons/services, 13 or 1.43 are construction services, 10 or 1.10 are tailoring/dressmaking enterprises, and 4 or 0.44 are vulcanizing shops.

Table 3-29 Types of Secondary Household Enterprises

City/ Municipality	Sari-Sari Store	Food/ Catering	Hair/ Nails/ Beauty Salon	Tailoring/ Dress-making	Transportation	Construct-ion	Vulcanizing Shop	Vending	Others	N/R	Total
Manila	26	29	12	5	20	8	1	45	129	22	297
Makati	1	0	0	0	6	1	0	3	5	0	16
Taguig	1	2	1	0	1	0	0	3	15	0	23
Parañaque	1	0	0	0	0	0	0	1	1	0	3
Muntinlupa	6	6	2	1	3	0	0	11	43	1	73
San Pedro	0	1	0	0	1	0	0	7	5	1	15
Biñan	10	4	6	0	11	2	0	29	75	4	141
Sta. Rosa	2	0	2	1	4	2	2	7	13	4	37
Cabuyao	0	1	0	0	1	0	0	2	4	0	8
Calamba	25	18	6	3	26	0	1	50	150	15	294
Total	72	61	29	10	73	13	4	158	440	47	907
%	7.94	6.73	3.20	1.10	8.05	1.43	0.44	17.42	48.51	5.18	100.00

In terms of gender, there are more male PAPs (800) than female PAPs (717) who are engaged in an enterprise-based occupation as a secondary source of income. Nonetheless, sari-sari stores, vending, food catering, hair/nail/spa, and tailoring/dressmaking are female dominated activity while transport, construction, and vulcanizing are consistently dominated by male PAPs.

Table 3-30 Types of Secondary Household Enterprise Disaggregated by Gender

City	Sari-sari store			Food Catering/ Carendiria			Hair/Nail/Saloon			Tailoring/Dressmaking			Transport			Construction			Vulcanizing		
	M	F	ST	M	F	ST	M	F	ST	M	F	ST	M	F	ST	M	F	ST	M	F	ST
Manila	13	13	26	10	19	29	3	9	12	2	3	5	15	5	20	7	1	8	1	0	1
Makati	0	1	1	0	0	0	0	0	0	0	0	0	6	0	6	1	0	1	0	0	0
Taguig	1	0	1	1	1	2	0	1	1	0	0	0	1	0	1	0	0	0	0	0	0
Parañaque	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Muntinlupa	4	2	6	2	4	6	1	1	2	0	1	1	1	2	3	0	0	0	0	0	0
San Pedro	0	0	0	0	1	1	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0
Biñan	5	5	10	1	3	4	1	5	6	0	0	0	9	2	11	2	0	2	0	0	0
Sta. Rosa	1	1	2	0	0	0	0	2	2	0	1	1	4	0	4	2	0	2	2	0	2
Cabuyao	0	0	0	0	1	1	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0
Calamba	9	16	25	9	9	18	1	5	6	0	3	3	23	3	26	0	0	0	1	0	1
Total	33	39	72	23	38	61	6	23	29	2	8	10	61	12	73	12	1	13	4	0	4
%	4.13	5.44	4.75	2.88	5.30	4.02	0.75	3.21	1.91	0.25	1.12	0.66	7.63	1.67	4.81	1.50	0.14	0.86	0.50	0.00	0.26

M: Male, F: Female ST: Sub Total

City	Vending			Others			No Response			Total		
	M	F	ST	M	F	ST	M	F	ST	M	F	M+F
Manila	1	2	3	2	3	5	0	0	0	10	6	16
Makati	1	2	3	6	9	15	0	0	0	10	13	23
Taguig	1	0	1	1	0	1	0	0	0	2	1	3
Parañaque	4	7	11	31	12	43	1	0	1	44	29	73
Muntinlupa	4	3	7	3	2	5	1	0	1	9	6	15
San Pedro	11	18	29	42	33	75	2	2	4	73	68	141
Biñan	3	4	7	10	3	13	2	2	4	24	13	37
Sta. Rosa	1	1	2	3	1	4	0	0	0	5	3	8
Cabuyao	20	30	50	76	74	150	11	4	15	150	144	294
Calamba	63	95	158	240	200	440	29	18	47	473	434	907
Total	109	162	271	414	337	751	46	26	72	800	717	1,517
%	%	13.63	22.59	17.86	51.75	47.00	49.51	5.75	3.63	4.75	100.00	100.00

(3) Wage-Based Livelihoods

Of the 593 PAPs who have wage-based secondary source of income, 98 or 16.53 are construction workers, and 92 or 15.51 are serving as public officials. Domestic workers or house helpers come next at 47 or 7.93, followed by drivers at 44 or 7.42. A huge percentage (32.55) responded “other” types of wage-based occupation. The smallest percentage being “office work” at 15 or 2.53. In terms of gender, more male PAPs (425) have wage-based secondary occupation than female PAPs (168). This ratio of male to female PAPs is consistent in all types of secondary wage-based occupation.

Table 3-31 Types of Wage-Based Secondary Occupation

City	Office Work			Public Official			Sales			Driver			Domestic/HouseWork			Construction Worker		
	M	F	ST	M	F	ST	M	F	ST	M	F	ST	M	F	ST	M	F	ST
Manila	7	1	8	30	12	42	8	4	12	15	0	15	4	16	20	21	1	22
Makati	1	1	2	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Taguig	0	0	0	6	1	7	0	0	0	2	0	2	0	0	0	2	0	2
Parañaque	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Muntinlupa	2	1	3	1	3	4	1	0	1	3	0	3	1	2	3	7	0	7
San Pedro	0	0	0	1	0	1	1	0	1	1	0	1	0	2	2	6	0	6
Biñan	0	0	0	14	7	21	0	3	3	7	0	7	0	5	5	14	0	14
Sta. Rosa	0	0	0	1	0	1	0	0	0	3	0	3	0	3	3	5	0	5
Cabuyao	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	3	0	3
Calamba	0	2	2	11	5	16	3	4	7	13	0	13	2	11	13	38	0	38
Total	10	5	15	64	28	92	13	11	24	44	0	44	7	40	47	97	1	98
%	2.35	2.98	2.53	15.06	16.67	15.51	3.06	6.55	4.05	10.35	0.00	7.42	1.65	23.81	7.93	22.82	0.60	16.53

M: Male, F: Female ST: Sub Total

City	Industry/Factory Worker			Others			No Response			Total		
	M	F	ST	M	F	ST	M	F	ST	M	F	T
Manila	3	1	4	46	22	68	11	3	14	145	60	205
Makati	0	0	0	2	0	2	2	1	3	6	2	8
Taguig	0	0	0	3	3	6	0	0	0	13	4	17
Parañaque	0	0	0	0	0	0	0	0	0	0	0	0
Muntinlupa	4	2	6	7	4	11	1	4	5	27	16	43
San Pedro	0	0	0	1	2	3	0	0	0	10	4	14
Biñan	7	0	7	21	13	34	7	4	11	70	32	102
Sta. Rosa	0	1	1	4	5	9	0	0	0	13	9	22
Cabuyao	1	0	1	4	2	6	1	0	1	9	3	12
Calamba	14	0	14	40	14	54	11	2	13	132	38	170
Total	29	4	33	128	65	193	33	14	47	425	168	593
%	6.82	2.38	5.56	30.12	38.69	32.55	7.76	8.33	7.93	100.00	100.00	100.00

Since the number of male PAPs with secondary wage-based occupation are significantly greater than female PAPs, there are more male PAPs (35) who are permanently/regularly employed in their secondary wage-based occupation than female PAPs (26). Although a greater percentage of female PAPs (15.48) with secondary wage-based occupation are permanently/regularly employed than male PAPs (8.24). A greater number and percentage of male PAPs are temporarily employed in their secondary wage-based occupation.

Table 3-32 Status of Employment for Secondary Wage-based Occupation

City/Municipality	Permanent/Regular			Contractual/Temporary/Casual/Seasonal/Intermittent			Others			N/R			Total		
	M	F	ST	M	F	ST	M	F	ST	M	F	ST	M	F	T
Manila	15	12	27	120	47	167	2	1	3	8	0	8	145	60	205
Makati	2	1	3	2	0	2	0	0	0	2	1	3	6	2	8
Taguig	0	1	1	13	3	16	0	0	0	0	0	0	13	4	17
Parañaque	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Muntinlupa	2	2	4	24	9	33	0	1	1	1	4	5	27	16	43
San Pedro	1	0	1	8	3	11	0	0	0	1	1	2	10	4	14
Biñan	5	3	8	60	24	84	1	1	2	4	4	8	70	32	102
Sta. Rosa	0	1	1	13	8	21	0	0	0	0	0	0	13	9	22
Cabuyao	1	0	1	8	3	11	0	0	0	0	0	0	9	3	12
Calamba	9	6	15	112	31	143	4	0	4	7	1	8	132	38	170
Total	35	26	61	360	128	488	7	3	10	23	11	34	425	168	593
%	8.24	15.48	10.29	84.71	76.19	82.29	1.65	1.79	1.69	5.41	6.55	5.73	100.00	100.00	100.00

Most s M: Male, F: Female ST: Sub Total

Secondary sources of household income are either carried out by female PAPs within their own residence (220 or 26.89), 189 or 23.11 are within their barangay or neighborhood, 69 or 8.44 are located near their barangay, 57 or 6.97 do not have definite area, 36 or 4.40 are located in another city/municipality and 27 or 3.30 from overseas.

Among male PAPs, 307 or 29.46 have secondary income source located within their neighborhood or barangay, 221 or 21.21 are located within their own residence, 129 or 12.38 are located near the barangay, 128 or 12.28 do not have definite area, 50 or 4.80 are located in other city and 22 or 2.11 are located overseas.

Table 3-33 Location of Secondary Source of Income

City/Municipality	Total Number of PAPs with Secondary Occupation	Own Residence/House	Within neighborhood or barangay	Near Barangay	Other City	Overseas	No Definite Area	Others	N/R
Female									
Manila	310	84	76	26	24	11	30	2	57
Makati	19	3	6	1	2	1	4	1	1
Taguig	22	11	6	1	0	0	2	0	2
Parañaque	1	0	0	0	0	0	0	0	1

City/ Municipality	Total Number of PAPs with Secondary Occupation	Own Residence/ House	Within neighborhood or barangay	Near Barangay	Other City	Overseas	No Definite Area	Others	N/R
Muntinlupa	62	18	21	7	2	2	2	0	10
San Pedro	13	6	3	0	0	0	4	0	0
Biñan	116	41	33	4	6	3	8	0	21
Sta. Rosa	28	8	4	4	2	2	1	0	7
Cabuyao	8	3	3	1	0	0	1	0	0
Calamba	338	81	86	25	10	8	10	5	113
Sub Total	818	220	189	69	36	27	57	8	212
%	100.00	26.89	23.11	8.44	4.40	3.30	6.97	0.98	25.92
Male									
Manila	358	72	75	49	32	10	56	3	61
Makati	20	2	7	1	1	1	8	0	0
Taguig	26	9	5	5	3	0	4	0	0
Parañaque	2	2	0	0	0	0	0	0	0
Muntinlupa	81	24	20	11	7	0	9	0	10
San Pedro	25	5	12	2	1	1	2	0	2
Biñan	156	25	52	32	10	3	17	0	17
Sta. Rosa	44	12	18	3	2	2	3	0	4
Cabuyao	16	5	6	2	1	0	2	0	0
Calamba	399	84	156	66	16	6	29	3	39
Sub Total	1,042	221	307	129	50	22	128	6	179
%	100.00	21.21	29.46	12.38	4.80	2.11	12.28	0.58	17.18
Total	1,860	441	496	198	86	49	185	14	391
%	100.00	23.71	26.67	10.65	4.62	2.63	9.95	0.75	21.02

3.4.1.3 Monthly Household Income

Survey results show that majority of PAPs are not below the poverty threshold¹. However, a closer look at the income of those below poverty threshold reveal that their average monthly income is only PhP 6,255.37 while those beyond the poverty threshold has an average monthly income of PhP21,754.28. Nonetheless, the data on income is widely dispersed with one or two families having as much as PhP300,000 monthly incomes while a few hundred households earn below PhP 3,999 per month.

Table 3-34 below shows that 24.67 or 3,011 households have monthly incomes below PhP10,000, 40.08 or 4,893 have monthly incomes above PhP10,000 but less than PhP20,000 and 34.52 or 4,216 have monthly incomes above PhP20,000.

Table 3-34 Monthly Household Income (All Sources)

Income Bracket	Total	
PhP 0-999	20	0.16
PhP 999-1,999	70	0.57

¹ The average annual per capita poverty threshold of Region IVA and NCR is PhP 22,121 and PhP 25,007, respectively (Philippine Statistics Authority, 2015).

Income Bracket	Total	
PhP 2,000-PhP3,999	328	2.69
PhP4,000- PhP5,999	536	4.39
PhP 6,000-PhP7,999	846	6.93
PhP8,000-PhP 9,999	1,301	10.66
PhP 10,000-PhP11,999	1,029	8.43
PhP12,000-PhP 15,999	2,559	20.96
PhP 16,000-PhP 19,999	1,305	10.69
PhP 20,000-PhP24,999	1,248	10.22
PhP25,000-PhP29,999	729	5.97
PhP30,000 -PhP 49,999	1,351	11.06
PhP50,000-& Above	674	5.52
No answer	214	1.75
Total	12,210	100.00

Based on the survey results, households with multiple livelihood activities or with more household members involved in productive endeavors tend to have higher monthly household incomes compared to those with one livelihood activity or lesser number of household members contributing.

3.4.1.4 Monthly Expenditures

The average monthly expense among affected households is PhP25,784. This is higher than the average monthly income of PhP19,702.90 which is reflective of the situation of most households, especially those in low-income bracket. There may be potential savings for some of the households with a smaller number of children or those within the income bracket of PhP25,000 and above. Only 7.25 of the affected households indicated that they have savings which averaged to PhP3,958/month while the other 92.75 refused to disclose this information. However, some of the affected households may not have enough for emergencies and other unexpected expenses.

As reflected in Table 3-35, food expense has the highest portion (27.72) of household expenses. House/room rental cost is 12.02, education-related expenses accounts for 8.93 and taxes is 5.67. Recreation constitutes 5.56 and transportation is about 5.58 of household expenses. Other expenses include household expenses relate to gas/groceries/medicines etc. accounting for 6.68, rental for land at 4.40, light or electricity 4.26, communications 2.01, and water 1.81.

Overall, the proportion of savings to income is 15.35 based on the responses of 885 households.

Table 3-35 Monthly Household Expenditures

Average Monthly Expense	No. of Resp. Reporting	Monthly Average Expense	%
Rent (Land)	154	1,135	4.40
Rent (House/Room)	2,738	3,100	12.02
Tax	361	1,462	5.67
Food	11,033	7,147	27.72
Light	9,772	1,097	4.26
Water	9,083	467	1.81
Education	4,624	2,302	8.93
Communications (Telephone, CP, etc.)	8,646	519	2.01
Transportation	7,602	1,439	5.58
Recreation	2,640	1,435	5.56
Gas/groceries/medicine, etc.	10,140	1,723	6.68

Average Monthly Expense	No. of Resp. Reporting	Monthly Average Expense	%
Average, Total Expense		25,784	100.00
Savings	885	3,958	15.35

*Percent against average monthly household income of PhP14,887 (Detailed Census and Survey 2018)

3.4.1.5 Membership in Financial Institution

Household respondents were also asked during the survey whether they have access to financial institutions where they can avail of different financial services. These institutions play a role in providing a lifeline to people in times of financial need. Others, provide housing loan facilities particularly Pag-IBIG/HDMF.

Table 3-36 presents household responses concerning membership to various financial institutions. Multiple responses were generated because some households are members of more than one financial institution. As can be observed, there are more male PAPs (10,050) who have membership in financial institutions compared to female PAPs (7,280). Most female PAPs have membership in SSS (2,529 or 34.74), Philhealth (1,438 or 19.75) and Pag-IBIG/HDMF (1,367 or 18.78). Very few (111 or 1.52) have membership in Government Service Insurance System (GSIS). Surprisingly, a significant number of female PAPs (1,766 or 24.26) do not have membership in any government financial institution

Most male PAPs have memberships in SSS (5,862 or 33.83), Philhealth (3,481 or 20.09), and Pag-IBIG or HDMF (3,319 or 19.15).

Table 3-36 Membership in Financial Institutions

City/ Municipality	A	B	C	D	E	F	G	N/A	N/R	Total
Female										
Manila	623	84	1,090	1	8	649	662	5	4	3,126
Makati	51	3	63	0	0	12	13	0	1	143
Taguig	40	0	74	1	1	62	23	0	0	201
Parañaque	2	0	7	0	0	16	0	0	0	25
Muntinlupa	141	7	290	1	5	188	138	1	2	773
San Pedro	33	0	72	0	0	57	10	0	1	173
Biñan	225	7	410	2	4	366	157	2	9	1,182
Sta. Rosa	28	0	43	1	0	78	37	3	1	191
Cabuyao	3	0	8	1	0	8	24	0	1	45
Calamba	221	10	472	2	5	330	374	3	4	1,421
Sub-total	1,367	111	2,529	9	23	1,766	1,438	14	23	7,280
%	18.78	1.52	34.74	0.12	0.32	24.26	19.75	0.19	0.32	100.00
Male										
Manila	906	88	1,539	3	5	607	1,097	7	6	4,258
Makati	55	0	73	0	0	13	8	0	0	149
Taguig	86	1	136	0	4	59	60	0	0	346
Parañaque	1	1	4	0	0	8	2	0	0	16
Muntinlupa	219	11	367	0	2	178	332	0	0	1,109
San Pedro	51	1	93	0	0	70	30	0	0	245

City/ Municipality	A	B	C	D	E	F	G	N/A	N/R	Total
Biñan	289	5	482	1	1	391	411	1	0	1,581
Sta. Rosa	56	3	93	0	4	89	106	7	1	359
Cabuyao	7	0	12	0	0	29	40	0	0	88
Calamba	282	11	534	4	2	271	786	4	5	1,899
Sub Total	1,952	121	3,333	8	18	1,715	2,872	19	12	10,050
%	19.42	1.20	33.16	0.08	0.18	17.06	28.58	0.19	0.12	100.00
Total	3,319	232	5,862	17	41	3,481	4,310	33	35	17,330
%	19.15	1.34	33.83	0.10	0.24	20.09	24.87	0.19	0.20	100.00

Note: A – Pag-IBIG/HDMF, B – GSIS, C- SSS, D – Cooperative, E- Others, F – None, G – Philhealth,

3.4.2 Basic Household Amenities

Some basic social amenities contribute to the health and well-being of residents and communities, in general. Access to safe drinking water and sanitation including electricity is essential for human health, quality of life and dignity. It has multiplier effects on socio-economic indicators such as poverty, health, and productivity.

(1) Access to Water

The survey revealed that there are multiple sources of water available to each affected household resulting to multiple responses in the survey. More than a quarter or 4,070 (29.27) are connected to a piped system provided by water concessionaires in the cities/municipalities (mostly in Manila). Others have deep wells (3,421 or 24.61) and shallow wells (167 or 1.20) mostly in Binan City. There are households who share their water source with their neighbor or use a community faucet (2,235 or 16.08) while some buy from water vendors (2,295 or 16.51). There are 1,645 or 11.83 with “other” sources of water (ex. shared with relatives, public outlets/faucet) while 70 or 0.50 did not provide any response. Refer to Table 3-37.

Table 3-37 Access to Water

City/ Municipality	Piped Connection	Shared with Neighbor (Community Faucet)	Deep well	Shallow Well	Buy from Water Vendors	Others	N/R	Total
Manila	3,085	1,394	28	1	238	273	32	5,051
Makati	132	28	0	0	0	0	0	160
Taguig	176	80	26	0	39	66	1	388
Parañaque	9	0	1	0	29	0	0	39
Muntinlupa	438	112	459	3	441	84	5	1,542
San Pedro	74	20	149	2	77	31	1	354
Biñan	45	104	1,568	62	985	178	7	2,949
Sta. Rosa	13	25	238	78	152	82	6	594
Cabuyao	17	10	48	12	37	10	1	135
Calamba	81	462	904	9	297	921	17	2691
Total	4,070	2,235	3,421	167	2,295	1,645	70	13,903
%	29.27	16.08	24.61	1.20	16.51	11.83	0.50	100.00

(2) Access to Sanitation

Majority or 8,658 (70.91) of the affected households reported having or using own water-sealed toilets inside their houses, 1,315 or 10.77 use a communal/barangay toilet, and 63 or 0.52 have open pit toilets. There are 1,775 or 14.54 who indicated having access to “other” sanitation facilities (ex. toilet outside of house, shared with other tenants, parents’ or neighbors’ toilets) and 319 or 2.61 said they do not have access to any toilet. Eighty (80) or 0.66 of the households did not specify their access to sanitary facility. Refer to Table 3-38 below.

Table 3-38 Access to Sanitation Facilities

City/ Municipality	Own Water Sealed Toilets	Open Pit	Communal/ Barangay Toilet	No Toilet	Others	N/R	Total
Manila	4,025	17	727	84	96	15	4,964
Makati	124	0	36	0	0	1	161
Taguig	216	2	32	25	102	1	378
Parañaque	4	0	16	6	12	0	38
Muntinlupa	944	7	68	54	214	11	1,298
San Pedro	171	2	35	13	80	0	301
Biñan	1,148	3	190	26	684	30	2,081
Sta. Rosa	167	10	35	52	164	7	435
Cabuyao	45	12	26	8	15	0	106
Calamba	1,814	10	150	51	408	15	2,448
Total	8,658	63	1,315	319	1,775	80	12,210
%	70.91	0.52	10.77	2.61	14.54	0.66	100.00

(3) Access to electricity

There are 5,764 or 47.21 potentially affected households who have electricity with their own electric meter and 5,428 or 44.46 share a connection with their neighbor. One hundred sixty-two (162) or 1.33 indicated “other” electric sources, such as solar power and 771 or 6.31 have no access to electricity at all and instead use gas/kerosene, rechargeable battery, etc. for their lighting needs. No responses were generated from 85 or 0.70 of households. Refer to Table 3-39.

Table 3-39 Access to Electricity

City/ Municipality	Own Electric Meter for Power Connection	Shared Connection	No Connection	Others	NR	Total
Manila	3,191	1,590	56	104	23	4,964
Makati	118	40	0	2	1	161
Taguig	121	227	25	3	2	378
Parañaque	4	30	2	2	0	38
Muntinlupa	689	443	150	15	1	1,298
San Pedro	127	92	79	2	1	301
Biñan	528	1,330	188	10	25	2,081
Sta. Rosa	76	257	82	8	12	435
Cabuyao	22	41	41	0	2	106
Calamba	888	1,378	148	16	18	2,448
Total	5,764	5,428	771	162	85	12,210

City/ Municipality	Own Electric Meter for Power Connection	Shared Connection	No Connection	Others	NR	Total
%	47.21	44.46	6.31	1.33	0.70	100.00

(4) Cooking Facilities

Majority or 8,739 (67.47) of households surveyed use gas for cooking. Others use charcoal (1,467 or 11.33), wood (1,295 or 10.00), and electricity (564 or 4.35). Only 342 or 2.64 use kerosene. There are 364 or 2.81 households who indicated “others” specifying that they just buy cooked food, while 182 or 1.41 did not specify any. Refer to Table 3-40.

Table 3-40 Cooking Facilities among Project Affected Households

City/ Municipality	Gas	Kerosene	Charcoal	Wood	Electricity	Others	N/R	Total
Manila	4,095	252	250	55	286	156	89	5,183
Makati	126	9	1	2	15	9	4	166
Taguig	277	0	17	72	16	8	7	397
Parañaque	8	1	2	24	2	2	0	39
Muntinlupa	957	10	97	218	53	34	7	1376
San Pedro	163	4	38	110	8	4	1	328
Biñan	1,094	34	554	398	90	70	22	2,262
Sta. Rosa	170	4	89	184	8	12	14	481
Cabuyao	53	1	17	38	0	4	0	113
Calamba	1,796	27	402	194	86	65	38	2,608
Total	8,739	342	1,467	1,295	564	364	182	12,953
%	67.47	2.64	11.33	10.00	4.35	2.81	1.41	100.00

3.4.3 Residency in the Area

(1) Years Resident in the area

Respondents were also asked how long they have been residing in their current location and the survey results indicate that 28.58 or 3,490 had been there for more than 20 years. In contrast, a huge percentage of 20.43 or 2,494 have been living in their current location for less than a year while 20.07 or 2,450 have moved to the place in the past 1-5 years, and 15.48 or 1,890 have been residing in their current location for 6-10 years. Others indicated being residents in their current location for 11-15 years (861 or 7.05), 16-20 years (965 or 7.90) while 60 or 0.49 respondents refused to answer. Refer to Table 3-41.

Table 3-41 Number of Years in Current Location

City/ Municipality	< 1 yr.	1 - 5 yr.	6 - 10 yr.	11 - 15 yr.	16 - 20 yr.	20 + yr.	NR	Total
Manila	890	725	619	344	482	1901	3	4964
Makati	6	56	24	12	8	54	1	161
Taguig	49	107	75	23	34	89	1	378
Parañaque	2	14	16	5	0	1	0	38
Muntinlupa	265	277	205	79	85	380	7	1298
San Pedro	21	92	59	27	18	83	1	301
Biñan	428	551	440	145	124	378	15	2081
Sta. Rosa	114	132	102	19	14	41	13	435
Cabuyao	53	20	12	9	1	11	0	106

City/ Municipality	< 1 yr.	1 - 5 yr.	6 - 10 yr.	11 - 15 yr.	16 - 20 yr.	20 + yr.	NR	Total
Calamba	666	476	338	198	199	552	19	2,448
Total	2,494	2,450	1,890	861	965	3,490	60	12,210
%	20.43	20.07	15.48	7.05	7.90	28.58	0.49	100.00

(2) Type of Residence

Residential structures are considered *primary residences* if the occupant households consider it as their permanent living accommodation while some residential structures are considered *secondary residences* if the household occupants have a primary residence elsewhere. In most cases, secondary residences serve as temporary accommodations for individuals or households who want to be near schools or workplace during weekdays or for an extended period with the intention of returning to their primary residence during weekends, school/work holidays/vacations and or during school breaks.

Table 3-42 Type of Residence

City/ Municipality	Primary Residence		Secondary Residence		N/R		N/A		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
Manila	4816	97.02	133	2.68	15	0.30	0	0.00	4,964	100.00
Makati	141	88.13	19	11.88	0	0.00	1	0.26	161	100.00
Taguig	367	97.09	10	2.65	0	0.00	1	0.26	378	100.00
Parañaque	38	100.00	0	0.00	0	0.00	0	0.00	38	100.00
Muntinlupa	1270	97.77	22	1.69	6	0.54	0	0.00	1,298	100.00
San Pedro	298	99.00	3	1.00	0	0.00	0	0.00	301	100.00
Biñan	2033	97.69	38	1.83	7	0.34	3	0.14	2,081	100.00
Sta. Rosa	416	95.63	10	2.30	2	0.46	7	1.61	435	100.00
Cabuyao	95	89.62	8	7.55	3	2.83	0	0.00	106	100.00
Calamba	2,377	97.14	56	2.29	14	0.53	1	0.04	2,448	100.00
Total	11,851	97.06	299	2.45	47	0.38	13	0.11	12,210	100.00

As shown in Table 3-42 above, majority or 11,851 (97.06) claimed that the structure they occupy is their primary residence and only 299 (2.45) claimed it as their secondary residence. On the other hand, 47 or 0.38 of the household respondents did not specify either primary or secondary. This is a consistent trend in the nine locations where an overwhelming majority of the households claimed the structures to be their primary residence. This information indicates that majority will require support in terms of finding alternative primary accommodation once land acquisition commences. Those with primary residence elsewhere may not have similar need but will require support to address the social and economic impact resulting from having to move away from their livelihoods and/or schools thus, adding pressure on their household income.

(3) Place of Previous Residence

Prior to residing in their current locations, most or 4,744 (38.85) of the household respondents lived within the same barangay, 2,495 or 20.43 lived in another barangay within the same city/municipality, 2,054 or 16.82 lived outside of Metro Manila, and 777 (6.36) lived outside their current city/municipality but within Metro Manila. Meanwhile, 871 (7.13) indicated that the question doesn't apply to them because they haven't lived anywhere other than their current address while others did not provide any answer. Refer to Table 3-43.

Table 3-43 Place of Previous Residence

City/ Municipality	Same Barangay	In City	Metro Manila	Outside Metro Manila	No Response	NA	Total
Manila	1,627	1,064	401	586	857	429	4,964
Makati	52	26	20	43	2	18	161
Taguig	177	51	40	63	32	15	378
Parañaque	20	4	3	9	1	1	38
Muntinlupa	651	177	70	207	111	82	1,298
San Pedro	138	75	20	41	12	15	301
Biñan	793	435	105	503	113	132	2,081
Sta. Rosa	208	88	18	87	19	15	435
Cabuyao	53	28	1	12	10	2	106
Calamba	1,025	547	99	503	112	162	2,448
Total	4,744	2,495	777	2,054	1,269	871	12,210
%	38.85	20.43	6.36	16.82	10.39	7.13	100.00

(4) Reason for Establishing Residence in Present Location

Multiple responses were generated from respondents when asked about the reasons for choosing to reside in their present location. The leading reason was being near family with 6,594 or 35.92 responses. Closely following behind is proximity to livelihood with 6,268 or 34.14. About 2,199 or 11.98 of the respondents considered rent free/affordable rental rates as their reason for choosing the site while 1,270 or 6.92 said they got married there. Meanwhile, 775 or 4.22 reasoned being near schools while 790 or 4.30 and 463 or 2.52 indicated other economic and social reasons, respectively. The social and economic reasons include proximity to market and commercial establishment, near co-workers/friends, childhood ties, etc. Refer to Table 3-44.

Table 3-44 Reasons for Establishing Residence in the Current Location

City/ Municipality	A	B	C	D	E	F	G	Total
Manila	3,023	627	215	3,184	352	457	107	7,965
Makati	109	32	2	75	25	12	5	260
Taguig	216	65	26	221	8	35	12	583
Parañaque	16	15	6	19	7	8	1	72
Muntinlupa	603	234	106	629	76	116	38	1,802
San Pedro	140	68	30	156	18	24	21	457
Biñan	880	486	143	935	96	232	132	2,904
Sta. Rosa	148	127	49	171	37	40	21	593
Cabuyao	46	34	6	53	12	9	11	171
Calamba	1,087	511	207	1,151	144	337	115	3,552
Total	6,268	2,199	790	6,594	775	1,270	463	18,359
%	34.14	11.98	4.30	35.92	4.22	6.92	2.52	100.00

Note: A - Proximity to livelihood, B – Rent Free/Affordable Rental Rate, C – Other economic reasons, D – Near family ties, E – Near school, F – Got married, G – other social reasons

(5) Previous Relocations

In the past, the government has carried out relocation of communities living in the PNR Right-of-Way due to safety reasons among others. However, reports of the previous relocates coming back to the site

were received and as such, the survey included questions to verify these reports. Indeed, as confirmed in Table 3-45, there are households who admitted to having returned to the site after being relocated (592 or 4.85) while the other 11,581 or 94.85 said they were not previously relocated. The other 37 or 0.30 households did not provide any response.

Table 3-45 Number of Previously Relocated Households

City/ Municipality	Yes		No		No Response		Total	
	No.	%	No.	%	No.	%	No.	%
Manila	246	4.96	4,708	94.84	10	0.20	4,964	100.00
Makati	8	5.00	152	95.00	1	0.23	161	100.00
Taguig	17	4.50	361	95.50	0	0.00	378	100.00
Parañaque	0	0.00	38	100.00	0	0.00	38	100.00
Muntinlupa	26	2.00	1,267	97.54	5	0.46	1,298	100.00
San Pedro	7	2.33	294	97.67	0	0.00	301	100.00
Biñan	111	5.33	1,961	94.23	9	0.43	2,081	100.00
Sta. Rosa	49	11.26	385	88.51	1	0.23	435	100.00
Cabuyao	14	13.21	92	86.79	0	0.00	106	100.00
Calamba	114	4.66	2323	94.93	11	0.41	2448	100.00
Total	592	4.85	11,581	94.85	37	0.30	12,210	100.00

(6) Reasons for Returning to Current Location

The main reason identified by roughly a third or 245 (37.52) of these returning households is that there was no work or livelihood opportunities available at the relocation site. Other reasons stated were no access to public transportation (85 or 13.02), no available healthcare facilities (61 or 9.34), no access to/provision of utilities (44 or 6.74) such as water and electricity, and no near educational facilities (48 or 7.35). There are 170 or 26.03 who aired out “other” reasons such as the relocation site being unsafe, not secure, disorganized, no livelihood opportunities, far -flung (from work, population center, school, market and basic services), travel to and from the site was very costly, etc. Others were honest enough to disclose that they had sold the house or used it as collateral to avail of a financial loan. Refer to Table 3-46.

Table 3-46 Reasons for Returning to Current Location

City/Municipality	No work/ livelihood opportunities	No access to Public Transportation	No access to/ provision of utilities	No available healthcare facilities	No near educational facilities	Others	Total
Manila	75	12	5	10	16	29	147
Makati	5	0	1	0	0	2	8
Taguig	11	1	1	3	0	6	22
Parañaque	0	0	0	0	0	0	0
Muntinlupa	10	7	2	3	1	6	29
San Pedro	3	0	0	0	0	3	6
Biñan	60	21	10	15	11	45	162
Sta. Rosa	8	5	5	6	4	25	53
Cabuyao	5	1	0	0	0	10	16
Calamba	68	38	20	24	16	44	210

City/Municipality	No work/livelihood opportunities	No access to Public Transportation	No access to/provision of utilities	No available healthcare facilities	No near educational facilities	Others	Total
Total	245	85	44	61	48	170	653
%	37.52	13.02	6.74	9.34	7.35	26.03	100.00

(7) PAPs who Previously Availed of Government Housing Programs

Returning relocated households were asked further if they had availed of the government housing programs of which majority or 499 (84.20) said “yes” making reference to NHA, city housing, Pabahay ni Ramos, Pabahay ni Noli de Castro, PNR Housing Program, and others. The other 33 or 5.57 said “no” specifying reasons such as housing being not part of the program only lots, did not avail due to location being too far (from livelihood/work, school, hospital, market etc.), not eligible, no housing just financial compensation, etc.

Table 3-47 Number of Households Who Have Availed of Government Housing Programs

City/Municipality	Yes		No		No Response		Total	
	No.	%	No.	%	No.	%	No.	%
Manila	223	91.02	1	0.41	22	8.57	246	100.00
Makati	8	100.00	0	0	0	0	8	100.00
Taguig	16	94.12	1	5.88	0	0	17	100.00
Parañaque	0	0	0	0	0	0	0	0.00
Muntinlupa	15	55.56	6	22.22	5	22.22	26	100.00
San Pedro	7	100.00	0	0	0	0	7	100.00
Biñan	92	80.7	6	5.26	13	14.04	111	100.00
Sta. Rosa	38	76.00	1	2	10	22	49	100.00
Cabuyao	11	78.57	2	14.29	1	7.14	14	100.00
Calamba	89	78.07	16	14.04	9	7.89	114	100.00
Total	499	84.20	33	5.57	60	10.14	592	100.00

(8) Relocation Preferences

To aid in the resettlement planning, the survey also gathered the households’ preferred relocation sites (multiple answers allowed). Almost half of the respondents (47.76) or 5,832 expressed their desire to be relocated within the same city/municipality, 33.75 or 4,121 expressed desire to be relocated within the same barangay, 761 or 6.23 want to be relocated within Metro Manila, and 1,496 or 12.25 want to be relocated outside of Metro Manila. Among the key considerations for these preferences are to be near work//livelihood opportunities (11,876 or 23.68), near market/malls (7,699 or 15.35), near schools (7,334 or 14.62), have access to public transportation (5,761 or 11.49), be near hospitals or health facilities (5,180 or 10.33), have access to basic utilities such as electricity and water (5,055 or 10.08), near church (3,691 or 7.36), and near recreational activities (2,419 or 4.82). There are 1,142 or 2.28 who indicated other considerations such as to be able to go back to their home province, a peaceful site, to be near family/relatives, to be able to continue planting, near government offices/facilities, etc. Refer to Table 3-48.

Table 3-48 Household Relocation Preferences

City/ Municipality	Same Barangay	In City/ Municipality	Metro Manila	Outside of Metro Manila	Total
Manila	899	2,011	697	1,357	4,964
Makati	16	96	16	33	161
Taguig	130	207	13	28	378
Parañaque	15	20	0	3	38
Muntinlupa	557	729	2	10	1,298
San Pedro	142	157	1	1	301
Biñan	890	1,120	24	47	2,081
Sta. Rosa	181	245	3	6	435
Cabuyao	65	40	0	1	106
Calamba	1,226	1,207	5	10	2,448
Total	4,121	5,832	761	1,496	12,210
%	33.75	47.76	6.23	12.25	100.00

Table 3-49 Considerations for Relocation Preference among Households

City/ Municipality	Near work/ livelihood opportunities	Near Schools	Near market/ malls	Near Church	Near recreational activities	Near hospitals/ health facilities	Access to basic utilities	Access to public transportation	Others	Total
Manila	3,383	2,052	1,939	954	564	1,562	1,295	1,806	349	13,904
Makati	172	99	113	78	64	94	98	109	16	843
Taguig	287	153	146	63	49	110	95	130	21	1,054
Parañaque	214	130	138	76	57	87	83	89	17	891
Muntinlupa	943	636	657	317	237	408	422	520	60	4,200
San Pedro	542	278	378	124	85	217	199	230	94	2,147
Biñan	1,596	898	1,050	461	271	551	640	639	121	6,227
Sta. Rosa	300	174	167	79	60	108	124	111	38	1,161
Cabuyao	1,054	716	740	380	243	452	547	505	87	4,724
Calamba	3,385	2,198	2,371	1,159	789	1,591	1,552	1,622	339	15,006
Total	11,876	7,334	7,699	3,691	2,419	5,180	5,055	5,761	1,142	50,157
%	23.68	14.62	15.35	7.36	4.82	10.33	10.08	11.49	2.28	100.00

3.4.4 Profile of Affected Businesses within the ROW

This section describes the profile of the various businesses that will be potentially affected by the project. A total of 1,581 affected businesses were tagged and interviewed to seek information on business ownership, type of operations, employment, and incomes among others.

(1) Type of Business Ownership

Remarkably, majority of potentially affected businesses are owned under single proprietorship (1,482), of which 552 are owned by male PAPs and 911 are owned by female PAPs. Partnerships are very few with only 19 businesses, of which four are owned by male PAPs and 11 are owned by female PAPs, 32 are under corporate ownership while no affected business is under cooperative ownership. Refer to Table 3-50.

Table 3-50 Type of Business Ownership Disaggregated by Gender

City/ Municipality	Single Proprietorship			Partnership			Corporation			Cooperative			Others			Total			
	M	F	N/A	M	F	N/A	M	F	N/A	M	F	N/A	M	F	N/A	M	F	N/A	Total
Manila	85	105	10	0	3	3	2	0	8	0	0	0	3	3	14	90	111	35	236
Makati	9	6	0	0	0	0	5	3	6	0	0	0	0	0	0	14	9	6	29
Taguig	23	31	0	1	0	0	0	0	0	0	0	0	0	0	0	24	31	0	55
Parañaque	6	4	1	0	0	0	0	0	3	0	0	0	0	0	0	6	4	4	14
Muntinlupa	56	124	1	0	2	1	0	0	2	0	0	0	0	1	1	56	127	5	188
San Pedro	11	27	0	0	0	0	0	0	0	0	0	0	0	0	0	11	27	0	38
Biñan	150	249	4	1	1	0	1	0	0	0	0	0	1	0	5	153	250	9	412
Sta. Rosa	15	29	0	0	0	0	0	0	0	0	0	0	1	0	1	16	29	1	46
Cabuyao	8	6	0	0	0	0	0	0	1	0	0	0	2	0	0	10	6	1	17
Calamba	189	330	3	2	5	0	1	0	0	0	0	0	1	0	15	193	335	18	546
Total	552	911	19	4	11	4	9	3	20	0	0	0	8	4	36	573	929	79	1,581
%	96.34	98.06	24.05	0.70	1.18	5.06	1.57	0.32	25.32	0.00	0.00	0.00	1.40	0.43	45.57	100.00	100.00	100.00	

M: Male, F: Female

(2) Type of Business Operation

Table 3-51 and Table 3-52 below provides information on the type of business operation among potentially affected businesses which commonly includes trading/retailing, home-based or small-scale industry, restaurants/eateries, personal services, manufacturing, transport, and service contracting. Most PAPs are engaged in trading/retailing (435 or 27.51), wherein 146 or 33.56 are operated by male PAPs and 280 or 64.37 are owned by female PAPs. Interestingly, 235 or 14.86 are engaged in realty or space rental wherein 109 or 38.38 are male PAPs and 169 or 59.51 are owned by female PAPs. For PAPs who are engaged in home/small scale industry, 44 or 59.46 are male PAPs and 26 or 35.14 are female PAPs. Five hundred ninety-two (592) or 37.44 of business owners refused to provide information on the type or nature of their business operation of which mostly are female PAPs (357 or 60.30) and male PAPs (221 or 37.33).

Table 3-51 Type of Business Operation

City/ Municipality	Trading/ Retailing	Manufacturing	Restaurant	Personal Services	Transport	Home/Small Scale Industry	Service Contracting	Others	House Rental	No Response	Total
Manila	60	4	9	8	0	13	0	31	36	75	236
Makati	7	0	1	0	1	3	2	4	3	8	29
Taguig	10	1	2	1	0	0	0	1	15	25	55
Parañaque	3	2	0	2	0	2	0	4	0	1	14
Muntinlupa	59	0	11	2	0	9	1	6	27	73	188
San Pedro	13	0	2	0	0	0	0	1	2	20	38
Biñan	100	4	16	17	0	19	2	12	103	199	412
Sta. Rosa	22	0	2	1	0	2	0	7	3	9	46
Cabuyao	9	0	0	2	2	2	0	1	0	1	17
Calamba	152	0	14	5	0	24	0	15	95	181	546
Total	435	11	57	38	3	74	5	82	235	592	1,581
%	27.51	0.70	3.61	2.40	0.19	4.68	0.32	5.19	14.86	37.44	100.00

Table 3-52 Type of Business Operation Disaggregated by Gender

City/ Municipality	Male		Female		NA		Total	
	No.	%	No.	%	No.	%	No.	%
Trading/Retailing	146	33.56	280	64.37	9	2.07	435	100.00
Manufacturing	2	18.18	8	72.73	1	9.09	11	100.00
Restaurant	13	22.81	44	77.19	0	0.00	57	100.00
Personal Services	14	36.84	22	57.89	2	5.26	38	100.00
Transport	2	66.67	0	0.00	1	33.33	3	100.00
Home/Small Scale	44	59.46	26	35.14	4	5.41	74	100.00
Service Contracting	3	60.00	1	20.00	1	20.00	5	100.00
Others	20	24.39	28	34.15	34	41.46	82	100.00
House Rental	109	38.38	169	59.51	6	2.11	284	100.00
No Response	221	37.33	357	60.30	14	2.36	592	100.00
Total	574	36.31	935	59.14	77	4.87	1,581	100.00

(3) Length of business operation

In terms of length of business operation, most or 515 (32.57) of the surveyed businesses have been in operation for 1-5 years while 418 (26.44) are less than a year in business. Others indicated 6-10 years (279 or 17.65), 11-15 years (120 or 7.59), 16-20 years (91 or 5.76). Notably, there are 125 or 7.91 who indicated that they have been in operation for more than 20 years while 33 business establishments did not respond to this question. Refer to Table 3-53.

Table 3-53 Number of Years of Business Operation

City/ Municipality	< 1 year	1-5 yr.	6-10 yr.	11-15 yr.	16-20 yr.	20+ yr.	NR	Total
Manila	37	53	50	21	26	43	6	236
Makati	4	2	6	2	4	7	4	29
Taguig	13	26	8	0	3	5	0	55
Parañaque	1	7	0	3	1	2	0	14
Muntinlupa	55	62	35	14	5	16	1	188
San Pedro	7	17	9	2	0	2	1	38
Biñan	102	174	62	24	17	25	8	412
Sta. Rosa	11	24	4	3	3	0	1	46
Cabuyao	11	2	0	4	0	0	0	17
Calamba	177	148	105	47	32	25	12	546
Total	418	515	279	120	91	125	33	1,581
%	26.44	32.57	17.65	7.59	5.76	7.91	2.09	100.00

(4) Number of Employees

Only 305 out of 1,581 potentially affected business respondents have provided employee information. Among the reasons are that some establishments have no employees and are family operated while others indicated that this is a confidential matter that they chose not to disclose. Although some business respondents were able to provide data, no valid document (ex. SSS remittance etc.) was provided to support their claim.

A total of 1,705 employees were reported of which 1,290 or 75.66 are rank and file employees, 256 or 15.01 are mid-level management employees, and 159 or 9.33 are senior management level employees. Most potentially affected employees are in Manila (755) followed by Makati (237), Muntinlupa (189), Calamba (175), Biñan (150), Cabuyao (115), Sta. Rosa (33), San Pedro (19), Parañaque (21), and lastly Taguig (11). These businesses appear to be mostly cottage-based micro and small-scale enterprises. Refer to Table 3-54.

Table 3-54 Number of Employees

City/ Municipality	No of Employers				No. of Business Establishments Disclosing
	Rank and File	Mid-Level Management	Senior Management	Total	
Manila	525	162	68	755	114
Makati	151	49	37	237	21
Taguig	9	1	1	11	10
Parañaque	17	2	2	21	5
Muntinlupa	160	2	27	189	26
San Pedro	19	0	0	19	4
Biñan	125	16	9	150	60
Sta. Rosa	27	0	6	33	8

City/ Municipality	No of Employers				No. of Business Establishments Disclosing
	Rank and File	Mid-Level Management	Senior Management	Total	
Cabuyao	94	19	2	115	6
Calamba	163	5	7	175	51
Total	1,290	256	159	1,705	305
%	75.66	15.01	9.33	100.00	

(5) Employees Salary

Average income of employees by category of employee position is presented in Table 3-55. The data is based on the declarations of 372 affected business respondents in the absence of official documents that they failed or did not want to provide. The total estimated average employee income is at PhP65,222/month. Specifically, rank and file employees have an average monthly income of PhP32,594, mid-level management employees have an average monthly income of PhP26,053 while senior management employees have an average monthly salary of PhP33,204. These data are reflective of the nature of potentially affected businesses which are mostly cottage-based enterprises with varying levels of incomes. In most cases, these businesses have no formal organizational structures and do not adhere to minimum wage standards. Business owners, regardless of business scale and qualifications, are recognized as being in mid-level or senior level management positions.

Table 3-55 Average Monthly Employee Income

City/Municipality	Average Income (Monthly)			Average Income (Monthly)	No. of Businesses Disclosing
	Rank and File	Mid-Level Management	Senior Management		
Manila	94,777	57,702	80,690	197,801	116
Makati	66,060	51,800	79,333	166,493	114
Taguig	66,011	51,790	71,333	160,761	21
Parañaque	10,810	11,200	12,600	10,810	10
Muntinlupa	12,900	0	0	12,900	5
San Pedro	27,352	4,160	6,500	26,887	26
Biñan	11,433	375	1,000	8,308	4
Sta. Rosa	17,626	16,550	15,000	49,176	60
Cabuyao	7,538	0	21,375	9,100	8
Calamba	11,435	14,845	11,008	9,988	8
Total	32,594	26,053	33,204	65,222	372

(6) Business Permits/License

Of the 1,581 potentially affected businesses, majority or 1,067 (67.49) declared that they don't have a license to operate. Only 445 or 28.15 are registered with either the Securities and Exchange Commission (SEC), Department of Trade and Industry (DTI), and/or their respective LGUs. The remaining 69 or 4.36 did not respond. Refer to Table 3-56.

Table 3-56 Business License/Permit

City/Municipality	With license/registered (license/business registration DTI/SEC)	Without License	No Response	Total
Manila	118	102	16	236

City/Municipality	With license/registered (license/business registration DTI/SEC)	Without License	No Response	Total
Makati	23	5	1	29
Taguig	13	40	2	55
Parañaque	13	1	0	14
Muntinlupa	60	123	5	188
San Pedro	11	25	2	38
Biñan	63	334	15	412
Sta. Rosa	10	34	2	46
Cabuyao	8	9	0	17
Calamba	126	394	26	546
Total	445	1,067	69	1,581
%	28.15	67.49	4.36	100.00

(7) Declared Business Monthly Gross Income

The estimated monthly average income of the 1,581 affected business establishments as declared by the respondents is PhP70,244. However, this is based on varying incomes ranging from below PhP10,000/month to more than PhP500,000/month of which, majority are below PhP10,000/per month (857 or 54.21). Only 24 or 1.52 have average incomes above PhP500,000/month. The highest average monthly business income recorded is located in Makati (PhP268,282) and can be attributed to locational advantage being near business districts. These figures, being declarations and estimates by the respondents, need to be verified further. Refer to Table 3-57.

Table 3-57 Monthly Gross Income of Potentially Affected Businesses

City/Municipality	Below 10,000	10,000 to 20,000	21,000 to 40,000	41,000 to 50,000	50,001 to 60,000	60,001 to 100,000	100,001 to 500,000	Above 500,000	NR	Total	Ave. Monthly Income
Manila	80	23	15	19	5	19	29	13	33	236	144,153
Makati	0	2	3	0	0	6	2	2	14	29	268,282
Taguig	38	3	6	3	0	3	2	0	0	55	21,836
Parañaque	1	1	0	0	1	0	1	1	9	14	16,617
Muntinlupa	103	10	14	8	7	17	6	2	21	188	31,300
San Pedro	20	4	4	2	1	3	0	1	3	38	20,018
Biñan	255	37	24	23	5	18	11	1	38	412	16,546
Sta. Rosa	17	7	5	2	1	3	2	1	8	46	17,839
Cabuyao	3	2	2	2	1	2	2	0	3	17	86,348
Calamba	340	41	32	35	20	24	14	3	37	546	152,239
Total	857	130	105	94	41	95	69	24	166	1,581	70,244
%	54.21	8.22	6.64	5.95	2.59	6.01	4.36	1.52	10.50	100.00	

(8) Total Declared Business Monthly Gross Income

Based on the declared estimates among 1,415 business establishments who agreed to respond when asked how much gross monthly income do their business have, the sum of gross monthly income is PhP 48,658,896. Refer to Table 3-58.

Table 3-58 Sum of Average Monthly Income of Business/Commercial Income

City/ Municipality	No. of Business Establishments Disclosing Income	Sum of Disclosed Monthly Income (PhP)
Manila	203	23,588,701
Makati	15	5,097,470
Taguig	55	1,085,800
Parañaque	5	172,500
Muntinlupa	167	4,335,400
San Pedro	35	955,300
Biñan	374	4,588,275
Sta. Rosa	38	1,093,000
Cabuyao	14	405,400
Calamba	509	7,337,050
Total	1,415	48,658,896

3.5 Project Awareness and Perception Survey

Project awareness was high among potentially affected persons. However, perceptions of the project were influenced by the level of impact of the project on their lives. For the PAPs, it was hard for them to see what benefits the project could give them if they are displaced, lose their houses and other valuable assets and their source of livelihood/businesses that they have invested their time, effort and resources into for many years. Perceptions also vary across different categories of PAPs which is discussed at length in this section.

3.5.1 Project Awareness

Land owner/claimants without affected structures can only be found in Manila, Muntinlupa, Binan, Cabuyao and Calamba wherein 39 out of 49 landowners are from Manila. based on the survey outcome. Majority or 46 (93.88) of these land owner/claimants, as shown in Table 3-59 said that they are aware of the NSRP project and only 3 or 6.12 said that they are not aware.

Table 3-59 Project Awareness among Land Owners/Claimants

City/ Municipality	Yes		No		N/R		Total	
	No.	%	No.	%	No.	%	No.	%
Manila	36	92.31	3	7.69	0	2.33	39	100.00
Makati	-		-		-		-	
Taguig	-		-		-		-	
Parañaque	-		-		-		-	
Muntinlupa	5	100	0	0	0	0	5	100.00
San Pedro	-		-		-		-	
Biñan	1	100	-	0	-	0	1	100.00
Sta. Rosa	-		-		-		-	
Cabuyao	1	100	-	0	-	0	1	100.00
Calamba	3	100	-	0	-	0	3	100.00
Total	46	93.88	3	6.12	0	0	49	100.00

Among potentially affected households, majority or 10,978 (90.20) said that they have heard of the project while 1,151 respondents (9.18) said that they have not heard of the project. Eighty-one or 0.62 did not respond. Similarly, majority or 1,470 (92.98) of the business respondents also indicated that

they have heard about the project and only 82 or 5.19 said they have not heard of the project. No response was generated from 29 or 1.83 of the business respondents. Refer to **Table 3-60** and **Table 3-61**.

Table 3-60 Project Awareness among Households

City/ Municipality	Yes		No		No Response		Total	
	No.	%	No.	%	No.	%	No.	%
Manila	4,297	86.56	643	12.95	24	0.48	4,964	100.00
Makati	85	53.13	75	46.88	1	0.00	161	100.00
Taguig	364	96.30	14	3.70	0	0.00	378	100.00
Parañaque	35	92.11	3	7.89	0	0.00	38	100.00
Muntinlupa	1,216	93.75	72	5.55	10	0.69	1,298	100.00
San Pedro	251	83.39	48	15.95	2	0.66	301	100.00
Biñan	1,910	91.78	155	7.45	16	0.77	2,081	100.00
Sta. Rosa	419	96.32	12	2.76	4	0.92	435	100.00
Cabuyao	95	89.62	11	10.38	0	0.00	106	100.00
Calamba	2,306	94.20	118	4.82	24	0.98	2,448	100.00
Total	10,978	90.2	1,151	9.18	81	0.62	12,210	100.00

Table 3-61 Project Awareness among Affected Businesses

City/ Municipality	Yes		No		NR		Total	
	No.	%	No.	%	No.	%	No.	%
Manila	220	92.83	14	5.91	3	1.27	237	100.00
Makati	24	82.76	5	17.24	0	0.00	29	100.00
Taguig	50	90.91	4	7.27	1	1.82	55	100.00
Parañaque	12	85.71	2	14.29	0	0.00	14	100.00
Muntinlupa	170	90.43	15	7.98	3	1.60	188	100.00
San Pedro	38	100.00	0	100.00	0	100.00	38	100.00
Biñan	374	91.00	29	7.06	8	1.95	411	100.00
Sta. Rosa	45	97.83	0	0.00	1	2.17	46	100.00
Cabuyao	17	100.00	0	0.00	0	0.00	17	100.00
Calamba	520	95.24	13	2.38	13	2.38	546	100.00
Total	1,470	92.98	82	5.19	29	1.83	1,581	100.00

3.5.1.1 Perceived Project Benefits

Among land owners/claimants, 35 or 37.63 said that the project will reduce traffic congestion in Metro Manila, 26 or 27.96 said that the project will improve comfort and convenience of passengers and car owners, nine or 9.68 believe that it will improve access to working place/office, five or 5.38 think that it will increase the value of commercial and residential properties, five or 5.38 said it will improve access to social amenities and facilities such as schools, hotels, recreational facilities and hospitals, and two or 2.15 indicated “other” benefits will be derived from the project such as more work opportunities.

Table 3-62 Perceived Project Benefits among Land Owners/Claimants

City/ Municipality	A	B	C	D	E	F	Others	N/R	Total
Manila	29	19	5	6	5	5	2	3	74
Makati	0	0	0	0	0	0	0	0	0
Taguig	0	0	0	0	0	0	0	0	0
Parañaque	0	0	0	0	0	0	0	0	0
Muntinlupa	4	5	0	1	0	3	0	0	13
San Pedro	0	0	0	0	0	0	0	0	0
Biñan	0	1	0	0	0	0	0	0	1
Sta. Rosa	0	0	0	0	0	0	0	0	0
Cabuyao	0	1	0	1	0	0	0	0	2
Calamba	2	0	0	1	0	0	0	0	3
Total	35	26	5	9	5	8	2	3	93
%	37.63	27.96	5.38	9.68	5.38	8.60	2.15	3.23	100.00

Note: A – Will reduce traffic jam in Metro Manila, B - Will improve comfort and convenience to passengers and car owners. C - Project will improve access to social amenities and facilities such as schools, hotels, recreational facilities and hospitals., D - Will improve access to working place/office, E - Value of commercial and residential properties will be increased, F- Will open up opportunities for work and NR – No Response

Multiple responses were generated from the potentially affected households when asked about what benefits they think can be derived from the project as shown in Table 3-63 below. Among the benefits being perceived are reduced traffic congestion (7,073 or 38.94), improved comfort and convenience to passengers and car owners (5,799 or 31.92), improved access to social amenities and facilities such as schools, hotels, recreational facilities, and hospitals (1,650 or 9.08), improved access to their workplace/office (1,448 or 7.97), more opportunities for work and business (1,071 or 5.90), and increased value of commercial and residential properties (260 or 1.43). About 864 or 4.76 of the households indicated “other” benefits such as the place will become cleaner with the absence of squatters, reduced cost of and faster transportation, opportunity to have better housing of their own where kids are safer and away from the rail tracks among others.

Table 3-63 Perceived Project Benefits among Affected Households

City/ Municipality	A	B	C	D	E	F	Others	Total
Manila	3,019	2,298	376	539	44	147	494	6,917
Makati	48	48	16	12	2	2	47	175
Taguig	252	183	29	61	15	39	8	587
Parañaque	15	14	8	8	2	7	5	59
Muntinlupa	811	663	220	241	32	159	42	2168
San Pedro	150	139	30	39	6	24	13	401
Biñan	1,130	969	328	344	55	281	135	3,242
Sta. Rosa	212	232	58	50	12	65	16	645
Cabuyao	60	48	13	23	3	5	2	154
Calamba	1,376	1,205	370	333	89	342	102	3,817
Total	7,073	5,799	1,448	1,650	260	1,071	864	18,165
%	38.94	31.92	7.97	9.08	1.43	5.90	4.76	100.00

Note:A - reduced traffic congestion; B- improved comfort and convenience to passengers and car owners; C- improved access to their workplace/office; D- improved access to social amenities and facilities; E- increased value of commercial and residential properties; F- more opportunities for work and business; Others

Table 3-64 shows that business respondents were mostly positive about the project bringing about benefits both to the business and the greater community. One-third or 936 (33.99) respondents indicate that the project will reduced traffic problems while others stated the following benefits: improve comfort and convenience to passengers and car owners (837 or 30.39), improved access to their work place/office (313 or 11.37), improved access to social amenities and facilities such as school, hotels, recreational facilities and hospitals (257 or 9.33), more work and business opportunities (195 or 7.08), and increased value of commercial and residential properties (96 or 3.49).

Table 3-64 Perceived Project Benefits Among Affected Businesses

City/ Municipality	A	B	C	D	E	F	Others	Total
Manila	158	126	21	35	6	14	7	367
Makati	16	16	8	10	1	1	1	53
Taguig	38	28	5	8	1	7	4	91
Parañaque	9	5	1	1	0	0	0	16
Muntinlupa	118	99	43	52	10	19	13	354
San Pedro	21	21	6	4	1	2	5	60
Biñan	229	218	73	87	22	47	38	714
Sta. Rosa	29	22	9	6	1	6	7	80
Cabuyao	10	10	3	5	3	3	0	34
Calamba	308	292	88	105	51	96	45	985
Total	936	837	257	313	96	195	120	2,754
%	33.99	30.39	9.33	11.37	3.49	7.08	4.36	100.00

Note: A – Will reduce traffic problems, B - Will improve comfort and convenience to passengers and car owners. C - Project will improve access to social amenities and facilities such as schools, hotels, recreational facilities and hospitals., D - Will improve access to working place/office, E - Value of commercial and residential properties will be increased, F- Will open up opportunities for work and business, NR – No Response

3.5.1.2 Issues and Concerns

Issues and concerns also vary among affected land owners/ claimants, households and businesses. Table 3-65 below presents issues and concerns cited by affected land owners/claimants. As shown, 40 or 47.62 of land owners/claimants are concerned that they may not get the fair market price for their land, 22 or 26.19 are worried that payment will be delayed knowing government procedures, 19 or 22.62 expressed that land is the only asset they have and that they may not be able to buy the same quality and location with the compensation that will be paid, while 3 or 3.57 indicated other concerns such as safety of the area once the project proceeds, noise during construction and operations, loss of access etc.

Table 3-65 Issues and Concerns among Land Owners/Claimants

City/ Municipality	A	B	C	Others	Total
Manila	30	17	16	3	66
Makati	0	0	0	0	0
Taguig	0	0	0	0	0
Parañaque	0	0	0	0	0
Muntinlupa	5	3	2	0	10
San Pedro	0	0	0	0	0
Biñan	1	0	0	0	1
Sta. Rosa	0	0	0	0	0

City/ Municipality	A	B	C	Others	Total
Cabuyao	1	1	0	0	2
Calamba	3	1	1	0	5
Total	40	22	19	3	84
%	47.62	26.19	22.62	3.57	100.00
A-May not get the fair market price of the land, B- Payment may be delayed, knowing government procedures, C-Only asset I have, may not be able to buy the same quality and location at the price paid					

Majority or 10,649 (83.31) of the affected households expressed concern over their houses being demolished or that they will be relocated to another area, 398 or 3.11 are worried that their business/livelihoods will be negatively affected, 285 or 2.23 are concerned that the living environment in the area will become worse because of the noise and vibration that the project will cause, 132 or 1.03 are worried that their shops will be relocated, while 679 or 5.31 raised “other” concerns such as the relocation site not being good enough, no livelihood opportunities at relocation site, no assurance of good housing at relocation site with access to water and electricity, project funds being corrupted etc. The other 559 or 4.37 did not respond to the question. Refer to Table 3-66.

Table 3-66 Issues and Concerns among Affected Households

City/ Municipality	A	B	C	D	E	Others	N/R	Total
Manila	4010	52	201	139	51	233	428	5114
Makati	84	0	5	1	0	25	35	150
Taguig	354	1	7	12	1	10	6	391
Parañaque	35	0	1	0	0	1	0	37
Muntinlupa	1177	8	29	54	10	111	12	1401
San Pedro	262	6	11	4	4	34	2	323
Biñan	1929	28	47	38	4	103	40	2189
Sta. Rosa	404	3	9	5	1	23	4	449
Cabuyao	88	1	4	2	1	8	2	106
Calamba	2306	33	84	30	8	131	30	2622
Total	10,649	132	398	285	80	679	559	12,782
%	83.31	1.03	3.11	2.23	0.63	5.31	4.37	100.00
A- My house will be demolished/we will be relocated to another area, B- My shop will be relocated, C- My business/livelihood will be negatively affected, D-Living environment in the area will get worse because of noise and vibration, E. Value of commercial and residential properties will be decreased.								

Table 3-67 reflects that majority or 1,353 (61.78) of the business respondents are concerned about their business structure being demolished while 674 or 30.78 are worried about their business being negatively affected. Others are concerned about their employees being temporarily/permanently displaced (45 or 2.05), and the value of their commercial property decreasing (39 or 1.78). There were 51 or 2.33 who specified “other” issues and concerns such as payments not paid fully and properly, not being able to find alternative space for business, loss of access for marginally affected businesses, inability to start their business again after the loss of income and structure etc. 28 respondents or 1.28 did not answer the question.

Table 3-67 Issues and Concerns among Affected Businesses

City/ Municipality	A	B	C	D	Others	NR	Total
Manila	172	114	13	18	12	10	339
Makati	20	13	0	7	3	5	48
Taguig	48	26	1	0	0	0	75
Parañaque	9	3	1	0	1	0	14
Muntinlupa	149	104	6	3	12	2	276
San Pedro	31	24	1	2	0	1	59
Biñan	380	159	9	7	9	2	566
Sta. Rosa	39	16	0	2	4	0	61
Cabuyao	13	4	0	1	1	2	21
Calamba	492	211	8	5	9	6	731
Total	1,353	674	39	45	51	28	2,190
%	61.78	30.78	1.78	2.05	2.33	1.28	100.00

A- Business structure will be demolished, B- Business will be negatively affected, C- Value of commercial properties will be decreased, D-Employees will be temporarily/permanently displaced

3.5.1.3 Recommendations to Address Issues and Concerns

As part of the survey, respondents were asked of their thoughts on how they think the issues and concerns they have raised can be addressed. Below are the recommendations/suggestions generated from the respondents.

Table 3-68 Recommendations to Address Issues and Concerns

Households	Business	Land Owners/Claimants
Provide permanent relocation sites where we can live permanently	Provision of alternative business structure within the same barangay or near the economic center	Fair compensation for affected land without delay prior to utilization
Relocation within the same barangay/city/municipality	Financial support to restart business elsewhere	Provide alternative livelihood opportunities for those whose source of income is rental of land.
Compensation for housing structure and assistance to relocate in our chosen province	Financial compensation for lost business structure at fair market value that will enable business owners to reestablish the same	Integrate safety measures in the project design to secure nearby communities
Provision of replacement housing that is made of sturdy materials, with access to electricity and water,	Opportunity to put up the same business at relocation site	Ensure that the trains will not cause noise pollution
Same neighborhood at relocation site	Provide alternative access for marginally affected businesses	Provide alternative access for the remaining communities
Relocation site must be safe and secured, near schools, hospitals, market, main roads	Provide information ahead of project start	
Financial assistance to reestablish livelihoods or start new livelihoods	Allow us to demolish our own structures so we can still use salvaged materials	
Provision of free housing at relocation site	Assistance in relocating business	
Provision of space to continue our livelihoods at relocation site (i.e. sari-sari store, eatery, livestock raising etc.) and space for garage (tricycle, jeepney etc.)		

Households	Business	Land Owners/Claimants
Affordable housing program		
Proper information dissemination before any demolition		

3.5.1.4 Preference for Livelihood Restoration and Improvement Measures

Affected household and business respondents indicated their preference for livelihood assistance in the case that they lose their livelihoods, jobs or businesses.

Among potentially affected households, most of the respondents state their preference for business capital/funds to re-start the same business (5,245 or 32.51). Others specified a job/employment near the relocation site (2,130 or 13.20), a job/employment within the current sector near the relocation site (1,584 or 9.82), vocational training/other livelihood skills development opportunities (1,376 or 8.53), a job/employment within the current sector and within the same Barangay (1,002 or 6.21), any job/employment in the same city (1,094 or 6.78), business capital/funds to set-up new business (1,082 or 6.71), and any job/employment within the same barangay (1,394 or 8.64). Refer to Table 3-69.

Table 3-69 Types of Proposed Livelihood Assistance among Affected Households

City/ Municipality	A	B	C	D	E	F	G	H	I	Total
Manila	544	120	614	637	536	252	2444	211	262	5,620
Makati	11	6	12	11	21	17	105	3	6	192
Taguig	58	47	73	104	40	54	105	29	42	552
Parañaque	6	6	9	12	1	5	10	1	2	52
Muntinlupa	157	122	162	300	199	180	501	138	189	1948
San Pedro	23	26	20	49	25	36	136	38	47	400
Biñan	205	248	263	432	134	308	821	274	323	3,008
Sta. Rosa	29	46	57	69	19	68	165	78	80	611
Cabuyao	36	17	6	21	6	5	38	9	4	142
Calamba	325	364	368	495	113	300	920	301	421	3,607
Total	1,394	1,002	1,584	2,130	1,094	1,225	5,245	1,082	1,376	16,132
%	8.64	6.21	9.82	13.20	6.78	7.59	32.51	6.71	8.53	100.00

Note: A- Job/Employment within the current sector and within the same Barangay, B- Any job/employment within the same Barangay, C- Job/Employment within the current sector near the relocation site, D-Any job/employment near the relocation site, E-Job/Employment with the same occupation in the same city, F- Any Job/Employment in the same city, G- Business capital/funds to re-start the same business, H- Business capital/funds to set-up new business, I- Vocational training/other livelihood skills

For potentially affected business, almost half of the respondents suggested that business capital would enable them to restart the same business (873 or 43.37) while 656 or 32.59 suggested capital to set-up a new business. Other responses were vocational training/other livelihood skills (79 or 3.92), any job/employment near the potential relocation site (101 or 5.02), any job/employment within the same barangay (52 or 2.58), and a job/employment with the same occupation in the same city (48 or 2.38). There are 115 or 5.71 who indicated “other” types of livelihood assistance. Refer to **Table 3-70**.

Table 3-70 Types of Proposed Livelihood Assistance among Affected Businesses

City/ Municipality	A	B	C	D	E	F	G	Others	Total
Manila	12	10	12	9	101	86	7	9	246
Makati	1	1	0	2	13	6	0	4	27
Taguig	0	0	4	2	33	20	1	3	63

City/ Municipality	A	B	C	D	E	F	G	Others	Total
Parañaque	0	0	0	0	4	0	0	2	6
Muntinlupa	5	5	12	4	108	73	8	22	237
San Pedro	1	0	2	0	21	11	0	4	39
Biñan	25	19	33	20	235	185	31	36	584
Sta. Rosa	0	3	3	0	23	22	4	5	60
Cabuyao	6	1	0	1	7	6	0	0	21
Calamba	39	13	35	10	328	247	28	30	730
Total	89	52	101	48	873	656	79	115	2,013
%	4.42	2.58	5.02	2.38	43.37	32.59	3.92	5.71	100.00

Note: A-Job/Employment within the current sector and within the same Barangay, B- Any job/employment within the same Barangay, C- Any job/employment near the potential relocation site, D-Job/Employment with the same occupation in the same city, E- Business capital/funds to re-start the same business, F-Business capital/funds to set-up new business, G- Vocational training/other livelihood skills

3.5.1.5 Railway Access

In order to understand what access opportunities the current railway provides the resident communities, respondents were asked a number of questions. As reflected in

Table 3-71, the survey feedback confirms that majority of the households (11,158 or 91.38) use the railway as a means of access for various purposes. With reference to Table 3-72, majority of these households indicated that the railway provides them access to buy household goods (7,261 or 31.02) while other said that it provides access to their work/livelihoods (5,843 or 24.96), school (2,531 or 10.81), visit friends or relatives (2,047 or 8.74), church (1,662 or 7.10), health facilities (1,110 or 4.74), barangay hall (1,091 or 4.66), attend community activities (851 or 3.64), and recreational facility (720 or 3.08). “Other” reasons identified for railway access (293 or 1.25) are it is the only available entry to and exit from our residence, link to main access road, to hang laundry, to get water supply, to go to clients/customers, to gather firewood, to visit rental space/business, to raise livestock (poultry, piggery), to plant and harvest vegetables/crops, shortcut to city hall etc.

Table 3-71 Number of Households Passing Through Railway Tracks

City/ Municipality	Yes		No		NR		Total	
	No.	%	No.	%	No.	%	No.	%
Manila	4,491	90.47	458	9.23	15	0.30	4,964	100.00
Makati	144	89.44	16	9.94	1	0.62	161	100.00
Taguig	226	59.79	150	39.68	2	0.53	378	100.00
Parañaque	37	97.37	1	2.63	0	0.00	38	100.00
Muntinlupa	1,214	93.53	66	5.08	18	1.39	1,298	100.00
San Pedro	274	91.03	25	8.31	2	0.66	301	100.00
Biñan	1,962	94.28	84	4.04	35	1.68	2,081	100.00
Sta. Rosa	401	92.18	24	5.52	10	2.30	435	100.00
Cabuyao	91	85.85	15	14.15	0	0.00	106	100.00
Calamba	2,318	94.69	109	4.45	21	0.86	2,448	100.00
Total	11,158	91.38	948	7.76	104	0.85	12,209	100.00

Table 3-72 Reasons for crossing railway tracks

City/ Municipality	Go to work	Go to school	Buy HH goods	Go to Church	Go to Brgy Hall	Go to Health Facilities	Attend Community Activities	Go to Recreation Facility	Visit Friends/ Relatives	Others	Total
Manila	2,481	1,107	3,451	471	226	246	139	164	541	60	8,886
Makati	56	18	132	4	0	1	0	3	17	0	231
Taguig	119	21	149	40	32	7	40	13	77	27	525
Parañaque	33	10	32	13	11	11	7	9	23	1	150
Muntinlupa	889	437	1,058	291	203	219	159	176	370	48	3,850
San Pedro	204	83	229	69	49	48	35	22	75	8	822
Biñan	1,580	679	1,668	580	419	417	329	247	699	97	6,715
Sta. Rosa	311	126	325	129	98	127	83	59	147	21	1,426
Cabuyao	51	29	68	25	21	27	19	14	21	4	279
Calamba	119	21	149	40	32	7	40	13	77	27	525
Total	5,843	2,531	7,261	1,662	1,091	1,110	851	720	2,047	293	23,409
%	24.96	10.81	31.02	7.10	4.66	4.74	3.64	3.08	8.74	1.25	100.00

CHAPTER 4 LEGAL FRAMEWORK

4.1 Policies and Guidelines Applied to the Project

In this project, the land acquisition and resettlement policies, especially the compensation and entitlements, will need to comply with Philippine laws, rules and regulations, as well as internationally accepted standards as set forth in the JICA guidelines (2010) and ADB SPS (2009). JICA conforms with and adopts the World Bank's Safeguards Policies¹ as the benchmark of internationally accepted standards of international finance organizations.

The following paragraphs initially summarize the pertinent Philippine laws, rules and regulations, as well as JICA and ADB guidelines on involuntary resettlement and indigenous peoples. The last portion of this chapter compares JICA/ADB guidelines 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 Philippines laws, regulations, and procedures, ADB's and JICA's policies and requirements, the stringent policies and requirements will prevail. The principles and objectives of the policies of ADB and JICA are very similar with respect to social safeguards. The requirements of both, ADB and JICA are applied to the project, however where there are discrepancies, the stringent policies will also prevail. The outcomes of the analysis of policies in this chapter informs the discussion in Chapter 5, which outlines the project-specific policies to be followed in the implementation of the RAP, as approved by DOTr, JICA and ADB.

4.2 Philippine Legal Framework

The policy framework within which the RAP shall be implemented is derived from the Philippine Constitution, pertinent laws and applicable executive, administrative and department orders. Below is a summary of these laws and policies, in order to provide background information for the gap analysis.

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 10752 (The Right-of-Way Act)

This law, enacted in March 7, 2016, repeals Republic Act (R.A.) No. 8974 (An Act to Facilitate the Acquisition of Right-of-Way, 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 in areas where national government infrastructure

¹ The World Bank will apply a new set of environment and social policies called the Environmental and Social Framework from 2018.

projects would be given just compensation. Implementing Rules and Regulations (IRR) of R.A. 10752 was promulgated in May 25, 2016 to carry out the provisions of the said Act. R.A. 10752 and IRR 10752 are found in APPENDIX 5 and 6 respectively.

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, 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.”

Subject to the provisions of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, LGUs may also adopt the provisions of this Act for use in the acquisition of right-of-way 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).

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 CA 141 or Presidential Decree (P.D.) No. 635. Under these statutes, 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. No. 635) is reserved for public use. P.D. No. 1381 further allowed the utilization of the reserved ROW for temporary buildings for Resident/Project Engineers needed in the prosecution of an infrastructure project.
- iii. The 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. The 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.

2) Replacement Cost of Structures and Improvements

Section 5(a)(2) states that the Implementing Agency (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 IRR of R.A. 10752, the replacement cost of structure 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:

- Are Filipino citizens;
- Do not own any real property or other housing facility in any urban or rural area; and

- Are not professional squatters or members of a squatting syndicate as defined in the Urban Development and Housing Act of 1992.

Although the IRR of R.A. 10752 provides a fourth condition, “Must not occupy an existing government ROW”, this is not included in the Act and as such, may be legally questioned in court, to the detriment of the IA, which in this case, is the DOTr.

(5) Changes in Guidelines for Expropriation Proceedings

Under Section 6 of R.A. 10752 and Section 7 of 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, a 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, the IA shall 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 shall 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 shall be deducted from the total negotiated price.

Under negotiated sale, the IA shall pay 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 will pay any unpaid real property tax.

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

(7) Payment Terms

Based on Section 5(f) of R.A. 10752, the IA shall 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 shall be as follows:

For land, the remaining 50% of the negotiated price of the affected land shall be paid, exclusive of unpaid taxes remitted to 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% shall be compensated, exclusive of unpaid taxes remitted to 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 shall 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 shall pay the owner the following:

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

The IA shall 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 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 Right-of-Way 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 right-of-way 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** in accordance with HUDCC design standards and costings, **livelihood restoration and improvement², and other activities under the resettlement action plan (RAP)** in coordination with concerned government agencies.

² As of now no standard for livelihood restoration and improvement

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, or housing programs and projects covering houses or home lots for the homeless and underprivileged, shall be provided by LGUs or the NHA in cooperation with the private developers and concerned agencies with the basic services and facilities.

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.

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 DENR Land Management Bureau (LMB) to identify lands for socialized housing and resettlement areas for the immediate and future needs of the underprivileged and homeless in the urban areas.

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 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 permanent and other of concrete materials;
- vii. Proper uniforms for members of the Philippine National Police who shall occupy the first line of law enforcement and observe proper disturbance control procedures; and
- viii. Adequate relocation, whether temporary or permanent; provided however, that in cases of eviction and demolition pursuant to a court order involving underprivileged and homeless citizens, relocation shall be undertaken by the LGU concerned and the NHA with assistance of other government agencies within 45 days from service of notice of final judgement by the court, after which period the said order shall be executed; provided further that should relocation not be possible within the said period, financial assistance in the amount equivalent to the prevailing minimum daily wage multiplied by 60 days shall be extended to the affected families by the LGU concerned.

(1) The Community Mortgage Program (CMP)

Section 31 of the Act stipulates the implementation of the Community Mortgage Program (CMP). CMP, a socialized housing program of the government, seeks to improve the living conditions of underprivileged and homeless citizens by providing affordable financing to help them secure tenure on the land they occupy. Through the National Home Mortgage Finance Corporation (NHMFC), now the Socialized Housing Finance Corporation (SHFC), legally organized organizations are provided assistance from community mobilizers, processing of required documents to providing loans for lot acquisition, site development and house construction.

Section 33 stipulates that beneficiaries of the Program shall be responsible for:

- Their organization into associations to manage their subdivisions or places of residence,
- To secure housing loans under existing Community Mortgage Program, and
- Such other projects that are beneficial to them.

Executive Order No. 272 (E.O.272), Series of 2004 created the **Social Housing Finance Corporation (SHFC)** and directed the transfer of the Community Mortgage Program (CMP), Abot Kaya Pabahay Fund (AKPF) Program, and other social housing powers and functions of the National Home Mortgage Finance Corporation (NHMFC) to the SHFC. Under this E.O., SHFC shall be the lead government agency to undertake socialized housing programs that will cater to the formal and informal sectors in the low-income bracket and shall take charge of developing and administering socialized housing program schemes, particularly the CMP and the AKPF Program (amortization support program and development financing program).

Further, where beneficiaries fail to form an association by and among themselves, SHFC shall initiate the organization of the same in coordination with the Presidential Commission for the Urban Poor (PCUP) and the local government units concerned. No person who is not a bona fide resident of the area shall be a member or officer of such association.

Section 32 of R.A. 7279 states that CMP beneficiaries shall not be evicted nor dispossessed of their lands or improvements unless they have incurred non-payment of amortizations for three (3) months.

4.2.4 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 local government units, 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 efficient and effective provision of the 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 Home Development Mutual Fund (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 implementing agency 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:

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

4.2.5 Republic Act 386 (Civil Code of the Philippines)

Title VII of the Civil Code of the Philippines (heretofore shall be referred to as "Civil Code") provides various definitions as well as methods for acquiring and extinguishing easements of 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. Other important sections of Title VII that are relevant to this legal framework are enumerated below:

Chapter 1 – Easements in General, Sections 1-4

- **Article 615** – Continuous easements are those the use of which is or may be incessant, 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.
- **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 right of way 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.

4.2.6 Republic Act No. 8371 (Indigenous Peoples Rights Act of 1997)

The Act defines the identity and entitlements of indigenous peoples, as also their rights and remedies available under national law to protect their interests. IPRA was a landmark law, not only for recognition of the rights of IPs in the Philippines but also as a milestone in recognition of the rights of IPs globally. Involuntary resettlement triggers may occur within ancestral domains. The IPRA sets conditions, requirements, and safeguards for plans, programs, and projects affecting IP communities. The important provisions of IPRA are:

- Right to the indigenous communities' ancestral domains (Chapter III, Section 11);
- Right to informed and intelligent participation in the formulation and implementation of any project, government or private, that will impact upon their ancestral domains (Chapter III, Section 7b);

Section 59 of the IPRA, entitled, “Certification Precondition” states that all departments and other governmental agencies are strictly enjoined from issuing, renewing, or granting any concession, license or lease, or entering into any production-sharing agreement, without prior certification from the NCIP that the area affected does not overlap with any ancestral domain. Such certification shall only be issued after a field-based investigation (FBI) is conducted by the Ancestral Domains Office (ADO) of the area concerned. If the area does overlap with an ancestral domain, the NCIP Administrative Order (AO) No. 3, Series of 2012, the Revised Guidelines on Free and Prior Informed Consent (FPIC) and Related Processes are required to be followed.

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

The Home Development Mutual Fund (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 Social Security System (SSS) and the Government Service Insurance System (GSIS), and their respective employers. However, coverage of employees whose monthly compensation is less than four thousand pesos (P4,000.00) 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 Republic Act No. 6389 (Agricultural Land Reform Code of 1971)

This Act concerns agrarian reforms in the Philippines and aims to establish cooperative organizations and increase agricultural productivity and farm income through a system of production, processing, marketing, distribution, credit and services (sect. 2). Under **Section 7**, agricultural lessees are entitled to receive disturbance compensation equivalent to five times the average gross harvests on his/her landholding during the last five preceding calendar years.

4.2.9 Commonwealth Act 141 Section 112 or Public Land Act

The Act prescribes a twenty (20) meter strip of land reserved by the government for public use, with damages being paid for improvements only. Presidential Decree 635 amended Section 112 of C.A. 141 by increasing the width of the reserved strip of twenty (20) meters to sixty (60) meters. Under Section 7 of IRR for R.A. 10752, it states that if the government decides to 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.

4.2.10 Republic Act No. 6685 (December 1988)

An act requiring private contractors to whom national, provincial, city and municipal public works projects have been awarded under contract to hire at least fifty percent of the unskilled and at least thirty percent of the skilled labor requirements to be taken from the available *bona fide* residents in the province, city or municipality in which the projects are to be undertaken, and penalizing those who fail to do so. Under Section 1 of RA 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 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, said requirements shall be based on the maximum number of

locally available labor resources which fact shall be certified by the municipal, city, provincial or district engineer as sufficient compliance with the labor requirements under this Act.

4.2.11 Republic Act No. 9994 (February 2010)

An act granting additional benefits and privileges to senior citizens, and to maximize the contribution of senior citizens to nation building, and for other purposes. Section 3 of RA 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 needs of senior citizens in its national shelter program.

4.2.12 Republic Act No. 7277 (March 1992)

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

- Disabled persons are those suffering from 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 disabled persons refer to disabled persons 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 poverty threshold,

4.2.13 Batas Pambansa (BP) 220 (June 1982)

An act authorizing 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 areas. Section 1 of Batas Pambansa (BP) 220 declared 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.

Section 2 of the Act defines economic and socialized housing units as those which is thirty percent (30%) of the gross family income as determined by the National Economic and Development Authority from time to time.

4.2.14 Philippine Laws and Plans promoting Gender Equality and the Empowerment of Women and Children

The Philippine government has been as signatory to various international instruments promoting gender equality and women's empowerment. These instruments include among others the United Nations Convention on the Elimination of all forms of Discrimination against Women (CEDAW), the United Nations Convention on the Rights of the Child (CRC), the Beijing Platform on the Fourth World Conference on Women, and the Sustainable Development Goals (SDG) 2030.

In demonstration of its compliance to its international obligations, the Philippines enacted laws promoting the rights of women and children, to *wit*:

(1) Republic Act 7192: Women in Development and Nation Building Act

RA 7192 aims to promote the integration of women as full and equal partners with men in development and nation building by granting women, regardless of their marital status, full legal capacity to act and enter into contracts.

Section 2 provides that to ensure that the rights of women shall be equal to that of men, it should guarantee the following: (1) that as substantial portion of official development assistance funds received from foreign governments and multilateral agencies and organizations shall be set aside and utilized by

the agencies concerned to support programs and activities for women; (2) that all government departments shall ensure that women benefit equally and participate directly in the development programs and projects, specifically those funded under official foreign development assistance; and (3) All government departments and agencies shall review and revise all their regulations, circulars, issuances and procedures to remove gender bias therein.

Section 5 guarantees that women of legal age, regardless of civil status, shall have the capacity to borrow and obtain loans and execute security and credit arrangement under the same conditions as men, and shall have equal access to all government and private sector programs granting agricultural credit, loans and non-material resources and shall enjoy equal treatment in land resettlement programs.

(2) Republic Act 9710: Magna Carta of Women

RA 9710 is the Philippine's landmark legislation on gender equality. It is considered as the comprehensive women's human rights on women as it embodies all the rights guaranteed by international and local laws to promote, protect, uphold and fulfill women's human rights.

Section 4(d) defines the marginalized sectors as referring to the basic, disadvantaged, or vulnerable persons or groups who are mostly living in poverty and have little or no access to land and other resources, basic social and economic services such as health care, education, water and sanitation, employment and livelihood opportunities, housing, social security, physical infrastructure, and the justice system.

Section 19 guarantees the same rights for both spouses or common law spouses in respect of the ownership to properties and resources, whether titled or not, acquisition, management, administration, enjoyment, and disposition of property.

Section 21 ensures the development of housing programs for women that are localized, simple, accessible, with potable water, and electricity, secure, with viable employment opportunities and affordable amortization, and guarantees the consultation and involvement of women in community planning and development, especially in matters pertaining to land use, zoning and relocation. To implement this provision, the HUDCC, Key Shelter Agencies and LGUs shall: (1) Ensure that female-headed households are not discriminated in the provision of relocation or resettlement sites and that access to basic services, facilities, employment, and livelihood opportunities are responsive to the needs of women. In cases of demolition and eviction, the HUDCC, Presidential Commission for the Urban Poor (PCUP), and LGUs or other bodies with similar functions in the local level, shall ensure the safe transfer of women and children to resettlement and relocation sites; (2) Provide basic social services in resettlement communities in accordance with existing laws; (3) Formulate policies and programs to ensure that housing programs and services are provided for women belonging to the marginalized sectors; (4) Ensure that forms and documents are gender-responsive especially those involved in transactions of (a) married couples, (b) person in unions without marriage, and (c) single individuals; and (5) Monitor and evaluate gender design features in housing and urban development and all other kinds of infrastructure plans and strategies to ensure that all housing projects are able to secure the privacy and safety of women and children.

Section 22 provides for the duty of the State to progressively realize and ensure decent work standards for women that involve the creation of jobs of acceptable quality, and guarantee opportunities for work that are productive and fairly remunerative as family living wage, security in the workplace, and social protection for families, better prospects for personal development and social integration for all men and women.

Section 23 guarantees the rights of women to equal access to formal sources of credit, capital and technology through: (1) simplified insurance instrument through contract standardization; (2) lowered transaction costs; (3) affordable and transparent benefits and payments, and flexible payment schedules; and (4) promotion of organized groups for easy access to credit and capital.

Section 37 of the Implementing Rules and Regulations (IRR) provides for the strategies in mainstreaming genders concerns in the planning, budgeting, monitoring and evaluation of programs and projects. These strategies include among others, the following: (1) Allocation and utilization at least 5% of the government agencies, including LGUs, budget to implement gender-responsive programs and projects; (2) Ensuring that 5-30% of funds received from foreign governments and multilateral agencies are in support of gender-responsive programs and projects; (3) Creation and maintenance of Sex-Disaggregated Data (SDD) as basis for gender analysis and gender-responsive planning and budgeting; (4) Integration of gender in National and Local Plans; and (5) Mainstreaming gender in the Program/project Monitoring Framework and System.

(3) Philippine Plan for Gender Responsive Development (PPGD) 1995-2025

The PPGD lays out development goals and strategies that will make gender equity innate in public programs and policies. This 30-year perspective plan ensures that women-friendly policies can take root and flourish despite the barriers posed by traditional attitudes and stereotyping.

Goal No. 1 of the PPGD promotes the increased economic empowerment of women through implementation of the following strategies: (1) Enhancement of sustainable access to capital, market, information, technology, and technical assistance; (2) Enhancement of employment and livelihood skills of women, particularly in high-value-adding industries and agricultural activities; (3) Establishment of an enabling environment that will ensure the effective implementation of policies for the protection of women workers; (4) Increase in women's awareness of their economic rights and opportunities; and (5) Strengthening of women's representation in economic decision-making bodies.

(4) Women's Empowerment Development and Gender Equality (WEDGE) Plan 2013-2016

The WEDGE Plan is the 2nd Framework Plan for Women and the second time-slice plan of the Philippine Plan for Gender Responsive Development (PPGD) 1995-2025. It embodies the strategic goals areas for gender mainstreaming in government programs and projects. These strategic goals include among others, ensuring that gender concerns of women in the areas of economic empowerment and social development rights are addressed.

In the **area of women's economic empowerment**, the Plan guarantees that there will be an improved participation and lower vulnerabilities of women in formal labor as a result of programs and projects of national government agencies and their partners, and that vulnerabilities of workers in the informal sector, and those engaged in SMEs are addressed by programs and projects of national government agencies, that would eventually lead to a positive economic effects on the lives of women workers, business owners and entrepreneurs.

On the other hand, in the **area of women social development rights**, the Plan ensures that policies, programs, and projects implemented by key shelter agencies, LGUs and their partners shall lead to improved access and ownership rights of women from low-income and informal settler communities to safe, decent and affordable housing.

4.2.15 Executive/Administrative/ Department Orders

(1) Executive Order (EO) No. 1035, Series of 1985

E.O. No. 1035 provides the procedures and guidelines for the 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 years and not less than PhP 15,000 per ha.
- Provision of financial assistance for the portion subject to the reservation under Section 112 of C.A. 141 on land acquired under CA 141 (for original patent holders only). Under CA No. 141 a ROW strip not exceeding 20 meters in width within the land acquired under the law, or 60 meters (under PD No. 635) is reserved for public use. This shall be over and above the compensation for affected portions of structure and improvements therein.

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

This E.O. declared non-core properties of PNR (i.e. those outside the boundaries of railroad tracks and not utilized for railroad purposes) as socialized housing sites and provided for the disposition of the same to bonafide occupants, through the Housing and Urban Development Coordinating Council (HUDCC).

(3) Executive Order 152, Series of 2002

Designating the presidential commission for the urban poor (PCUP) as the sole clearing house for the conduct of demolition and eviction activities involving the homeless and underprivileged citizens and establishing for the purpose a mechanism to ensure strict compliance with the requirements of just and humane demolition and eviction under the urban development and housing act of 1992, and for other purposes. Specifically, PCUP is mandated to:

- Monitor all evictions and demolitions, whether extra-judicial or court-ordered, involving homeless and underprivileged citizens;
- Require the concerned departments and agencies, including concerned local government units (LGUs), proposing to undertake demolition and eviction activities to secure first from either the PCUP Central Office (in the case of national projects) or from the PCUP Regional Office (in the case of regional or local projects) the checklist, guidelines and compliance certificates on demolition and eviction prior to the actual implementation thereof and thereafter, submit to the PCUP the completed checklist, attested to under oath by the proponent and indicating that:
 - Adequate consultations with the affected families have already been undertaken;
 - Adequate resettlement site and relocation facilities are available; and
 - The provisions of Section 3, paragraph 1 of the Implementing Rules and Regulations of Section 28 of R.A. 7279 (Pre-Relocation) have been complied with.
- Based on the completed checklist, and subject to further verification, issue demolition and eviction compliance certificates to proposed demolitions and evictions involving the homeless and underprivileged citizens;
- Investigate motu proprio or upon complaint by any party, any violation of the provisions of Section 28 of R.A. 7279 or its implementing rules and regulations;
- File motu proprio or by way of assistance to any aggrieved party, 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 implementing rules and regulations;

- Recommend to the President appropriate measures for the implementation and enforcement of Section 28 of RA No. 7279 and its implementing rules and regulations, 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 implementing rules and regulations, when circumstances so warrant and with due prudence: Provided, however, that the PCUP shall, under the rules and regulations it shall hereafter promulgate, 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.

(4) Executive Order No. 272, Series of 2004

E.O. 272 created the Social Housing Finance Corporation (SHFC) and assigned SHFC as the lead government agency for undertaking socialized housing programs that will cater to the formal and informal sectors in the low-income bracket and shall take charge of developing and administering social housing program schemes, particularly the CMP and the Abot-Kaya Pabahay Fund (AKPF) Program (amortization support program and development financing program).

(5) Executive Order 708 Series of 2008

Amending Executive Order 152 Series of 2002 and devolving the function of the PCUP as the clearing house for the conduct of demolition and eviction activities involving the homeless and underprivileged citizens to the respective local government units (LGUs) having 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. PCUP shall continue with its monitoring and reporting functions including subsections 4-11 of Section 1 and Section 9 of the E.O. 152.

(6) Executive Order 69 Series of 2012

The EO provides for the transfer of 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 PCUP:

- Conduct of social preparation activities related to asset reform, human development, and basic social services, employment and livelihood, and other programs of the government for the urban poor;
- Representation in HUDCC, Key Shelter Agencies (KSAs) and in Local Housing Boards (LHB).

(7) DOTr Department Order No. 2013-05

The Department Order specifies the composition of the Technical Working Committee for the Acquisition of Sites/Rights-Of-Way for the department's Infrastructure Projects. It states that no infrastructure project shall be bid out and/or shall commence unless the acquisition of site and/or ROW of lots affected by the project are determined/settled as certified by the Committee.

Under the Guidelines on ROW Acquisition, properties may be acquired through the following modes: donation, quit claim, exchange or barter, negotiated sale or purchase, expropriation or other modes as authorized by law. The Guidelines specify that an ocular of the property to be acquired must be conducted. In addition, lot owners, lot numbers, areas and technical descriptions should be compared against the parcellary map. Proper coordination with LGUs and project-affected persons are likewise required. As part of the guidelines, donation would be explored as the first option. Should the owner disagree, GFIs and/or private appraisers would be requested to conduct the appraisal. More importantly, matters pertaining to relocation shall be coordinated with the pertinent government agencies.

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

The Housing and Land Use Regulatory Board (HLURB) Memo sets the price ceiling for Economic Housing at above PhP450,000 to PhP1,700,000 while a Medium-Cost Housing is above PhP1,700,000 to PhP4,000,000.

4.2.16 DOTr Right-of-Way and Site Acquisition Manual (ROWSAM)

The DOTr as an IA is mandated by RA 10752, through Section 18 of its IRR to produce an agency manual of procedures for ROW acquisition (ROWA). On 13 March 2018, DOTr issued Department Order No. 2018-005 prescribing the use of the DOTr Right-of-Way and Site Acquisition (ROWSA) Manual. The ROWSAM was developed to provide clear and specific operational guidelines on ROW acquisition. It aims to guide DOTr staff on the legal processes and procedures necessary to acquire and clear private and public land required for the construction and operation of public transport infrastructure regardless of the funding source(s). As stated in Section 1.1.3 of the ROWSAM, heretofore also referred to as the "Manual" it is consistent with the requirements and provisions of RA 10752 and its IRR. Further, it outlines the land acquisition requirements necessary for planning, developing, and implementing the acquisition of the land necessary for the development, construction and operation of transportation projects.

Under the legal framework of the Manual, references to Supreme Court decisions and RA 10752 were made to establish DOTr's authority, as IA for transportation projects, to exercise the power of eminent domain or the compulsory sale of private property to the State, through expropriation proceedings.

The Manual also made mention of the importance of due diligence and 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.

Section 3.2 of the ROWSAM enumerates the IA's (DOTr) processes that are mandated by law, from feasibility assessment to detailed engineering design as follows:

- Consult with all tiers of governmental responsibility in the affected area;
- Conduct public information programs in each and every affected neighborhood;
- Conduct extensive consultation with all affected interests and stakeholders;
- Complete an Environmental Impact Assessment; and
- Construct a ROW and Site Acquisition Action Plan consisting of:
 - Land Acquisition Plan
 - Resettlement Action Plan
 - Parcellary Survey
 - Entitlement Matrix

A brief description of the purpose and provisions of the relevant components of the ROWSA Action Plan is presented below.

1) Section 3.3.2 Land Acquisition Plan (LAP)

This is a document with an associated database that provides a structure for identifying every interest in the **required land** which must be addressed to allow complete operational integrity of the required national transport infrastructure into the name of the Republic. The LAP is mainly **confined to the owners and formally recognized occupants** of the site, whereas the RAP assesses the interests of informal settlers.

This section also mentions that “the ROW Act (R.A. 10752) references only the “property owner” as the entity being compensated. Occupants who reside or draw income from businesses conducted on the site may be displaced by the acquisition and not be eligible for formal compensation directly from the IA (Note: underscore not in original document). They are however able to seek redress from the Property Owner who has been put into the position where their formal arrangement has been compromised. The owner will onforward compensation from the IA to those other interests who may be eligible for compensation on the property.”

Further, “Occupants who reside or draw income from businesses conducted on the site may be displaced by the acquisition and not be eligible for formal compensation from the IA. They are able to seek redress from the landowner who has been put into the position where their formal arrangement has been compromised. The owner will onforward compensation from the IA to those other interests who may be eligible for compensation on the property.”

In preparing the LAP, a census will be carried out over the entire project affected area based on a specific “cut-off-date” (Notified during the Public Information Process). All land, structures and improvements, crops and trees are “tagged” for identification and assessment of value. The property, as it stood on the proclaimed day, is inspected and detailed measurements and records are taken along with photographic evidence and identification of all inhabitants and occupiers. Status, construction, condition, and such elements are noted and assessed against the likely magnitude of impact arising from the project.

2) Section 3.3.3 Resettlement Action Plan

In accordance with the ROWSAM, the RAP is a document with an associated database that provides a structure for identifying every **informal settler** interest in the required land which must be addressed to allow complete operational integrity of the required national transport infrastructure into the name of the Republic. Contrary to the LAP, the RAP mentions considerations of compensation for loss of assets of project-affected-persons (PAPs) that were determined to be residing in, carrying on business, cultivating land, or having rights over resources within the ROWSA acquisition area at the proclaimed cut-off date.

3) Section 3.3.4 Parcellary Survey

This involves the determination of the land requirements by formal survey by a qualified, professional geodetic engineer and production of a Parcellary Survey Report containing plans, maps, real property technical descriptors (including identification of ownership and affected parties) with all of the information required for registration of the ROW property into the ownership of the Republic and with any balance (unrequired) land retained in the ownership of the dispossessed owner. This section also states that not all of the processes included in this process of Parcellary Survey require the professional input from the retained geodetic engineer. Instead, other activities such as title searches, collation of survey plans aerial imagery and cadastral mapping, census and tagging requirements arising from the proclamation of the cut-off- date, and negotiation with managing holders of existing public land were cited as such.

4) Section 3.3.5 Entitlement Matrix

The Entitlement Matrix is a project-wide tabulation of every interest, compensable or relocatable that has legitimate entitlement arising from the acquisition process. It is both a budgetary and an acquisition tool. It also provides as clear as possible indications of the cost of acquisition of the required land and settlement of all legislated responsibilities to the point where a fully-costed recommendation to proceed to acquisition can be made. It was described in the Manual as a collation of the LAP, RAP, and Parcellary Survey.

5) Section 4.2.1 Steps Necessary to Acquire Lands through Negotiated Sale

Under this section the owner is formally notified of the intent of the IA (DOTr) to acquire their property, through negotiated sale, to give effect to a national government infrastructure project by sending the “**Notice of Taking and Final Offer with Return Slip**”. The owner is given thirty (30) days to consider, thoroughly review and evaluate the offer, including the opportunity to obtain professional advice or assistance. This is designed to eliminate any appearance of coercion and must be respected by the IA (DOTr).

In the Manual it is deemed that the 30-day notice provides a chance for the owner to present material they believe is relevant to determining the property’s value, and to suggest modifications to the proposed terms and conditions of the purchase. Further it is also an opportunity to advise and seek discussion on any liabilities and responsibilities arising from the process. If there is a refusal of the offer, or failure by the owner to respond to the offer and/or to submit the required documents as proof of ownership, within the prescribed period of thirty (30) days, the IA shall immediately notify the owner that the IA shall initiate Expropriation proceedings.

4.2.17 DPWH Right-of-Way Acquisition Manual (DRAM)

For this project, the DOTr will be adopting DPWH’s ROW Acquisition Manual (DRAM) as a general guide in the proper implementation of the improved right-of-way process. It was developed in compliance with Section 18 of the Implementing Rules and Regulations (RR), 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 (RAP) 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 Project-Affected Persons (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 Bureau of Internal Revenue (BIR), the housing agencies, the Department of Environment and Natural Resources (DENR), local government units (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 Government Financial Institutions (GFIs) and Independent Property Appraisers (IPAs) in determining the appropriate price offers to property owners affected by ROW acquisition.

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

Section 2.1.2 of the DRAM presents the overall new ROW acquisition process. Provisions that are pertinent to the Project are as follows:

1. The process shall be applicable to both foreign-assisted and locally funded infrastructure projects.
2. The principles and general rules shall apply to all scopes of work of the project – whether the project involves entirely new construction or expansion/improvement of existing infrastructure.
3. The implementing office shall ensure that adequate funds for ROW costs are provided in project budgets which are included in the infrastructure program within the budget ceilings. The appropriations shall preferably be made at least one year ahead of actual construction works.
4. A Pre-Feasibility Study (PFS) or Feasibility Study (FS) shall generally be conducted for each project to define, among other things, the ROW requirements. The level of detail for these studies will vary, depending on the type, size, and complexity of the project.

5. The implementing office shall formulate a ROW Action Plan (RAP) based on the PFS/FS. The RAP shall contain the description and extent of the lands, structures/improvements, and crops/trees to be acquired as ROW, the estimated costs and compensation due to the property owners and Project-Affected Persons (PAPs), the budget for all ROW costs including provision for inflation and contingencies, and the schedule of implementation and annual funding requirements.
6. If ROW costs differ from the approved ROW budget after the Detailed Engineering Design (DED) has been finalized, a budget adjustment shall be made.
7. The implementing office shall secure an ECC or Certificate of Non-Coverage (CNC), as applicable, before undertaking the DED. For projects costing over PhP 500 million, the ECC shall be secured before approval of the project by the National Economic and Development Authority (NEDA)/Investment Coordination Committee (ICC).
8. Parcellary Surveys shall be conducted for all projects in accordance with DO 187, series 2002, as amended. Parcellary Surveys, as well as the RAP preparation, shall be undertaken at least one year ahead of the scheduled construction works.
9. The determination of PAPs and affected improvements shall be based on the cut-off date, which is the start of the census of PAPs and tagging for improvements.
10. Negotiated sale for the acquisition of the property shall be pursued based on the provisions of R.A. 10752 and its IRR as prescribed in the DRAM. Hence, the first and final price offer shall be the sum of:
 - a. the current market value of the land,
 - b. the replacement cost for structures and improvements, and
 - c. the current market value of the crops and trees.
11. To determine the appropriate price offer for negotiated sale, the implementing office may engage a GFI or IPA as provided in the DRAM.
12. If, within 30 days, the owner does not accept the price offer under negotiated sale, the implementing office may initiate expropriation proceedings with the appropriate court.
13. It is the responsibility of the implementing office to obtain and validate all necessary documents for ROW claims.
14. Prior to payment, ROW claims shall be screened, fully verified and validated, and the supporting documents authenticated in accordance with the checklist in the DRAM.
15. Valid claims for all lands, structures and other improvements shall be paid in full in accordance with government rules and regulations. For negotiated sale, the implementing office shall remit to the BIR the Capital Gains Tax (CGT), for the account of the owner, to be deducted from the Total Price or compensation indicated in the DAS. The implementing office shall remit to the LGU concerned any unpaid Real Property Taxes of the owner, to be deducted from the consideration or Total Price in the DAS. The implementing office shall pay the Documentary Stamp Tax (DST) to the BIR, the Transfer Tax to the Provincial/City Treasurer, and the Registration Fees to the Register of Deeds, to be funded from appropriate funds of the implementing office outside the said compensation or Total Price in the DAS.
16. The financial office shall monitor the releases and disbursement of ROW funds made by the implementing office.
17. In general, before the implementing office issues the Notice of Award for the construction contract, the implementing office must obtain at least a Permit to Enter (PTE) the ROW from the owner, or a or a notarized DAS or Deed of Donation executed in favor of the government, or a Writ of Possession (WOP) from the concerned court, as the case may be. In case of a large multi-year project, the Notice of Award may be immediately issued to

cover the entire project, but the Notice to Proceed (NTP) may be issued by segment according to the phased implementation of the project with corresponding phased delivery of the required ROW. In such a case, the general practice is that each ROW phase should provide a land area free from obstructions with at least a PTE to enable the contractor to do at least six months of continuous construction.

18. The implementing office shall properly file all documents pertaining to the acquisition of ROW and shall effect the transfer of titles or other tenurial instruments in the name of the Republic of the Philippines within three months from the perfection of the DAS, or in the case of expropriation, from the date of full payment.
19. All utilities must be fully cleared from the ROW before the issuance of the Notice of Award for the construction contract. If a utility company does not comply with the implementing office's notification to relocate the utility within the specified time, the implementing office shall clear the utility and bill the utility company accordingly. The relocation of electric cooperative lines, however, shall be governed by the Joint Circular of the Department of Energy (DOE) – DPWH dated July 2017.
20. The implementing office shall prepare the final as-built ROW Plans upon completion of the project, for submission to the Undersecretary concerned.

Section 2.4 Preparation of RAP

This procedure is one of the main features of the improved ROW Process which would help ensure that ROW costs are included in project budgets. This is carried out by formulating a RAP during the project Pre-Feasibility Study or Feasibility Study. The RAP shall contain, among other things the following:

1. description of the lands, structures/improvements, and crops/trees to be acquired as ROW;
2. profile of Project Affected Persons (PAPs);
3. pricing of property based on BIR zonal values, tax declarations, and recent sales;
4. possible adverse impacts of project and mitigation measures;
5. cost estimates for acquiring land and improvements needed as ROW and for relocation of informal settlers;
6. recommended compensation and entitlement package for owners and PAPs; and
7. RAP implementation schedule.

Section 2.3 Parcenary Survey

The Parcenary Survey should be done as part of the DED and its outputs shall serve as the technical basis for defining the lots to be acquired for the ROW of a project. Parcenary Survey may be undertaken directly by the concerned implementing office or by consultants if the implementing office has limited capability or available personnel to do the job. In either case, the preparation of parcenary plans is started once the ROW plans for the proposed project are completed as part of the DED.

Adequate funds should be provided for the conduct of the Parcenary Survey out of the applicable ROW appropriations. As mentioned in the DRAM, such ROW appropriations should preferably be provided separate from, and at least one year ahead of, the civil works appropriations to avoid delays in project implementation. This will enable the IO to undertake the Parcenary Survey one year or more in advance of the scheduled construction works.

Section 2.19 Expropriation Proceedings

This section describes the conditions under which expropriation proceedings can be exercised by the implementing office. Please refer to provisions below:

1. **Rule 67, of the Rules of Court** provides that the right of eminent domain shall be exercised by the filing of a verified complaint which shall state with certainty the **right and purpose of expropriation**, describe the real or personal property sought to be expropriated, and join as defendants all persons owning or claiming to own, or occupying, any part thereof or interest therein, showing, so far as practicable, the separate interest of each defendant. If the title to any property sought to be expropriated appears to be in the Republic of the Philippines, although occupied by private individuals, or if the title is otherwise obscure or doubtful so that the plaintiff cannot with accuracy or certainty specify who are the real Owners, averment to that effect shall be made in the complaint.
2. The power of eminent domain can only be exercised for public use and with just compensation. Taking an individual's private property is a deprivation which can only be justified by a higher good—which is public use - and can only be counterbalanced by just compensation. Without these safeguards, the taking of property would not only be unlawful, immoral, and null and void, but would also constitute a gross and condemnable transgression of an individual's basic right to property as well.
3. Other principles in expropriation include the following:
 - a. *whatever is beneficially employed for the community.*
 - b. *the full and fair equivalent of the property taken from its Owner by the expropriator, and (that) the gauge for computation is not the taker's gain but the Owner's loss.*”
4. Expropriation should be the last resort in acquiring infrastructure ROW. In accordance with R.A. 10752-IRR Section 7, the IO may resort to the mode of expropriation to acquire real property for the ROW for a national government infrastructure in any of the following cases:
 - a. If negotiated sale fails, i.e., if, within thirty (30) days after receiving the price offer from the IO, the property Owner:
 - b. refuses or fails to accept the price offer for negotiated sale; or,
 - c. fails and/or refuses to submit the documents necessary for payment under the negotiated sale; or,
 - d. When negotiation is not feasible, including cases where, after due diligence, the Owner of the property cannot be found *or* the Owner is unknown *or*: The Owner is deceased and the estate has not been settled *or* there are conflicting claims over the Ownership of the property and improvements and/or structures thereon.
5. The IO, through the OSG, shall initiate the expropriation proceedings by filing a verified complaint before the proper Court.
6. The IO shall immediately deposit to the Court in favor of the Owner, the sum of: the value of the land based on the current relevant BIR zonal valuation, the replacement cost at current market value of the structures and improvements, and the current market value of crops and trees.
7. Upon compliance with the deposit, the Court is expected to immediately issue an order to take possession of the property - through a Writ of Possession (WOP) - to the IO which shall start implementation of the project.

In the DRAM, it is deemed that the 30-day notice provides a chance for the owner to present material they believe is relevant to determining the property's value, and to suggest modifications to the proposed terms and conditions of the purchase. Further it is also an opportunity to advise and seek discussion on any liabilities and responsibilities arising from the process. If there is a refusal of the offer, or failure by the owner to respond to the offer and/or to submit the required documents as proof of ownership, within the prescribed period of thirty (30) days, the IA shall immediately notify the owner that the IA shall initiate Expropriation proceedings.

4.2.18 Land Acquisition, Resettlement, Rehabilitation and Indigenous Peoples' Policy (LARRIPP), 2007

Policy and guidelines of DPWH on resettlement are expressed in the Infrastructure Right of Way (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.

4.2.19 NHA Memorandum Circular No. 2427 Series of 2012

NHA Memorandum Circular No. 2427 s. 2012 as enabler and facilitator in the housing delivery process under R.A. 7279, NHA issued the Revised Guidelines for the Implementation of the Resettlement Assistance Program for Local Government Units designed to enhance the capabilities of LGUs outside Metro Manila to provide housing 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, 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 responsibility for the operation and management of the resettlement project to include preparation of overall project plans, site development and housing plans, beneficiary selection, relocation of families and estate management.

4.2.20 NHA Memorandum Circular No. 015, Series of 2015

This Memorandum Circular provides the guidelines for site selection, site suitability, and site planning in the implementation of various housing development programs and projects of the National Housing Authority. It also entails 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.

4.2.21 NHA Memorandum Circular No. 014, Series of 2018

NHA Memorandum Circular No. 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)" seek to provide improvements on the Community Initiative Approach (CIAP) per NHA Board Resolution Nos. 6081 and 6155 dated May 13, 2016 and March 01, 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.

4.3 JICA Policies on Involuntary Resettlement

Based on Section 2.6, of JICA Guidelines (2010), "projects must comply with the laws, ordinances, and standards related to environmental and social considerations established by the governments that have jurisdiction over project sites (including both national and local governments). They must also conform to the environmental and social consideration policies and plans of the governments that have such jurisdiction".

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

1. Involuntary resettlement and loss of means of livelihood are to be avoided when feasible by exploring all viable alternatives.
2. When population displacement is unavoidable, effective measures to minimize the impact and to compensate for losses should be taken.
3. People who must be resettled involuntarily and people whose means of livelihood will be hindered or lost must be sufficiently compensated and supported, so that they can improve or at least restore their standard of living, income opportunities and production levels to pre-project levels.
4. Compensation must be based on the full replacement cost.
5. Compensation and other kinds of assistance must be provided prior to displacement.
6. For projects that entail large-scale involuntary resettlement, resettlement action plans must be prepared and made available to the 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. When consultations are held, explanations must be given in a form, manner, and language that are understandable to the affected people.
8. Appropriate participation of affected people must be promoted in planning, implementation, and monitoring of resettlement action plans.
9. Appropriate and accessible grievance mechanisms must be established for the affected people and their communities.
10. 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 socio-economic survey), preferably at the project identification stage, to prevent a subsequent influx of encroachers and others who wish to take advance of such benefits.
11. Eligibility of benefits include:
 - PAPs who have formal legal rights to land (including customary and traditional land rights recognized under law);
 - PAPs who do not have formal legal rights to land at the time of census but have a claim to such land or assets; and
 - PAPs who have no recognizable legal right to the land they are occupying.
12. Preference should be given to land-based resettlement strategies for displaced persons whose livelihoods are land-based.
13. Provide support for the transition period (between displacement and livelihood restoration).
14. 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.
15. For projects that entail land acquisition or involuntary resettlement of fewer than 200 people, abbreviated resettlement plan is to be prepared.

4.4 ADB Policy on Involuntary Resettlement

The objectives of the ADB SPS (2009) are to avoid involuntary resettlement whenever possible; to minimize involuntary resettlement by exploring project and design alternatives; and to enhance, or at

least restore, the livelihoods of all displaced and vulnerable persons in real terms relative to pre-project levels, and to improve the standards of living of the displaced poor and other vulnerable groups. The involuntary resettlement safeguard covers physical displacement (relocation, loss of residential land, or loss of shelter) and economic displacement (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of (i) involuntary land acquisition, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas. It covers them whether such losses and involuntary restrictions are full or partial, permanent or temporary. ADB-supported projects are considered significant if 200 or more persons will experience major impacts, which are defined as (i) being physically displaced from housing, or (ii) losing 10% or more of their productive assets (income generating). The level of detail and comprehensiveness of the resettlement plan are commensurate with the significance of the potential impacts and risks.

ADB's policy on Involuntary Resettlement (SPS 2009) is briefly described below:

1. Screen the project early on to identify past, present, and future involuntary resettlement impacts and risks. Determine the scope of resettlement planning through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks.
2. Carry out meaningful consultations with affected persons, host communities, and concerned nongovernment organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples, and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the affected persons' concerns. Support the social and cultural institutions of displaced persons and their host population. Where involuntary resettlement impacts and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase.
3. Improve, or at least restore, the livelihoods of all displaced persons through (i) land-based resettlement strategies when affected livelihoods are land based where possible or cash compensation at replacement value for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.
4. Provide physically and economically displaced persons with needed assistance, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.
5. Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas provide them with legal and affordable access to land and resources, and in urban areas provide them with appropriate income sources and legal and affordable access to adequate housing.
6. Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.
7. Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of nonland assets.

8. Prepare a resettlement action plan elaborating on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.
9. Disclose a draft resettlement action plan, including documentation of the consultation process in a timely manner, before project appraisal, in an accessible place and a form and language(s) understandable to affected persons and other stakeholders. Disclose the final resettlement plan and its updates to affected persons and other stakeholders.
10. Conceive and execute involuntary resettlement as part of a development project or program. Include the full costs of resettlement in the presentation of project's costs and benefits. For a project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation.
11. Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout project implementation.
12. Monitor and assess resettlement outcomes, their impacts on the standards of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.

An important aspect of ADB's involuntary resettlement safeguard requirement is compensation at replacement cost comprising the following elements: (i) fair current market value at the time of compensation; (ii) transaction costs; (iii) interest accrued, (iv) transitional and restoration costs; and (v) other applicable payments, if any. In the calculation, structures are required to be compensated at replacement costs without depreciation of structures. Qualified and experienced experts shall undertake the valuation of acquired assets.

Persons or households without formal legal rights nor recognized or recognizable claims to the acquired land are still entitled to be compensated for their loss of assets other than land, such as dwellings or other improvements on the land at full replacement cost, provided that they have occupied/used the land or structures in the affected land prior to a declared cut-off date.

ADB's indigenous people's safeguards are triggered if a project directly or indirectly affects the dignity, human rights, livelihood systems, or culture of indigenous peoples or affects the territories or natural or cultural resources that indigenous peoples own, use, occupy, or claim as their ancestral domain. If ancestral domain land will be required for the rail ROW for the project, appropriate IP safeguard instrument will be prepared.

Other ADB policies relevant to resettlement action planning and implementation include the Policy on Gender and Development that adopts gender mainstreaming as a key strategy for promoting gender equity, and for ensuring participation of women and that their needs are explicitly addressed in the decision-making process for development activities. For projects that have the potential to have substantial gender impacts, a gender plan is prepared to identify strategies to address gender concerns and the involvement of women in the design, implementation and monitoring of the project.

The ADB Public Communications Policy seeks to encourage the participation and understanding of people and other stakeholders affected by ADB-assisted activities. Information dissemination on ADB-funded projects should start early in the project preparation phase and continue throughout all stages of project development, in order to facilitate dialogue with affected persons and other stakeholders.

4.5 Resettlement Policy Comparison

Below is a table comparing Philippine's legal framework with JICA/ADB Guidelines on involuntary resettlement. Some policy gaps have been identified. Gap filling measures have been identified and are presented in **Table 4-1**.

Table 4-1 Gap Analysis and Harmonized Involuntary Resettlement Policy

	Issue	ADB/JICA	Laws of the Philippines	Gap	Gap Filling Measure
1	Compensation for non-land assets for those without recognized legal rights to affected land.	PAPs who have neither formal legal rights nor recognizable claims to affected land they occupy are to be compensated for the loss of assets other than land, and for other improvements to the land, at full replacement cost, provided they occupied the project area prior to the project cut-off date.	<p>PAPs without legal entitlement to affected land will be eligible for compensation for structures and improvements with following criteria:</p> <p>a. Must be a Filipino citizen;</p> <p>b. Must not own any real property or any other housing facility, whether in an urban or rural area;</p> <p>c. Must not be a professional squatter or a member of a squatting syndicate, as defined in R.A No. 7279, otherwise known as the "Urban Development and housing Act of 1992";</p> <p>(Section 5(b) of R.A. 10752)³ "Squatting syndicates" as defined in section 3 of R.A. 7279⁴ will not be eligible for compensation or assistance.</p> <p>Under Section 15 of IRR of R.A. 10752, the government shall provide adequate appropriations including the cost of development and implementation of resettlement projects, including planning, social preparation, provision of basic services, community facilities,</p>	PAPs without legal rights to affected land are potentially ineligible for compensation for non-land losses if they are classified as professional squatters or members of squatting syndicates.	<p>PAPs who do not have legally recognized right to the affected land but who occupy the project affected area prior to the cut-off date are eligible for compensation for affected non-land assets and improvements, other than land, at full replacement cost.</p> <p>This includes those that do not meet the criteria within the Laws of the Philippines, with the exception of "Squatting syndicates" as defined in section 3 of R.A. 7279 and who are certified by HUDCC and or other Government Agency (PNR, LGU among others) as such will not be eligible for compensation.</p> <p>Presence in the project affected area at cut-off date to be validated through census and validated by the respective Local Housing Office (LHO) or the Local Inter-Agency Committee (LIAC), in the absence of the former.</p> <p>All aspects of the RAP will be covered by adequate government appropriations.</p>

³ Section 6.6 of IRR of R.A. 10752 includes additional criterion that PAPs must not occupy an existing government ROW. However, this criterion is not supported in R.A. 10752 itself.

⁴ "Squatting syndicates" refers to groups of persons engaged in the business of squatter housing for profit or gain

	Issue	ADB/JICA	Laws of the Philippines	Gap	Gap Filling Measure
			livelihood restoration and improvement and other activities in the resettlement action plan.		
2	Eligibility for resettlement assistance	Physically displaced persons will be provided with relocation assistance, transitional support and development assistance. Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards and provide them with appropriate income sources and legal and affordable access to adequate housing.	Socialized Housing: Under Section 16 of R.A. 7279, informal settlers: To qualify for the socialized housing program, a beneficiary: a. Must be a Filipino citizen; b. Must be an underprivileged and homeless citizen c. Must not own any real property whether in the urban or rural areas; and d. Must not be a professional squatter or a member of squatting syndicates.	Restrictions on eligibility for resettlement assistance for those who do not meet the criteria for the socialized housing or have real property elsewhere.	All relocating PAPs will be eligible for self-relocation assistance or assisted resettlement, with the exception of “Squatting syndicates” as defined in section 3 of R.A. 7279 and who are certified by HUDCC 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 as such will not be eligible for relocation assistance and transitional support. The Entitlement Matrix outlines the specifics of the support provided for the self-relocation assistance and resettlement assistance options.
3	Payment of capital gains tax on land acquired through expropriation.	The rate of compensation for acquired housing, land and other assets will be calculated at full replacement costs. The calculation of full replacement cost will be based on the following elements: (i) fair market value; (ii) transaction costs; (iii) interest accrued, (iv) transitional and restoration costs; and (v) other applicable payments, if any.	R.A. 10752 requires for the property owner to pay the capital gains tax in expropriation proceedings in order to incentivize and promote negotiated sale. Under negotiated sale, the IA shall pay 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 will pay any unpaid real property tax. Under expropriation proceedings, the IA shall pay the documentary stamp tax, transfer tax, and	Payment of capital gains tax by PAP if land is expropriated is inconsistent with principle of replacement cost.	Payment of CGT will be paid by the IA after the ruling by the court in expropriation cases when a PAP is unable to accept the negotiated sale as they lack the paperwork and are required to undergo Extra Judicial Settlement before being recognized as the property owner (for example, in deceased estates that have not been settled). Prompt and complete disclosure of the advantages of Negotiated Sale over Expropriation Proceedings (As provided for by R.A. 10752) shall be made during conduct of the 2 nd Stakeholder Consultation Meeting (SCM) to wit: <u>Negotiated Sale Advantages:</u>

	Issue	ADB/JICA	Laws of the Philippines	Gap	Gap Filling Measure
			<p>registration fees, while the owner will pay the capital gains tax and any unpaid real property tax.</p>		<p>(i) Outright offer for land price will be based on fair market value (ii) Payment of CGT shouldered by Implementing Agency (DOTr) (iii) Shorter process (2-6 months if all required documents are complete)</p> <p><u>Expropriation Proceeding Disadvantages:</u> (i) Initial payment for land based on BIR zonal value and owner needs to present documentary evidence during court hearings to prove that value should be higher (ii) Owner needs to hire lawyer (iii) Longer process (may take a year to several years before decision of court for payment of just compensation in favor of the owner becomes final and executory) and orders DOTr to pay the owner the difference. PAPs may still revert from expropriation to negotiation at any point in time before the last day of filing for Motion of the expropriation case. In case the Expropriation Case has been filed in Court: The plaintiff (DOTr) can withdraw the case any time before the filing of the answer by the defendant (PAPs) (Section 1(h) Rule 16 of the 1997 Rules of Court on Civil Procedures) 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</p>

	Issue	ADB/JICA	Laws of the Philippines	Gap	Gap Filling Measure
					entitle the owner to payment at current market value for land (as indicated in DOTr's letter offer), free of taxes, including CGT, and registration fees in accordance with Section 5(c) R.A. 10752, replacement cost for structures and improvements, and market value for crops and trees under Section 5(a) R.A. 10752.
4	Scope of application of the RAP	Scope to cover direct impacts of land acquisition and restricted land use for the project, including any land acquired for development of resettlement sites specifically for the project. Involuntary land acquisition for resettlement sites to be avoided, where possible.	Unless specifically included in the RAP, Government policies and standards only would be applied.	Potential gap with respect to application of policies and entitlements under RAP to those who are affected by land acquisition to develop resettlement sites for the project.	Any land acquired for resettlement site development specifically for the needs of the project will be included in the scope of RAPs, and will follow the project-specific policies as outlined in the RAP. DOTr will oblige any agency responsible for land acquisition for resettlement sites, such as NHA, to apply the same standards and entitlements as set out in the policy framework.
5	Payment of compensation and assistance prior to displacement	All compensation and assistance should be provided prior to displacement.	Under R.A. 10752, in the mode of negotiated sale, PAPs will be paid in two installments for their affected properties. The balance in compensation for the land will only be paid after the deed of sale has been completed. The balance of payment for improvements will be paid to the PAPs only after the acquired lands have been cleared of all improvements (i.e., structures, trees, and crops). In the mode of expropriation, an initial compensation at an amount computed at 100% of lot price based on latest Bureau of Internal	Gaps on timing for payment, and for expropriation cases, the need to provide proof of ownership to the courts prior to payment.	The APs will not be displaced until after they have been paid in full the compensation and applicable allowances due to them. For negotiated sale the following arrangements will be applied: For structures: DOTr to pay 100% prior to being displaced. Payment of compensation for structures and improvements may be held in abeyance for participants of socialized housing program or used as an advance payment on their amortizations at the PAPs request until the relocation site and socialized housing accommodation becomes available. For land: For Full/Severe impacts - 1st

	Issue	ADB/JICA	Laws of the Philippines	Gap	Gap Filling Measure
			<p>Revenue (BIR) zonal value 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). 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).</p>		<p>installment of 50% by DOTr remaining 50% is paid to PAPs when land is officially transferred; for partial/ marginal land taking, remaining 50% is paid to PAPs upon annotation of the Title on sale of portion of land; but no displacement nor civil works to commence until such transfer is effective and balance paid.</p> <p>In negotiated sale cases where PAPs are willing to sell their property but will take more than 30 days to submit required documents, DOTr shall provide necessary assistance to the extent possible, to help PAPs to secure the paperwork.</p> <p>In cases wherein PAPs need to undergo Extra Judicial Settlement (EJS)⁵ for the paperwork, the DOTr shall assist them through the Help Desk so that they can complete title segregation prior to issuance of offer to buy (OTB)⁶, and thus can be eligible for negotiated sale.</p> <p>In cases wherein the PAPs with EJS case is assisted but could not be finished prior to issuance of OTB, expropriation case shall be filed while the EJS is still being processed. The PAPs can, at any time, request the court to release the initial payment deposited to the Court upon submittal of proof of ownership. The PAP will have the choice of accepting the check</p>

⁵ In cases when the original owner, whose name is on the title, has already died and did not leave any last testament as to who will inherit his property, the heirs have to undergo extra judicial settlement (EJS) so that the original title can be subdivided among them. Otherwise the agency tasked to acquire ROW cannot compensate them.

⁶ This can be achieved through early issuance of the Notice of Taking to property owners.

	Issue	ADB/JICA	Laws of the Philippines	Gap	Gap Filling Measure
					for BIR Zonal value for the land and replacement value for structures and improvements, and market value for crops and trees and await the courts findings, or once the EJS is completed, a joint motion in the court for a compromised judgement can be filed and the acquisition goes back to negotiated sale. In such cases, the DOTr shall pay to the PAPs the difference between the initial payment released by the court and the market value indicated in the OTB.
6	Severity of Impact on productive resources after which rehabilitation assistance is required.	Loss of 10% or more of productive or income sources (e.g. farmland, business/ shop) is entitled to livelihood restoration assistance	For agricultural tenants and sharecroppers: Financial assistance equivalent to the average gross harvest for the last three (3) years and not less than P15,000 per hectare (EO 1035). For agricultural lessees: Entitled to disturbance compensation equivalent to five times the average gross harvests on his/her landholding during the last five preceding calendar years (R.A. 6389)	Gap with respect to threshold and requirement for livelihood restoration assistance for all cases experiencing loss of productive resources.	Participation in the Livelihood Restoration and Improvement Program for those whose productive resources are permanently affected by 10% or more.
7	Severity of loss of property after which the entire property will be acquired.	If the residual portion is 20% or less ⁷ or if the residual portion is no longer viable for use according to original	No specific law prescribes acquisition of remaining unviable portion of the acquired property. ⁸	No current Government policy on this issue.	If the residual portion is 20% or less or if the residual portion is no longer viable for use according to original purpose, the entire property will be acquired taking also the

⁷ Based on the World Bank Involuntary Resettlement Sourcebook which, JICA applies in its policy, provides that if more than 80% of holdings is acquired, or if residual holdings no longer economically viable, owner shall have the option to sell the residual land

⁸ The DPWH Land Acquisition Resettlement Rehabilitation and Indigenous Peoples Policy (LARRIPP) 3rd Ed. Series Of 2007 provides that if portion of the property to be affected is more than 20% of the total land area or even less than 20% if the remaining portion is no longer economically viable or it will no longer function as intended. The owner of this property (land or structures, etc.) shall be entitled to full compensation in accordance to RA 8974. The DPWH LARRIPP 2007 is dated, being based on RA 8974, which has been superseded by R.A. 10752.

	Issue	ADB/JICA	Laws of the Philippines	Gap	Gap Filling Measure
		purpose, the entire property will be acquired.			wishes of the PAP into consideration.
8	Income restoration and livelihood improvement	The borrower/client will include detailed measures for income restoration and livelihood improvement of displaced persons in the resettlement plan. Income sources and livelihoods affected by project activities will be restored to pre-project levels, and the borrower/client will make every attempt to improve the incomes of displaced persons so that they can benefit from the project. For vulnerable persons and households affected, the resettlement plan will include measures to provide extra assistance so that they can improve their incomes in comparison with pre-project levels. The resettlement plan will specify the income and livelihoods restoration strategy, the institutional arrangements, the monitoring and reporting framework, the budget, and the time-bound implementation schedule.	Requirements for supplementary assistance or training to certain categories of PAPs. However, the requirements do not have specific objectives to restore income earning capacity and are limited in scope and application. Nonetheless, IRR of R.A. 10752 states that government appropriations should be available to implement the cost of development and implementation of resettlement projects, and may include livelihood restoration and improvement activities.	ADB/JICA guidelines are more specific regarding objectives of restoring income earning capacity and include those whose income generation resources are severely affected.	Income restoration and livelihood improvement measures need to be designed in consultation with PAPs and be adequately resourced to restore income earning capacity of all PAPs whose livelihoods are affected and improve income earning capacity of vulnerable PAPs. The effectiveness of the income restoration and livelihood improvement activities will be monitored and reviewed.
9	Transitional assistance and compensation for lost income.	In the case of physically displaced persons, provide transitional support and development assistance, such as land development, credit facilities, training, or	Section 10(c) of R.A. 10752 provides that the cost of development and implementation of resettlement projects covered by the Act, including planning, social preparation, and other	Although there are no specific laws and guidelines which mention the transition period, entitlements relating to this may be lumped under	Transitional support during the period while PAPs are resettling and re-establishing their livelihoods will be provided aimed at stabilizing their living standards. Cash compensation to cover income losses

Issue	ADB/JICA	Laws of the Philippines	Gap	Gap Filling Measure
	<p>employment opportunities; and opportunities to derive appropriate development benefits from the project.</p> <p>In cases where land acquisition affects commercial structures, affected business owners are entitled to (i) the costs of reestablishing commercial activities elsewhere; (ii) the net income lost during the transition period; and (iii) the costs of transferring and reinstalling plant, machinery, or other equipment.</p>	<p>activities under the resettlement action plan shall be provided adequate appropriation to cover the funds needed for such.</p> <p>Section 15 of the IRR of R.A. 10752 further states that when necessary the development cost described above may include land development and housing construction, provision of basic services and community facilities, livelihood restoration and improvement and other activities under the resettlement action plan in coordination with concerned government agencies.</p> <p>Executive Order No. 1035 provides for (1) financial assistance to displaced tenants, cultural minorities and settlers equivalent to the average annual gross harvest for the last 3 years and not less than P15,000 per hectare, and (2) disturbance compensation to agricultural lessees equivalent to 5 times the average gross harvest during the last 5 years.</p> <p>Section 7 of RA 6389 provides for disturbance compensation for agricultural lessees equivalent to 5 times the average gross harvest in the last 5 years.</p> <p>For PAPs whose structures are</p>	<p>“livelihood restoration and improvement and other activities under the resettlement action plan” as provided by the latest ROW law and its IRR.</p> <p>In the Philippine laws, there is no provision for compensation for loss of income for medium to large businesses.</p>	<p>during transition period corresponding to stoppage of business/commercial activities, but not exceeding six-month period For PAPs who are owners of medium to large commercial establishments built inside own affected property:</p> <ul style="list-style-type: none"> • 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; • Cash compensation to cover transactional (e.g., permitting) cost of reestablishing the business; and • Assistance in securing soft loan to enable self-rehabilitation for those restarting business elsewhere. <p>PAPs who are owners of commercial establishments and are leasing space from property owners</p> <ul style="list-style-type: none"> • For those who will continue with their commercial activities elsewhere, rental subsidy for three (3) months based on prevailing average monthly rental for a similar structure of equal type and dimension to the property being leased. Not applicable to lease contracts that will expire within three (3) months at the time of taking; • Cash compensation to cover transactional (e.g., permitting) cost of reestablishing the business elsewhere; <p>PAPs who are owners of micro and small businesses with or without permits from the LGU concerned:</p>

	Issue	ADB/JICA	Laws of the Philippines	Gap	Gap Filling Measure
			severely affected and business/income will be affected, the DPWH LARRIP (2003) provides for rehabilitation assistance with an amount not more than P15,000 (based on the tax record for the business activities)		<ul style="list-style-type: none"> • Cash compensation to cover income losses during transition period corresponding to stoppage of business activities, but not exceeding six-month period; • Cash compensation to cover transactional (e.g., permitting) cost of reestablishing the industry elsewhere; • Assistance in securing soft loan to enable self-rehabilitation for those restarting business elsewhere. • Participation in the Livelihood Restoration and Improvement Program • For PAPs who are leasing space from property owners who can 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. <p>PAPs who are employed in displaced commercial or industrial establishment losing job due to closure of business or laying off as a result of minimized operation.</p>
10	Disclosure of the RAP	JICA Policy is to make the RAP accessible to the Public through its website before Loan Agreement	The NEDA ICC does not require the RAP to be made available to public.	Accessibility of the RAP to stakeholders.	The RAP shall be prepared and accessible to the public through the JICA, ADB and DOTr websites. Salient information from the RAP will be disclosed to PAPs prior to and following finalization during stakeholder consultation meetings.
11	Grievance redress mechanism	Appropriate and accessible grievance mechanisms must be established for the affected	Republic Act 9285 (Alternative Dispute Resolution (ADR) Act of 2004) was meant to promote	ADR system is promoted by RA 9285 but it does not stipulate the grievance	An effective and accessible grievance redress mechanism will be established for the project to resolve disputes outside the

	Issue	ADB/JICA	Laws of the Philippines	Gap	Gap Filling Measure
		people and their communities.	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.	redress mechanism. There are no specific laws that stipulate the grievance redress mechanisms in the Philippines. ⁹	judicial system. Prior to start of right-of-way acquisition ¹⁰ (ROWA), DOTr will establish a help desk at each city/ municipality to address the concerns of PAPs pertaining to RAP and ROWA. Each help desk must be established immediately before the sending of the Notice of Taking to PAPs by DOTr. A database of PAPs' concerns, actions taken, referrals made, and resolution status of said concerns shall be developed and maintained by DOTr. Once the ROWA commences, GRM is triggered and the help desk, in coordination with the RIMT shall serve as recipient and database manager of grievances filed.
12	Census, inventory of losses and establishment of cut-off date for eligibility to entitlements.	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, asset inventory, and socioeconomic survey). The borrower/client will establish a cut-off date for eligibility. Information regarding the cutoff date will be documented and disseminated throughout the project area.	Requirement under R.A. 7279 and its IRR for LGUs to 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 jurisdictions.	No specific requirement for cut-off date.	A census and socioeconomic survey is conducted for the affected areas to prepare the RAP. For informal settlers, the cut-off date is set on the beginning date of the census and tagging. The cut-off date is publically disclosed during the 1 st stakeholder consultation meeting in the project affected areas. Date of Notice of Taking will be the cut-off date for formal property owners.
13	External monitoring	For projects with significant involuntary resettlement	Not required	Requirement for external monitoring of projects with	The IA will engage qualified experts to conduct external monitoring of

⁹ In terms of guidelines, Section 3.4 Tracking and Monitoring Implementation of Grievance procedures of the DPWH LAPRAP Tracking Manual of 2003 may be used as reference.

¹⁰ Onset is marked by the sending of the Notice of Taking by DOTr.

	Issue	ADB/JICA	Laws of the Philippines	Gap	Gap Filling Measure
		impacts, the borrower/client will retain qualified and experienced experts to conduct external monitoring.		significant impacts.	implementation of the RAP.
14	Voluntary land donation	Voluntary donation will be an act of informed consent and APs/IPs will not be forced to donate land or other assets with coercion or under duress.	Voluntary land donations are permitted.	Voluntary land donations are a mode of land acquisition for the project.	Voluntary donation will be an act of informed consent and APs/IPs will not be forced to donate land or other assets with coercion or under duress. Any voluntary donation will follow international best practices and be confirmed through written records and verified by an independent third party.

CHAPTER 5 PROJECT RESETTLEMENT POLICY

5.1 Fundamental Project Policy

The Government of the Philippines will adopt a Project Resettlement Policy (the Project Policy) for NSRP-SC that is consistent with national laws and regulations and international standards on involuntary resettlement, and fill in policy gaps identified in the previous chapter. This is to ensure that 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 principles of said Project Policy and the entitlements of PAPs based on the type and degree of their losses. The NSRP-SC 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. 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 person or household or business which on account of land acquisition for the project would have their:
 - (a) Standard of living adversely affected;
 - (b) Right, title or interest in any structure, interest in, right to use, any land (including premises, agricultural and grazing land, commercial properties, tenancy, or right in annual or perennial crops and trees or any other fixed or moveable assets, acquired or possessed, temporarily or permanently);
 - (c) Income earning opportunities business, occupation, work or place of residence or habitat 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 affected people shall be eligible for compensation and rehabilitation assistance, irrespective of tenure status, social or economic standing and any such factors that may discriminate against achievement of the objectives outlined above. Lack of legal rights to the assets lost or adversely affected, nor 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 law, JICA Guidelines (2010) and ADB SPS (2009).
6. All PAPs residing, working, doing business and/or cultivating land within the project impacted areas as of the cut-off date shall be entitled to compensation for their lost assets at replacement cost as well as restoration of incomes and businesses, and will be provided with rehabilitation measures sufficient to assist them to improve or at least maintain their pre-project living standards, income-earning capacity and production levels.
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 not viable. For partially affected structures, if the remaining portion is not technically viable for continued use, the entire structure will be compensated.
8. People temporarily affected shall be considered PAPs. Contractors shall secure the necessary ECCs for temporary facilities such as workers camps, construction yards, warehouses for

materials, stockpiling areas etc. from the appropriate DENR-EMB offices where they are located. Where these facilities are located in public or private lands, the Contractor shall enter into Lease Agreements and should there be a need for temporary displacement or compensation for affected structures and improvements, the Contractor shall comply with the provisions of R.A. 10752, the Environment Management Plan and this RAP.

9. Where a host community is affected by the development of a resettlement site in that community, the host community shall be consulted on resettlement planning and decision-making. All attempts shall be made to minimize the adverse impacts of resettlement upon host communities.
10. The plans for resettlement and relocations will be designed in accordance with the Project Policy.
11. The RAP as approved by JICA and ADB will be disclosed by DOTr to the public through the following means: posting of approved RAP on DOTr and ADB websites and distribution to concerned LGUs.
12. Payment for land and/or non-land assets will be based on the principle of full replacement cost¹.
13. Compensation for PAPs dependent on agricultural activities will be land-based wherever possible. Land-based strategies may include provision of replacement land, ensuring greater security of tenure, and upgrading livelihoods of people without legal titles. If replacement land is not available, other strategies may be built around opportunities for re-training, 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.
14. Transitional assistance will be provided, in addition to compensation to assist PAPs to restore livelihood and standards of living. Such support could take the form of short-term jobs, subsistence support, and transitional allowance.
15. The resettlement plan must consider the needs of those most vulnerable to the adverse impacts of resettlement (including the poor, those without legal title to land, ethnic minorities, women, children, elderly, and disabled) and ensure they are considered in resettlement planning and mitigation measures identified. Assistance should be provided to help them improve their socio-economic status.
16. PAPs will be involved in the process of developing and implementing resettlement plans.
17. PAPs and their communities will be consulted about the project, the rights and options available to them, and proposed mitigation measures for adverse effects, and to the extent possible be involved in the decisions making concerning their resettlement.
18. 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.
19. Displacement must not take place before 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 not necessarily completed prior to construction activities, as these may be on-going activities.
20. Arrangements required for the implementation of the RAP will be in place prior to the commencement of implementation of RAP; this will include the provision of adequate human

¹ The cost of replacing lost assets and incomes, including cost of transactions.

resources for supervision, consultation, and monitoring of land acquisition and rehabilitation activities.

21. Appropriate reporting (including auditing and redress functions) monitoring and evaluation mechanism, shall be in place as part of the resettlement management system. An external monitoring agent or group will be hired by the project and will evaluate the resettlement process and final outcome. Such groups may include qualified resettlement experts, NGOs, research institutions or universities.

5.2 Indigenous Peoples

Project policies on Indigenous Peoples/Indigenous Cultural Communities will be developed if the project will directly or indirectly affect the dignity, human rights, livelihood systems, or culture of indigenous peoples or affects the territories or natural or cultural resources that indigenous peoples own, use, occupy, or claim as their ancestral domain.

DOTr will initially investigate the presence of Indigenous Peoples and/or existence of ancestral domain in the project areas and, if required, will seek prior certification from the NCIP that the area affected does not overlap with any ancestral domain. Such certification shall only be issued after a Field-Based Investigation (FBI) is conducted by the NCIP Ancestral Domains Office (ADO) of the area concerned. If the area does overlap with an ancestral domain, the NCIP Administrative Order (AO) No. 3, Series of 2012, the Revised Guidelines on Free and Prior Informed Consent (FPIC) and Related Processes are required to be followed. Considerations to minimize impacts on IPs/ICCs commences with screening through the NCIP. If the NCIP finds that the affected area overlaps with ancestral domain, an Indigenous Peoples Development Plan (IPDP) will be required to be prepared. The IPDP will include Project Policies on Indigenous Peoples/Indigenous Cultural Communities, mechanisms for meaningful consultations, social impact assessment with guidance from experts, and appropriate grievance redress procedures.

5.3 Cut-Off Date of Eligibility

The cut-off date of eligibility pertains to the date during which PAPs are considered as eligible for compensation and other forms of assistance. Cut-off date was declared for informal settlers only². No cut-off date was declared with regards to formal settlers (i.e., property owners) as this shall be reckoned from the issuance of the Notice of Taking by the DOTr in accordance with law (Section 11 of R.A. 10752 and Section 16 of its Implementing Rules and Regulations or IRR). Based on these statutes, any new structure or improvement to an existing one on the land covered by the Right of-Way Acquisition shall not be compensated after issuance of the Notice of Taking. Even though formal settlers' cut off date is at the time of notice of taking, they will be included in all consultations to ensure they are aware of project.

The indicative dates for the conduct of the census survey were announced to PAPS through the conduct of the first stakeholder consultation meeting. For each city/municipality, dates were 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 Appendix 4.

5.4 Principle of Replacement Cost

All land and non-land assets owned by households/businesses who meet the cut-off date 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

² Informal settling is an unlawful act after 1992 in accordance with Section 30 of R.A. 7279

deduction for taxes and/or costs of transaction. The result of the Replacement Cost Survey is detailed in the separate Volume 4.

5.4.1 Affected Lands

For affected land, it is the current market value, free of tax, as determined by (a) government financial institution (GFI) with adequate experience in property appraisal to be selected by the IA through a competitive process; or an independent property appraiser (IPA) accredited by: (1) the Bangko Sentral ng Pilipinas (BSP) or (2) a professional association of appraisers recognized by BSP (Section 6.2 IRR, R.A. 10752).

The DOTr may use the appraisal reports of the GFI or IPA as one of the basis of its price offer for negotiated sale, consistent with the standards for assessment under Section 7 of R.A. 10752 and Section 12 of its IRR, to wit:

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 shall not be considered in the determination of the price offer.

5.4.2 Affected Structures and Improvements, Crops and Trees

For affected structures and improvements, compensation shall be in terms of replacement cost, as provided in Section 5(a)(2) of RA 10752, computed based on Section 6.6 of its IRR. That is, based on the current market prices of materials, equipment's, labor, contractors' profit and overhead, permitting costs, reinstallation of 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 shall be based on the pre-damaged condition of that structure. The replacement structure must perform the same functions and meet the performance specifications as the original structure.

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

Crops and trees shall also be compensated based on its current market value as provided in Section 5 (3) of RA 10752. The value of productive trees will take in to consideration the age and productive value of the tree.

5.5 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 or tax declaration or other acceptable proof of ownership and informal sector families.

5.5.1 Criteria for Eligibility

A PAP is defined as any person or persons, household, firm, private or public institution who, as a result of land acquisition for the project or restricted land use due to project, lose/s their rights, title or interest in all or any part of the structure, land (whether residential, agricultural, commercial, industrial or institutional), annual or perennial crops and trees, or any other fixed or movable asset acquired or possessed, in full or in part, permanently or temporarily, and who might suffer income or business loss³ as a consequence thereof. The eligibility of PAPs is based on the Project's legal framework and the Project Resettlement Policy⁴.

As provided in the chapter on legal framework, RA 10752 cites two (2) main modes of Right-of-Way acquisition, namely: (1) negotiated sale and (2) expropriation. In the entitlement matrix presented in Chapter 6, negotiated sale shall be the first option and expropriation as the last resort (i.e. in case negotiated sale fails, or in other cases stated in Section 6(b) of the same Act).

Eligible PAPs may fall under the following categories:

(1) Land owners and land users

1) Land owners (residential, mixed use⁵, agricultural, commercial, industrial and institutional)

1. Those who have full title (such as Original Certificate of Title (OCT) or Transfer Certificate of Title (TCT));
2. Those who are not original patent holders of lands granted under Commonwealth Act (CA) 141 and whose ownership of the land is not acquired through a gratuitous title (e.g. donation, succession);
3. Those who are original patent holders of lands granted through CA 141 and the land has not been subjected to previous government exercise of its lien;
4. Those who were former 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 his predecessors' open and continuous possession of the property for at least 30 years;
 - A certification from the DENR that the land is alienable and disposable, or

³ Section 3, World Bank OP 4.12 – Involuntary Resettlement

⁴ In terms of informal settler families, the final list of beneficiaries for relocation would be determined by NHA, and concurred by the LIAC during implementation stage.

⁵ Mixed use: in the case of NSRP, this pertains to structures mainly used for residential but some part used for commercial, industrial and institutional.

- Other documents that may show proof of ownership.
- 6. Those who are holders of Emancipation patent (EP) or Certificate of Land Ownership Award (CLOA) granted under the respective comprehensive agrarian reform statutes.
- 7. Those who were former ISFs but now hold title/s of land through government socialized housing programs.
- 8. Government agencies and local government units who are owners of affected public land.

2) Land Users with legalized claims over the land

Those who were former ISFs and Community Mortgaged Program (CMP) beneficiaries whose titles are still under the name of the organization.

(2) Structure Owners (residential, mixed use, agricultural, 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 said land;
2. Those who own the structures, non-land assets and improvements but do not own the land where the structure is located and are not low income households or homeless. (e.g. they are not poor or vulnerable or they own real property elsewhere);
3. Those who own structures, non-land assets and improvements but do not own the land where the structure is located in, and are low-income households and homeless;
4. Those who own structures, non-land assets and improvements but do not own the land where the structure is located in, and who have previously availed of government socialized housing program (returnees); and
5. Those who own structures, non-land assets and 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 improvements who were former ISFs and CMP/NHA beneficiaries whose titles are still under the name of the organization;
7. Government agencies and local government units who are owners of affected public structures, non-land assets and improvements on public or private land.

(3) Renters/lessees of land and/or structures

1. Residential/commercial/institutional/mixed use renters who are not low-income
 - Renters of land and/or structures must possess lease/rental agreement to be classified as such.
2. Agricultural lessees
 - Renters of agricultural land who may not possess lease/rental agreement may present a sworn affidavit by a third person who may have witnessed the verbal agreement between the land owner and the lessee.

(4) Informal Settler Families (ISFs)

1. Informal Settlers are individuals or groups/households who 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 underprivileged as defined in Urban Development and Housing Act of 1992 (R.A. 7279) 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 entitlement under this project, eligible ISFs must be the actual occupants of structures and in the master list of PAPs who were present in the area as of the cut-off date (i.e., first day of conduct of census tagging).

(5) Business Enterprises

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

1. *Microbusinesses* - Micro businesses pertain to small shops who sell their goods in small spaces, such as *sari-sari stores*, food stalls, repair shops (car repair, appliance repair, cellphone repair, etc.), dress shops, tailor shops, beauty parlors, vulcanizing shops, and the likes. These are typically operated within their dwelling place, or ancillary to their dwelling place. These include shops that may or may not have permits to operate from concerned LGUs.
2. Vendors with no stalls/ Ambulant Vendors/ Itinerant Vendors
3. Those who own small, medium and large business establishments (including apartments for rent except those operated by squatting syndicates), including those who own the land and those who are leasing space from property owners. It pertains to any business activity or enterprise engaged in commercial, industry, agribusiness and/or services, whether 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 5-1 shows the classification of affected business enterprises.

Table 5-1 Categories of Business Activity

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

Source: Department of Trade and industry *<http://server2.dti.gov.ph/dti/index.Php?p=532>, As defined under Small and Medium Enterprise Development (SMED) Council Resolution No. 01 Series of 2003 dated 16 January 2003

(6) Employees of Commercial and Industrial Establishments

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

PAPs who are displaced from their homes and are required to permanently relocate to a place that makes their former wage based employment inaccessible and as a result need to find new employment or source of livelihood. PAPs who permanently relocate to a place that makes it more expensive to commute to their place of work and they retain their employment.

(7) Agricultural tenants, sharecroppers, landowners and lessees

Those who are engaged in farming and are considered to be agricultural tenants, sharecroppers, landowners or lessees.

(8) Vulnerable Groups

Vulnerable groups in this RAP consist of the poor, the elderly, single parents households, and persons who need special assistance.

1. Poor - The Philippine Statistics Authority (PSA, 2015) defines the poor according to the poverty threshold, or the total family income needed to meet the family's basic food and non-food needs. As of 2015, the annual per capita poverty threshold is set at PhP 25,007 for NCR, and PhP 21,770 for Laguna Province. Based on this definition, households with five family members whose annual combined household income is lower than PhP 125,035 for NCR and PhP 108,850 for Laguna Province are considered poor.
2. Elderly - Under the expanded Senior Citizens Act of 2010 (Republic Act No. 9994), any resident of the Philippines who is at least 60 years old is considered as elderly or senior citizens.
3. Solo parent: 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 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 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.
4. Persons with disabilities (PWDs) - Disabled persons, according to the Magna Carta for Disabled Persons (Republic Act 7277), pertains to a PAP who suffers from restriction of different abilities, as a result of a mental, physical or sensory impairment, to perform an activity in the manner or within the range considered normal for a human being.

5.5.2 Severity of Project Impacts

Compensation and assistance provided to PAPs will take in to consideration the severity of impact caused.

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

If the PAP's productive resources (e.g. farming land, business) are permanently affected by 10% or more, the PAP will be provided with supplementary support for livelihood and income restoration in addition to compensation for lost assets and income, and transitional assistance.

5.6 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 assistances, as outlined in the entitlement matrix.

The process of compulsory acquisition as prescribed by Philippine law can involve various modes, including: (i) negotiated sale, (ii) expropriation, (iii) donation, (iv) acquisition of properties under Commonwealth Act (C.A.) No. 141, (v) exchange or barter, (vi) easement of right-of-way, (vii) acquisition of subsurface right-of-way and (viii) other modes authorized by law. There is a difference in implementation of the entitlements and payment arrangements between modes. There are also differences whether the acquisition is partial or in full.

5.6.1 Negotiated Sale

Negotiated sale is the first step within the Philippines law for the government to compulsorily acquire property (with the exception of cases of land donation). Under ‘negotiated sale’, the implementing agency (DOTr) will make a first and final offer of compensation for the loss of land, crops and trees (if any) based on current market value, and full replacement cost for structures and improvements, free from taxes, including capital gains tax, documentary stamp tax, transfer tax and registration fees, except Real Property Tax (RPT) arrears (calculated according to the requirements in Section 5.3.1). Property owner/s 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 implementing agency shall initiate expropriation proceedings.

The appropriate price offer for structures, improvements and other affected assets is based on the price to replace the existing structure or asset with a similar asset at current market prices including estimated direct costs (such as current market cost for materials and labor, and equipment expenses), and estimated indirect costs (such as overhead expenses, contingencies and miscellaneous, contractor’s profit margin and Value Added Tax (VAT) component). If the affected structure has been damaged, then the replacement cost should be based on the pre-damaged condition of that structure. The replacement structure has to perform the same functions and meet the performance specifications as the original structure.

5.6.2 Expropriation

If the property owner/s declines the first and final offer or does not accept it, or accepts it but fails to submit the necessary documents in the 30-day time period, the mode of acquisition becomes expropriation. The implementing agency will file a verified complaint before the proper court and immediately deposit to the court in favor of the owner (i) the value of the land based on the zonal valuation of the BIR, (ii) the replacement cost at current market value for structures, improvements and assets, (iii) current market value of crops and trees. Upon compliance, the court will immediately issue an order to take possession of the property by the implementing agency. 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 shall order DOTr to pay the differences, if any, between initial compensation and just compensation as determined by the Commissioners assigned by said court. DOTr shall also pay the necessary documentary stamp tax and registration fees.

Early issuance of the Notice of Taking will be undertaken by DOTr to help PAPs to have enough time to complete/progress Extra Judicial Settlement (EJS) processes on deceased estates or conflicting land claims, prior to issuance of the Letter Offer to Buy, which only gives PAPs 30 days to accept 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 a deceased estate, conflicting land claims), DOTr shall:

1. Prior to the Issuance of the Offer to Buy (OTB) and commencement of the 30-day period, DOTr will set up a Help Desk at each project city/municipality to provide information to PAPs concerning the documents required to make them eligible for negotiated sale (and to avoid unnecessary expropriation proceedings due to failure to submit required documents);
2. Through the Help Desk, provide assistance to PAPs whose lands will be subjected to EJS; and
3. If EJS cases could not be finished prior to issuance of OTB, expropriation case will be filed while the EJS is still being processed. Once the EJS is completed, the joint motion in the court for a compromised judgement can be filed and the acquisition can go back to negotiated sale.

5.6.3 Donation

Given the characteristics of the project, land acquisition by donation is not considered an option, with the exception of government to government negotiated donation arrangements. In the unlikely situation that the mode of acquisition preferred by the property owner/s is by donation and 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/s have not been forced or coerced. Any voluntary donation will follow international best practices and be confirmed through written records and verified by an independent third party.

5.6.4 Acquisition of Properties Under Commonwealth Act (C.A.) No. 141

PAPs who are original patent holders of lands granted under C.A. 141 and whose land has not been subjected to previous government exercise of its lien shall not receive compensation for land specified within the Government lien (i.e. 20m or 60m strip of land) but shall be provided with: (i) Cash compensation for structure, improvements, crops and trees, computed at full replacement cost, and (ii) Financial assistance, particularly to displaced tenants/occupants of agricultural lands, 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 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 right of way was a strip of land up to 20m then the PAP would not be entitled to compensation for the land. If, however, the land to be acquired from the same land was wider than 20m (say 50m) then the PAP would be entitled to compensation for any area over the 20m width (in this case 30m) 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 20m example.

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

5.6.5 Exchange, Barter and Land for Land

If feasible, land for land can be provided, principally for agricultural land in terms of a new parcel of land of equivalent productivity and equivalent market value or price. The exchange shall be done on a “value-for-value” basis. The implementing agency will be subject to applicable capital gains taxes (CGT) and documentary stamp tax (DST). The land for land option will be considered on a case by case basis considering the potential complexities in transferring titles, in order to ensure that there is not a lengthy amount of time between acquisitions of land and providing the new parcel of land to the PAP.

5.6.6 Easement of Right of Way

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

5.6.7 Acquisition of Subsurface Right of Way

If the project involves underground works within a depth of 50 m from the surface, the implementing agency can negotiate with the property owner a perpetual easement of ROW for the subterranean portions of the property and offer to acquire from the property owner the affected portion of the land, including affected structures, improvements, crops and trees. The subsurface easement price shall be 20% of the market price of the land.

5.6.8 Families/PAPs 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 the self-relocation assistance and resettlement assistance options.

“Squatting syndicates” as defined in section 3 of R.A. 7279 and who are certified by HUDCC 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 as such will not be eligible for relocation assistance and transitional support. However as provided in the same section, individuals or groups who simply rent land and housing from professional squatters or squatting syndicates are not classified as same, and as such would still be eligible to government socialized housing program.

5.6.9 Informal Settlers

PAPs who own the structures but do not own the land are entitled to cash compensation for the entire or affected portion of the structure or improvement without depreciation, upon presentation of proof of ownership (e.g., certification from the concerned barangay in accordance with the IRR for R.A. 10752). If homeless and underprivileged, or those with a low income⁶, PAPs will have the option to avail of resettlement assistance to socialized housing with secure tenure and the option to keep salvaged materials from demolished structures without deduction from compensation. Renters and sharers within the informal settlement structures are also eligible to avail of socialized housing programs if they satisfy such criteria. To be able to avail of relocation entitlement under this Project, eligible ISFs must be the actual occupants of structures and in the master list of PAPs who were present in the area as of the cut-off date (i.e., first day of conduct of census tagging).

For PAPs who occupy temporary dwellings at the conduct of the census tagging are entitled to avail of resettlement assistance to socialized housing provided that they present a Certification from their respective Barangay Captains and Head of LGU’s Urban Poor Affairs Office stating that they are bona fide residents and have occupied the project affected-area prior to the applicable cut-off date.

⁶ Low income group is defined as those whose monthly household incomes fall below PhP40,000.

PAPs that do not meet the socialized housing program eligibility criteria may have the option to avail of affordable public rental housing accommodation through partnership with KSA and LGUs. If completion of the socialized housing or public rental housing options will not be ready in time, temporary accommodation or a rental allowance will be provided.

5.6.10 Temporary Impacts to Property

Property owners who will incur temporary impacts during construction (for use as access road, for soil dumping, borrow sites and contractor's camps, etc.) and who have legal rights to the land shall be entitled to the following from the construction Contractor: (i) 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) Restoration of land to pre-construction state.

5.6.11 Partial Acquisition

Cash compensation for the portion of land, structure or asset/improvement at full replacement cost. DOTr will pay 100% of the compensation upon annotation of the title indicating portion of the government lien and before construction can begin. 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, DOTr may, if the property owner agrees, resort to the mode of easement of ROW provided under Title VII, Chapters 1 and 2 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 agreement from the PAP. DOTr is to pay 100% of compensation prior to relocation/construction can begin.

5.6.12 Rehabilitation Assistance

PAPs whose present means of livelihood is no longer viable and will have to engage in a new income activity are qualified to transitional support and livelihood and income restoration assistance. Business enterprises will be entitled to compensation for income losses during the transition period. Vendors with no stalls and those who are ambulant/hawkers will be provided assistance to identify and transport to an alternative site. Commuting allowance will be available for PAPs who permanently relocate to a place that makes it more expensive to commute to their place of work. PAPs who are agricultural tenants and sharecroppers will be entitled to financial assistance equivalent to the average gross harvest for the last three years and not less than P 15,000 per hectare (E.O. 1035) and other transitional support. PAPs who are landowners or lessee who are directly engaged in farming will be entitled to a disturbance compensation equivalent to five times the average gross harvest for the last five years on the principal and secondary crops of the area acquired (as adopted from R.A.6389) and other transitional support.

5.6.13 Trees, Crops and Aquaculture

Cash compensation at market value will be provided. Determination of replacement cost of trees will take into account age and productivity of the tree. Compensation rates will be determined by the replacement cost study and informed by values prescribed by the Department of Agriculture (Fruit trees) or Department of Environment and Natural Resources (for timber trees).

5.6.14 Salvage Materials and Demolition

PAPs will be allowed to self-demolish their structures to enable them to preserve materials. In such cases, PAPs shall be entitled to keep salvageable materials without deduction from compensation. If structures are partially dismantled by PAPs, the remaining will be dismantled by the DOTr's contractor at no cost to the PAP.

5.6.15 Special Assistance for Vulnerable Groups

PAPs who belong to any of the following vulnerable groups: (i) Poor based on poverty threshold; (ii) Elderly; (iii) Persons with Disabilities (PWDs); and (iv) Female-headed households are expected to face greater challenges in re-establishing their living standards. Vulnerable groups shall be provided with additional transitional support and rehabilitation assistance. For families with persons needing special assistance and/or medical care, respective LGUs will provide nurses or social workers to help them before and during the resettlement activities.

5.6.16 Unanticipated impacts

Entitlements for eligible affected persons due to unanticipated involuntary resettlement impacts will be prepared in accordance with the ADB SPS (2009), JICA Guidelines (2010) and applicable national laws and regulations, including those outlined in this RAP.

CHAPTER 6 COMPENSATION AND ENTITLEMENT

6.1 Eligibility Policy and Entitlement Matrix

Compensation and assistance are designed to enhance or at least restore the livelihoods of all displaced persons in real terms relative to pre-project levels and to improve the standards of living of the displaced poor and other vulnerable groups. DOTr will offer to the property owner concerned, as compensation price, the sum of:

- (a) the current market value of land;
- (b) the replacement cost¹ of structures and improvements and
- (c) the current market value of crops and trees.

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

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

The DOTr, in cooperation with NHA (for assisted resettlement), will work closely with the respective local government units (LGU) such as the Local Housing Office (LHO) or City Urban Development and Housing Office (CUDHO) and the Urban Poor Affairs Office (UPAO) in relocating the informal settlers. For the “self-relocation option” DOTr will enter into an agreement with the Home Development Mutual Fund also known as Pag-IBIG so that available housing programs can be made accessible to eligible PAPs through their respective LGUs.

The project entitlements developed and presented in the entitlement matrix below correspond to the impacts that follow JICA Guidelines (2010) and ADB SPS (2009) requirements as well as the country’s laws and regulations, as described in the previous sections. It should be noted that these entitlements may be enhanced or otherwise modified, as necessary, following the conduct of DMS and consultation with PAPs to ensure that adverse impacts are mitigated, if not improved.

The issue of compensation at replacement cost, as discussed in the previous section, is specifically important in the context of compensation provided under the national laws and regulations. ADB and JICA requires that compensation be paid at replacement cost, or the value of replacing the acquired property with another of the same or similar qualities.

PAPs’ eligibility for compensation and entitlements are in accordance with the policy and legal framework for land acquisition and project resettlement policy as defined in Chapters 4 and 5, respectively. Identification of PAPs’ eligibility is carried out in accordance with the census tagging and socio-economic surveys.

For areas requiring land acquisition, negotiated sale will be the preferred mode of acquisition. Compensation for structures and improvements will be based on full replacement cost as laid out in Section 5.1.

¹ Replacement cost refers to the cost necessary to replace the affected structure or improvement with a similar asset based on current market prices

6.2 Eligibility Criteria

PAPs are eligible for compensation of their affected assets in accordance to Section 5 of R.A. 10752. As described in Chapter 4, there are two main modes of acquisition prescribed by law namely, (i) Negotiated Sale and (ii) Expropriation.

(1) Negotiated Sale

Under negotiated sale, the following eligibility criteria will be observed:

1. PAPs *who* meet the following criteria 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, free from taxes, including capital gains tax, documentary stamp tax, transfer tax and registration fees, except real property tax² (RPT) arrears and estate tax in case of Extra-Judicial Settlement (EJS);
 - PAPs who have full title, such as Original Certificate of Title (OCT) or Transfer Certificate of Title (TCT) or Emancipation Patents (EP) or Certificate of Land Ownership Award (CLOA)
 - PAPs who are not original patent holders of lands granted under CA 141 and where any previous acquisition is not through a gratuitous title (e.g., donation, succession)
 - PAPs who can present (i) a Tax Declaration showing his/ her and his/her predecessors' open and continuous possession of the property for at least 30 years, (ii) a certification from the DENR that the land is alienable and disposable, or (iii) other documents that may show proof of ownership;
 - PAPs who are holders of (i) Emancipation Patent (EP) granted under Presidential Decree No. 27 or (ii) CLOA granted under the Comprehensive Agrarian Reform Act (R.A. 6657)
 - PAPs who were former ISFs but who now hold a title of land as beneficiaries of government socialized housing programs³. In addition, they will be eligible to become beneficiary of other CMP programs in accordance with the Social Housing Finance Corporation (SHFC) Board Resolution No. 528 and Corporate Circular 16-047 Series of 2016⁴.

If losing 10% or more of agricultural land, PAPs are entitled to participate in the Livelihood Restoration and Improvement Program.

2. *PAPs who are original patent holders of lands granted under CA 141* and whose land has not been subjected to previous government exercise⁵ of its lien will not receive compensation for land but will be provided with:
 - Cash compensation for structure, improvements, crops and trees, computed at full replacement cost;

² Real property taxes, as mandated by law are taxes on real properties, paid on an annual basis to respective local government units.

³ For Community Mortgage Program (CMP) beneficiaries whose titles are still under the name of the organization, the IA will coordinate with the Socialized Housing Finance Corporation (SHFC)/National Housing Authority (NHA) to determine the compensation. PAPs can request an advance by DOTr for the remainder of the loan as long as it is lower than the market value of the land in order to pay off the remaining loan

⁴ These provides that the principle of double availment will not apply to CMP beneficiaries who are affected by government infrastructure project. Double availment is when certain informal settler families have previously availed of other government housing programs (Section 6.2 of Corporate Circular 11-017 provides for the qualification of members of the Community Associations, including "that he/she has not been a recipient of any CMP loan or other government housing program).

⁵ In excess of government lien as specified above, other entitlements for PAPs who have full title would be followed.

- No compensation for land up to 20 meters width if patent was granted prior to 1975, and up to 60 meters width for patents granted thereafter. In excess of government lien, follow other entitlements for PAPs who have full title or if feasible, land for land will be provided in terms of a new parcel of land of equivalent productivity, at a location acceptable to PAP;
 - For PAPs directly engaged in farming, a disturbance compensation equivalent to five times the average gross harvest for the last five years on the principal and secondary crops of the area acquired (as adopted from RA 6389);
 - If losing 10% or more of agricultural land, PAPs are entitled to participate in the Livelihood Restoration and Improvement Program; and
 - Financial assistance, particularly to displaced tenants/occupants of agricultural lands, 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 with Section 18 of EO No. 1035, s. 1985.
3. PAPs who own the structures but do not own the land are entitled to the following:
- Cash compensation⁶ for the entire or, affected portion of the structure or improvement without depreciation, upon presentation of proof of ownership (e.g., certification from the concerned barangay in accordance with the IRR for R.A. 10752);
 - If low income and homeless, option to avail of tenured land, or socialized housing package either through the LGUs or CMP through the NHA; and
 - Have the option to keep salvaged materials from demolished structures without deduction from compensation due him.
4. *PAPs who will incur temporary impacts during construction* (for use as access road, for soil dumping, borrow sites and contractor's camps, etc.) and who have legal rights to the land will be entitled to the following from the construction Contractor:
- 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) Expropriation Proceedings

In the event that the PAP refuses or fails to accept the compensation in the negotiated sale, or fails or refuses to submit the documents necessary for payment, DOTr will initiate expropriation proceedings.

For expropriation cases, a check will be deposited to the court upon the filing of complaint by the DOTr through the Office of the Solicitor General (OSG). For land, the amount of compensation will be computed based on the latest BIR Zonal value. For structures and improvements, basis of computation will be in terms of full replacement cost as defined in R.A. 10752 and its IRR. Crops and trees will be compensated based on its current market value.

The Court will immediately issue an order to take possession of the property and 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 PAPs may, at any time request the court to release such deposit upon presentation of proof of ownership (Section 6(a) R.A. 10752).

⁶ For informal settlers who are underprivileged and homeless as previously defined, payment of compensation for structures and improvements may be held in abeyance until the relocation site becomes available so that PAPs would still have enough money to live on during the first few months at the relocation site.

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 also pay the necessary documentary stamp tax and registration fees

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 letter offer), 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 agreed to the negotiated sale, but was unable to gain the necessary documents to show proof of ownership, DOTr may pursue a joint motion in the court for a compromised judgement 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 (EJS). This will be done through the Help Desk that will be established at each LGU prior to the issuance of the Notice of Taking (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 Letter Offer to Buy, which only gives them 30 days to accept offer, after which expropriation proceedings can commence.

6.3 Other Types of Assistance/Entitlements

(1) Resettlement Options

In general, PAPs, whether formal, or informal/renting but not underprivileged (e.g. they are not poor or vulnerable or they own real property elsewhere, as defined under R.A. 7279), who are using affected structures as dwellings will have the option to choose between self-relocation assistance or assisted resettlement. This also includes those who have previously availed of government socialized housing program and had sold or rented out their socialized housing units.

1. PAPs who are not low income and homeless, including legal PAPs, may choose from the following options:

Option 1: Self-Relocation Assistance

- Rental subsidy equivalent to five months of rental payment for temporary dwelling;
- Cash compensation to cover the cost of reconnecting the facilities such as water and power (not applicable to renters);
- Transportation to be provided inclusive of transportation of materials; and
- Food allowance of PhP 150 per person relocated or a food parcel of equal or greater amount (as determined by DOTr).

Option 2: Assisted Resettlement

- Option to avail of government economic and medium cost housing program under the Home Development Mutual Fund otherwise known as Pag-IBIG Fund. The Pag-IBIG housing loan may be used to finance any one or a combination of the following:

- Purchase of a fully-developed residential lot or adjoining residential lots not exceeding 1,000 m²;
 - 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;
 - Refinancing of an existing housing loan
- Cash compensation to cover the cost of reconnecting utilities such as water and power;
 - Transportation to new dwelling inclusive of transportation of materials; and
 - Food allowance of Php 150 per person relocated or a food parcel of equal or greater amount (as determined by DOTr).
2. PAPs who are renting, leasing or sharing the structure, and do not have a low-income.

Option 1: Self-Relocation Assistance

- Rental subsidy equivalent to 5 months of rental payment for an alternative dwelling;
- Cash compensation to cover the cost of reconnecting utilities such as water and power;
- Transportation to new dwelling inclusive of transportation of materials; and
- Food allowance of Php 150 per person relocated or a food parcel of equal or greater amount (as determined by DOTr).

Option 2: Assisted Resettlement

- Option to avail of government economic and medium cost housing program under the Home Development Mutual Fund otherwise known as Pag-IBIG Fund (as detailed above).
- Cash compensation to cover the cost of reconnecting utilities such as water and power;
- Transportation to new dwelling inclusive of transportation of materials; and
- Food allowance of PhP 150 per person relocated or a food parcel of equal or greater amount (as determined by DOTr).

3. PAPs who are renting, leasing or sharing the structure, and do not have a low-income, and PAPs who own structures and were former ISFs but now hold title of land through government socialized housing programs.

Option 1: Self-Relocation Assistance

- If PAP opts to move to an existing property (verified by the receiving LGU), transportation to be provided (e.g. bus tickets) inclusive of transportation of belongings;
- Cash compensation to cover the cost of reconnecting utilities such as water and power;
- Food allowance of PhP 150 per person relocated or a food parcel of equal or greater amount (as determined by DOTr).

Option 2: Assisted Resettlement

- Option to avail of government socialized housing program of a partner government key shelter agency (KSA) (if qualified);

- Cash compensation to cover the cost of reconnecting utilities such as water and power (if not provided by KSA/LGU);
 - Transportation to new dwelling inclusive of transportation of materials; and
 - Food allowance of PhP 150 per person relocated or a food parcel of equal or greater amount (as determined by DOTr).
4. PAPs who own structures but do not own the land where the structure is located, and who have previously availed of government socialized housing program (returnees) and are deemed ineligible by the key shelter agency (KSA) to participate in the socialized housing program.

Option 1: Self-Relocation Assistance

- If PAP opts to move to an existing property (verified by the receiving LGU), transportation to be provided (e.g. bus tickets) inclusive of transportation of belongings;
- Cash compensation to cover the cost of reconnecting utilities such as water and power; and
- Food allowance of PhP 150p per person relocated or a food parcel of equal or greater amount (as determined by DOTr).

Option 2: Assisted Resettlement

- Option to avail of affordable public rental housing accommodation by DOTr in partnership with KSA or LGUs;
- Cash compensation to cover the cost of reconnecting utilities such as water and power (if not provided by KSA/LGU);
- Transportation to new dwelling inclusive of transportation of materials; and
- Food allowance of PhP 150 per person relocated or a food parcel of equal or greater amount (as determined by DOTr).

5. PAPs who are renting, leasing or sharing the structure, and have a low-income.

Option 1: Self-Relocation Assistance

- Rental subsidy equivalent to 5 months of rental payment for an alternative dwelling;
- Cash compensation to cover the cost of reconnecting utilities such as water and power;
- Transportation to new dwelling inclusive of transportation of materials; and
- Food allowance of PhP 150 per person relocated or a food parcel of equal or greater amount (as determined by DOTr).

Option 2: Assisted Resettlement

- Option to avail of affordable public rental housing accommodation by DOTr in partnership with KSA or LGUs;
- Cash compensation to cover the cost of reconnecting utilities such as water and power (if not provided by KSA/LGU);
- Transportation to new dwelling inclusive of transportation of materials; and

- Food allowance of PhP 150 per person relocated or a food parcel of equal or greater amount (as determined by DOTr).
6. PAPs who occupy temporary dwellings will be able to avail of the assisted resettlement provisions above, provided they present Certification from their respective Barangay Captains and Head of LGU's Urban Poor Affairs Office stating that they are bona fide residents and have occupied the project affected-area prior to the applicable cut-off date. PAPs that do not meet the socialized housing program eligibility criteria but are able to present Certification may have the option to avail of affordable public rental housing accommodation through partnership with KSA and LGUs.

6.4 Livelihood Restoration Options

Other types of entitlements and assistance include those that will enable PAPs to at least restore their pre-project socio-economic status. Although the entitlements described in the succeeding sections are not fully covered by Philippine legislation, these are but are prescribed under JICA guidelines and ADB safeguard policies and as such must be complied with.

6.5 Disturbance Compensation

PAPs are entitled to participate in the Livelihood Restoration and Improvement Program if they are losing 10% or more of agricultural land. In addition:

1. *PAPs* who own agricultural lands and are directly engaged in farming will be entitled to the following:
 - Disturbance compensation equivalent to five times the average gross harvest for the last five years on the principal and secondary crops of the area acquired (as adopted from RA 6389).
2. *PAPs* who are agricultural tenants and sharecroppers will be entitled to the following:
 - Financial assistance equivalent to the average gross harvest for the last three (3) years and not less than P 15,000 per hectare (EO 1035).
3. *PAPs* who own micro-businesses (e.g. small shops, sari-sari store, carinderia, food stand, repair shop, etc.) with or without permit from the LGU concerned are entitled to the following:
 - Cash compensation to cover income losses during transition period corresponding to stoppage of business activities, but not exceeding a period of six months;
 - Cash compensation to cover transactional (e.g., permitting) cost of re-establishing the business elsewhere; and
 - Assistance in securing soft loan to enable self-rehabilitation for those restarting businesses elsewhere.
4. *PAPs* who own small, medium and large business establishment (including apartments for rent) who own the land are entitled to the following:
 - Cash compensation to cover income losses during transition period corresponding to stoppage of business activities, but not exceeding a period of six (6) months, to be based on *PAPs* declared income to the Bureau of Internal Revenue (BIR);
 - Cash compensation to cover transactional (e.g., permitting) cost of re-establishing the business elsewhere; and
 - Assistance in securing soft loan to enable self-rehabilitation for those restarting businesses elsewhere.

5. PAPs who are employed in displaced commercial or industrial establishment and lose their job due to closure of business or laying off as a result of minimized operation are entitled to:
 - Cash compensation for net salary for two months based on minimum wage; and
 - Employees who are displaced and unable to find alternative employment entitled to participate in the livelihood restoration program.
 - Provision of skills training in anticipation of available job positions during construction and operation; and
 - Priority in employment during construction and operation stage of the project.
6. PAPs who permanently relocate to a place that makes it more expensive to commute to their place of work and they retain their employment.
 - Commuting allowance of an amount based on additional costs, but not exceeding PhP 5,000 per household per month for three months.

6.6 Relocation of ISFs

Informal settler families (ISF) in general, are those who occupy lands and/or structures and do not enjoy security of tenure. ADB SPS for involuntary resettlement requires that projects “ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets, improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards, and provide them with appropriate income sources and legal and affordable access to adequate housing.”

Under the Philippine law on housing and urban development, occupants of land who do not have legal rights to said land do not automatically qualify as beneficiaries of the government’s socialized housing program. R.A. 7279 excludes (i) professional squatters (who have sufficient income for legitimate housing), (ii) 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, (iii) non-bona fide occupants and intruders of lands reserved for socialized housing, and (iv) squatting syndicates (groups of persons engaged in the business of squatter housing for profit or gain).

This does not apply to individuals or groups who simply rent land and/or housing from professional squatters or squatting syndicates. Underprivileged and homeless renters and sharers are also eligible to avail of the government’s socialized housing programs⁷.

6.7 Special Assistance for Vulnerable Groups

PAPs who belong to any of the following vulnerable groups,

- Poor based on poverty threshold
- Elderly
- Persons with disabilities (PWDs)
- Single women-headed households

Those may be worsened off after displacement will be provided with:

- Inconvenience allowance in the amount of PhP 10,000 per household;

⁷ Under this Project, all ISF who are low income and homeless will be eligible for socialized housing program, as described in Chapter 5.

- Rehabilitation assistance in the form of skills training and other development activities with the value of up to PhP 15,000 per household in coordination with other government agencies;
- Support to access/maintain government welfare programs;
- Inclusion in the Livelihood Restoration and Improvement Program as prescribed in the RAP.

For families with persons needing special assistance and/or medical care, respective LGUs will provide nurses or social workers to help them before and during the resettlement activities.

6.8 Payment of Compensation and Provision of Resettlement Assistance

6.8.1 Required Documents

(1) Land, with or without structures/improvements

For negotiated sale, the following documents are required to be submitted by the landowners prior to the full payment:

- Owner’s duplicate copy of title (Original Certificate of Title (OCT)/Transfer Certificate of Title (TCT)) covering said lot
- Tax Declaration of Lot
- Tax Declaration of Improvements (if any)
- Two government issued/valid Identification Cards (IDs)

(2) Structures only

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

- Certification from the barangay concerned stating that he/she is the rightful owner of the structure;
- Waiver from the landowner stating that he/she is not the owner of the structure and/or improvement therein and as such he is waiving the receipt of any compensation for such; and
- Other proofs of ownership of the structure or improvement such as tax declaration filed with the LGU

6.8.2 Payment schedule

Table 6.1 summarizes the mode of payment to the PAPs.

Table 6-1 Payment Arrangements for Legal Property Owners

PAP Category	Estimated time for validation and overall land acquisition	Remaining payment
Case 1. PAP with complete documents which have been verified by DOTr and authenticated by authorized agencies	15 to 30 working days	(i) DOTr to pay 100% of compensation prior to issuance of a new title in favor of DOTr and before relocation/construction can begin. (ii) DOTr to notify property owners early to enable time to gather necessary paperwork as proof of ownership.

PAP Category	Estimated time for validation and overall land acquisition	Remaining payment
Case 2. PAPs with complete documents except Tax Clearance (due to the landowner's incapacity to pay their RPT arrears)	30 to 45 days	<ul style="list-style-type: none"> (i) DOTr to pay 100% of compensation prior to issuance of a new title in favor of DOTr and before relocation/construction can begin. (ii) DOTr to notify property owners early to enable time to gather necessary paperwork as proof of ownership.
Case 3. PAPs/cases would require extra-judicial settlements (i.e. missing documents due to death of land owner, etc.)	6 months-1 year	<ul style="list-style-type: none"> (i) An initial compensation at an amount computed at 100% of lot price based on latest Bureau of Internal Revenue (BIR) zonal value for land, replacement cost for structure and improvements, and market value for crops and trees. A check will be deposited to the court in favor of the owner upon filing of expropriation case by DOTr. (ii) 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; (iii) After the case has been heard by the court, the Court will order DOTr to pay difference, if any, between initial compensation and the just compensation as determined by the court.

6.9 Units of Entitlements

The units of entitlement include the following categories:

- i. Individuals or juridical persons having legal ownership of land and structures will be considered as the unit of entitlement of the subject property;
- ii. Residential / non-residential structures of ISFs will be recognized as the property of the household that is actually residing and/or using the structure at the time of the census;
- iii. Female-headed households are to be equally recognized as a unit of entitlement, similar to male-headed households;
- iv. 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, compensation will be based on indicated income in the survey questionnaire utilized; and
- v. Legal co-owners of land, structures and/or business will be entitled to compensation under the same arrangement as the co-share documents or as per existing form of income-expenses-profit share arrangements.

6.10 Entitlement Matrix

Table 6-2 shows the Entitlement Matrix providing details for compensation and entitlements for project affected families.

Table 6-2 Entitlement Matrix

Type of Impact Entitled Person		Loss of Land	
		(Severe/Full)	(Marginal/Partial)
1a	PAPs who have full title being Original Certificate of Title (OCT) or Transfer Certificate of Title (TCT) or emancipation patents (EP) or Certificates of Land Ownership Award (CLOA).	Entitlements: Cash compensation for loss of land at full replacement cost computed at current market value, free of taxes, including capital gains tax (CGT), documentary stamps tax (DST), transfer tax, and registration fees, except Real Property Tax (RPT) arrears. OR If feasible, land for land will be provided in terms of a new parcel of land of equivalent productivity, at a location acceptable to PAPs.	Entitlements: Cash compensation for portion of land at full replacement cost computed at current market value, free of taxes, including CGT, DST, transfer tax, and registration fees, except RPT arrears. Easement Agreement: 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).
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, Chapter 7).		
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, and (c) other documents that may show proof of ownership (RA 10752).		
1d	PAPs who were former ISFs but now hold title of land as a result of a government socialized housing program.		
1e	PAPs who were former ISFs and government socialized housing program beneficiaries whose titles are still under the name of the organization.	Entitlements: Same as above, with less any amount still owing to the title.	Entitlements: Same as above.
1f	PAPs who are original patent holders	Entitlements:	Entitlements:

Type of Impact		Loss of Land	
Entitled Person		(Severe/Full)	(Marginal/Partial)
	of lands granted through Commonwealth Act (C.A.) No. 141 and the land has not been subjected to previous government exercise of its lien.	No compensation for land up to 20 meters width if patent was granted prior to 1975, and up to 60 meters width for patents granted thereafter ⁸ . In excess of government lien, follow other entitlements for 1a.	No compensation for the affected portion of land within 20 meters width if patent was granted prior to 1975 and up to 60 meters width for patents granted thereafter. In excess of government lien, follow other entitlements for marginal/partial impacted 1a PAPs.
1g	PAPs whose properties are mortgaged	<p>Entitlements: Same as above, but check payment will be split into as follows:</p> <ol style="list-style-type: none"> 1. For mortgagee PAPs – Full replacement cost as defined above, less remaining amortization; 2. For Mortgagor – Remaining amortization amount, computed based on original amount of principal, less interests for remaining amortization period 	<p>Entitlements: DOTr to request Mortgagor to segregate the portion of the property to be acquired for ROW from the rest of the property.</p> <ol style="list-style-type: none"> 1. Full replacement cost for portion of the mortgaged property to be acquired, less remaining amortization; 2. Pay Mortgagee the remaining amortization amount needed to release portion of mortgaged property
<p>Implementation Considerations: DOTr to pay 50% of compensation upon execution of the Deed of absolute Sale, and the remaining 50% at the time of issuance of a new title in favor of DOTr before displacement/clearing can begin. DOTr to notify property owners early to enable time to gather necessary paperwork as proof of ownership. If the original patent granted under CA 141 has been subject to Government exercise or lien, it cannot be subject to lien a subsequent time. 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. The land for land option will be considered on a case by case basis considering the potential complexities in transferring titles, in order to ensure that there is not a large gap between acquisitions of land and providing the new parcel of land to the PAP.</p>			

⁸ For example, if the affected land was granted through CA 141 prior to 1975 and the land to be acquired for the right of way was a strip of land up to 20m then the PAP would not be entitled to compensation for the land. If, however, the land to be acquired from the same land was wider than 20m (say 50m) then the PAP would be entitled to compensation for any area over the 20m width (in this case 30m) provided other required conditions are met. For land granted through CA 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 20m example.

Type of Impact		Loss of Structure	
Entitled Person		(Severe/Full)	(Marginal/Partial)
2a	PAPs who own structures and also own the land where the structure is located.	<p>Entitlements: Cash compensation for entire structure equivalent to full replacement cost without deduction for depreciation or salvaged materials.</p>	<p>Entitlements: Cash compensation for the affected portion of the structure to full replacement cost without deduction for depreciation or salvaged materials.</p>
2b	PAPs who own structures but do not own the land where the structure is located on and are <u>not a low-income household</u> and/or they own a dwelling elsewhere.	<p>In cases where the affected structure are being used as a dwelling by the structure owner and their family residing there, self-relocation or assisted resettlement as follows:</p> <p>1. Self-relocation assistance: (i) Rental subsidy equivalent to 5 months of rental payment for an alternative dwelling; (ii) Cash compensation to cover the cost of reconnecting utilities such as water and power; (iii) Transportation to new dwelling inclusive of transportation of materials; and (iv) Food allowance of 150p per person relocated or a food parcel of equal or greater amount (as determined by DOTr).</p> <p>OR</p> <p>2. Assisted-resettlement: (i) Option to avail of government economic and medium cost housing program under the Home Development Mutual Fund otherwise known as Pag-IBIG Fund. The Pag-IBIG housing loan may be used to finance any one or a combination of the following: - Purchase of a fully-developed residential lot or adjoining residential lots not exceeding 1,000 m²; - 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. (ii) Cash compensation to cover the cost of reconnecting</p>	

Type of Impact		Loss of Structure	
Entitled Person		(Severe/Full)	(Marginal/Partial)
		utilities such as water and power; (iii) Transportation to new dwelling inclusive of transportation of materials; and (iv) Food allowance of 150p per person relocated or a food parcel of equal or greater amount (as determined by DOTr).	
<p>Implementation Considerations: The amount of the rental subsidy by locality will be determined by DOTr through the replacement cost study. The DOTr will enter into an agreement with Pag-IBIG so that available housing programs can be made accessible to eligible PAPs through their respective LGUs. PAPs that do not meet Pag-IBIG program eligibility criteria, such as the elderly, may have the option to avail of affordable public rental accommodation in socialized housing arranged by DOTr. Rental allowance subsidy equivalent to five (5) months will be provided while awaiting availability of public rental accommodation. PAPs may be allowed to self-demolish their structures 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. Eligibility requirements for Pag-IBIG Loan: (i) active member of Pag-IBIG Fund; (ii) have made at least 24 monthly savings (the lump sum payment of the required 24 monthly savings is allowed); (iii) have the legal capacity to acquire and encumber real property; (iv) have passed satisfactorily background credit/ and employment/business checks of Pag-IBIG Fund; (v) have no outstanding Pag-IBIG short-term loan in arrears at the time of loan application; (vi) have no Pag-IBIG housing loan that was foreclosed, cancelled, bought back due to default, or subjected to dacion en pago; and (vii) if with existing Pag-IBIG housing loan, either as principal or co-buyer/borrower, it must be updated. The maximum loanable amount is PhP6M based on the lowest of the following: (i) member’s actual need; (ii) desired loan amount (iii) loan entitlement based on capacity to pay; and (iv) loan-to-appraised value ratio. Loan term or maximum repayment period is 30 years. Normal loan application may either be through on-line scheduling of appointment or walk-in at any Pag-IBIG branches. In the case of PAPs, DOTr will make necessary agreement with the Housing and Urban Development Coordinating Council (HUDCC) so that the PAPs can be assigned a priority lane or similar arrangement for faster processing of their loan. With regards to marginally/partially affected structures, if the affected portion results in the structure no longer being suitable for a dwelling for the structure owner and residents, then self-relocation or assisted resettlement options apply.</p>			
2c	PAPs who are renting, leasing or sharing the structure, and do not have a low-income. ⁹	<p>Entitlements: No compensation for land or structures. In cases where the structures are being used as residential dwellings, self-relocation or assisted resettlement as follows:</p>	<p>No compensation. In the case of residential dwellings, if the affected portion results in the structure no longer being suitable for a dwelling, then self-relocation or assisted resettlement options apply.</p>

⁹ Refer to footnote 6.

Type of Impact		Loss of Structure	
Entitled Person		(Severe/Full)	(Marginal/Partial)
		<p>1. Self-relocation assistance:</p> <ul style="list-style-type: none"> (i) Rental subsidy equivalent to 5 months of rental payment for an alternative dwelling; (ii) Cash compensation to cover the cost of reconnecting utilities such as water and power; (iii) Transportation to new dwelling inclusive of transportation of materials; and (iv) Food allowance of 150p per person relocated or a food parcel of equal or greater amount (as determined by DOTr). <p>OR</p> <p>2. Assisted resettlement:</p> <ul style="list-style-type: none"> (i) Option to avail of government economic and medium cost housing program under the Home Development Mutual Fund otherwise known as Pag-IBIG Fund. The Pag-IBIG housing loan may be used to finance any one or a combination of the following: <ul style="list-style-type: none"> - 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. (ii) Cash compensation to cover the cost of reconnecting utilities such as water and power; (iii) Transportation to new dwelling inclusive of transportation of materials; and (iv) Food allowance of 150p per person relocated or a food parcel of equal or greater amount (as determined by DOTr). 	
2d	PAPs who own structures but do not own the land where the structure is located on, and are a low-income	<p>Entitlements:</p> <p>Cash compensation for entire structure equivalent to full replacement cost without deduction for depreciation or</p>	<p>Entitlements:</p> <p>Cash compensation for affected portion of the structure equivalent to full replacement cost without deduction</p>

Type of Impact		Loss of Structure	
Entitled Person		(Severe/Full)	(Marginal/Partial)
	household. ¹⁰	salvaged materials.	for depreciation or salvaged materials.
2e	PAPs who own structures and were former ISFs but now hold title of land through government socialized housing programs.	<p>In cases where the structures are being used as dwellings, self-relocation or assisted resettlement as follows:</p> <p>1. Self-relocation assistance: (i) If PAP opts to move to an existing property (verified by the receiving LGU), transportation to be provided (e.g. bus tickets) inclusive of transportation of belongings; and (ii) Cash compensation to cover the cost of reconnecting utilities such as water and power; (iii) Food allowance of 150p per person relocated or a food parcel of equal or greater amount (as determined by DOTr).</p> <p>OR</p> <p>2. Assisted resettlement: (i) Option to avail of government socialized housing program of a partner government key shelter agency (KSA) (if qualified); (ii) Cash compensation to cover the cost of reconnecting utilities such as water and power (if not provided by KSA/LGU); (iii) Transportation to new dwelling inclusive of transportation of materials; and (iv) Food allowance of 150p per person relocated or a food parcel of equal or greater amount (as determined by DOTr).</p> <p>If completion of the socialized housing accommodation will not be ready in time, temporary accommodation or a rental allowance will be provided.</p>	
2f	PAPs who were former ISFs and CMP/NHA beneficiaries whose titles are still under the name of the	Same as above minus any amount still owed to the housing agency.	

¹⁰ Includes PAPs who previously participated in a government socialized housing program but who no longer have it, but did not sell it or rent it out (e.g. those who abandoned the housing unit).

Type of Impact		Loss of Structure	
Entitled Person		(Severe/Full)	(Marginal/Partial)
	organization.		
2g	PAPs who own structures but do not own the land where the structure is located, and who have previously availed of government socialized housing program (returnees) and are deemed ineligible by the key shelter agency (KSA) to participate in the socialized housing program	<p>Entitlements:</p> <p>Cash compensation for entire structure equivalent to full replacement cost without deduction for depreciation or salvaged materials.</p> <p>In cases where the structures are being used as dwellings by the structure owner and their family residing there, self-relocation or assisted resettlement as follows:</p> <p>1. Self-relocation assistance:</p> <p>(i) If PAP opts to move to an existing property (verified by the receiving LGU), transportation to be provided (e.g. bus tickets) inclusive of transportation of belongings;</p> <p>(ii) Cash compensation to cover the cost of reconnecting utilities such as water and power; and</p> <p>(iii) Food allowance of 150p per person relocated or a food parcel of equal or greater amount (as determined by DOTr).</p> <p>OR</p> <p>2. Assisted resettlement:</p> <p>(i) Option to avail of affordable public rental housing accommodation by DOTr in partnership with KSA or LGUs;</p> <p>(ii) Cash compensation to cover the cost of reconnecting utilities such as water and power (if not provided by KSA/LGU);</p> <p>(iii) Transportation to new dwelling inclusive of transportation of materials; and</p> <p>(iv) Food allowance of 150p per person relocated or a food parcel of equal or greater amount (as determined by DOTr).</p> <p>If completion of the public rental housing accommodation will not be ready in time, temporary accommodation or a rental allowance will be provided.</p>	

Type of Impact		Loss of Structure	
Entitled Person		(Severe/Full)	(Marginal/Partial)
<p>Implementation Considerations: PAPs will not be responsible for demolition of structures. PAPs are entitled to salvageable materials. Payment of compensation for structures and improvements may be held in abeyance or used as an advance payment on their amortizations at the PAPs request until the relocation site and socialized housing accommodation becomes available. For PAPs who own untitled condominium units, DOTr shall oblige developers, particularly if these were engaged by key shelter agencies, to make the necessary arrangements to effect release of Certificate of Condominium Title to PAPs who have duly paid full amount in consideration. Any fees required to be paid to community organizers to set up communities to borrow for socialized housing will be paid by DOTr.</p>			
2h	PAPs who occupy temporary dwellings.	<p>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 stating that they are bona fide residents and have occupied the project affected-area prior to the applicable cut-off date.</p> <p>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 housing accommodation through partnership with KSA and LGUs.</p> <p>If completion of the public rental housing accommodation will not be ready in time, temporary accommodation or a rental allowance will be provided.</p>	No compensation for structure.
2i	PAPs who are renting, leasing or sharing the structure, and have a low-income. ¹¹	<p>No compensation for land or structures. In cases where the structures are being used as residential dwellings, self-relocation or assisted resettlement as follows:</p> <p>1. Self-relocation assistance: (i) Rental subsidy equivalent to 5 months of rental payment for an alternative dwelling; (ii) Cash compensation to cover the cost of reconnecting utilities such as water and power;</p>	

¹¹ Refer to footnote 6.

Type of Impact		Loss of Structure	
Entitled Person		(Severe/Full)	(Marginal/Partial)
		(iii) Transportation to new dwelling inclusive of transportation of materials; and (iv) Food allowance of 150p per person relocated or a food parcel of equal or greater amount (as determined by DOTr). OR 2. Assisted resettlement: (i) Option to avail of government socialized housing (if qualified); (ii) Cash compensation to cover the cost of reconnecting utilities such as water and power (if not provided by KSA/LGU); (iii) Transportation to new dwelling inclusive of transportation of materials; and (iv) Food allowance of 150p per person relocated or a food parcel of equal or greater amount (as determined by DOTr). If completion of the socialized housing at the relocation site will not be ready in time, temporary accommodation or a rental allowance will be provided.	
<p>Implementation Considerations: Any fees required to be paid to community organizers to set up communities to borrow for socialized housing will be paid by DOTr. The amount of the rental subsidy by locality will be determined by DOTr through the replacement cost study.</p>			

Entitled Person		Loss of income/Livelihood
3a	PAPs who own fixed micro businesses (e.g. small shops, sari-sari store, carinderia, food stand, repair shop, etc.) with or without permits from the LGU concerned.	<p>Entitlements: Cash compensation for income losses during transition period corresponding to stoppage of business activities, not to exceed six months.¹² Cash compensation to cover transactional (e.g., permitting) cost of re-establishing the business elsewhere. Assistance in securing soft loan to enable self-rehabilitation for those restarting business elsewhere. Participation in the Livelihood Restoration and Improvement Program.</p> <p>For PAPs who are leasing space from property owners: (i) 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. Not applicable to lease contracts that will expire at the time of taking.</p>
3b	PAPs who own small, medium and large business establishments ¹³ and own the affected property.	<p>Entitlements: Cash compensation for income losses during transition period corresponding to stoppage of business activities, not to exceed six months.¹⁴</p>
3c	PAPs who own medium and large business establishments and are leasing/renting space from property owners.	<p>Cash compensation to cover transactional (e.g., permitting) cost of re-establishing the business elsewhere. Assistance in securing soft loan to enable self-rehabilitation for those restarting business elsewhere.</p> <p>For PAPs who are owners of medium to large commercial establishments built inside own affected property: (i) 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;</p> <p>For PAPs who are owners of commercial/business entities and are leasing affected space/property: (i) For those who will continue with their commercial and 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. Not applicable to lease contracts that will expire at the time of taking.</p>
3d	Vendors with no stalls / ambulant vendors/ hawkers. ¹⁵	Assistance in identification of, and transportation to, an alternative sites to continue economic activity, e.g. assistance in (a) shifting to areas within the same LGU where there is no construction and/or (b) identify alternative sites to sell.
3e	PAPs who are employed in a	Entitlements:

¹² 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.

¹³ Categories of businesses are based on capitalization and number of employees, with (1) Php 15,000,000-100,000,000 capitalization and 100-199 employees for medium businesses, and (2) More than Php 100,000,000 capitalization and over 200 employees for large businesses. In this project, affected enterprises are expected to be only micro and small as defined under Small and Medium Enterprise Development (SMED) Council Resolution No. 01 Series of 2003 dated 16 January 2003.

¹⁴ 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.

¹⁵ Pertains to itinerant vendors who move from place to place to sell goods/services.

Entitled Person		Loss of income/Livelihood
	displaced commercial or industrial establishment and lose their job due to closure of business or laying off as a result of minimized operation.	Cash compensation for net salary for two (2) months based on minimum wage. Participation in the Livelihood Restoration and Improvement Program. Provision of skills training in anticipation of available job positions during construction and operation of the project. Priority in employment during construction and operation stage of the project.
3f	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.	
3g	PAPs who permanently relocate to a place that makes it more expensive to commute to their place of work and they retain their employment.	Commuting allowance of an amount based on additional costs, but not exceeding Php 5,000 per household per month for three months (not entitled to 3e or 3f).
3h	PAPs who are agricultural tenants and sharecroppers.	Entitlements: Financial assistance equivalent to the average gross harvest for the last three (3) years and not less than P 15,000 per hectare (EO 1035). Crop compensation will be made between the owner and sharecropper as per terms of the sharecropper in case of privately-owned land / publicly-owned land. In case of dispute over verbal agreement with sharecropper, certification from elected representatives will be considered as legal document. Participation in the Livelihood Restoration and Improvement Program.
3i	PAPs who are landowners or lessee who are directly engaged in farming.	A disturbance compensation equivalent to five times the average gross harvest for the last five years on the principal and secondary crops of the area acquired (as adopted from RA.6389). Participation in the Livelihood Restoration and Improvement Program.
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 by replacement cost study.		

Entitled Person		Loss of Public Land and Structure (Severe/Full)
4a	Government Agency/ Local Government Unit (LGU) owners of affected public structures and areas on public land.	Entitlements: Compensation between agencies based on mutual agreement.
4b	Government Agency/ Local Government Unit (LGU) owners of affected public structures and areas	Entitlements: Cash compensation for structures at full replacement cost. Reconstruction of the social infrastructure within easy reach of all users.

Entitled Person		Loss of Public Land and Structure (Severe/Full)
	on private land.	Transportation to be provided inclusive of transportation of materials.

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 at replacement cost for affected fruit and timber trees.
5b	Owners of crops (regardless of ownership status of affected land).	Entitlements: Compensation for the affected crop at market value of the crop at full-term harvest time.
5c	Owners of aquaculture produce (regardless of ownership status of affected land).	Entitlements: Allowance for costs associated with moving aquaculture stock ¹⁶
5d	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).
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 (for fruit trees) or Department of Environment and Natural Resources (DENR) for timber trees. Coordination with land owners and/or fishpond operators to advise them regarding the schedule of clearing.		

¹⁶ PAPs will receive compensation for land and compensation for improvements. If the remaining area (remaining fish pond area) is no longer viable, PAPs will be compensated for entire area.

Entitled Person		Additional Hardship Due to Vulnerability
6a	PAPs who are classified as any of the following vulnerable groups: poor (based on the poverty income threshold), elderly and single women-headed households, and persons with disabilities.	<p>Entitlements: <u>In addition to applicable compensation:</u> Inconvenience allowance in the amount equivalent to Php 10,000 per household. 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. Rehabilitation assistance in the form of skills training and other development activities with the value of up to Php 15,000 will be provided in coordination with other government agencies. Support and/or maintain access to government welfare programs. Inclusion in the Livelihood Restoration and Improvement Program.</p>

Entitled Person		Temporary Impacts due to Construction
7a	PAPs who have legal rights to the land.	<p>Entitlements: Restoration of land within 3 months of completion of use. Compensation for affected non-land assets at full replacement cost. Cash payment for rent of the affected land at prevailing rental rates in the location of the property until the property is restored. The project will provide for crossings and continued access.</p>
7b	PAPs without legal rights to affected land but owners of affected non-land assets.	
7c	Severance impacts/ barrier effect during construction disrupting lateral movement (access).	

Implementation Considerations:
 Contractors will be responsible for the arrangement and payment of land rent, restoration of land and compensation for non-land assets. Contractors will also be responsible for restoration of land and compensation for non-land assets.

Entitled Person		Unanticipated Involuntary Resettlement Impacts
8a	Eligible affected persons.	Entitlements will be prepared in accordance with the ADB Safeguard Policy Statement and applicable national laws and regulations (including requirements for preparation of corrective action plan and other related documents for ADB and JICA to review and approve), and the Environmental Management Plan (EMP) of the approved Environmental Impact Statement (EIS).

Implementation Considerations:
 Entitlements to be prepared in such circumstances are subject to approval of the DOTr and concurrence by ADB and JICA.

Expropriation Proceeding

1. An initial compensation at an amount computed at 100% of lot price based on latest Bureau of Internal Revenue (BIR) zonal value 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 with the exception of CGT (as detailed in RA10752) and any unpaid RPT.

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 letter offer), 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 agreed to the negotiated sale, but was unable to gain the necessary documents to show proof of ownership, DOTr may pursue a joint motion in the court for a compromised judgement 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 (EJS). This will be done through the Help Desk that will be established at each LGU prior to the issuance of the Notice of Taking (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 Letter Offer to Buy, which only gives them 30 days to accept offer, after which expropriation proceedings can commence. If PAPs 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.

CHAPTER 7 RELOCATION AND RESETTLEMENT

As part of the project resettlement policy and entitlements (Chapters 5 and 6), resettlement assistance will be provided for physical displacement resulting in permanent loss of informal and residential structures and economic displacement (i.e. for a transition period needed to restore the livelihood and standards of living of PAPs). Economic displacement support and assistance is discussed in Chapter 8 on the Livelihood Restoration and Improvement Program. Any land acquired for resettlement sites for the NSRP-SC will also have the same policies and entitlements defined in this RAP.

The PAPs entitled to resettlement assistance are grouped as follows:

- 1) PAPs who own the affected residential structures and the land where the residential structure is located;
- 2) PAPs who own the affected residential structures but do not own the land where the structure is located and are not low income or homeless (i.e. they are not poor and vulnerable, or they own real property elsewhere);
- 3) PAPs who own the affected residential structures but do not own the land where the structure is located, and who have previously availed of government socialized housing program (returnees);
- 4) PAPs who own the affected residential structures but do not own the land where the structure is located, and are low income and homeless;
- 5) PAPs who are renting/leasing, sharing the affected structures, and are not low income; and
- 6) PAPs who are renting/leasing, sharing the affected structures, but are not low income and homeless.

Prior to relocation, ample consultations will be provided to PAHs to ensure that their needs are addressed and assisted relocation options are understood, and where applicable relocation site options are presented. The implementing agency, in coordination with the key shelter agencies, host and sending LGUs and PAPs, will ensure that no PAH will be forcibly evicted or a structure demolished without prior notice and consultation. Any land acquired for resettlement sites for the NSRP-SC will also have the same policies and entitlements identified in this RAP.

In-city relocation (within the same LGU) is preferable to ensure minimal displacement of PAHs from their source of income/livelihood. During the DED Stage, PAPs will be consulted on their preferred relocation site, based on the information on available land and relocation sites.

7.1 Preference for Relocation Sites

In aid of resettlement planning, potentially affected households were asked about their preferred relocation sites (See also Tables 3-48 and 3-49 in Chapter 3). Among the preferences cited, most households or 5,832 (47.76%) want to be relocated within the same City/Municipality. The rest or 4,121 (33.75%) expressed the desire to be relocated within the same barangay, 761 (6.23%) wants to be relocated within Metro Manila, and 1,496 (12.25%) wants to be relocated outside Metro Manila.

During the socio-economic survey of PAHs, respondents indicated the following preferences for the location of relocation:

- 1) Be near work//livelihood opportunities (11,876 or 23.68%),
- 2) Be near school (7,334 or 14.62%),
- 3) Be near market/malls (7,699 or 15.35%),
- 4) Have access to public transportation (5,761 or 11.49%),

- 5) Be near hospitals or health facilities (5,180 or 10.33%),
- 6) Have access to basic utilities such as electricity and water (5,055 or 10.08%)

7.2 Resettlement Assistance Options and Relocation Package

Resettlement assistance options include (1) Self-Relocation Assistance and (2) Assisted Resettlement. The different entitlements are indicated in Table 6-2 (Entitlement Matrix).

7.2.1 Option 1: Self-Relocation Assistance

The option to self-relocate will be offered to all categories of PAPs. In this option, PAPs may choose to relocate to their hometown, to a relative with residence close to their current sources of living, to continue renting somewhere near their current location, to return to previously availed socialized housing or to relocate in a permanent dwelling of their choice. The forms of assistance to be provided to PAPs vary by category of PAPs but are generally geared towards helping them to self-relocate without financial burden.

PAPs who are underprivileged or low income are more susceptible to the impacts of physical displacement, thus (as much as possible) PAPs who are underprivileged and homeless will be discouraged to choose this option since monitoring their access to social services and livelihood assistance will be more challenging. 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 must be provided the option to stay where they deem most convenient to them so they may quickly recover and continue to enjoy their financial stability even after displacement.

7.2.2 Option 2: Assisted Resettlement

Assisted Resettlement consists the option to avail permanent housing either through socialized housing or economic housing. As shown in Table 7-1, the packages for this option are a combination of the following:

- 1) Housing Support
- 2) Relocation expenses
- 3) Commuting allowance
- 4) Livelihood restoration program and
- 5) Rental subsidy or accommodation to a temporary shelter while awaiting for the permanent housing unit to be completed.

All qualified PAPs will be assessed and validated by the corresponding key shelter and financing agencies (i.e. SHFC and Pag-IBIG) during the Detailed Engineering Design Stage.

7.3 Housing Support

7.3.1 Type of Housing Support

Housing Support differs for each category of PAPs. ISFs and renters who are low income and homeless may avail socialized housing, while all other remaining category of PAPs in Table 7-1 above may avail of Economic Housing or public rental.

Eligibility of housing support will be based on the PAP's entitlement, as prescribed in the Entitlement Matrix (Table 6-2) and summarized in Table 7-1. Type of housing support is as follows.

- Avail of relocation packages provided by SHFC, also known as a socialized housing program with affordable amortization repayments; and

- Avail of government economic and medium cost-housing loan for acquired assets or new properties under the Pag-IBIG Fund.
- For those who do not qualify for socialized housing program or housing loans, Public Rental will be provided through DOTr.

Table 7-1 Eligibility for assisted resettlement programs by category of affected households

Project Affected Households	Eligible House Support
Formal settler	Government assisted economic and medium cost-housing loan under Pag-IBIG Fund
Informal settlers but are not low income or homeless	Government economic and medium cost-housing loan under Pag-IBIG Fund
Informal settlers and are low income or homeless	Socialized housing program provided by SHFC
Returnees who were previous participants of a socialized housing program and sold the house	Government economic and medium cost-housing loan under Pag-IBIG Fund
Returnees who were previous participants of a socialized housing program and abandoned the house	Socialized housing program provided by SHFC or Public Rental
Renting, sharing the structures, and are low income and homeless	Socialized housing program provided by SHFC
Renting, sharing the structures, but are not low income or homeless	Socialized housing program provided by SHFC

7.3.2 Economic Housing

Economic Housing is defined in BP 220 as housing units which are within the affordability level of the average and low-income earners which is 30% of the gross family income as determined by the National Economic and Development Authority from time to time. Economic Housing could be private or government-initiated sites. Based on HLURB Memorandum Circular No. 13 Series of 2017, the selling price of Economic Housing is above PhP450,000 but not more than PhP1,700,000. Medium Cost Housing, on the other hand, costs above PhP1,700,000 up to PhP4,000,000 and designed for average to mid-level income earners.

The option for Economic Housing or Medium Cost Housing will be offered to any of the following PAPs who reside in the affected residential structure and who:

- (1) Own the affected residential structures and own the land where the structure is located.
- (2) Own the affected residential structures but do not own the land where the structure is located and are not low income or homeless (i.e. they are not poor and vulnerable, or they own real property elsewhere);
- (3) Own the affected residential structures but do not own the land where the structure is located, and who have sold or rented out previously availed government socialized housing program (returnees);
- (4) Renters, sharers, rent-free occupants who are not low income and homeless.

DOTr will coordinate with Pag-IBIG to identify the developers and location of Economic Housing and Medium Cost Housing in each LGU. A series of housing exhibits will be organized per LGU wherein housing options will be presented to PAPs by the developers. During consultation, PAPs will be provided with a list of documentary requirements to qualify for a housing loan under Pag-IBIG. Said list of requirements will also be made available at the PAPs' respective Help Desks.

To guarantee that PAPs are sufficiently assisted in finding and availing a replacement housing unit, DOTr will coordinate with concerned agencies to establish a one-stop shop of requirements for housing

loan, per LGU. Additionally, site visits will also be arranged with the developers to ensure that PAPs make an informed and preferential decision in selecting their housing unit.

For those who may avail Economic Housing includes assistance in finding economic housing near their current work, trippings with the developer, rental subsidy for the elderly and transportation cost during relocation. Since pre-qualification of PAPs has not been conducted at this stage, the cost to GOP of the relocation package for Economic Housing and Medium Cost Housing will be determined at Detailed Engineering Design Stage of RAP preparation.

(1) Housing Loan

Pag-IBIG Housing Loan may be availed for acquired assets or new properties. Housing loan application can be done through any of the following modes: (1) Developer-Assisted, where the developer assists the member in his/her housing loan application; or (2) Retail, where the member applies directly to Pag-IBIG.

(2) Eligibility Requirement

Depending on qualifications, PAHs may choose from either of the two housing programs: The Affordable Housing Program (AHP) and the End-User Home Financing Program. The AHP is designed for minimum-wage earners or whose gross income doesn't exceed PhP17,500 per month. It is aimed at giving opportunity for Pag-IBIG members to acquire decent homes at very low interest rate. The End-User Home Financing Program is for medium-cost housing worth up to six million pesos (PhP6M).

(3) Type of Housing Program and Eligibility

Both housing programs are available to active Pag-IBIG Fund Members who meet the eligibility requirement outlined in the table below.

Table 7-2 Eligibility Requirements for Housing Programs

Affordable Housing Program	End-User Home Financing Program
<ul style="list-style-type: none"> • Have made at least 24 monthly savings. The lump sum payment of the required 24 monthly savings is allowed; • Have a gross monthly income not exceeding PhP17,500.00; • If with existing Pag-IBIG housing account, it must be updated; • Have no outstanding Pag-IBIG Short-Term Loan in arrears at the time of loan application; • Have the legal capacity to acquire the encumber real property; • Have passed satisfactory background/credit and employment/business checks of Pag-IBIG Fund; • Are not more than 65 years old as of date of application and must be insurable; • Had no Pag-IBIG housing loan that was foreclosed, cancelled, bought back due to default, or subjected to <i>dacion en pago</i>. 	<ul style="list-style-type: none"> • Have made at least 24 monthly savings. The lump sum payment of the required 24 monthly savings is allowed; • If with existing Pag-IBIG housing loan, either as principal or co-buyer/borrower, it must be updated; • Have the legal capacity to acquire and encumber real property; • Have passed satisfactory background/credit and employment/business checks of Pag-IBIG Fund; • Are not more than 65 years old and not more than 70 years old at maturity of loan application; • Have no Pag-IBIG housing loan that was foreclosed, cancelled, bought back due to default, or subjected to <i>dacion en pago</i>; •

(4) Loanable Amount, Interest Rate, Loan Term and Process

The loanable amount under the AHP is up to PhP750,000 while the End-User Home Financing Program is up to PhP6M. The maximum repayment period for the loan is 30 years. The loanable amount will be

based on the lowest of the following: actual need, loan entitlement based on gross monthly income and capacity to pay, and the loan-to-appraised value ratio.

Table 7-3 Loanable Amount and Interest Rate under AHP

Details		Maximum Gross Monthly Income/Cluster Limit	
Income Clusters	Cluster 1 (NCR)	up to PhP15,000	up to PhP17,500
	Cluster 2 (Regions)	up to PhP12,000	up to PhP14,000
Loan Amount		Loans up to PhP450,000	Loans up to PhP750,000
Interest Rate		3.0%*	6.5%**

* Housing loan borrowers earning up to PhP15,000 for Cluster 1 and up to PhP12,000 for Cluster 2 with maximum loan amount of PhP450,000 will be charged with interest rate of 3% for the first 5 years of the loan.

**Housing loan borrowers earning up to PhP17,500 for Cluster 1 or up to PhP14,000 for Cluster 2 with housing loan of up to PhP750,000 will be charged with interest rate of 6.5% for the first 10 years of the loan.

At the end of the 5 year or 10 year period, the interest rate will be repriced based on the prevailing interest rate in the Fund’s Full Risk-Based Pricing (FRBP) Framework. For those opting for a 3-year or 5-year fixing period, the interest rate will be repriced based on the prevailing interest rate in the FRBP Framework or it will be increased by 2%, whichever is the lower.

For the End-User Home Financing, the interest to be charged will be based on the chosen re-pricing period of the borrower under the Fund’s Full Risk-Based Pricing Framework.

Housing loan applicants must accomplish the application form, along with loan requirements and submit them at any Pag-IBIG Branch offices.

(5) Role and Responsibilities of Involved Agencies

1) DOTr NSRP-SC PMO

DOTr NSRP-SC PMO will be responsible for coordinating with the HDMF, more popularly known as Pag-IBIG, and in forging a MOA with them to ensure fast processing of membership and loan application of PAPs. The said MOA will be drafted and signed during the Detailed Engineering Design Stage of the project.

Additionally, DOTr NSRP-SC PMO will establish a system of disbursing the rental subsidy, transportation allowance, and cost of reconnecting utility. The details of this process will be included in the Detailed Engineering Design Stage of RAP preparation.

2) Home Development Mutual Fund (HDMF) or Pag-IBIG

HDMF will be responsible for the following:

- Bulk processing of Pag-IBIG Membership of PAPs
- Bulk processing of loan application of PAPs
- Identify developers and determine location of Economic Housing and Medium Cost Housing per LGU
- Consolidate possible options in a form that can readily be presented to the PAPs

7.3.3 Socialized Housing Program

Republic Act 7279 also known as the Urban Development and Housing Act (UDHA) defined Socialized Housing as housing programs and projects covering houses and lots or home lots only undertaken by the government or the private sector for the underprivileged and homeless citizens which will include sites and services development, long-term financing, liberalized terms on interest payments, and such other benefits in accordance with the same Act.

Socialized housing is the primary strategy of the government or the private sector for providing shelter for the underprivileged and homeless. This will include the provision of basic services (i.e. water,

electricity, sewerage facilities, solid waste disposal system, and access to primary roads and transportation facilities) and social facilities (e.g. health, education, communication, security, recreation, relief and welfare).

(1) Eligibility Requirements

In December 2017, DOTr executed a Memorandum of Agreement (MOA) with SHFC in the development of socialized housing for the affected ISFs, who are low income and homeless, living within the proposed project alignment of NSRP-SC described in previous chapters.

The relocation package under this project will be provided for every qualified ISF as described below, and who must have been included in the Census Survey conducted from Manila to Calamba section from January 2018 to July 2018.

- Informal settler families who (i) own and (ii) occupy structures in affected public and private lands who are low income¹ and homeless; and
- Those who are classified as renters, sharers or rent-free occupants who are low income and homeless.

(2) Relocation Package

Prior to relocation, meaningful consultation with ISFs will be conducted to ensure that their needs are addressed, and relocation site options are presented. The implementing agency, in coordination with SHFC and the LGUs, is tasked to ensure that no ISF will be forcibly evicted or a structure demolished without prior notice and consultation.

The relocation package for each qualified ISF includes the following:

- a. House and lot package (inclusive of cost for land acquisition, site development, and housing construction);
- b. Community organizing (inclusive of social preparation, mobilization, documentation, registration and community development and planning workshops);
- c. Community facilities, open spaces and facilities for PWDs;
- d. Technical subsidy (i.e. soil boring test)
- e. Interim housing (*if relocation site is not yet ready in time for the clearing of ROW*);
- f. Relocation operation cost;
- g. Utility connection;
- h. Livelihood development and implementation;
- i. Community preparation for estate management; and
- j. Development and construction of Road-right-of-way (RROW) leading to the relocation site

(3) Role and Responsibilities of Involved Agencies

The specific arrangements for the relocation of affected ISFs is discussed in detail in a MOA between DOTr and SHFC (See Appendix 6).

1) DOTr NSRP-SC PMO

The role and responsibilities of DOTr known as the First Party, as postulated in the MOA, will be the following:

¹ Income bracket will be determined during detailed engineering design

- Provision of a budget for the expenses for site development and construction of housing units for the affected ISFs by the NSRP-SC, or equivalent budget for existing units that will be reserved for the ISFs. The expenses will also include the funding for the livelihood assistance of qualified families;
- Provide the LGU its priority areas for clearing, together with the corresponding schedule vis-a-vis the project's implementation schedule;
- Provide an amount to the LGU as initial funding for the post tagging and census validation activities;
- Provide support and assistance to the LIAC and SHFC in the conduct of social preparation activities including the expediting of pre-relocation, actual relocation and post-relocation, if deemed necessary;
- Assist SHFC in the conduct of community consultations with the PAPs and in securing necessary clearances from concerned government agencies (e.g. PCUP); and
- Lead the clearing of affected structures.

2) Socialized Housing Finance Corporation (SHFC)

SHFC organize the PAHs into community associations (CA) with no more than 200 member-family to ensure manageability through their accredited mobilizers (partner NGOs). These CAs will identify their preferred site, provide input to site development plan and agree on the type and floor plan of their housing unit. They will be involved in all aspects of planning – thus the term, *People's Plan*. These CAs will undergo capacity building as part of community organizing and will be trained to run their association, to implement livelihood projects and to manage their estate. Specifically, the MOA stipulates that the SHFC will be responsible to:

- Identify, develop and construct relocation sites for the affected ISFs by NSRP-SC;
- Conduct community organizing, and other social preparation works;
- Assist the LGU in the dissemination of information to project beneficiaries on the proposed projects to be implemented;
- On the basis of the MOA with DOTr, undertake the relocation and resettlement of ISFs affected by the Project;
- Lead the development and implementation of livelihood programs for the ISFs;
- Submit periodic report to DOTr on accomplishments including (i) Certificate of Housing and Site Acceptance duly accomplished by the ISF relocatees or through the responsible officer of the CA; and (ii) Certificate of Occupancy issued by the LGU concerned;
- Submit financial statements duly audited by its resident auditor upon completion of the livelihood interventions for the affected ISFs; and
- Utilize and administer the 33% of the reflows of the fund from DOTr for future resettlement, site upgrading, house construction projects, for the benefit of the receiving LGU in whose territory the ISFs are relocated. Another 133% will be utilized by the receiving LGU for its future resettlement, site upgrading, and house construction projects, provided that a satisfactory collection efficiency rating (CER) is maintained on a per HOA account basis for at least two years after the project take out, which will allow SHFC to scrutinize the portfolio for the benefit of the LGUs.

3) Local Inter-Agency Committee (LIAC)

The tasks and responsibilities of the LIAC are outlined in Chapter 10. The project-specific roles of each agency will be finalized upon the signing of the Executive Order for the convening of LIAC for each city/municipality.

4) Local Government Unit

Under the Off-City relocation option, concerned LGUs portray different roles namely the: *Sending* and the *Receiving*. On one hand, the “Sending LGU” refers to the local government unit where the PAPs will be displaced from. On the other hand, the “Receiving LGU” will be the one who has jurisdiction over the relocation site and as such, will receive the relocated PAPs.

However, for In-City Relocation, the Sending and Receiving City LGU are one and the same, but the *Sending* and *Receiving* Barangay LGU may be different. The delineation of roles is important to identify the gaps that needs to be filled in the transition process.

(4) Cost for Relocation Site Package

SHFC will finance and lead the development of all housing units for the affected informal settler families of the NSRP-SC. For the socialized housing package, the maximum loanable amount per family as set by HUDCC is PhP450,000². Based on the MOA executed, cost for common facilities and open spaces (40% of total land use) will be subsidized by DOTr. (Please refer to Appendix 6 for a copy of MOA). This will apply to all relocation site projects regardless of which entity identified the site (i.e LGU, CA, SHFC).

Table 7-4 Socialized Housing Package for NSRP-SC

Item	Horizontal Development	Vertical Development or High-Density Housing
Types of Loan	<ul style="list-style-type: none"> • Phase 1: Land Acquisition • Phase 2: Site Development • Phase 3: Building Construction 	<ul style="list-style-type: none"> • Phase 1: Land Acquisition • Phase 2: Site Development and Building Construction
Loan ceiling per family	PhP450,000	PhP450,000
Interest and Term	Not yet discussed	Not yet discussed
Subsidies for Technical Assistance to be provided by DOTr	<ul style="list-style-type: none"> • Technical Subsidy • Administrative Cost • Relocation Operations • Interim Housing • Livelihood Program • Lot portions allocated for open spaces and common facilities (30%), facilities for PWDs (1%), and green spaces (9%) • Connection to utilities • Community preparation for estate management • Road-right-of-way (RROW) leading to the project site 	

(5) Monthly Cost for Amortization

As in all other government socialized housing projects, the relocated PAHs will also be required to pay monthly amortization costs.

² Based on resent consultation, DOTr is planning to increase amount up to PhP580,000.

Based on the discussion with DOTr and SHFC, it is agreed that the affordable rate will be set as flat rate for maximum 30 years loan based on the income of PAHs, government policies and in line with the housing package, minus compensation for affected assets as indicated in the Entitlement Matrix. However, since pre-qualification of PAPs has not been conducted at this stage, the cost to GoP of the relocation package for Economic Housing and Medium Cost Housing will be determined at Detailed Engineering Design Stage of RAP preparation.

The legal beneficiaries of housing units will be able to own their respective dwelling places either through outright cash sale or through installment. If the installment method is opted, the monthly payments to be incurred is based on the chosen number of years to pay, as well as the cost of the land and structure, and for LRB/MRB options, the level on which the unit is located. It should be noted that there is a one year moratorium of payments for the beneficiaries. Furthermore, after signing the contract, the beneficiary must submit the names of family members who will be residing in the respective residential units.

(6) The Memorandum of Agreement between DOTr and SHFC

Based on the signed MOA between and among DOTr, SHFC, PNR and HUDCC, SHFC will provide among others: (i) assistance in formulating the community-driven housing projects, (ii) technical assistance and capacitating the community associations in the actual implementation of their community-driven housing projects, and (iii) interim housing to project-affected persons if, for whatever reasons, the resettlement site is still not ready to accept occupants at the time the right-of-way needs to be cleared. MOA is currently revised by DOTr, as of September 2018.

To implement this agreement, DOTr will provide funds to SHFC to cover the following:

1) As Grant to SHFC

- Technical subsidy
- Administrative cost
- Relocation operations
- Interim housing, if necessary
- Livelihood component, if necessary
- Lot portions allocated for open spaces and common facilities (30%) and green spaces (10%) subject to DOTr Department Order No. 2017-11 and DILG-DOTr Joint Memorandum Circular No. 01, Series of 2017.
- Community preparation for estate management
- Road right of way leading to the project site subject to DOTr Department Order No. 2017-11 and DILG-DOTr Joint Memorandum Circular No. 01, Series of 2017.

2) As Loans to ISFs

- Land acquisition
- Site development
- House construction

The loanable amount for each beneficiary will be PhP450,000³ while the indirect cost (as enumerated in item a to h above) will not exceed 20% of the amount to be provided by DOTr to SHFC.

³ DOTr will revise loanable amount to PhP 580,000, once the latest HUDCC guideline is officially issued.

7.3.4 Public Rental Facility

Elderly without close kin living with them and returnees will be prioritized in the public rental facility. DOTr through SHFC will coordinate with the LGUs in the establishment of public rental facilities. The LGUs will establish these facilities using funds from SHFC which will recover portion of the loan after a specified number of years as agreed with LGUs. The public rental facility will be operated and managed by the LGUs. The amount of rent for the first 10 years will be determined by and between DOTr, SHFC and LGU based on the affordability of PAPs. Rental amount thereafter will be governed by the Rental Control Act or any other applicable laws by that time.

7.4 Relocation Procedure

7.4.1 People's Plan Approach

The NSRP-SC PMO will request the respective LGUs to convene the LIAC for NSRP-SC. The tasks of the NSRP-SC PMO and LIAC are outlined in Chapter 10.

For this project, People's Planning Approach will be the mode of developing the socialized housing. Thus, DOTr engaged the services of SHFC to lead the community organizing and social preparation activities and to develop the relocation sites.

Under the "People's Plan Approach" the respective community associations (CAs), of affected ISFs will select their preferred relocation site. The location, size, floor plan, common facilities, and materials to be used, even the type of housing, whether vertical or horizontal development, will be identified, planned and agreed together. The decision will be agreed democratically wherein inputs of individual member-family must be heard and openly deliberated. Below is the People's Plan Framework provided by SHFC.

7.4.2 SHFC's People's Plan Framework

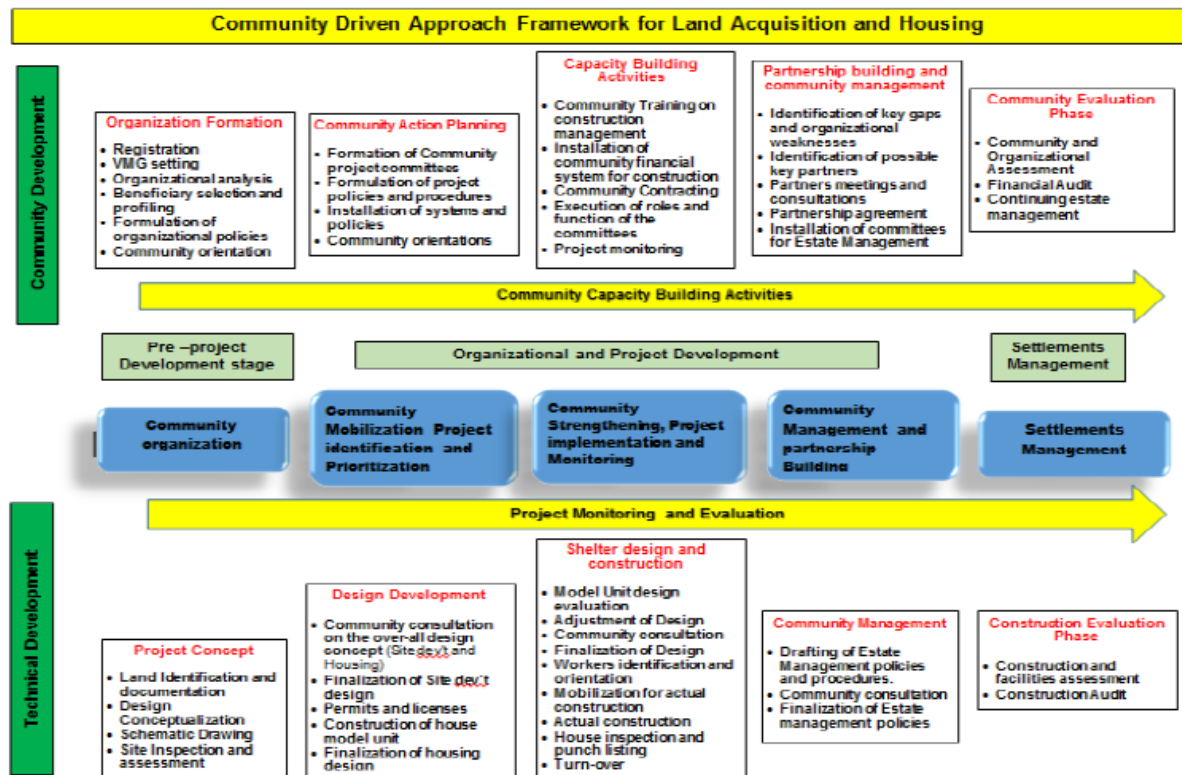
At the core of the People's Plan is its participatory/community-driven approach. In housing, People's Plan allows the community to initiate for a housing plan that is responsive to their needs and capabilities. The community selects (i) the site they choose to relocate in, (ii) developers/contractors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

The role of Community Association:

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

The Community Association will be assisted by a CMP-mobilizer. A CMP mobilizer refers to an organization working with communities of informal settlers and duly accredited by SHFC whose principal role is to assist, organize, and prepare communities for participation in the CMP (*please refer to Sec. VIII, CMP Corporate Circular 13-025*).

For details on SHFC’s People’s Plan Approach, please see SHFC’s COMMUNITY DRIVEN APPROACH FOR LAND ACQUISITION AND HOUSING, which was developed in collaboration with UN Habitat. The community will be trained on community development and technical development, the output of which is referred to as “People’s Plan”.



Source: SHFC

Figure 7-1 SHFC's People's Plan Framework

The Environmental, Social and Right-of-way Division of the NSRP-SC PMO will submit the master list of ISFs to SHFC and the LIAC for validation and assessment of census claims. The LIAC, together with the NSRP-SC PMO will conduct consultations with the ISFs while SHFC will conduct community organizing as part of the social preparation process prior to relocation. The LIAC would also prepare the schedule for relocation of the ISFs and assist the NSRP-SC PMO in issuing the Notice to Relocate.

7.5 Candidate Relocation Sites for Socialized Housing

Since DOTr prefers the People’s Plan approach in the relocation of ISFs in NSRP-SC, relocation sites cannot be finalized until community associations are formed and have conducted planning workshops. Thus, this section will present only the candidate sites that have been identified by either the SHFC or the LGU. SHFC selected site is off city whereby LGU identified in city. Since SHFC has not started community organizing at the time of writing of this report, the CA identified relocations sites will not be included in this report.

Table 7-5 below summarized the available candidate relocation sites for NSRP-SC. In terms of the number of affected ISFs, the critical areas for the development of relocation sites are Manila, Muntinlupa, Binan and Calamba. These areas may require large sites which may be difficult to find and acquire. The number of ISFs in Taguig, San Pedro and Santa Rosa are at a manageable level requiring small to medium parcel of land, while the ISFs in Paranaque and Cabuyao, may be absorbed in existing in-city relocation sites through LGU initiative.

Table 7-5 Candidate Relocation Site per LGU (as of September, 2018)

No.	LGU	Number of ISFs	Location of Proposed Relocation Site	Distance from alignment	Total Area	Ave lot. Size	Site selection criteria							
							Availability of lots/units	Willingness of LGU / Host community		Accessibility of road networks and other facilities			Utilities	Site suitability
								LGU willingness to accommodate ISFs within LGU	Willingness of Host LGU to accommodate ISFs from other LGUs	Accessibility of road networks	Access to health and sanitation facilities (Indicate available facilities)	Access to community service facilities(Indicate available facilities)	Water and Electric Power Connection	Not flood-prone / landslide prone / earthquake prone
1	Manila	4,499	(1) Wood Bridge, Pandi Bulacan	28.2 km	To be determined	32 – 96 m ²	326		X	✓	To be confirmed	To be confirmed	✓	Passed SHFC site suitability inspection
			(2) Willowbend, Pandi Bulacana	28.4 km	To be determined	32 – 96 m ²	1,661	No more available area	X	✓	To be confirmed	To be confirmed	✓	Passed SHFC site suitability inspection
			(3) Carissa Homes, Tanza Cavite	22.0 km	21.44 ha	32 – 96 m ²	3,000		To be confirmed	✓	Within 5km radius	Schools & market	✓	Passed SHFC site suitability inspection
2	Makati	140					No more available area							
3	Taguig	361	(1)Carissa Homes, Tanza Cavite	22.0 km	21.44 ha	32 – 96 m ²	250	No more available area	To be confirmed	✓	Within 5km radius	Schools & market	✓	Passed SHFC site suitability inspection
			(1)Orosa Property (Daang Hari)	adjacent	1.98 ha	30 m ²	500	To be accommodated	X	✓	Within 5km radius	Schools & market	✓	To be confirmed
4	Paranaque	38	(1)Carissa Homes, Tanza Cavite	22.0 km	21.44 ha	32 – 96 m ²	50	No more available area	To be confirmed	✓	Within 5km radius	Schools & market	✓	Passed SHFC site suitability inspection
5	Muntinlupa	1,166	(1)Carissa Homes, Tanza Cavite	22.0 km	21.44 ha	32 – 96 m ²	1,200	No more available area	To be confirmed	✓	Within 5km radius	Schools & market	✓	Passed SHFC site suitability inspection
			(1)Brgy Alabang	0.20 km	0.72 ha	30 m ²	185	✓	X	X	Within 5km radius	Schools & market	X	To be confirmed
			(2)Brgy Putatan (Govt. Lot)	0.80 km	0.53 ha	30 m ²	136	✓		X	Within 5km radius	Schools & market	X	To be confirmed
			(3)Brgy Buli	0.10 km	2.44 ha	30 m ²	625	✓		✓	Within 5km radius	Schools & market	X	To be confirmed
			(4)Brgy Putatan	0.20 km	1.21 ha	30 m ²	310	✓		✓	Within 5km radius	Schools & market	X	To be confirmed
			(5)Brgy Putatan	1.50 km	1.14 ha	30 m ²	293	✓		✓	Within 5km radius	Schools & market	X	To be confirmed
			(6)Brgy Putatan (Govt. Lot)	1.35 km	0.6 ha	30 m ²	153	✓		✓	Within 5km radius	Schools & market	X	To be confirmed
(7)Brgy Sucat(Posadas Property)	adjacent	19.85	30 m ²	-	✓	✓	Within 5km radius	Schools & market		X	To be confirmed			

No.	LGU	Number of ISFs	Location of Proposed Relocation Site	Distance from alignment	Total Area	Ave lot. Size	Site selection criteria								
							Availability of lots/units	Willingness of LGU / Host community		Accessibility of road networks and other facilities			Utilities	Site suitability	
								LGU willingness to accommodate ISFs within LGU	Willingness of Host LGU to accommodate ISFs from other LGUs	Accessibility of road networks	Access to health and sanitation facilities (Indicate available facilities)	Access to community service facilities(Indicate available facilities)	Water and Electric Power Connection	Not flood-prone / landslide prone / earthquake prone	
6	San Pedro	277	(1) Brgy. Langgam San Pedro	4.9 km	1.7 ha	30 m ²	435	✓	X	✓	Within 5km radius	Schools & market	X	Not flood prone	
			(2) Brgy. Bagong Silang, San Pedro	4.2 km	1.3 ha	30 m ²	718	✓		✓	Within 5km radius	Schools & market	X	Not flood prone	
			(3) Brgy Landayan	0.50 km	0.715	30 m ²	183	✓		✓	Within 5km radius	Schools & market	X	To be confirmed	
7	Binan	2,044	(1) Carissa Homes, Tanza Cavite	22.0 km	21.44 ha	32 – 96 m ²	718		To be confirmed	✓	Within 5km radius	Schools & market	✓	Passed SHFC site suitability inspection	
			(2) La Trinidad Subdivision, Trece Martires	23.0 km	4.07 ha	32 – 96 m ²	165		To be confirmed	✓	Within 5km radius	Within 5km radius	✓	Passed SHFC site suitability inspection	
			(1) Adjacent lot to Southville 5	6.0 km	8.00 ha	40 m ²	1,200		To be confirmed	✓	Within 5km radius	Within 5km radius	✓	To be confirmed	
			(1) Barangay Langkiwa	5.00 km	8.80 ha	30 m ²	2,256	✓	X	✓	Within 5km radius	Within 2km radius	✓	Not flood prone	
8	Sta. Rosa	424	(1) Brgy Labas	0.1 km	2.94 ha	40 m ²	754	✓	X	✓	Within 2 km radius	Within 2km radius	✓	To be confirmed	
			(2) Brgy Sinalhan	3.0 km	4.10 ha	40 m ²	1,051	✓		✓	Within 3km radius	Within 2km radius	✓	Flood Prone Area	
			(3) Brgy Balibago	2.0 km	3.47 ha	30 m ²	890	✓		✓	Within 3km radius	Within 2km radius	✓	To be confirmed	
			(4) Brgy Caingin	0.40 km	8.85 ha	30 m ²	2,270	✓		✓	Within 3km radius	Within 2km radius	✓	To be confirmed	
9	Cabuyao	101	Brgy Banay Banay	0.50 km	11 ha	40 m ²	2,115	✓	To be confirmed	✓	Within 2 km radius	Within 2km radius	✓	To be confirmed	
10	Calamba	2,334	(1) Salandana Property Brgy Banlic Calamba	1.7 km	3 ha	40 m ²	770	✓	X	✓	To be confirmed	To be confirmed	X	To be confirmed	
			(2) Clemente Property,	1.8 km	5 ha	40 m ²	1,282	✓		✓	To be confirmed	To be confirmed	X	To be confirmed	
			(3) Lot 3080 and 1245 Barangay Banlic	1.0 km	5 ha	30 m ²	1,282	✓		✓	Within 5km radius	Within 2km radius	✓	To be confirmed	
			(1) Southville 6	6.8 km	2 ha	24 m ²	300	✓		X	✓	To be confirmed	To be confirmed	✓	Not prone to flooding
			(2) Adjacent lot to Southville 6	6.8 km	20 ha	40 m ²	2,800	✓		X	✓	To be confirmed	To be confirmed	✓	Not prone to flooding
TOTAL		11,384					27,878								

NOTE: Pink: identified by the LGU; for consultation to PAPs and technical assessment of SHFC Grey: identified by SHFC Green: adjacent lots to NHA

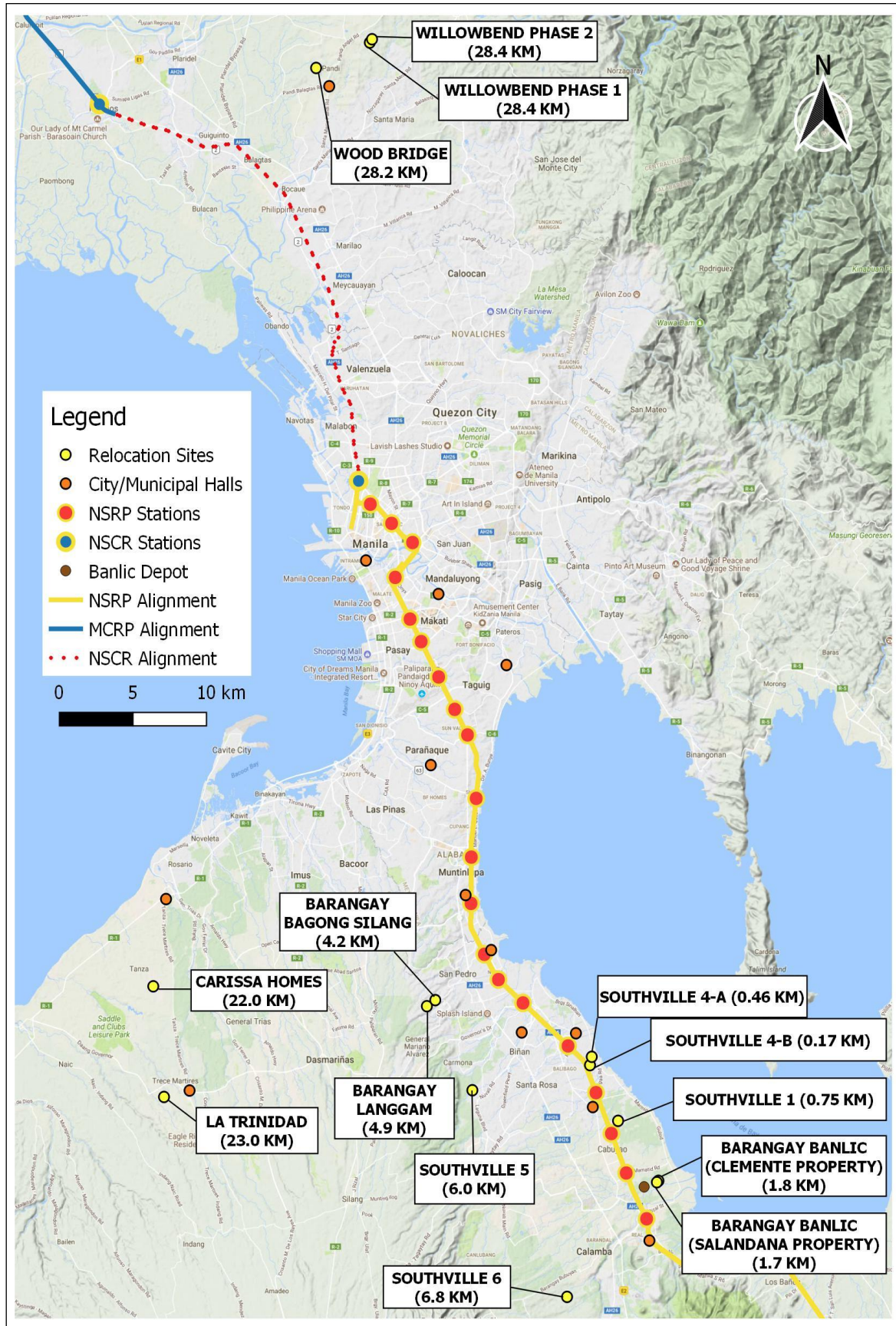


Figure 7-2 Location Map of Candidate Relocation Sites

7.5.1 Sites Identified by the Social Housing Finance Corporation (SHFC)

Ideally, under the conventional approach to the People’s Plan process, the CAs will scout and identify their preferred lot. This still holds true to this project, but considering the time constraints of the project schedule, SHFC has initiated to pre-identify possible relocation sites in case the CAs will have a difficult time finding available land. The CA may opt to scout and identify a lot to be developed into completely new relocation site or they may choose from a menu of options that SHFC has pre-identified.

Candidate relocation sites presented herein are existing subdivision sites that SHFC has pre-identified, from which the CA (upon their option) may choose from. Based on the initial data provided by SHFC, below are the available resettlement sites. Refer to Figure 7-1:

- 1) Woodbridge Subdivision, Pandi, Bulacan
- 2) Willowbend Subdivision, Pandi, Bulacan
- 3) Carissa Homes in Tanza, Cavite
- 4) La Trinidad Subdivision in Trese Martires, Cavite

(1) Woodbridge Subdivision, Pandi, Bulacan

Woodbridge Subdivision is located in Pandi, Bulacan and is 28.2 km away from the nearest point of alignment. It has 326 available lots with sizes that range from 32-96m². The subdivision is accessible by public transportation and is near basic social service such as market, schools, and medical facilities. It also has an existing water and power connection. See below for details.

Table 7-6 Proximity of Woodbridge Subdivision to Basic Social Services

Basic Social Services	Fare Rate/	Approximate Distance from proposed sites	Mode of Transportation	Location
Market	PhP 10.00	~ 2.5 km	Tricycle/ Jeep	Poblacion Public Market
Elementary	PhP 10.00	~ 3.7 km	Tricycle/ Jeep	Mapulang Lupa, Elementary School, Mapulang Lupa, Pandi, Bulacan
High School	PhP 10.00	~ 1.5 km	Tricycle/ Jeep	Holy Angel Academy, Mapulang Lupa, Pandi, Bulacan
Hospital	PhP 10.00-40.00	~ 7.1 km 11.4 km	Tricycle/ Jeep	Rural Health Unit II, Pandi, Bulacan Depla Family Care Maternity Clinic, Parada Sta. Maria, Bulacan
Water Supply	10 am – 3pm water Supply level 3 connection (piped)/ Prime Waters -Service Provider			
Electrical Supply	24 hours energized with no interruption			

(2) Willowbend Subdivision, Pandi, Bulacan

Also located in Pandi, Bulacan is Willowbend Subdivision. It is 28.4 kms. away from the nearest point of alignment. It has 1,661 available lots ranging from 32-96m². Basic social services are within accessible distance to the subdivision by public transportation. Water and electricity are also available in the area. Refer to Table 7-7 for details.

Table 7-7 Proximity of Willowbend Subdivision to Basic Social Services

Basic Social Services	Fare Rate/	Approximate Distance from proposed sites	Mode of Transportation	Location
Market	Php 10.00	~ 3.2 km	Tricycle/ Jeep	Siling Bata Market, Siling Bata, Pandi, Bulacan
Elementary	Php 10.00	~ 4.9 km	Tricycle/ Jeep	Pinagkuartelan Elementary School, Siling Bata, Pandi, Bulacan
High School	Php 10.00	~ 3.3 km	Tricycle/ Jeep	Virginia Ramirez-Cruz, Siling Bata, Pandi, Bulacan
Hospital	Php 10.00-40.00	~ 4.7 km 12.8 km	Tricycle/ Jeep	Rural Health Unit II, Pandi, Bulacan Rogacion Mercado Memorial Hospital, Sta. Maria, Bulacan
Water Supply	4:00am- 10:00am, 4:00pm- 10:00pm water Supply level 3 connection (piped)/ Prime Waters -Service Provider			
Electrical Supply	24 hours energized with no interruption			

(3) Carissa Homes in Tanza, Cavite

Carissa Homes is located in Tanza, Cavite which is 40 kilometers from Paranaque and Muntinlupa City with an average travel time of 40 minutes by public transportation. The subdivision is approximately 21.85 km away from the nearest point of the alignment. There are 2,218 available lots with sizes ranging from 32 m² to 96 m².

Figure 7-3 to Figure 7-5 below show the development plan of Carissa Homes Phase I, III, and IV, respectively.



Figure 7-3 Development Plan of Carissa Homes Phase I in Tanza, Cavite

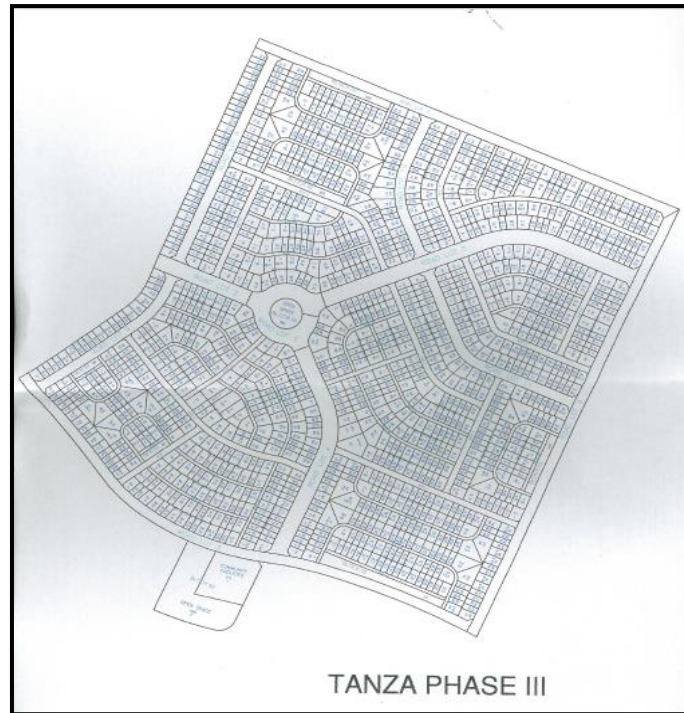


Figure 7-4 Development Plan of Carissa Homes Phase III in Tanza, Cavite

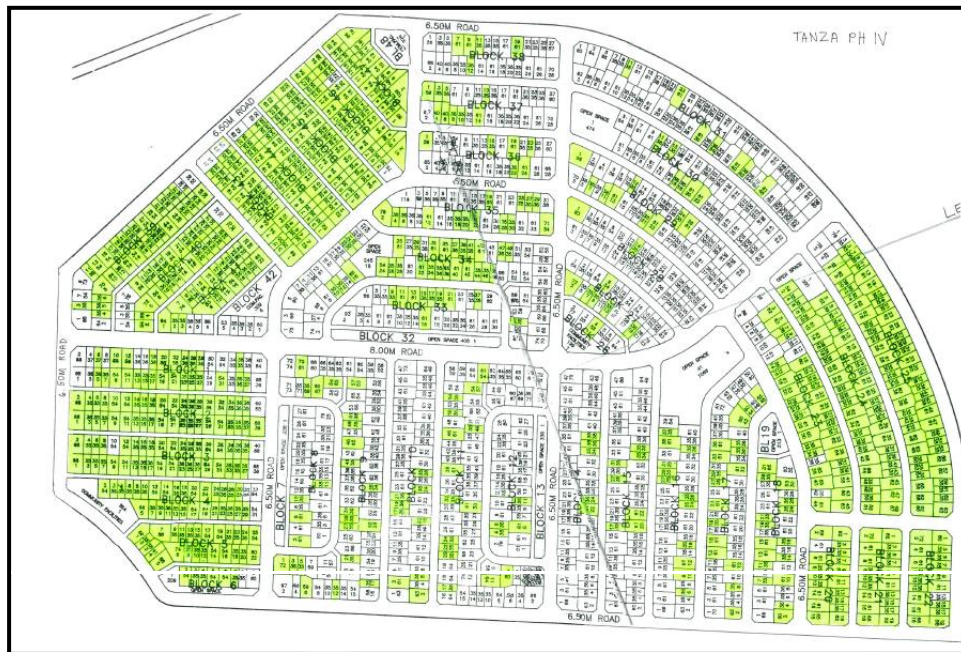


Figure 7-5 Development Plan of Carissa Homes Phase IV in Tanza, Cavite

Table 7-8 below shows the approximate distance of Carissa Homes to market, elementary school, high school and hospital. Water and power supply are available 24 hours a day.

Table 7-8 Proximity of Carissa Homes to Basic Social Services

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

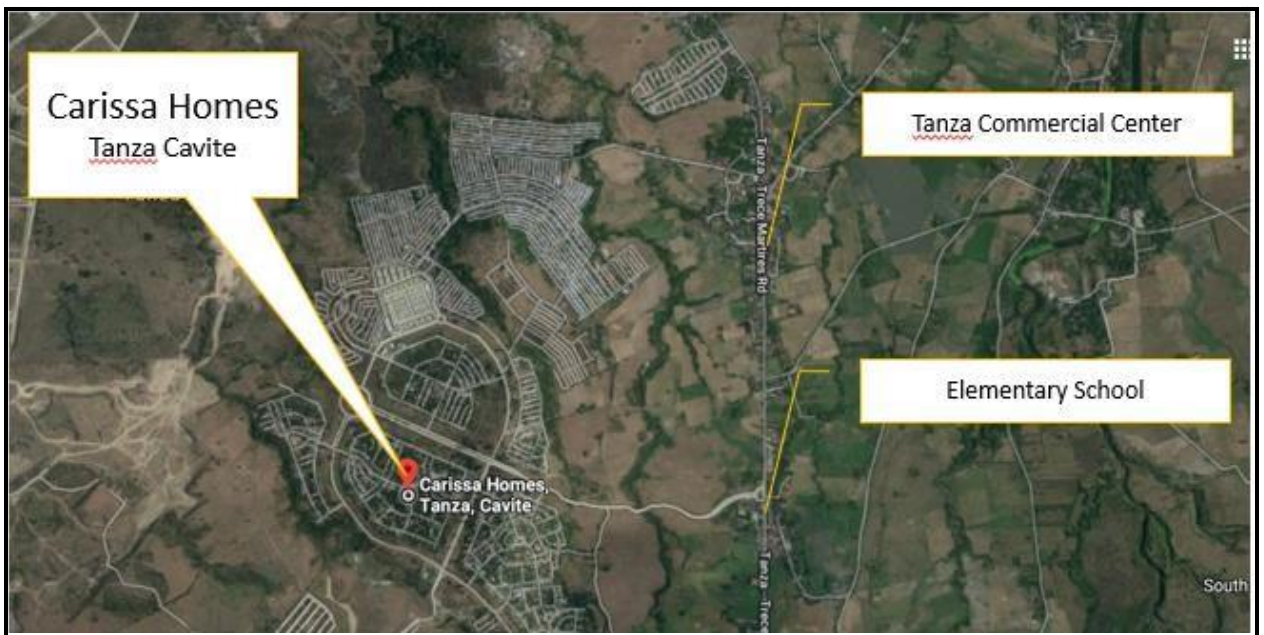


Figure 7-6 Proximity of Carissa Homes to the Commercial Center of Tanza Cavite and the Closest Elementary School

(4) La Trinidad Subdivision in Trese Martires, Cavite

La Trinidad Subdivision is located in Barangay Cabuco, Trece Martires, Cavite. It is 23 km away from the nearest point of the alignment. Average travel time from these areas by public transportation would be 1 hour and 15 minutes.

Trece Martires is a bustling small city with malls and supermarkets located at approximately 2 kilometers away from La Trinidad Subdivision.

There are 165 available lots in La Trinidad Subdivision, with lot size ranging from 32 m² to 96 m².

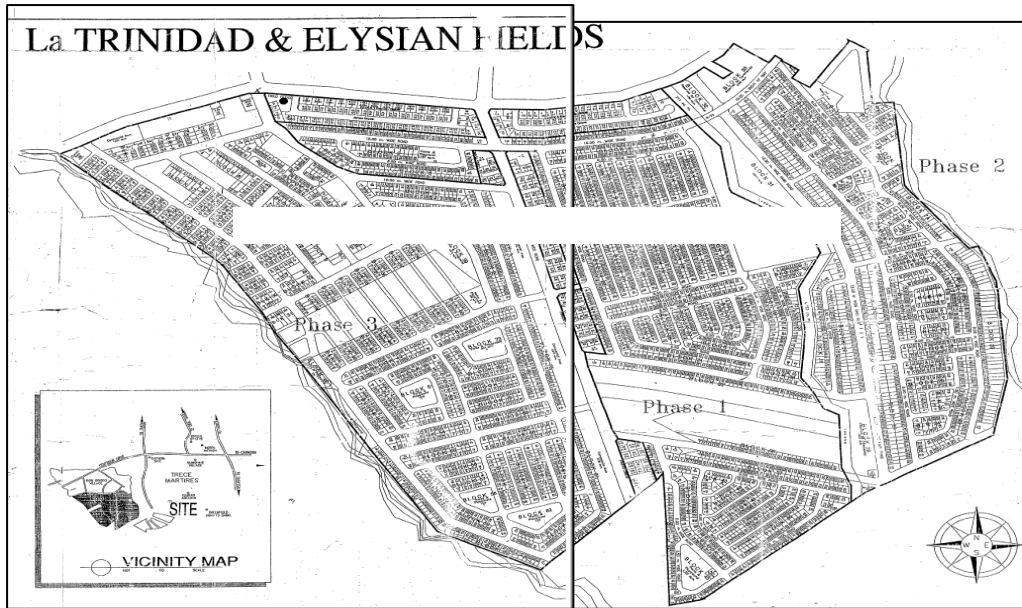


Figure 7-7 Site Development Plan of La Trinidad Subdivision

Table 7-9 below shows the distance and approximate fare cost from the relocation site to nearby facilities. While there is an elementary school near the site, the relocation site is far from the nearest high school.

Table 7-9 Proximity of La Trinidad Subdivision to Basic Social Services

Basic Social Services	Fare Rate	Approximate Distance from proposed sites	Mode of Transportation	Location
Market	PhP 10.00-40.00	~ 3.5 km	Tricycle/ Jeep/ Multi-Cab	Trece Martires City Public Market, Trece Martires City
Elementary	PhP 10.00-40.00	~ 2 km	Tricycle/ Jeep	Kanggahan Elementary School, Cabuco, Trece Martires City
High School	PhP 10.00-40.00	~ 23.4 km	Tricycle/ Jeep/ Multi-Cab	Trece Martires National High School, Sunshine Ville, Cabuco, Trece Martires City
Hospital	PhP 10.00-40.00	~ 4.2 km	Tricycle/ Jeep	Gen. Emilio Aguinaldo Memorial Hospital, Trece Martires
Water Supply	24 Hours water Supply level 3 connection (piped)			
Electrical Supply	24 hours power supply with no interruption			



Figure 7-8 Vicinity Map of La Trinidad Subdivision

7.5.2 LGU Identified Relocation Sites

To minimize the effect of physical and economic displacement to affected ISFs, in-city or in-town relocation is the preferred mode for NSRP-SC. Concerned LGU were consulted on the availability of land within their city that may be developed for socialized housing for ISFs coming from their LGUs. Figure 7-9 shows the location of candidate relocation sites and their proximity to the project alignment.

Each site was visited and assessed in terms of its (i) proximity to the project alignment, and (ii) availability of basic social services, as described below. Further validation for its suitability will be conducted by SHFC.

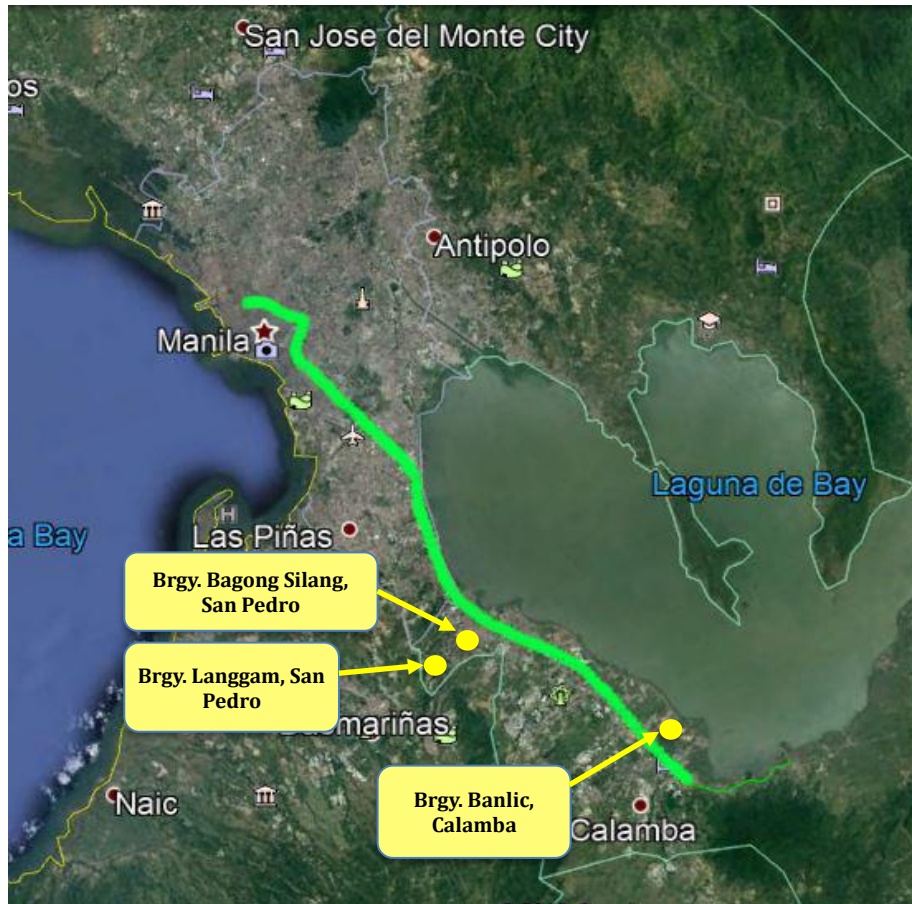


Figure 7-9 Proximity of Candidate Relocation Sites Identified by LGUs to NSRP-SC Alignment

(1) Brgy. Langgam, San Pedro, Laguna

The identified sites of San Pedro LGU are both vacant lands which are both currently used for raising gamecocks. The land is classified as agricultural land but since it is no longer a productive, conversion will be faster. Schools are walking distance from the area while market and hospital is one ride away. This site can accommodate 340 families at 30 m² each.

Table 7-10 Proximity of Proposed Brgy. Langgam Relocation Site to Basic Social Services

Local Government Unit		San Pedro City Laguna		
Proposed Relocation Site		Kulisap Street, Langgam Main Road, Barangay Langgam, San Pedro City		
Land Area		1.7 Ha		
Proximity to Basic Social Services				
Basic Social Services	Fare Rate/	Approximate Distance from proposed sites	Mode of Transportation	Location
Market	PhP 8.00-30.00	6.9 km	Tricycle/ Jeep	Suki Public Market, A. Mabini St., San Pedro Laguna
Elementary	PhP 8.00-30.00	240 m	Walking Distance	Langgam Elementary School, Baranagay Langgam, San Pedro City
High School	PhP 8.00-30.00	550 m	Tricycle/ Jeep	San Relocation Center National High School
Hospital	PhP 8.00-	7.2 m	Tricycle/Jeep	San Pedro Doctors Hospital,

	30.00			Manila Rd., San Pedro, Laguna
Water Supply	24 Hours water supply level 3 connection			
Electrical Supply	24 hours energized with no interruption			
Remarks	Classified as agricultural land; for re classification.			

(2) Brgy. Bagong Silang, San Pedro, Laguna

This LGU proposed site is adjacent to the previous site and is currently used as farm for gamecocks. It is also classified as an agricultural land but is no longer used for said purpose. Thus, land conversion, paired with the support of LGU will be faster. Elementary and High School are accessible through tricycle or jeepney at PhP8.00 fair per person while market and hospital can be reached through tricycle and jeepney as well. This site can accommodate 260 families at 30 square meters each.

Table 7-11 Proximity of Proposed Brgy. Bagong Silang Relocation Site to Basic Social Services

Local Government Unit		San Pedro City Laguna			
Proposed Relocation Site		Beside Villa Antonio Resort, Bagong Silang Main Road, Barangay Bagong Silang, San Pedro, Laguna			
Land Area		1.3 Ha			
Proximity to Basic Social Services					
Basic Social Services	Fare Rate/	Approximate Distance from proposed sites	Mode of Transportation	Location	
Market	PhP 8.00-30.00	6.9 km	Tricycle/ Jeep	Suki Public Market, A. Mabini St., San Pedro Laguna	
Elementary	PhP 8.00-30.00	1.1 km	Tricycle/ Jeep	Bagong Silang Elementary School, Baranagay Laggam, San Pedro City	
High School	PhP 8.00-30.00	1.5km	Tricycle/ Jeep	San Pedro Relocation Center National High School	
Hospital	PhP 8.00-30.00	7.2 m	Tricycle/Jeep	San Pedro Doctors Hospital, Manila Rd., San Pedro, Laguna	
		450 m	Tricycle	Gavino Alvarez Lying-in Center, R. Magsaysay Avenue, San Pedro, LAGuna	
Water Supply	24 Hours water Supply level 3 connection				
Electrical Supply	24 hours energized with no interruption				
Remarks	Classified as agricultural land; for re classification.				

(3) Brgy. Banlic, Calamba City, Laguna

The two sites proposed by the LGU of Calamba are both located in Barangay Banlic near the proposed Depot site for NSRP-SC. Both sites are vacant but the second site is located near an existing relocation site. These two sites can accommodate 1,200 PAHs based on a 150 unit per hectare density.

Table 7-12 Site 1 of Proposed Relocation Site in Brgy. Banlic, Calamba City

Local Government Unit	Calamba City, Laguna
Proposed Relocation Site	Lot 1225a-C, Barangay Banlic (Salandana Property)
Land Area	3.0 Ha
Proximity to Basic Social Services	No data acquired
Remarks	Currently classified as agricultural land. Needs to be reclassified before it can be utilized for residential purposes

Table 7-13 Site 2 of Proposed Relocation Site in Brgy. Banlic, Calamba City

Local Government Unit	Calamba City, Laguna
Proposed Relocation Site	Lot 1209, Barangay Banlic (Clemente Property)
Land Area	5.0 Ha
Proximity to Basic Social Services	No data acquired
Remarks	Classified as agricultural land; for re classification.

7.6 Temporary Shelter/Rental Subsidy

Considering the lengthy process of people’s plan approach for relocation, provision of temporary shelter is essential in case the relocation sites are not yet ready in time for the clearing of ROW. However, standards and conditions will be set to minimize the extra inconvenience that this may bring to the already affected families.

Rental subsidies will be paid directly to the PAPs on a monthly basis. DOTr will provide support to PAHs to set up a bank account with Landbank, so that monthly rental subsidies will be paid. The initial payment of the rental subsidy will also include a deposit amount of two months. This will facilitate financial literacy, and can be support by financial literacy training under the LRIP.

Due to the number of PAPs, rather than organizing transport from existing structures to the temporary rental accommodation and then later to the resettlement sites, DOTr may transfer funds instead to the PAP’s Landbank accounts.

7.6.1 The following minimum conditions are to be observed

- 1) Provision of tents will not be an option for any temporary shelter.
- 2) Temporary shelters must be built/installed within or adjacent (i.e., within a reasonable walking distance) to the permanent relocation site of the affected families to avoid double displacement. It must be the policy of the project not to affect the regular schooling and/or employment of the PAPs twice.
- 3) If the site for permanent relocation is not sufficient to accommodate the temporary shelter while construction of permanent unit is ongoing, adjacent lot (i.e., within a reasonable walking distance) may be leased by the implementing agency for the purpose.
- 4) Temporary shelters must not exceed 18 months. After a year, PAPs must be moved to their permanent units/site.
- 5) PAPs may be allowed to move into temporary shelters only when their identified site or land for permanent relocation has been acquired by SHFC/KSA/DOTr. No PAP will be moved to a temporary shelter without guaranteed area for permanent relocation.
- 6) For households with elderlies and/or physical disabilities, units on the ground floor should be provided in case the temporary shelter is multi-storey.
- 7) Clustering of households should support existing social networks, contribute to security and enable self-management by the PAPs.
- 8) The site for temporary shelter must be safe in terms of natural (e.g., flooding, landslides) and man-induced hazards (e.g., fire)
- 9) The structure must not be susceptible to bad weather and must be durable enough to last the entire period until the construction of the permanent relocation sites is complete.
- 10) Roads and pathways within the area should provide safe, secure and weather resilient access to individual dwellings and communal facilities including schools and healthcare facilities

- 11) Distance to essential services should be considered including schools, health facilities, safe play areas, market area, and local transportation services.
- 12) Grouping among individual household shelters should provide a 30m firebreak between every 300 m of built-up area, and a minimum of 2m (but preferably twice the overall height of any structure) between individual buildings or shelters to prevent collapsing structures from touching adjacent buildings
- 13) Shelters should be oriented and designed to maximize ventilation and minimize entry of direct sunlight.
- 14) Communal washing area (i.e. laundry) must be provided if provision of such space on individual units is not possible.
- 15) Sufficient drainage facilities must be provided so that dwelling areas and water distribution points are kept free of standing wastewater and that storm water drains are kept clear.
- 16) Sheltering of domesticated animals or livelihood assets such as livestock will be provided to ensure that these will not cause nuisance within the community and to the host community.
- 17) A contract with garbage collector company or a MOA with the host LGU must be executed prior to relocation to ensure regular collection of solid waste.
- 18) Restore the site used for temporary settlements to their original condition once they are no longer needed.

7.6.2 The following minimum standards are to be followed

- 1) Minimum covered living space will be set as same as permanent housing.
- 2) The covered area should provide sufficient space for the following activities: sleeping, washing and dressing; care of infants, children and the ill or infirm; storage of food, water, household possessions and other key assets; cooking and eating indoors; and the common gathering of the household members.
- 3) As much as practicable, individual toilets and bath must be installed. If toilets are communal, maximum sharing should be 1:4 TB to HH
- 4) Water supply must be ample. As much as possible, flexible hose or PVC pipes connected from the main distribution line to the individual units must be provided by the implementing agency. If communal supply (e.g., Level II) is provided, it must be well sanitized and maintained by the homeowner’s association and the following maximum allowable sharing must be ensured:

Average Flow Rate	Water Outlet to Household
2.2 gal/minute	1:28
1.5 gal/minute	1:19
0.5 gal/minute	1:6

Assumptions:

- a. *Minimum water consumption per person per day is peg at 15 liters*
 - b. *Average household size is 5*
 - c. *Water use and availability between 5:00AM to 9:00PM only. PAPs must not need to stay up until wee hours to fetch water.*
- a. Each unit must have connection to electric power supply
 - b. Alleys and other common areas must be well lighted during nighttime

7.6.3 Sample Specifications and Type of Materials for Construction

Table 7-14 Specifications: Type 1 - Container House

Parameters	Specifications
Dimension	6m length x 2.4m Width x 2.6m Height
Stacking	Stackable up to 2 floors
Flooring	plywood flooring with linoleum tiles
Roof and Walls	2” Styrofoam insulation on walls and roof with oven baked double sided Galvanized Iron
Assembly	No need to use crane in order to assemble, one to two person can carry each part of container house while disassembled. Can be lifted by crane after installation
Electrical	Exposed electrical wires with pvc mouldings. Complete with 2 fлуorescent light, one main switch, 2 outlets and aircondition outlet
Windows	Choice of 4 pcs. PVC sliding windows or 2 pcs. windows with security shutter
Door	Double sided G.i sheet with 2” Styrofoam insulation



Figure 7-10 Sample photos: Type 1 - Container House

Table 7-15 Specifications: Type 2 - Container Buildings

Parameters	Specifications
Dimension	Customizable with minimum size for first floor 3.8m x 3.8m and minimum size for 2nd floor is 5.62m x 5.62m and can extend based on clients requirement
Stacking	Stackable up to 3 floors
Steel Structure	Using c channel to insert our 50mm insulated expanded polystyrene panels
Roof	Double sided oven baked ribbed type G.i sheet with 50mm eps panels
Walls	Double sided oven baked plain G.i sheet with 50mm eps panels
Windows	PVC sliding with same size as panels so it is easy to relocate windows anytime
Door	Double sided G.i sheet with 2” Styrofoam insulation

Parameters	Specifications
Others	3rd floor flooring is Plywood



Figure 7-11 Sample photos: Type 2 - Container Buildings

7.7 Additional Required Measures

To ensure that relocation does not result to any adverse impact to the lives of the PAPs, holistic approach in restoring and improving their condition must be observed during and after relocation:

- Prioritizing affected ISF households with elderly and PWD members at the ground or lower levels of the relocation buildings (for multi-level relocation sites);
- Program interventions must include stimulating the formation of new social networks and reviving existing networks in a new community environment. This includes the establishment of purpose driven community-based organizations to meet specific community needs for livelihood, health, security, education, etc.;
- National and local health program/s directed towards younger members of the households (e.g. infants and children) such as screening for malnutrition, provision of health supplements, child feeding, etc., will be tapped to extend assistance post relocation.
- Transitional assistance will include opportunities for general awareness programs such as family health and food preparation and changes in domestic practices as a result of improved home environments;

Moving can also be very stressful for pregnant women. The ability of women to relocate and help out during the move may be limited. On the other hand, care of elderly household members and those with physical and/or mental disabilities will be extra challenging for the affected households. This group may need special targeted assistance through the following means:

- Priority in physical mobilization and transfer to relocation site;
- Assisted transit to relocation site; and
- Support case workers to assist transition process and monitor conditions. The case workers will identify other assistance required for specific cases.

7.8 Integration with Host Population

Prior to any relocation activities, SHFC in behalf of DOTr will conduct consultation to the receiving LGUs and host communities to (i) identify existing facilities and available social services; (ii) prioritize the services and assistance that the receiving LGU and host communities may need to be able to accommodate and manage the sudden influx of PAPs into their community; (iii) and to sign a tripartite agreement between and among DOTr, SHFC and the receiving LGU for the accommodation and integration of the PAPs into the host community.

To prevent the adverse impact of sudden increase in population in receiving LGUs as experienced in previous relocation projects, DOTr will provide financial assistance to the receiving LGU for off-city socialized housing sites. The amount of which will be discussed and agreed upon with the receiving LGU to cover any of the following:

- 1) Health services, facilities and/or infrastructure;
- 2) Educational services, facilities and/or infrastructure;
- 3) Services, logistics or equipment for the maintenance of peace and order;
- 4) Provision of transport services or improvement thereof;
- 5) Solid waste management; and
- 6) Implementation of the Livelihood Restoration and Improvement Program.

The assistance to be provided must be sufficient to cover all operational expenses that the receiving LGU may incur due to increase of population until the Internal Revenue Allotment (IRA) of the receiving LGU increased to cover the relocatees (additional population). The amount however, must be reasonable and proportionate to the number of PAPs to be relocated. For government auditing purposes, DOTr will not provide financial assistance for the host population of the receiving LGU, although they may use and access the facilities, equipment's and services provided for the relocatees using the funds of the receiving LGU for its operation.

Under the Local Government Code (R.A. 7160) and the Urban Development and Housing Act (R.A. 7279), provision of socialized housing is a mandate of the local government unit. Thus, for in-city resettlement, DOTr may not provide financial assistance to the LGU although they may provide facilities for basic social services to augment the existing facilities in the host barangay. Additionally, since the PAPs are in the same city, economic displacement will be minimal (PAPs may continue working in the same company or operate their business near their original location) and the required resources for social services is still available and accessible to the PAPs.

CHAPTER 8 INCOME RESTORATION AND LIVELIHOOD RESTORATION ASSISTANCE

This section outlines the various measures that the Philippine Government is recommended to carry out in order to mitigate the impacts that the project will cause on PAPs livelihoods. It also provides the framework for further planning and implementing suitable livelihood and restoration program in partnership with national and local government agencies as well as the affected communities.

8.1 Objectives and Approach of the Livelihood Restoration and Improvement Program

Households experiencing loss of productive resources or loss of employment are expected to face challenges in restoring their livelihoods, income generating capacity and living standards. For vulnerable households, there is an opportunity within the project to contribute to improving living standards. The objective of the Livelihood Restoration and Improvement Program (LRIP) is to assist PAPs whose livelihoods are adversely affected directly by the project to restore their income generating capacity to at least pre-project levels. For vulnerable PAPs, the LRIP is also aimed at improving their living standards.

The project's livelihood restoration strategy was prepared based on the result of Focus Group Discussion (FGD) conducted for the vulnerable sector and business sector. Potentially affected persons from these two sectors were invited to a series of FGD where their concerns and recommendations were gathered in order to come up with the applicable strategies based on their actual needs.

Based on the result of the FGDs, most apprehensions from the business sector are related to adverse impacts of relocating somewhere else such as, loss of income, loss of regular customers, and difficulty of finding a space to re-establishing their business. For the vulnerable sector who are wage-based, their apprehensions include, more time and cost for travel if relocated far from work, and difficulty of earning a living in the relocation site. For vulnerable PAPs whose income are land-based, they worry of loss of land to cultivate or space to raise swine/chicken (backyard gardening/animal raising). To address these concerns, livelihood restoration measures must be able to: (i) compensate loss of livelihood assets (e.g. structures, machineries, land) at replacement cost; (ii) include transitional support; and (iii) provide assistance for livelihood improvement.

Additionally, a preliminary assessment of impacts on affected households' livelihoods, their needs, as well as review of existing state programs in addressing the livelihood needs of these households within the project timeframe were also carried out. The strategy presented below will be updated and refined in to a detailed livelihood restoration and improvement program during updating of the RAP.

The plan takes into consideration the PAPs' preferences, needs and capacities, relocation site conditions, outcomes of the detailed census and survey, focus group discussions, and review of secondary data/documents. Relevant provisions of the law were also taken into account while existing government livelihood programs both at the national and LGU levels will also need to be tapped. The concerned LGUs will also play a vital role in the implementation of the plan. A multi-faceted approach will be adopted to assist PAPs in the restoration of their affected livelihoods and in helping improve their standard of living.

With the intention to match or exceed the PAPs' current income and quality of life after resettlement, livelihood restoration measures are to be planned to take account of each individual situation and not aggregate measures of economic benefits. Individuals within an affected household, men and women, should be considered to have equal entitlement to livelihood restoration and improvement measures. Sufficient time for planning and substantial interaction with the PAPs is deemed essential requisites to

developing a more robust plan that will promote both immediate and long-term self-sufficiency. As such, while this plan outlines the necessary livelihood restoration measures, further targeted consultations with the PAPs to plan specific livelihood restoration and improvement measures needs to be conducted in accordance with the following hierarchy of preference:

Preference 1: Restoration of current livelihoods. Where PAPs have existing viable livelihoods, the preferred approach is to restore these livelihoods where feasible. This is considered a lower-risk approach considering that the likelihood of success is high if the PAPs will be able to continue doing what they know best and what is proven to work in the local situations. While opportunities for improvement may be introduced, the emphasis should be on replacing enabling conditions and livelihood assets with new assets of at least equal quality and quantity. This represents a lower risk of failure due to technical, economic, or social factors. Many PAPs with affected livelihoods are expected to be able to restore their income generating capacity with transitional assistance without additional LRIP interventions. However, some will require additional support to enable them to readjust their existing livelihood to a new operating environment, more particularly if their previous livelihood involves engaging in service activities. This finds more applicability to women as engagement in service activities ranked 3rd among the major industries participated by them.¹

Preference 2. Introduction of Alternative Livelihoods. Opportunities for alternative livelihoods will be provided to PAPs when restoration of their previous livelihood is not feasible or preferred by the PAP, or as a means to improve the households' income earning capacity. The promotion of alternative livelihoods should be geared towards providing PAPs opportunity for diversifying livelihoods and improving household incomes (e.g. seasonal workers, minimum wage-earning households) based on PAP interests, current skills set and/or capacities, and taking account of market needs/demands. Livelihood activities traditionally engaged in by women should be supported; but at the same time, livelihood programs that encourage men and women's participation in non-traditional undertakings should likewise be promoted. Moreover, care should be taken that unpaid care and domestic work are equally redistributed within the household, especially between the husband and wife, to avoid exacerbating women's burden of unpaid work as a result of additional hours spent on alternative livelihoods.

One of the primary objectives of this plan is to avoid or minimize impacts on PAPs' livelihoods in the first place. Accordingly, a key consideration in selecting relocation sites is the proximity to their current livelihoods and workplaces. Outcomes of the survey and FGD reinforces the need to prioritize this approach as PAPs expressed preference to be relocated within the same Barangay or Municipality/City in order for them to continue with their current livelihoods. In-city relocation would also enable them to benefit from the economic and employment opportunities that will be brought about by the railway project. Where feasible, housing design will also take into consideration livelihood spaces for PAPs to continue their homebased enterprises.

8.2 Overview of LRIP Beneficiaries

Regardless of PAPs tenurial status "legal PAPs" or "ISFs", there are three general types of LRIP beneficiaries:

1. PAPs engaged in enterprise-based (business or commercial activities) livelihood;
2. PAPs who are employed or wage-based income earners; and

¹ 2016 Gender Statistics

3. PAPs whose livelihood are land-based (i.e., farming, agri-business)

The following section provides a description of these types of beneficiaries and main approaches to restore and improve their livelihoods. An overview of PAP livelihood practices is presented in Chapter 3 of the RAP.

8.3 Livelihood Restoration for the Affected Businesses

Compensation for income losses is not provided for in any national legislation except for agricultural tenants, lessees, and free patent holders. While JICA Guidelines (2010)² and ADB SPS (2009) prescribes payment for loss of income, it would render the Project financially unviable if the acquisition of the Right-of-Way becomes very expensive. Thus, a combination of assistance in various forms are carefully crafted to assist PAPs based on their (i) tenurial status and (ii) size of their business.

8.3.1 Tenurial Status of the Business Owner

(1) PAPs who own the land where the business operates

- Assistance in seeking replacement land, of the same size or of a size that permits relocation of the affected business, possibly within the same barangay or City/Municipality;
- Cash compensation to cover transactional (e.g., permitting) cost of re-establishing the business in the replacement land;
- Assistance in securing government soft loans that offer lower transaction costs and interest rates, and long term and flexible payment schedules, to enable self-rehabilitation;
- Project benefit-sharing agreement with DOTr such as, but not limited to Right of First Offer (RFO) or Right of First Refusal (RFR) in locating at commercially developed areas during project operation (This option is deemed more practicable for commercial rather than industrial establishments).

Above options could be offered to PAPs during negotiation, depending on the type of loss and entitlement. Outcomes must be such that it would allow business rehabilitation at the shortest possible period for PAPs whose primary source of income would be lost due to economic displacement.

(2) PAPs who lease land and/or structures for operating their businesses

- Assistance in seeking alternative rental space to reestablish business, preferably within the same barangay or City/Municipality;
- 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 within three months at the time of taking;
- Cash compensation to cover transactional (e.g., permitting) cost of reestablishing the business elsewhere.

(3) PAPs whose affected businesses are within the PNR Right-of-Way and are not paying any rent

- Assistance in securing government soft loans that offer lower transaction costs and interest rates, and long term and flexible payment schedules, to enable self-rehabilitation;
- Assistance in seeking alternative rental space to reestablish business, preferably within the same barangay or City/Municipality;

² In reference to World Bank's O.P. 4.12

- Cash compensation to cover transactional (e.g., permitting) cost of reestablishing the business elsewhere.

In any case, affected businesses should be given preference for availing of rental commercial spaces that may be established at the railway stations on a first-come-first-serve basis subject to screening procedures aimed at ensuring business appropriateness.

For marginally affected business establishments, the project development plan should consider integrating the property owner's development plan so that PAPs can benefit from enhanced economic development opportunities surrounding the project, specifically the railway stations, and mitigate income losses resulting from limited access or business disruptions during construction phase.

8.3.2 Size of Business

(1) PAPs who own fixed micro businesses (e.g. Small shops, sari-sari store, carinderia, food stand, repair shop, etc.) regardless of tenorial status and with or without permits from the LGU concerned

- Cash compensation for income losses during transition period corresponding to stoppage of business activities, not to exceed six months;³
- Cash compensation to cover transactional (e.g., permitting) cost of reestablishing the business elsewhere;
- Assistance in securing soft loan that offer lower transaction costs and interest rates, and long term and flexible payment schedules to enable self-rehabilitation for those restarting business elsewhere.

(2) Vendors with no stalls/ ambulant vendors/ hawkers

- Assistance in identification of alternative temporary sites to continue economic activity. (e.g. assistance in (a) shifting to areas within the same LGU where there is no construction and/or (b) identify alternative sites to sell). LGU assistance will be sought to reorganize their places operating outside the acquired areas.

(3) PAPs who own medium and large business establishments⁴ (including apartments for rent and those who own the land)

- Cash compensation for income losses during transition period corresponding to stoppage of business activities, not to exceed six months;⁵
- For PAPs who are owners of medium to large commercial establishments built inside own affected property.
 - i. 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;

³ Preferred mode of business transition is to set up affected persons with an alternative but similar business. Options have to be considered by the APs with no delay.

⁴ Categories of businesses are based on capitalization and number of employees, with (1) PhP15,000,000-100,000,000 capitalization and 100-199 employees for medium businesses, and (2) More than PhP 100,000,000 capitalization and over 200 employees for large businesses.

⁵ Preferred mode of business transition is to set up affected persons with an alternative but similar business. Options have to be considered by the PAPs with no delay.

- ii. Cash compensation to cover transactional (e.g., permitting) cost of reestablishing the business;
- iii. Assistance in securing soft loan that offer lower transaction costs and interest rates, and long term and flexible payment schedules to enable self-rehabilitation for those restarting business elsewhere. Transitional support during the period while PAPs are resettling and re-establishing their livelihoods will be provided aimed at stabilizing their living standards.

Income losses to be paid shall be based on evidence such as tax receipts or otherwise as per estimated values of monthly income losses for various categories of microbusinesses as determined by the SES and validated by DOTr during RAP implementation.

(4) PAPs who are owners of medium to 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;
- Cash compensation to cover transactional (e.g., permitting) cost of reestablishing the business;
- Assistance in securing soft loan to enable self-rehabilitation for those restarting business elsewhere. Transitional support during the period while PAPs are resettling and re-establishing their livelihoods will be provided aimed at stabilizing their living standards.

Income losses to be paid will be based on evidence such as tax receipts or other similar documents as per estimated values of monthly income losses for various categories of microbusinesses as determined by the SES and validated by DOTr during RAP implementation.

8.4 Livelihood Restoration for Affected Employees and/or Wage-Based Earners

For employees of commercial and industrial enterprises who will lose their jobs either due to closure or minimized operations, they will be entitled to the following;

- Cash compensation for net salary for two months based on minimum wage;
- Provision of skills training in anticipation of available job positions during construction and operation; and
- Priority in employment during construction and operation stage of the project or provision of alternative livelihood opportunity as outlined in this chapter.

(1) PAPs who are relocated in an off-city site and continue working in the same company/location after being relocated, will be entitled to the following assistance

- Commuting allowance going to the original place of work with an amount not exceeding PHP 5,000 per household/ per month for three months;
- Provision of skills training to qualify for job/livelihood opportunities near the relocation site; and
- Endorsement to the receiving LGU to be prioritized for employment opportunities of equal salary or to be provided initial inputs to start a business, including provision of commercial space/stalls to be rented/owned, capitalization and access to soft loan, and assistance in marketing their products. As women build on their existing traditional skills, LGUs must ensure that business skills training on non-traditional skills shall also be provided to them to prevent over competition and market saturation within communities.

(2) 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,

they will be entitled to the following

- Cash compensation for net salary for two months based on minimum wage;
AND
 - Provision of skills training in anticipation of available job positions during construction and operation; and
 - Priority in employment during construction and operation stage of the project.
- OR
- Provision of skills training to qualify for job/livelihood opportunities near the relocation site; and
 - Endorsement to the receiving LGU to be prioritized for employment opportunities of equal salary or to be provided initial inputs to start a business, including provision of commercial space/stalls to be rented/owned, capitalization and access to soft loan, and assistance in marketing their products, taking into account the prevention of over competition and market saturation in communities, particularly in the business enterprises participated by women.

8.5 Livelihood Restoration for Land Based Income Earners (Replacement Farm Land)

Based on the results of the survey, there are a number of PAPs who are into backyard level vegetable, fruit tree (e.g. banana, guava, chico and mango) and livestock production (i.e. swine and poultry) as their main source of livelihood. Hence, where possible, it is recommended that privately owned farms be assisted in finding replacement farmlands where possible. For farming households within PNR ROW, replacement land at resettlement sites is also suggested, however, the viability of this option needs to be studied further during the detailed planning stage. An option could be to appoint a piece/s of land near the resettlement site where PAPs who are into backyard crop and livestock production can continue doing so. Through an appropriate government program outlined in the subsequent section, technical support to assist farmers adapt their farming practices to the changed conditions should be extended. Technical support, however, should include women-friendly and sustainable agriculture technology designed based on accessibility and viability, in consultation with women's organizations (Sec. 21, Republic Act 9710). Inputs (fertilizer, chemicals and crop varieties) should also be provided to bring the land into full productive potential.

Alternative non-land based livelihood opportunities should be extended where sufficient replacement land is not available. This will include skills training and consideration for project employment to assist PAPs supplement their land-based livelihoods at resettlement sites. Additionally, immediate traditional support will be provided as follows:

1) For agricultural land owners who are directly engaged in farming

- If feasible, land for land will be provided in terms of a new parcel of land of equivalent productivity, at a location acceptable to PAPs. Consultations with both women and men shall be held to guarantee same rights to both spouses or common law spouses in respect to resources and property ownership and management, whether titled or not (Sec. 19(f), RA 9710);
- For PAPs directly engaged in farming, a disturbance compensation equivalent to five times the average gross harvest for the last five years on the principal and secondary crops of the area acquired. (as adopted from R.A. 6389); and

2) For agricultural lessee

- Entitled to disturbance compensation equivalent to five times the average gross harvests on his/her landholding during the last five preceding calendar years⁶

3) For Agricultural Tenants and Share Croppers

- Financial assistance equivalent to the average gross harvest for the last three years and not less than PhP15,000 per hectare (E.O. 1035);
- Rehabilitation assistance in the form of skills training and other development activities to be provided in coordination with other government agencies to be designed in consultation with eligible PAPs, including and women's organizations groups to ensure development of women-friendly and sustainable agriculture technologies; and
- Assistance in securing soft loan to enable self-rehabilitation.

Crop compensation will be made between the owner and sharecropper as per terms of the sharecropper in case of privately-owned land / publicly-owned land. In case of dispute over verbal agreement with sharecropper, certification from elected representatives will be considered as legal document.

8.6 Programs and Services

The LRIP activities to improve livelihoods will be based primarily on existing relevant programs at the national, regional, provincial and LGU levels with the latter being an active partner in program implementation in order to ensure maximum project benefits. This approach ensures program alignment to broader community investments programs, synergies in achieving cost efficiencies and development outcomes, and sustained LGU support once the program ends. To ensure social inclusion, development outcomes should consider integration of the different needs and concerns of women and men, people with disability, and the elderly people as agents and beneficiaries of programs and services, in all local plans and agenda, including the LGUs investment plan and programs. This will guarantee the gender responsiveness and sustainability of the livelihood programs to be accessed by the PAPs (Sec 36(a)(3), RA 9710).

Being hosts to various relevant government programs alongside its own suite of livelihood development programs, the LGU livelihood development offices can provide PAPs direct access to their much-needed livelihood support. The partnership should be such that the LGUs will have sufficient room to integrate their local plans and initiatives into the program.

As much as possible, the support provided within the program will be in kind and in the form of supplies and material inputs necessary to start with any livelihood activity. Mechanism for how such support are to be received and utilized will be developed in consultation with male and female PAPs on equal representation and with guidance from DOTr, SHFC, HUDCC and LGU program staff. The danger of this approach, however, is that it fosters a "dole-out" mentality and encourages expectations that livelihood opportunities are only possible with financial support from special programs or projects. This attitude has to be overcome through the following mechanisms:

- Fostering a sense of ownership by ensuring that PAPs are closely involved in all stages of the livelihood planning and implementation process;
- Developing capability of PAPs to properly plan enterprises including provision for generating funds to meet recurrent costs;

⁶ As per R.A.6389

- Ensuring ongoing technical support from DOTr, SHFC, HUDCC and LGU technical staff and monitoring to enable PAPs to achieve livelihood restoration and improvement targets. It is imperative that SHFC, DOTr, HUDCC and the relevant LGUs engage livelihood technical experts that can provide technical advice to PAPs in a timely manner so that adjustments can be made and avoid problems before they happen; and
- Social preparation, including inclusion of Values Formation Sessions⁷ for PAPs geared towards development of attitude from being mere recipients of government aid to managers of their own livelihoods.

Site specific livelihood restoration and improvement plans in accordance with the LRIP strategy and RAP entitlement matrix will be developed by DOTr in collaboration with DSWD, DOLE and the relevant LGUs outlining in detail the program approach and strategies, procedures, type of support, alternative livelihood opportunities, extension and market awareness activities, budget and resource requirements, monitoring and evaluation, including implementation arrangements that promotes community participation. The detailed LRIP document will be submitted to ADB and JICA for review and approval. It will form part of the updated RAP which in turn will be endorsed by DOTr and submitted to ADB and JICA for review and agreement.

A variety of opportunities should be made available to PAPs that will help facilitate restoration and improvement of livelihoods for the short term and long term. While priority is given to livelihood restoration as a low risk measure for mitigating economic displacements impacts, there is a strong possibility that this may not be feasible at all times. Both livelihood restoration and alternative livelihoods will be very challenging in this case, hence, the objective is to provide a menu of livelihood opportunities that opens up prospects for diversifying household sources of income or livelihood activities. Based on the survey results, households with multiple livelihood activities or with more house hold members involved in productive endeavors tend to have higher monthly household incomes compared to those with one livelihood activity or lesser number of household members contributing.

Participatory, and sustainable and gender responsive approaches to the implementation of the livelihood restoration and improvement programs should be adopted with a strong dedicated support and extension services. Measures should also be taken to ensure that unpaid care and domestic work, equally necessary for the family's survival and well-being, are equally shared among the spouses and/or other family members.

8.6.1 Vocational Training

Vocational training will be provided by the Technical Education and Skill Development Authority (TESDA). TESDA is the government agency tasked to manage and supervise Technical Education and Skills Development (TESD) in the Philippines. Training activities will be delivered through three modes:

TESDA run training centers. TESDA provides certificates of completion after each training course. The certificates of completion are presented to would-be employers who will provide permanent employment and a regular stream of income. Trainings cost an average of Php 10,000/ course, but may be as high as Php 15,000. TESDA, in collaboration with various LGUs, industries/sectors who provide funds, implement the Training for Work Scholarship Program (TWSP) where successful scholars are chosen to undergo training based on industry requirements. The scholars, before being chosen, undergo a rigid selection process. PAHs and/or vulnerable groups may avail of this program, provided they pass

⁷ This is a strategy in the DSWD 4Ps (Pantawid Pamilyang Pilipino Program)

the tests or assessments provided. Centers in the project areas are located in Taguig City, Sta. Rosa, Binan and Calamba.

Private: run by private institutions/schools. Vouchers are allocated by TESDA at least 3-4 times a year to accredited training centers. The number of vouchers are demand-based; it is usually determined through surveys on the training courses needed per barangay.

Community Based Programs: Community-based Training for Enterprise Development Program is primarily addressed to the poor and marginal groups, those who cannot access, or are not accessible by formal training provisions. They may have low skills, limited management abilities, and have few economic options. They may have no access to capital – most of them are unqualified for formal credit programs. The program goes further than just mere skills training provision. It is purposively designed to catalyzed the creation of livelihood enterprises that will be implemented by the trainees, immediately after the training. Likewise, it is designed to assist partner agencies such as LGUs, NGOs, people organizations and other agencies and organizations with mission to help the poor get into productive undertakings to help themselves and their communities.

Vocational Training(s), in particular, those provided by TESDA, should ensure enrollment of women in non-traditional skills training (e.g. welding, carpentry, plumbing) as it offers higher income compared to engagement in traditional livelihood activities (Sec. 13, RA 9710). TESDA should ensure the full implementation of the gender sensitive TVET curriculum in all training courses, regardless of the mode of delivery of these trainings.

8.6.2 Mainstream Employment Information and Referral

Mainstream employment opportunities will be explored and interventions carried out to assist PAPs for potential employment. A labor market assessment will be carried out in areas were groups of PAHs are relocated for program implementers to understand the dynamic market conditions (i.e. available jobs, volume of human resource demand, skills required, job hiring seasons/cycles etc.) and sources of potential employment and entrepreneurship opportunities among PAPs. Labor market assessment should consider the gender needs of women and men, as gender segregation characterizes employment in the Country (WEDGE Plan). By Looking into the type of employment women and men are traditionally engaged in, a gender responsive employment plan could be devised by the project implementers, and improve chances of women to better jobs, with higher income. The result of the assessment will help define specific interventions to improve chances of PAPs for employment.

Employment referral, labour market information and job-skill matching will be provided through the Public Employment Service Office (PESO). The Public Employment Service Office (PESO), a free employment service facility was established in accordance with R.A. 8759 to provide services for access to employment opportunities. This is being maintained by the Provincial Government and the other LGUs in partnership with Department of Labor and Employment (DOLE), SUCs, NGOs and community-based organizations. The PESO encourages employers to submit to its office on a regular basis a list of job vacancies in their respective establishments in order to facilitate the exchange of labor market information services to job seekers and employers. The PESO provides to persons with entrepreneurship qualities access to various livelihood and self-employment programs offered both by government and non-government organizations at the provincial/city/municipal and barangay levels. The PESO likewise conducts job fairs periodically to provide a venue for job seekers to explore employment opportunities. The PESO is mandated like any other government bureaus to ensure gender mainstreaming in the identification, design, development, implementation, monitoring and evaluation of all its projects, activities and programs.

8.6.3 Project Employment Opportunities

Based on the outcomes of the survey and FGDs, there are wage-based earning PAPs who expressed that they be given the opportunity to be employed near resettlement sites, while enterprise-based earning PAPs saw employment opportunities as an alternative to their lost enterprises. Additionally, there are a number of PAPs who are in their working age but are currently unemployed due to a lack of opportunities. Other PAPs stressed that being directly impacted by the project, they should be given preferential treatment in availing of job opportunities during construction and operations.

R.A.6685 specifically provides that project contractors for national and local public works projects funded by either the national government or any local government unit including foreign-assisted projects must hire at least 50% of the unskilled and thirty percent 30% of the skilled labor requirements from the local community in which the project will be undertaken. The project contractors should be required to prioritize qualified project affected persons in their manpower requirements. This should be strictly implemented and spelled-out explicitly in their contracts to ensure compliance. The Department of Public Works and Highways (DPWH), in furtherance of RA 6685 and RA 9710 (Magna Carta of Women) requires that the mandatory minimum requirement of 50% unskilled labor and 30% skilled labor shall be recruited and equally accessible to both women and men. In addition, it requires concerned LGU and contractors to purposively employ women, to comprise at least 20% of total workforce in skilled or unskilled positions in various phases and stages of construction / civil works, from planning, design, pre-construction and construction, and maintenance for each project (DPWH Dept Order No. 130, series of 2016). The project will benefit well with the application of this same principle and requirement, to ensure equal participation of women and men in all livelihood opportunities arising from the project.

To maximize local participation in project employment opportunities during construction and operations, priority listing and profiling of all working age PAPs, male and female, will be established and the following interventions without gender discrimination should be carried out in conjunction with project contractors:

- Establishment of job placement centers at the LGU-Public Employment Service Office (PESO) and at the relocation sites to provide regular IECs on project and non-project related employment opportunities and assist PAPs with application requirements;
- Apprenticeship and on-the-job skills enhancement training of eligible PAPs. Training facility/ies will be integrated into the final project design.

Collaboration between the Livelihood Committee and PESOs will provide information on skills and qualification requirements for technical, skilled and unskilled jobs during project operations at the earliest possible. This will assist PAPs, including those yet to enter senior high school or college, decide on what academic track or courses to take in line with the project skills requirements.

8.6.4 Financial Management and Entrepreneurial Training

Resettlement processes are complex, particularly as they relate to valuation, compensation and assistance packages. Limited exposure to the cash economy and low levels of financial literacy, in light of future payment of compensation funds, highlights the need to provide PAPs with access to financial advice, as part of this program. Financial advice will help improve their capabilities on money management matters, including financial planning; investment options; training, employment and business development. The nature of financial advice varies and will have to be undertaken at different stages to coincide with the various financial activities during the RAP implementation (i.e. compensation payment, release of livelihood support, livelihood implementation/enterprise operations etc.).

Social circumstances may inevitably change as a result of resettlement at the relocation sites. For instance, cash availability will change domestic decision-making processes and could give rise to changes in domestic relations. New investment opportunities may be recognized which were previously out of reach. Economic relations at household level are likely to change which will require social interventions aimed at regenerating domestic resourcefulness. As ISFs more likely to engage in small-scale initiatives, the program should aim to develop alternative skill sets and opportunities to engage household labor in other economic activities. These opportunities could progressively lead to more advanced economic opportunities and develop into significant contributors to the financial independence of PAPs. As such, the creation of opportunities for basic entrepreneurial skills development and honing existing skills into viable occupations should be initiated as part of the program. Additionally, investment of available funds from compensation pay-outs into other economic viable enterprises should also be encouraged and supported.

Supplemental training and counseling will be provided through the Department of Trade and Industry (DTI) and a service provider engaged under the project. The DTI is a branch of government that provides business counseling services to existing and potential entrepreneurs who need information on government and private sector programs and services and referrals to DTI's Small and Medium Enterprise (SME) Centers nationwide. Advice on finance, marketing, technology, human resource development and advocacy needs are provided for free. The DTI also provides advice to the ISFs who, after determining and completing all the requirements to pursue a livelihood option, decide to venture into an enterprise or business endeavor.

A service provider will be engaged by the project through DOTr to provide financial management training. Potential key areas of training include:

- Introduction of improved production and business management techniques/practices;
- Value chain promotion and access to markets, product diversification and diversification of livelihood options among others;
- Market intelligence with appropriate skills upgrading and enterprise development interventions;
- Providing vital institutional and credit link between a formal credit provider and the PAPs; and
- Financial management and entrepreneurial trainings shall be gender-sensitive in its methodology and content; and, if needed, include women-focused programs.

8.6.5 Women as beneficiaries of the Livelihood Restoration and Improvement Program (LRIP)

The 2010 Women Economic Opportunity Index shows that the Philippines ranked 63rd out of 113 countries in terms of women's participation in MSME. Although cognizance of the great potential of women as entrepreneurs, huge potential for the creation of wealth and the improvement of their respective socio-economic status, women are not at par with men. However, for these to be realized, appropriate and timely intervention must be made by concerned government agencies to enable women to grow and upscale their businesses. Interventions can target the (i) lack of social preparation and technical skills in entrepreneurship; (ii) difficulty of woman MSMEs to access funds; and (iii) difficulty of women entrepreneurs in sustaining and upscaling their business, needs to be addressed.

To maximize the impact of the LRIP to women and female-headed households, the program implementers must ensure provision of support services, to include among others the following:

- Assistance in organizing potential entrepreneurs into cooperatives or business associations towards starting a business venture;
- Improve access of woman entrepreneurs to relevant business information and linkages such as trade fairs, subcontracting, market matching, product design, and other information that will help them grow their businesses;
- Ensure availability of business development services, such as training, counseling, and consultancy services to woman entrepreneurs, including access to financing;
- Utilize existing promotional instruments and measures for MSME development such as good practice examples and toolkits (gender-sensitive value chain, management training);
- Conduct/sustain enterprise-development related capacity development activities for women microentrepreneurs (I.e. Current Good Manufacturing Practices, How to Start a Business, Hazard Analysis and Critical Control Points, Packaging and Labeling, Food Safety Management System, Marketing Seminar, Product Development);
- Expand and sustain the conduct of livelihood training courses and other capacity development initiatives for women entrepreneurs, potential women entrepreneurs, and students;
- Incorporate a module on cultivating the entrepreneurial spirit among women toward putting up their own business in existing livelihood training and information/promotional activities; and
- Motivate women entrepreneurs to move from survival to micro and small enterprises through the provision of training focused on packaging, product development, marketing, etc.

8.6.6 Additional Support for Vulnerable Persons

The development of the detailed livelihood restoration and improvement plan will identify the need to provide additional support to vulnerable persons, including extremely underprivileged persons, Persons with Disabilities (PWD), elderly people and Sexual and Gender Minorities (SGM). Depending on the number of vulnerable persons, DOTr will engage special interest Civil Society Organizations (CSOs) or Non-Government Organizations (NGOs) to provide support to each vulnerable group.

8.7 Proposed Workplan

The following proposed activities and corresponding timings will lead to the development of a detailed LRIP and provides an indication of key activities and corresponding timing. Note that the key activities outlined herein are indicative and that additional activities may be required prior to an outcome of these key activities.

Table 8-1 Proposed Workplan

Key Activities	Objective	Timing	Responsibility
1. Inventory of relevant National Government and Local Government programs	Identify relevant existing programs that can be implemented to assist PAPs restore and improve their livelihoods	Detailed Study Phase	JDT
2. Inventory and Capability Assessment of host Local Government Units to implement the NSRP LRIP	To determine existing capabilities of host LGUs and recommended actions to address gaps if any.	Detailed Study Phase	JDT
3. Develop site-specific gender responsive livelihood restoration and	To establish site-specific technical implementation plans based on outcomes of consultations with the	Detailed Study Phase	DOTr, DOLE, DSWD, LGUs

Key Activities	Objective	Timing	Responsibility
improvement implementation plans	PAPs and Government agencies.		
4. Forging of Memorandum of Agreements between DOTr and relevant National Government Agencies and host LGUs	To lock in partnership commitments and ensure that required resources are sufficiently allocated for program implementation.	Immediately after FS RAP Approval	DOTr, HUDCC and Livelihood Committee
5. Priority listing and profiling of economically displaced and working-aged PAPs by LGUs where gender related information could be generated and used in gender responsive planning and budgeting	To establish a masterlist of PAPs that will be prioritized for livelihood restoration and improvement program	Immediately after MOA Signing	SHFC
6. Establishment of a sex-disaggregated registry of PAPs from the formal sector and issuance of certifications attesting to their being affected by the NSRP-SC	To ensure that the formal settler households who are t self-relocate will be monitored and have priority access to national government livelihood support programs	Prior to displacement	DOTr
7. Formal establishment of livelihood support centers and employment assistance centers for the NSRP-SC project at the LGU livelihood offices and relocation sites	To bring the support near the PAPs and ensure access to NSRP-SC livelihood programs and employment assistance at the least possible cost and minimum disruption to their day-to-day activities	Prior to relocation	All LGU, DTI, Livelihood Committee
8. Engagement of special interest CSOs/NGOs to provide support to specific vulnerable groups (PWD, SGM, elderly, etc.) if required	To ensure vulnerable persons are provided additional assistance to restore livelihoods/salaries	Prior to displacement	DOTr
9. Consultations and/or continuing engagements with PAPs	LGUs to carry-out more detailed consultations with PAPs in order to: a. Present specific livelihood restoration and improvement programs b. Explain the procedures for availing support c. Agree on final packages of livelihood support guided by the hierarchy of preference and informed by relocation site conditions.	Prior to relocation and continue through to relocation and reestablishment	DOTr and LGU
10. Identification of qualified financial management advisors/experts either from government, private institutions, NGOs etc.	To carry out financial management trainings	Prior to releasing payments of compensation and livelihood assistance	DOTr, HUDCC and all LGU Partners
11. Baseline assessment of host/receiving communities at relocation sites	To develop a socio-economic baseline for receiving communities and assess the impact on their livelihoods with the relocation of NSRP-SC PAPs with the aim of establishing measures to avoid, or at	Detailed Study Phase	DOTr/ LGU Partners

Key Activities	Objective	Timing	Responsibility
	least minimize impacts.		
12. Consultations with host communities	To ensure the participation of host communities in resettlement planning	Prior to relocation	DOTr/LGU Partners
13. Labor Market Assessment	To understand market conditions and potential employment and entrepreneurship opportunities as basis for program interventions.	Prior to displacement	DOTr, PESO
14. Update detailed site-specific livelihood restoration and improvement implementation plans	Finalize site-specific technical implementation plans based on outcomes of consultations with the PAPs and baseline assessment of receiving communities at relocation site ensuring that the implementation of the livelihood restoration and improvement program will not pose negative impacts on existing communities at relocation site.	Prior to displacement	DOTr and Livelihood Committee
15. Identification and enlisting of PAPs to appropriate government and/or LGU programs	To match PAP preferred livelihood support packages with relevant government and LGU programs and facilitate availment of the required support.	Prior to relocation and during relocation/reestablishment	LGU Partners
16. Program Implementation, Monitoring and Evaluation that will be able to generate SDD and identify the gender differentiated impact of the program strategies on women and men	To implement the livelihood restoration and improvement program in accordance with the fundamental principle of improving or at least restoring the PAPs' standard of living to pre-displacement levels.	Prior to displacement, during relocation/reestablishment and until livelihoods are fully restored or income levels are at least within regional standards to meet basic family needs	DOTr, HUDCC, SHFC and TWG/PIAC

8.8 Implementation Arrangements

The implementation of this plan requires the successful coordination of the inputs of a range of technical specialists, consultation teams, and monitoring teams from concerned national and local government agencies with the DOTr having overall responsibility for program implementation. DOTr must ensure equal participation of male and female staff as required in the HGDG checklist for program/project implementation, management, monitoring and evaluation. Central to DOTr's role is getting all the national government and local government agencies to work together harmoniously in implementing the livelihood restoration plan which is underpinned by their existing programs, services, and resources. Thus, DOTr will initiate the creation of the Technical Working Group (TWG) wherein the Livelihood Committee is seated. The Livelihood Committee will be composed of concerned attached agencies and divisions of the implementing partners that has the technical expertise, network, resources and programs on enterprise development, farm improvement, local and international employment, provision of soft loan, and skills training.

DOTr will also be responsible in making available the required additional resources and support to enhance LGU capacities to carry out the plan in their respective cities/municipalities. 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 SHFC will be responsible in implementing new livelihood programs for the informal settlers through the CA and in conducting skills training for the ISFs. On the other hand, DOTr will create a special body within its PMO that is seated in the Environmental, Social and ROW Division (ESR Division) to implement (in coordination with the Livelihood Committee) the livelihood programs intended to restore and improve the individual livelihood of both formal PAPs and ISFs and including skills training for legal PAPs.

The HUDCC, being positioned a national agency, will be responsible for coordinating with national level agencies providing services under the LRIP. Such national agencies to be coordinated by HUDCC include TESDA, DOLE, Department of Social Welfare and Development (DSWD), and DTI. The role of HUDCC is set out in an umbrella Memorandum of Agreement with DOTr.

Specific partnership commitments, roles and responsibilities including coordination and reporting mechanisms will be defined in greater detail in the Memorandum of Agreements forged among key players to deliver the programs and services laid out in this chapter:

DOTr will also be responsible in making available the required additional resources and support to enhance SHFC and LGU capacities to carry out the plan. DOTr will carry out monitoring and evaluation of the program implementation to ensure that all partners adhere to their agreed commitments.

8.9 LRIP Budget Estimate

The estimate of LRIP participants is based on those whose primary livelihoods were reported by PAPs to be conducted either at or within the immediate vicinity of location of displacement. This includes 2,595 PAPs whose livelihoods are conducted in their residences, 4,798 PAPs whose livelihoods are within the neighborhood or barangay, and an estimated 1,705 employees whose employing businesses are expected to be displaced. (See chapter 3 for details of livelihoods of PAPs). For planning purposes, the total number estimated requiring training or other forms of LRIP intervention is 9,098. This number will be updated once the needs assessment is conducted during the detailed study phase.

Table 8-2 Estimated Number of LRIP Participants

City/ Municipality	Livelihood in Own Residence/ House	Livelihood Within Neighborhood/ Brgy	Displaced Employees*	Total
Manila	1058	1148	755	2,961
Makati	40	68	237	345
Taguig	67	178	11	256
Paranaque	12	17	21	50
Muntinlupa	260	604	189	1,053
San Pedro	54	161	19	234
Binan	413	948	150	1,511
Sta. Rosa	72	208	33	313
Cabuyao	30	68	115	213
Calamba	589	1398	175	2,162
Total	2,595	4,798	1,705	9,098

* Note: the estimated number of displaced employees is extrapolated from the number of affected employees of the 305 disclosing businesses at Table 3-55 in Chapter 3.

The estimated LRIP budget is Php150,117,000. This comprises funds for vocational training (or similar such as agricultural extension training), financial management training and a 10% management fee for

HUDCC or LGU to manage implementation. The budget estimate will be updated and revised during detailed study phase and preparation of site specific LRIPs. The budget will be provided and managed by DOTr.

Table 8-3 Estimated LRIP Budget

Activity	Estimated Participants	Ave Cost	Total (Php)
Vocational training	9,098	10,000	90,980,000.00
Service provider financial management training	9,098	5,000	45,490,000.00
Subtotal			136,470,000.00
HUDCC/LGU Management Fee (10% of direct costs)			13,647,000.00
Total LRIP Estimate			150,117,000.00

CHAPTER 9 GRIEVANCE REDRESS MECHANISM

9.1 Objectives of Grievance Redress

Grievance refers to any concern, issue or conflict resulting from the varying interpretations of involuntary resettlement and implementation of the RAP for the NSRP-SC Project. This may include issues on compensation for various types of PAPs, application of eligibility criteria, relocation of informal settlers, reduced income, and the quality of services.

The Grievance Redress Mechanism (GRM) will have the following objectives:

- Receive and facilitate the resolution of PAPs’ concerns and grievances about physical and economic displacement and other project impacts which cannot be settled during stakeholder consultations, with particular attention to impacts on vulnerable groups;
- Address 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.

PAPs will be informed about the mechanism for Implementation Stage during stakeholder consultations. During DED, DOTr will set up a Help Desk to address the PAPs’ concerns.

9.2 Principles Guiding the GRM

Implementation of grievance redress must be anchored on several principles to guide process and decisions.

1. Keep the complainant’s details confidential;
2. Procedure must be explained, and cases must be presented and deliberated in a language understandable by the PAPs (i.e. technical terms must be explained in a layman’s term);
3. Grievance procedure must be transparent, gender responsive and culturally appropriate;
4. Readily accessible to the affected persons at no costs and without retribution.

9.3 Levels of Grievance Redress Mechanism

There will be four levels of GRM, with an assigned Help/Grievance Desk within the Environmental, Social and ROW Division (ESR Division) of the NSRP-SC Project Management Office (PMO), DOTr Office of the Undersecretary for Railways, serving as the first contact point for PAPs.

Table 9-1 summarizes the levels of grievances for ISFs and legal PAHs.

Table 9-1 Levels of Grievance Redress Mechanism

	For Legal Project-Affected Families	For Informal Settler Families (ISFs)
1st Level	Help Desk/Grievance Desk	
2nd Level	RAP Implementation and Management Committee (RIMC) <ul style="list-style-type: none"> • To be headed by the NSRP-SC PMO • Will convene once the ROWA starts 	Local Housing Office (LHO)/Local Inter-Agency Committee (LIAC)
3rd Level	Project Inter-Agency Committee (PIAC)	
4th Level	Court	

9.3.1 Level 1 - Help Desk/Grievance Desk

Grievances may initially be received through text/SMS, email, official letter, phone call or personal visit in the designated Help Desk which will be established per LGU and in the DOTr Railway Office.

The locations of the Help Desk and details of the hotline, SMS number and email and postal addresses will be announced during consultation meetings and posted in bulletin boards of each barangay LGU. During the initial consultations, preliminary details were provided to the PAPs, although this will be revised once the GRM is operational during the DED phase:

USEC Timothy John R Bartan
Office of the Undersecretary for Railways
DOTr Clark Office
Pinatubo Street, cor Osmena Street
Clark Freeport Zone, Pampanga
Telephone: (02) 790-8300 loc 285

The Help/Grievance Desk operated and maintained by trained Grievance Desk Officers, who will serve as the first formal contact point for legal PAPs and ISFs to receive their grievances. This group of dedicated staff who will operate the Help/Grievance Desk will be seated in the Environmental, Social and ROW Division (ESR Division) of the NSRP-SC PMO. DOTr also has a PMO for all ROW projects (called ROW-PMO), and the Grievance Desk Officers will work closely with ROW-PMO staff who are conversant on the land acquisition process, experts on environmental related-issue, familiar with the provisions of the laws and international guidelines, and knowledgeable in the validation process and documentation of PAPs.

The Grievance Desk Officers will determine (a) if complaints are project-related or not; (b) if the complainant is a legal PAP or ISF; and (c) if the nature of issue is environmental or social. As part of the basic policies for the GRM, a grievance should be resolved expeditiously at all times at the lowest level possible. Thus, Grievance Desk Officers will staff the Help/Grievance Desks at specific times and days of the week per LGU, aside from a dedicated staff to man the hotline, to receive calls, text/SMS, messages and email. Further, the DOTr staff who will man the Help/Grievance Desk and Hotline will be knowledgeable on all aspects of the project (i.e. engineering, resettlement, legal and documentation). However, (a) if not settled at the lowest level, (b) if the complainants are not satisfied with the action taken, or (c) the case is not acted upon after 15 days, the issue or concern will be taken to the next level.

9.3.2 Level 2 - NSRP-SC PMO and RIMC for Legal PAPs, or Local Housing Office (LHO)/ Local Inter-Agency Committee (LIAC) for ISFs

Grievances unresolved at the first level will then be turned over to the LHO or LIAC and the NSRP-SC PMO/RIMC¹ for ISF and legal complainants, respectively.

(1) For Legal PAHs: NSRP-SC PMO and RAP Implementation and Management Committee (RIMC)

The NSRP-SC PMO or RIMC will handle grievances pertaining for legal PAPs that went unresolved at the first level. Grievances of legal PAPs may include but not be limited to parcellary surveys, appraisals and Extra-Judicial Settlements (EJS).

(2) For ISFs: Local Housing Office (LHO) / Local Inter-agency Committee (LIAC) of the LGU

If there is no LHO in place, a LIAC will be created/reconvened at all local levels where relocations will take place. This will be headed by the city or municipal mayor of each LGU, and will consist of representatives of the LGU, affected barangay and PAPs.

¹ Composition and other function are discussed in detail in Chapter 10 of this RAP.

The second level of GRM will be convened earlier, i.e. as soon as DOTr has identified the affected barangays, in order to ensure the timely implementation of relocation activities, among others.

9.3.3 Level 3 - Project Inter-Agency Committee (PIAC)

If the decision by the LIAC/LHO or NSRP-SC PMO is not satisfactory, the complainant may appeal to the Project Inter-Agency Committee (PIAC). The PIAC will serve as the third level of grievance for legal PAHs and ISFs. The PIAC has ten working days to resolve the complaint. The resolution will be officially communicated in writing to the PAP within five working days from the date of the issuance of the decision.

9.3.4 Level 4 - Court of Law

If the PIAC decision is unsatisfactory, then the matter will be taken to the appropriate court of the Republic of the Philippines for adjudication.

9.3.5 Other Grievances

Some project-related grievances related to the Project but pertaining to activities of other concerned stakeholders, will be handled as follows:

- Complaints against local government executives will be filed with the Department of Interior and local government.
- Complaints against subordinate officials will be filed with the office of the local chief executive concerned.
- Complaints against officials of other national agencies may be filed with the office of the Presidents, or the office of the Ombudsman.
- Aggrieved parties may also direct their complaints to and/or seek the assistance of the Commission on Human Rights or the Presidential Commission for the Urban Poor.

(1) IP Grievance Redress Procedure

Grievances expressed by Indigenous People and/or conflicts within the affected IP community will be addressed within the community itself in the context of its customary law and customary dispute resolution process and mechanisms, in the presence of the relevant staff of the NCIP office with jurisdiction over the area, and if so invited, project-related staff and other stakeholders, e.g. formal local leadership in the barangay and/or the municipality. Inter-community conflicts will be addressed between the communities themselves, according to their customary or agreed upon dispute resolution processes and mechanisms. If an outside facilitator, mediator, or arbiter is required or requested for, the ESR-PMO will seek the intervention of the NCIP to act as facilitator, mediator, or arbiter. This guideline applies to conflicts or disputes between the IP community and any of the project units and implementers.

If no satisfactory result ensues, the IP communities will be allowed to elevate their complaints and grievances to the PIAC. The grievance procedure established herein in no way substitutes for or replaces the grievance procedure set forth in The Free and Prior Informed Consent (FPIC) Guidelines of 2012. At their choosing, the IPs may avail of the grievance procedure and mechanisms spelled out in the FPIC Guidelines of 2012.

(2) ADB's Accountability Mechanism

In addition to the project GRM, once all the GRM measures have been exhausted, ADB's Accountability Mechanism also applies to the project. However, while the project level GRM is the responsibility of the EA, the Accountability Mechanism is the responsibility of ADB. The accountability mechanism provides opportunities for people (2 or more complainants) that are adversely

affected by ADB-financed projects to express their grievances, seek solutions, and report alleged violations of ADB's operational policies and procedures, including safeguard policies. ADB's accountability mechanism comprises of (i) consultation led by ADB's special project facilitator to assist people adversely affected by ADB-assisted projects in finding solutions to their concerns and (ii) providing a process through which those affected by projects can file requests for compliance review by ADB's Compliance Review Panel. Details of the Accountability Mechanism can be found at: <https://www.adb.org/documents/accountability-mechanism-policy-2012>.

(3) JICA's Objection Procedures

Alternatively, people (2 or more persons) who suffer or are likely to suffer substantial damage as a result of JICA's non-compliance with the Guidelines regarding the project may submit an objection to JICA requesting investigation. 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.

9.4 Roles and Responsibilities

9.4.1 Help/Grievance Desk

A team of Grievance Officers within the NSRP-SC ROW-PMO, which is within the Office of the Undersecretary for Railways, will be the first contact point for legal PAPs and ISFs in the GRM. The team will receive all complaints and determine whether such complaints are project related or not. A Help Desk/Grievance Desk will be set up at each LGU and in the DOTr Railway Office, staffed with Grievance Officers. There will also be a project-specific, easy to remember, central hotline to receive calls, text/SMS and messages, as well as address for emails and letters. The SMS', emails, letters and phone calls will be inputted and tracked within a central database to aid in the responses and actions. The following are the roles and responsibilities of the Grievance Officers under the abovementioned office:

1. Receive the written or verbal complaint from the PAPs and explain the grievance redress process to PAP. If it is a verbal complaint in person, the PMO will write down the complaint for the PAP and ask him/her to sign the complaint.
2. Acknowledge receipt of complaint and explain the process to the PAP including contact details where complaint will be forwarded and who is responsible for acting on the complaint.
3. A coded reference number will be assigned through the central database for all complaints received via phone call, text message, letter, or verbal that will be easily identified and traced for follow up purposes.
4. Clarify the nature of the complaint whether it is project related or not.
5. Promptly provide answers or clarifications to PAPs questions.
6. If the concern is beyond the Grievance Desk Officers' capacity to decide, forward the complaint to the respective LHO/LIAC designated office for ISFs or RIMT for legal PAHs if it is project related.
7. Advise the complainant if the complaint is not project-related, and assist him/her by forwarding the complaint to the appropriate agency or LGUs who could act on the complaint.
8. Follow up with the LHO/LIAC/RIMT on their action on the complaint.
9. Provide feedback to the PAP on the status of complaint - and the decision of the LIAC/LHO/RIMT.
10. Maintain a database for all complaints and the corresponding actions and decisions on the complaints received. Prepare quarterly Monitoring Reports on Grievance Redress with

accomplishments and status of unresolved grievance to the PIAC, and semi-annual monitoring reports to JICA and ADB.

9.4.2 DOTr NSRP-SC ROW PMO and RAP Implementation and Management Team (RIMT)²

Complaints that are not able to be handled by the Help/Grievance Desk, and they are made by a legal PAH, the RIMT will receive the complaint and seek to resolve it.

As the second level of grievance, the RIMT will have the following roles and responsibilities:

1. Act and decide on each complaint within 15 working days once the complaint has been filed by the PAP.
2. Provide feedback to the PAP on the status of complaint - and the decision of the RIMT through the ROW-PMO.

9.4.3 Local Housing Office or Local Inter-Agency Committee (LIAC)

As the second level of GRM for ISFs, LHO or LIAC will act to resolve the complaints elevated or forwarded by the Help/Grievance Desk/Grievance Officers. In particular, the LHO/LIAC will:

1. Supervise and coordinate all ISF concerns in relation to relocation;
2. Facilitate and expedite activities of the beneficiary validation committee in the stages;
3. Act and decide on the complaint within 15 working days from receipt of complaint from the Help Desk and informing the PAP on the action and decision;
4. Inform the ROW-PMO of the action and decision on the PAP’s complaint; and
5. Create subcommittees to support various activities identified, such as: pre-relocation stage, actual relocation stage and post-relocation.

9.4.4 Project Inter-Agency Committee (PIAC)

The PIAC will receive all complaints and determine complaints forwarded from the LHO/LIAC, or the RIMT.

As the third level of grievance, the PIAC will have the following roles and responsibilities:

1. Act and decide on each complaint within 15 working days on the complaint filed to the PIAC by the second-level of the GRM.
2. Provide feedback to the PAP on the status of complaint - and the decision of the PIAC through the ROW-PMO or the LIAC.

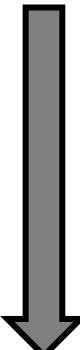
9.5 Grievance Redress Mechanism Procedures

Grievances from the PAPs related to the resettlement implementation or any related issues with regard to the project will be handled, free of monetary charge, through a process of negotiations aimed at arriving at a consensus decision. The procedures for ISFs and legal PAPs are described in Table 9-2.

Table 9-2 Grievance Redress Mechanism Procedure

Steps	By	Actions
1	Aggrieved Stakeholder	<ul style="list-style-type: none"> • Any aggrieved stakeholder will lodge his/her grievance in person to the Help/Grievance Desk, or in writing, verbally or electronically transmitted to the Grievance Officers within the NSRP-SC PMO for immediate action.

² Composition and other functions discussed in detail in Chapter 10 of this RAP

Steps	By	Actions
2	1st Level Help Desk established at each LGU	<ul style="list-style-type: none"> When received in person, the grievance may be written down by the staff of the Help/Grievance Desk on behalf of the aggrieved stakeholder, who will sign the written complaint for official submission. Explain process to the aggrieved stakeholder and give contact details of where the complaint will be forwarded and who is responsible for acting on complaint. Review the complaint to determine whether it is project related or not. If the concern is beyond the Grievance Desk Officers' capacity to decide, forward the complaint to the 2nd level.
		<p>a) If the complaint is project- related, the Help/Grievance Desk will forward the complaint to the RIMC for concerns pertaining to legal PAPs, and LHO/LIAC for ISFs' within 15 working days from receipt of complaint.</p> <p>b) If it is not project related, the Help/Grievance Desk will assist the PAP by referring the complaint to the appropriate agency or LGU who may be able to act on the complaint.</p>
3	Aggrieved Stakeholder	
4	Help/Grievance Desk	
		<p>If the aggrieved stakeholder is not satisfied with the decision of the Help/Grievance Desk that the complaint is not project related, the aggrieved stakeholder may elevate his/her complaint to the RIMC or LHO/LIAC.</p> <ul style="list-style-type: none"> Receive request from the aggrieved stakeholder to elevate his/her complaint to RIMC or LHO/LIAC Record the status of the aggrieved stakeholder complaint.
5	2nd Level RIMC (Legal PAPs) or LHO /LIAC (ISFs)	<ul style="list-style-type: none"> Receives complaint from the Help/Grievance Desk. Act and decide on the complaint within 15 working days reckoning from the day it is received from Help/Grievance Desk Inform the Help/Grievance Desk the action and/or decision on the aggrieved stakeholder's complaint.
6	Help/Grievance Desk	<ul style="list-style-type: none"> Receive and record decision of 2nd level decision maker. Inform to the aggrieved stakeholder.
7	Aggrieved Stakeholder	<ul style="list-style-type: none"> Receives action of the 2nd level through the Grievance officer If satisfied, the complaint is resolved and recorded accordingly. If not satisfied with the decision of the 2nd level or if his/her complaint has not been acted upon within a period of 15 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	Help/Grievance Desk	<ul style="list-style-type: none"> Receive request from the aggrieved stakeholder to elevate his/her complaint to the PIAC Record the status of the aggrieved stakeholder complaint. Forward the complaint to the 3rd Level within 15 working days from receipt of complaint.
9	3rd Level PIAC	<ul style="list-style-type: none"> Receives complaint from the Help/Grievance Desk Act and decide on the complaint within 15 working days and inform the decision to the aggrieved stakeholder on the decision accordingly. Inform the Help/Grievance Desk the action and/or decision on the aggrieved stakeholder's complaint.
10	Help/Grievance Desk	<ul style="list-style-type: none"> Receive and record decision of PIAC Inform to the aggrieved stakeholder.

Steps	By	Actions
11	Aggrieved Stakeholder	<ul style="list-style-type: none"> • Receives action of the 3rd Level through the Help/Grievance Desk • If satisfied, the complaint is resolved and recorded accordingly. • If not satisfied with the decision of the 3rd Level or if his/her complaint has not been acted upon within a period of 15 working day and has not received any response from the 3rd Level, the aggrieved stakeholder can forward the complaint, or file an appeal, to the 4th Level (Court).
12	Help/Grievance Desk	<ul style="list-style-type: none"> • Receive request from the aggrieved stakeholder to elevate his/her complaint to the 4th Level. • Record the status of the aggrieved stakeholder complaint. • Forward the complaint to the 4th Level within 15 working days from receipt of complaint.
13	4th Level Court	<ul style="list-style-type: none"> • Receives complaint from aggrieved stakeholder. • Once the complaint is filed in the Court, the judicial procedures for the trial on the case will be followed.

9.6 Grievance Redress Mechanism Guidelines

Implementation of grievance redress must be anchored on several principles to guide process, decisions, resolutions and steps forward. The guidelines for GRM are as follows:

- Keep the claimant’s details confidential;
- Procedure must be explained, and cases must be presented and deliberated in a language understandable by the PAPs (i.e. technical terms must be explained in a layman’s term);
- Grievance procedure must be transparent, gender responsive and culturally appropriate;
- Readily accessible to the affected persons at no costs and without retribution. Aggrieved stakeholder will not be charged of any fees (administrative and legal fees) in filing of their grievance.
- All complaints received in writing, verbally or transmitted electronically will be documented and filed. Upon receiving a complaint from the aggrieved stakeholder, the Help/Grievance Desk will accomplish the Grievance Action Form (GAF).
- The GAF will be stamped with a “Received” mark with corresponding reference no., date of receipt and signature of the persons who received the said letter. The aggrieved stakeholder will be given a copy of the control number for record purposes.
- Actions and decisions made with the received complaints/grievances/appeals by the PIAC, LHO/LIAC and RIMC/NSRP-SC PMO will be reported and discussed by the Help/Grievance Desk during weekly meetings.
- If the grievance indicated in the letter cannot be readily addressed, the aggrieved stakeholder will be referred to the appropriate authority. The following will be indicated in the GAF: name of the authority to look for, date when the aggrieved stakeholder can meet with the said authority, and the venue for the meeting.
- In addition, the Help/Grievance Desk will publicize the grievance redress process in the form of handouts such as pamphlets, brochures or leaflets that are written in Filipino. All concerned institutions, including Barangays, LGUs, and the NSRP-SC PMO, will use the same handouts in explaining the grievance redress procedures to the aggrieved stakeholder who may come to them to raise their issue or concern. Additional communication materials will also be produced (refer to Section 9.10). Training will be provided for concerned institutions on the GRM procedure. The handout will be disseminated through LGUs and Barangays as well as DOTr, also the mechanism to be publicized at the website of DOTr and LGUs.

9.7 Grievance Action Form and Centralized Database

A Grievance Action Form (GAF), will be used to cover the various aspects of property acquisition described in the RAP. A sample form is attached in Appendix 7.

At all levels, a central grievance registry is maintained to keep track and document the number and type of complaints and grievances that have been raised, as well as their status and action/s taken. The GAF will, as a minimum, contain the following:

- Basic information on PAHs (name, address, contact number);
- Date of last disclosure meeting;
- Category of grievance filed (Legal, Technical/Engineering, Social, and Financial);
- Type of action taken.

For record keeping purposes, the GAF will be entered into a centralized database in order to facilitate future resolutions and to conduct effective monitoring and evaluation. The database will be designed to accommodate the manual inputting of the GAFs for GRM officers who entertain complainants personally visiting the Help Desk. The design of the database will also include mobile platforms, by which field officers or railway staff can easily upload complaints, letters or verbal feedback during their site visits.

9.8 Staffing of the GRM

The DOTr will recruit and retain dedicated Grievance Officers for the project, whose tasks and responsibility will be focused entirely on the GRM. There will be Grievance Officers assign to the central hotline during business hours, and a roster for Grievance Officers to be at each LGU Help Desk. At a minimum, the Help Desk will be open at least once a week, but more frequent during the lead up to the Notice of Taking and during relocation.

9.9 Training for Help/Grievance Desk Officers

Help/Grievance Desk Officers will be provided with training in order to provide information to PAPs and stakeholders. The training will include: (i) understanding the technical details of the project including valuation, compensation and other resettlement matters; (ii) skills on negotiation and communication; (iii) using communication materials such as job aids (i.e., project FAQs, flip charts on GRM processes, etc.) and other issues. The training will be organized by the DOTr.

9.10 Communication materials

Part of the Communications Strategy for the project there will be the preparation of communication materials produced to assist the Help/Grievance Desk Officers and other field staff. The communications materials will such items as grievance redress mechanism in text and visual forms, project details and maps, frequently asked questions, and procedures relating to land acquisition and resettlement among many others. A communications-based assessment of project-affected persons and stakeholders will inform the development of these communications materials, in order for the materials to be customized and targeted to the requirements of stakeholders and their preferred channels and languages of communication.

9.11 Monitoring Reports on Grievance Redress

The NSRP-SC PMO will prepare quarterly Monitoring Reports on Grievance Redress with accomplishments and status of unresolved grievance of each agency to higher level authorities. These reports will form part of the Internal Monitoring Report to be submitted to JICA/ADB.

CHAPTER 10 RAP IMPLEMENTATION ARRANGEMENTS

This chapter discusses the implementation arrangement for NSRP-SC detailing the structure, function and obligation of the implementing agency, and RAP implementing partners composed of the funding institutions, national agencies, local government units, and non-government organizations. The implementation arrangement is presented in two layers, (i) the **Internal Organization** of DOTr; and (ii) the **External Structure** on which DOTr as the implementing agency (IA) shares the obligation with other agencies that are mandated by law or by agreements to implement certain portions of this RAP. This arrangement requires systematic exchange of information and sharing of resources between and among these agencies which this RAP will describe and which will be institutionalized through an Executive Order (E.O.) or a Joint Memorandum Circular (JMC).

10.1 Internal Organization

As the implementing agency (IA) for NSRP-SC, the DOTr will supervise and coordinate implementation of all activities, guaranty and monitor compliance to this RAP, secure sufficient funding for all resettlement related activities, allocate resources in a timely manner, set target output with corresponding timeline, monitor progress, consolidate report from all implementing units, and document gaps and find appropriate solution. These general roles of DOTr as IA will be largely carried out by a special office created for this purpose, the NSRP-SC Project Management Office (NSRP-SC 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 heads their respective division. For this project, the Undersecretary for Railways will directly supervise the NSRP-SC PMO and the Right-of-Way Project Management Office (ROW PMO), and make critical decisions related to RAP implementation. The Undersecretary for Legal & Procurement and the Undersecretary for Planning are both members of the Technical Working Committee (TWC) and will provide legal and technical support to the ROW PMO that is directly responsible in the acquisition of ROW. Presented in Table 10-1 is the Organizational Structure of DOTr, succeeded by section describing the composition, roles and responsibilities of its key units.

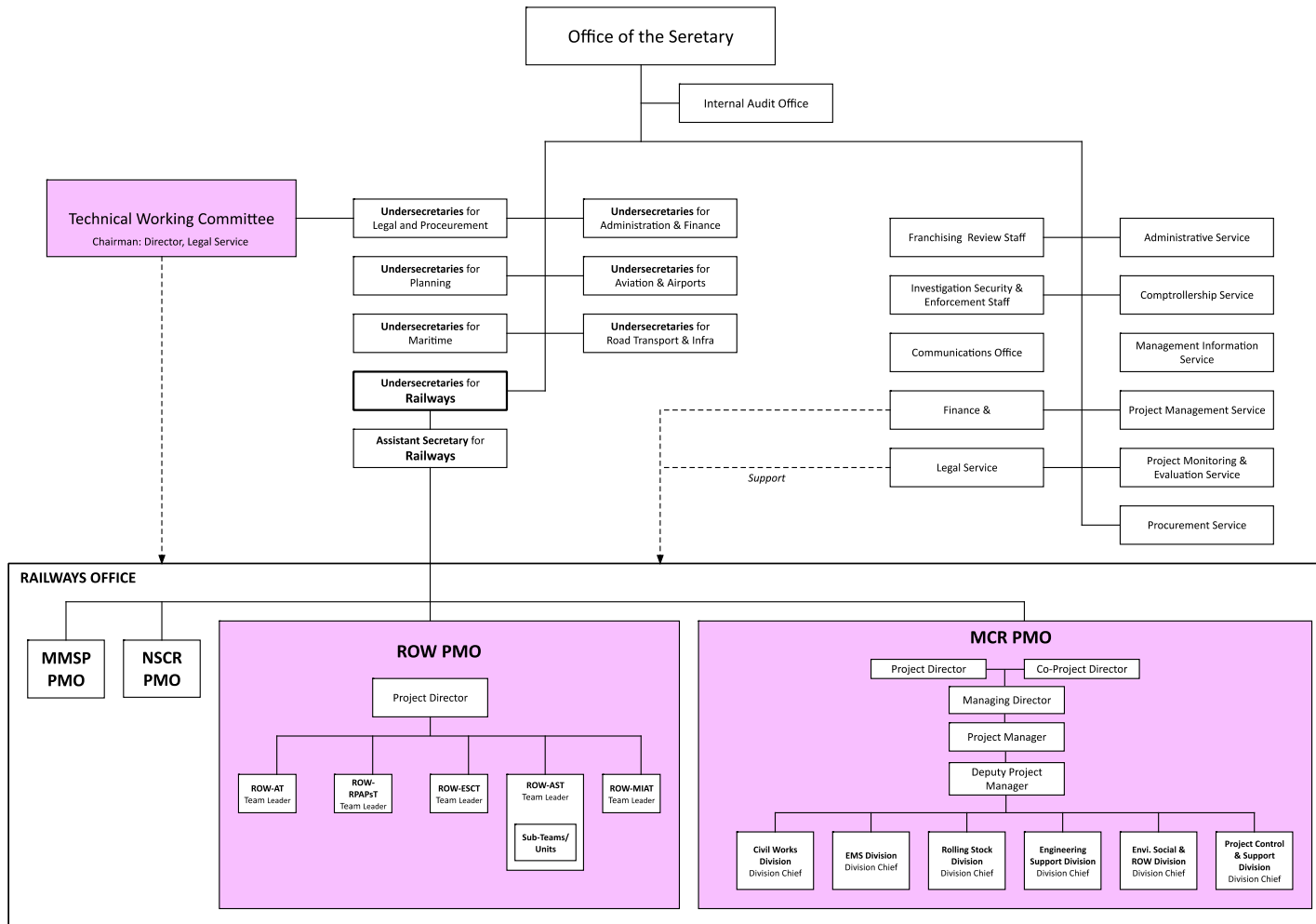


Figure 10-1 Organizational Structure of DOTr

Three special bodies mentioned earlier will carry-out critical roles in the implementation of this RAP. These are the DOTR TWC, ROW PMO and NSRP-SC PMO.

10.1.1 The DOTr Technical Working Committee for the Acquisition of Sites/Right-of-Way for the Department’s Infrastructure Projects

Department Order No. 2013-05 specifies the composition of the Technical Working Committee (TWC) for the Acquisition of Sites/Rights-Of-Way for the Department’s infrastructure projects under the management of DOTr. DOTr TWC will provide support to all project management office under DOTr including the NSRP-SC PMO.

10.1.1.1 Composition of DOTr TWC

The DOTr TWC is established under the Office of the Undersecretary for Legal and Procurement of the DOTr (Please see Table 10-1).

Table 10-1 Composition of DOTr TWC

Position		Member
1	Leader	<ul style="list-style-type: none"> • Chairman: Director, legal Service • Vice-Chairman: Director Planning Service
2	Member	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Representative, COA Resident Auditor

10.1.1.2 Roles and Responsibilities of DOTr TWC

The DOTr TWC is responsible for the effective and unhampered implementation of projects. No infrastructure project will be bid and/or commenced unless the acquisition of site and/or right-of-way of lots affected by the project are determined/settled as certified by the Committee.

The following are the roles and responsibilities of the DOTr TWC:

- Provide overall supervision and coordination in the planning, implementation, monitoring and evaluation of land/site acquisition activities;
- Evaluate and examine all documents pertaining to the property to be acquired;
- Certify that at least 50% of required right of way had been acquired on the date of bidding where the project is of such magnitude that it would take more than one year to complete before the same is advertised and bid out, or the necessary complaint for expropriation had been filed and the corresponding writ of possession had been issued by the court;
- Study and approve the acquisition price of the real property to be acquired, including improvements thereon, as recommended by an IPA/GFI, in accordance with R.A. 10752 and its implementing rules and regulations (IRR); and
- Approve payment of resettlement benefits to project affected property owners.

10.1.2 Right-of-Way Project Management Office (ROW-PMO)

ROW PMO will be directly responsible for the acquisition of right-of-way for all railway projects under the support of the Technical Working Committee. It is focused on the ROW acquisition, and

resettlement of PAPs, particularly those who own affected lands pursuant to the provisions of this RAP and acceptable to the government’s auditing mechanism.

10.1.2.1 Composition of ROW-PMO

The ROW-PMO will be established under the Office of the Undersecretary for Railways of the DOTr, linked to the Technical Working Committee while overall leadership will be exercised by its Project Director. The team composition of the ROW-PMO is shown in Table 10-2.

Table 10-2 Composition of the ROW PMO

Position		Member
1	Leader	Project Director
2	Team	The ROW-PMO is to be further divided into five teams that are headed by a Team Leader. <ul style="list-style-type: none"> • ROW Acquisition Team (ROW-AT) • ROW Relocation and PAPs Concern Team (ROW-RPAPsCT) • ROW Environmental and Site Clearing Team (ROW-ESCT) • ROW Administrative Support Team (ROW-AST) with sub-teams/sub-units • ROW Monitoring and Internal Audit Team (ROW-MIAT) 3
3	Supporting Services	<ul style="list-style-type: none"> • Project Manager: Representative from DOTr/PNR • Deputy Project Manager: Representative from DOTr/PNR
4	Division	Six Divisions which is headed each by a Division Chief. <ul style="list-style-type: none"> • 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)

10.1.2.2 Role and Responsibility of ROW PMO

The ROW-PMO is responsible for the following tasks:

- Execute DOTr’s duties and responsibilities in ROW acquisitions;
- Read, know and understand the provisions of this RAP particularly the Entitlement Matrix;
- Ensure timely procurement of GFI services and monitor appraisal of affected properties, thereafter;
- Issue Notice of Taking (NoT) and Letter Offer (LO) duly approved and signed by proper authorities;
- Offer step-by-step guide to PAPs in securing required documents, particularly in extra-judicial settlement (EJS) cases;
- Carry-out timely payment of compensation to PAPs; and
- Monitor and ensure timely clearing of the ROW and relocation of PAPs.

Table 10-3 shows the tasks and responsibilities of the Project Director and team members of the ROW PMO.

Table 10-3 Tasks and responsibility of Project Director and Teams

	Team	Task and Responsibilities
1	Project Director	<ul style="list-style-type: none"> • Submit, for the Undersecretary for Railways and the Secretary’s consideration, policies and measures which are necessary to carry out the mandate and functions of the ROW-PMO;

	Team	Task and Responsibilities
		<ul style="list-style-type: none"> • Prepare the budget of the ROW-PMO for recommendation of the Undersecretary for Railways and approval of the Secretary; • Execute and administer plans, policies and measures for recommendation of the Undersecretary for Railways and approval of the Secretary; • Subject to the approval of the Secretary and insofar as allowed by established rules and regulations, to oversee the operations and internal administration of the ROW-PMO, and for this purpose, to delegate some or any of his/her powers and duties to other officers of the ROW-PMO; • Represent the ROW-PMO in all dealings with other offices, agencies and instrumentalities of the government, and with all persons and entities, public or private; • Prepare and submit annual report on the activities of the ROW-PMO on or before the end of the first quarter after the fiscal year completed, and to submit a copy thereof to the Secretary and the Undersecretary for Railways, and to other government authorities, as may be requested; • Engage in inter-agency consultation, coordination and to request for technical assistance in the performance of the office's functions; and • Exercise such other powers and duties that are proper or necessary to carry out the mandate and functions of the ROW-PMO, as may be vested in him/her by the Secretary and/or the Undersecretary for Railways
2	ROW Acquisition Team (ROW-AT)	<ul style="list-style-type: none"> • Perform, in coordination with the ROW-RPAPsCT and ROW-ESCT, pre-acquisition activities such as planning, determination of appropriate signatories for ROW transactions, validation of surveys, and preparation of cost estimates of structures/improvements, and compensation price for negotiated sales, public information, campaign, gathering and validation of plans and documents and inventory of outstanding claims • Identify, in coordination with Land Registration Authority, titled properties falling within the specified points of interest and alignment of interests for the purpose of ROW acquisition. • Study and recommend the applicable mode of acquiring real property, from any of the modes enumerated under Section 4 of the IRR of R.A. 10752 and facilitate observance of procedures and standards and compliance with requirements under the said IRR/RAP, and other relevant standards corresponding to the approved mode of acquisition. • Recommend the engagement of Government Financial Institution through a competitive process, with adequate experience in property appraisal, or recommend the procurement of services of an independent property appraiser accredited by the Bangko Sentral ng Pilipinas (BSP) or professional association of appraisers recognized by the BSP, whenever justified by circumstances contemplated in the IRR. • Coordinate and negotiate with property owners, in collaboration with ROW ESCT, affected by the approved sites for acquisition and, whenever necessary, coordinate with other affected parties, including the LGU concerned. • Issue notices of taking or letter offer, facilitate processing of replacement costs, payment and just compensation, assists in the removal of structures or improvements, and facilitate the transfer of title in the name of the Republic of the Philippines • Recommend the filing of expropriation complaints, in the event of refusal or failure of the property owner to accept the final offer of purchase within 30 days from receipt hereof and/or refuses to submit the documents necessary for payments; assist in the preparation of documents for expropriation, endorsement to the Office of the Solicitor General of complaints for expropriation and attend court hearing as witness, whenever necessary. • Assist implementation of writs of possession and perform acts to secure full site possession of the required ROW, in accordance with law to allow immediate

	Team	Task and Responsibilities
		<p>commencement of works.</p> <ul style="list-style-type: none"> • Screen and review all ROW claims and the genuineness or authenticity of supporting documents submitted. • Prepare a ROW acquisition Manual and update or amend whenever necessary. • Coordinate and request for the assistance from government agencies in the post-acquisition activities including demolition, or demolition related activities and other clearing operation. • Submit the team’s annual and supplementary budgetary requirements for approval and allocation of funds • Perform such another necessary activities assigned by the Undersecretary and/ or the Secretary.
3	ROW Relocation and PAPs Concern Team (ROW RPAPsCT)	<ul style="list-style-type: none"> • Perform, in coordination with ROW-AT and ROW-ESCT, pre-acquisition activities, such as, but not limited to, planning, public information campaign, validation of census/tagging of ISFs and IPs, preparation of cost estimates, and aiding concerned national agencies and LGUs in the identification of PAPs. • Attend to and address grievances of PAPs related to ROW and share to -NSRP-SC-PMO for consolidation. • Represent the DOTr in coordination meetings, conferences, and similar activities with concerned LGUs and national agencies, for the relocation and resettlement of PAPs affected by ROW acquisition. • Submit a plan of action, in accordance with the law and the RAP, to the Secretary and Undersecretary for railways and whenever requested by concerned national agencies and LGUs for every acquisition that involves displacement and relocation of PAPs. • Participate and represent the DOTr in consultation meeting with affected persons, non-government organization, private sectors, and other stakeholders, in coordination with concerned LGUs and national agencies. • Secure Certificate of Compliance in the event of Eviction and Demolition of ISFs from respective Local Housing Boards/ Local Inter-Agency Committee (LIAC), or their equivalent bodies. • Strictly oversee and observe the procedures under relevant laws, policies and guidelines whenever eviction and demolition are justified, and to submit reports in relation thereto, to the Undersecretary for Railways and the Secretary. • Provide assistance to the concerned national agencies and LGUs, whenever required; • Provide input in the preparation and finalization of the Resettlement Action Plan (RAP); • Provide assistance to relocation project beneficiaries in planning, crafting, and implementation of their post relocation activities, such as but not limited to, income restoration, and estate management, and coordinate these with concerned national agencies and LGUs; • Submit the team’s annual and supplementary budgetary requirements for approval and allocation of funds; • Perform such other necessary activities, as may be assigned by the Undersecretary for Railways and/or the Secretary;
4	ROW Environmental and Site Clearing Team (ROWESCT)	<ul style="list-style-type: none"> • In collaboration with the ROW-AT and ROW- RPAPsCT, to prepare and submit the necessary documents, plans and requirements in compliance with applicable environmental laws, and other policies protecting the rights of marginalized sectors that may be affected by ROW acquisitions, such as, but not limited to, Environmental Compliance Certificate and Indigenous People’s Action Plan, and provide technical guidance and support in the implementation thereof. • In collaboration with ROW-AT and ROW-RPAPsCT, to assist project consultants and managers, in preparing the parcellary survey of project area, verification of

	Team	Task and Responsibilities
		<p>PAPs, final inventory of affected assets, and information dissemination, among others.</p> <ul style="list-style-type: none"> • Recommend amendment or updating of the approved RAP whenever necessary. • Follow-up with the proper office for the processing of compensation claims of PAPs. • In collaboration with the ROW-AT, monitor the actual payment of compensation to PAPs. • In collaboration with ROW-AT and ROW-RPAPsCT, prepare periodic supervision and monitoring reports on RAP implementation. • Submit the team’s annual and supplementary budgetary requirements for approval and allocation of funds. • Perform and/or assist site clearing activities, whenever necessary, after demolition. • Perform and/or assist in utilities diversion, whenever necessary. • Perform such other necessary activities, as may be assigned by the Undersecretary for Railways and/or the Secretary.
5	ROW Administrative Support Team (ROWAST)	<ul style="list-style-type: none"> • In charge of accounting, records, maintenance and utility, and other sub-teams/sub-units as may be included and approved in the staffing plan, or may be determined by the Secretary; • Ensure availability of resources and logistical support for the ROW PMO; • Each sub-team/sub-unit will provide support services to the ROW-PMO through the exercise of their established disciplines, in accordance with existing government policies and guidelines and submit the team’s annual and supplementary budgetary requirements for approval and allocation of funds.
6	ROW Monitoring and Internal Audit Team (ROWMIAT)	<ul style="list-style-type: none"> • In charge of monitoring and auditing of the IA’s/ROW-PMO and partner-agencies’ compliance with commitments and performance of obligations under relevant laws, rules and regulations. • Responsible for the consolidation and submission of reports including accomplishment reports, monitoring report, team’s annual and supplementary budgetary requirements for approval and allocation of funds; • Perform such other necessary activities, as may be assigned by the Undersecretary for Railways and/or the Secretary properties that will be acquired for right-of-way and relocation sites of ISFs. It will also secure, on behalf of the Railways Office, writs of possession which will be applied before and issued by the court.
7	DOTr Legal Service	<ul style="list-style-type: none"> • Provide support to the ROW-PMO, including, but not limited to the following: technical assistance, advisory functions, interagency consultation, coordination and collaboration, case management, drafting of legal forms and preparation of documents, legal opinions, drafting and/or reviewing of complaints for expropriation, appeals, and other court-bound papers. • Provide legal advice and step-by-step guide to the team and to the PAPs on legal issues related to ROW acquisition; • Coordinate with the Office of the Solicitor-General, Office of the Government Corporate Counsel, or their deputy government or private legal counsel in filing of expropriation cases before the court.
8	DOTr Finance and Management Service	<ul style="list-style-type: none"> • Download or affirm any prior downloading of both obligated and unobligated funds for the payment of ROW claims and ROW related expenses to the ROW-PMO, and provide technical assistance for the proper processing and review of any aspect of ROW claims

10.1.3 NSRP-SC Project Management Office (NSRP-SC PMO)

The NSRP-SC PMO will be the implementing office of the NSRP-SC Project in accordance with JICA and ADB policies on involuntary resettlement. The PMO will be created by way of a Special Order prior to the mobilization of General Consultant. It will be the representative of the Department in all activities pertaining to the planning, technical design review, and implementation of the project.

The following will be responsible for the decision-making, planning and implementation of the overall project activities:

- Project Director
- Co-Project Director and
- Management Director

In terms of project management, a Project Manager and Deputy Project Manager will be assigned. The PMO will consist of six divisions, composed of technical staff, legal staff and administrative staff.

10.1.3.1 Role and Responsibility of NSRP-SC PMO

- Provide technical assistance on day-to-day activities and management monitoring of the Project, such as:
 - Site identification, selection and preparations.
 - Detailed Engineering Design, construction drawings and all other related documents.
 - In coordination with ROW PMO, ensure timely implementation of the Resettlement Action Plan including the acquisition of the ROW and resettlement of PAPs.
 - Supervise construction of all Civil Works Packages, supply, installation and commissioning of Electro-Mechanical Component; supply, delivery and commissioning of Rolling Stock Component;
- Secure necessary approval and permit from concerned government agencies, LGUs, and other stakeholders, including relocation of utilities;
- 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 by the general consultant and general contractor;
- Conduct internal monitoring of RAP implementation; and
- Submit periodically (monthly basis) all necessary reports to DOTr and act under the overall direction of the Undersecretary for Railways.

10.1.3.2 Composition of NSRP-SC PMO

The organization structure of NSRP-SC PMO is described in Table 10-4.

Table 10-4 Composition of NSRP-SC PMO

	Position	Member
1	Oversight Function	<ul style="list-style-type: none"> • Project Director: Assistant Secretary for Railways • Co-Project Director: PNR General Manager • Managing Director: Representative from DOTr
2	Manager	<ul style="list-style-type: none"> • Project Manager: Representative from DOTr/PNR • Deputy Project Manager: Representative from DOTr/PNR
3	Division	Six (6) Divisions which is headed each by a Division Chief. <ul style="list-style-type: none"> • 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)

10.1.4 The Environment, Social and ROW Division (ESR Division)

The **Environment, Social and ROW Division (ESR Division)** of NSRP-SC PMO will be directly responsible in coordinating RAP implementation with the ROW PMO and other implementing partners. Additionally, it will assign a dedicated group of staff to (i) supervise the implementation of the Livelihood Restoration and Improvement Program (LRIP); (ii) monitor development of relocation sites and relocation activities including the provision of interim shelters (rental or temporary shelter); (iii) handle the Grievance Redress Mechanism; and (iv) conduct internal monitoring

10.1.4.1 Roles and Responsibilities of Environment, Social and ROW Division (ESR Division)

(1) Livelihood Restoration and Improvement Program

- Prepare an action plan for Livelihood Restoration and Improvement Program (LRIP) in coordination with the Livelihood Committee of the Technical Working Group (TWG), HUDCC and LGU;
- Identify gaps and address these gaps; and
- Execute the action plan for LRIP particularly those that are not covered by the KSAs, HUDCC and partner NGAs;

(2) Resettlement and Relocation

- Coordinate with Key Shelter Agencies (KSAs) and Local Government Units (LGUs) in identifying, selecting, acquiring, and developing sites for relocation;
- Monitor progress and accomplishment of KSAs and LGUs related to relocation site development;
- Represent DOTr in, and monitor, the actual relocation; and
- Monitor provision of interim shelters especially those that will be provided rental subsidy instead of temporary shelters.

(3) Grievance Redress Mechanism

- Create a group of Grievance Desk Officers composed of staff with technical capacity to explain the project design and alignment, knowledgeable on land-acquisition and well versed on the provisions of the Entitlement Matrix, local laws and international guidelines;
- Assign a dedicated group of Grievance Desk Officers for each LGU;
- Create a database accessible to all Grievance Desk Officers with corresponding cyber security policies in place to protect the identity and privacy of the complainants; and
- Carry out all other applicable functions described in Chapter 9 of this RAP.

(4) Internal Monitoring

- Carry out all functions related to internal monitoring as described in Chapter 13.

10.2 External Organization

The implementation of this RAP requires the technical expertise, mandate, network and resources that are available in other agencies and organizations outside of DOTr. For example, development of socialized housing sites is not within the present technical capacity nor mandate of the Department to do. Similarly, implementation of the LRIP requires technical expertise, network and resources that are available in other NGAs and the LGUs that have existing programs for livelihood. Hence, DOTr will tap these existing programs and resources not only to minimize project cost, but to ensure efficient delivery of these services to the PAPs.

The external structure presents the relationship of DOTr to these agencies and explains the roles and responsibilities of the funding agencies, the supervising consultant, the local government units and RAP implementing partners.

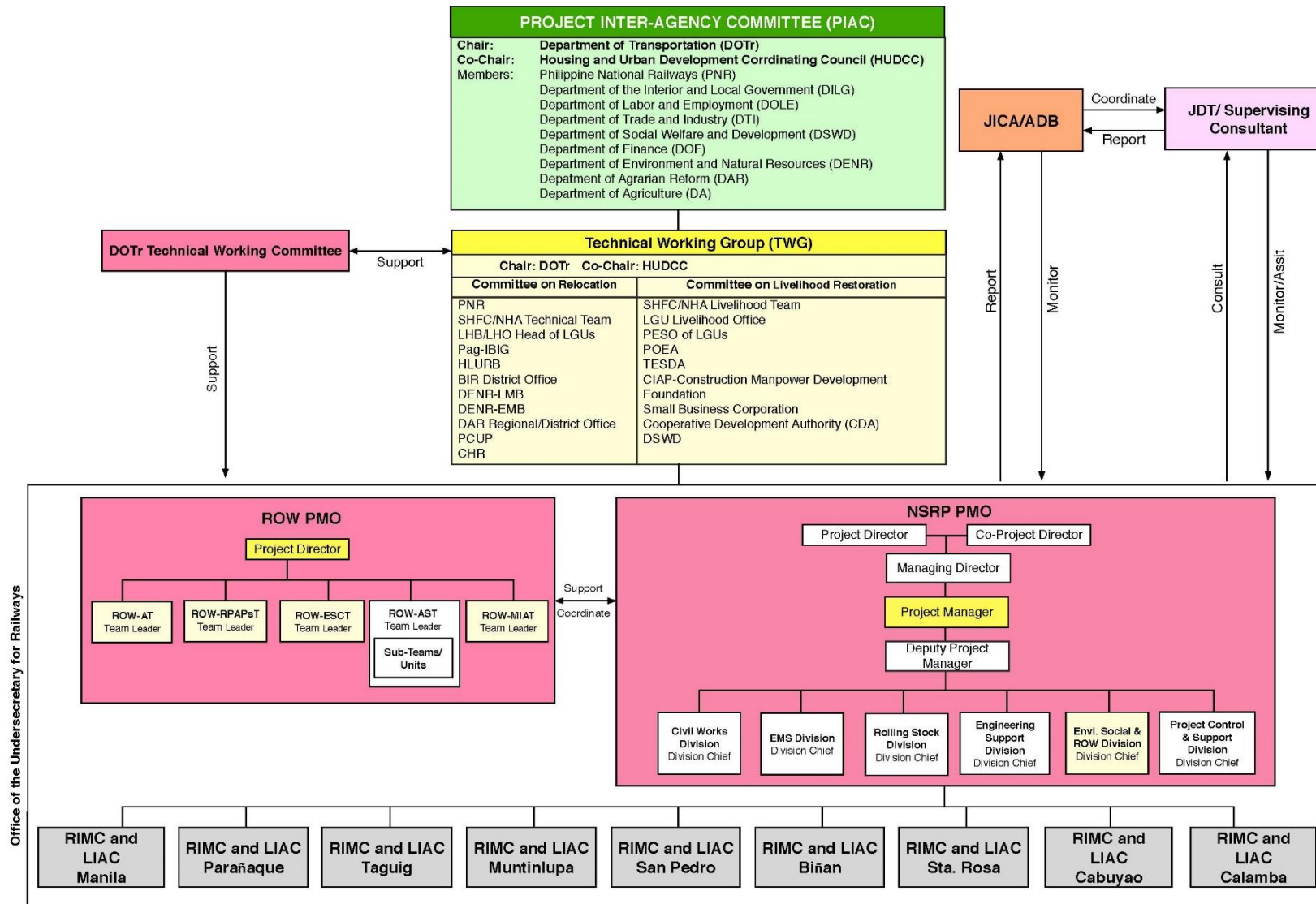


Figure 10-2 RAP Implementation Structure

10.2.1 The Project Inter-Agency Committee (PIAC)

As the implementing agency, DOTr through its Secretary will coordinate with other Department Secretaries to establish the Project Inter-Agency Committee (PIAC) through an Executive Order (EO) to be issued by the President of the Philippines.

10.2.1.1 Composition of PIAC

The PIAC will be chaired by the Secretary of the DOTr and Co-Chaired by the Chairman of the Housing and Urban Development Coordinating Council (HUDCC). See Table 10-5.

Table 10-5 Composition of PIAC

Role		Member
1	Leader	<ul style="list-style-type: none"> • Chairman: Undersecretary for Railways • Vice-Chairman: HUDCC
2	Member	<ul style="list-style-type: none"> • 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 Agrarian Reform (DAR) • Department of the Environment and Natural Resources (DENR) • Department of Finance (DOF)
3	Secretariat	<ul style="list-style-type: none"> • NSRP-SC PMO (Envi and ROW)

10.2.1.2 Roles and Responsibilities of PIAC

The PIAC will be responsible in creating inter-agency policies or agreements regarding sharing of resources, exchange of information and linking of programs for the effective and unhampered implementation of the Resettlement Action Plan (RAP), in accordance with the laws of the Philippines, JICA Guidelines for Environmental and Social Considerations (2010) and ADB Social Safeguards Policy (2009). It will provide a high-level coordination to make resources, programs and information available and accessible to the lower level units of each Department and LGUs where the actual work of RAP implementation happens.

The following are the roles and responsibilities of the PIAC:

- Craft and approve project specific policies that are not in contrary to, and may have not been covered by the provisions of the approved RAP;
- Perform oversight function in the planning, implementation, monitoring and evaluation of resettlement activities including site selection, site development, actual relocation and integration of the PAPs to the host community;
- Establish and maintain high level coordination to support the Technical Working Group (TWG) and NSRP-SC PMO in the actual execution of plans and programs for resettlement, livelihood restoration and provision of social safety nets;
- Consolidate and mobilize resources to hasten the efficient implementation of the RAP; and
- Review, deliberate and provide resolution/action on the grievance complaints elevated at their level.

10.2.1.3 Roles and Responsibilities of PIAC Members

(1) Department of Transportation

1. Serve as Chair of PIAC and preside on all meetings of the Committee
2. Create a database of affected families accessible to all involved agencies nationwide;
3. Set guidelines in accessing this database to maintain confidentiality of information and protect the privacy of PAPs;
4. Set guidelines and policy in issuing “**Certificate of Project Affected Person**” to PAPs ensuring that this will not be easily duplicated or falsified;
5. Supply all data or information that other NGAs may require to be able to perform their obligations to the Committee;
6. Consolidate all reports presented by the participating agency and identify the gaps or PAPs who are not yet served by any of the agencies, and recommend solution to these gaps;
7. Assign a dedicated secretariat to document meetings of the committee, prepare letters, set meeting schedule and venue, consolidate reports, provide update to member agencies, TWG and its committees, and follow-up on actions/reports of participating agencies, TWG and its committees.

(2) Housing and Urban Development Coordinating Council (HUDCC)

1. Serve as Co-chairman of the PIAC;
2. Initiate creation of policies to support and enable relocation programs for the project;
3. Coordinate with other national government agencies for the implementation of the relocation plan and livelihood restoration and improvement program;
4. In coordination with HLURB, consolidate inventory of vacant/idle lands that may be used as relocation site;
5. Adopt or sponsor policies to allow innovative relocation strategies that suit the ever changing landscape of urban development (i.e. public rental);
6. Present quarterly report on the progress of relocation site preparation, number and names of qualified PAPs for relocation, number and names of PAPs relocated (from where to where), schedule of relocation, number and names of PAPs not yet relocated, target completion of all relocation activities, and other reports as may be required by the committee; and
7. Provide data, documents as may be needed by the External Monitoring Agent (EMA) during project monitoring and evaluation.

(3) Philippine National Railways (PNR)

1. Co-manage the overall implementation of the project with DOTr
2. Supply all information, data or documents regarding the PNR ROW and other PNR properties;
3. Identify remaining PNR non-core properties that may be used for public rental facility;
4. In coordination with LGU, PCUP and CHR, issue Notice to Vacate to PAPs who are informal settlers or Eviction Notice to resisting PAPs; and
5. Provide police force for security or other purposes as needed.

(4) Department of the Interior and Local Government

1. Monitor compliance of LGUs to their tasks as mandated by RA 7279 and the Local Government Code;

2. Guaranty cooperation of LGUs in the conduct of resettlement activities by exercising general supervision over local governments;
3. Liaise with LGUs objecting to absorb ISFs residing outside their cities or municipalities and determine possible assistance to accommodate relocatees;
4. Provide capacity building to LGUs, particularly the Local Housing Boards/Offices, Social Welfare, and Livelihood Offices in implementing housing and resettlement programs as necessary;
5. Facilitate coordination between sending and receiving LGUs, and ensure equitable sharing of resources between them;
6. Present quarterly report gathered from LGUs; and
7. Provide data, documents as may be needed by the EMA during project monitoring and evaluation.

(5) Department of Trade and Industry

1. Provide industry road mapping per receiving LGU;
2. Coordinate and monitor LGUs in establishing Negosyo Centers that will promote ease of re-establishing business and facilitate access to services for MSMEs within its jurisdiction;
3. Facilitate access to grants, to government soft loan program (i.e. P3*) through accredited MFIs or through the Small Business Corporation; and other forms of financial assistance, including shared services facilities and equipment, and other support for MSMEs through national government agencies;
4. Create a nationwide program to facilitate equal access to grants, loan and assistance to PAPs (certified by DOTr) who will opt for self-relocation;
5. In coordination with DOLE, provide training and help create network for establishing online business or other home-based enterprise for interested housewives, female household head, persons with disability, and the elderly;
6. Establish a feedback mechanism among the MSMEs in the respective jurisdiction of Negosyo Centers;
 - a. Present quarterly report of accomplishment to the PIAC indicating the number of PAPs assisted per LGU, list of PAPs assisted - disaggregated by age and gender (including those who opted for self-relocation), forms of assistance, amount of capitalization provided, status of MSMEs and other information as may be needed by the committee; and
 - b. Provide data, documents as may be needed by the EMA during project monitoring and evaluation.

(6) Department of Labor and Employment (DOLE)

1. Craft an **Emergency Employment Program** for displaced employed PAPs who will no longer be able to continue working in the same company due to the project;
2. In coordination with NSRP-SC PMO, identify qualified displaced wage-based earners and facilitate access to Workers Income Augmentation Program (WIN-AP);
3. In coordination with NSRP-SC PMO and TESDA, identify qualified and trainable PAPs; conduct consultation, training, assessment and screening (prioritizing those who lose their jobs/livelihood due to the project or may not be able to continue working in the same company or to operate same business due to relocation); and ensure that these PAPs are prioritized for project construction and operation;
4. Facilitate access to Nego-Kart (Negosyo sa Kariton) for the displaced ambulant vendors;

5. In coordination with NSRP-SC PMO, provide Kabuhayan Starter KITS or facilitate access to DILEEP Kabuyahan Restoration Package (PhP 10,000) to qualified/trained vulnerable and underprivileged PAPs;
6. Provide labor market information on **Key Employment Generators** (KEGs) and hard to fill and in-demand occupations (domestic and overseas) to serve as basis in identifying relevant training program for the PAPs through TESDA;
7. Tap accredited organizations and POEA* to conduct jobs fair especially in off-city relocation sites;
8. Conduct career guidance and employment coaching to PAPs;
9. In coordination with the LGUs, put-up Employment Kiosks in areas accessible to PAPs;
10. Present quarterly accomplishment report to PIAC indicating number and names of PAPs assisted, forms of assistance provided, number of PAPs successfully re-employed/employed abroad (including those who opted for self-relocation), and other information as may be needed by the committee; and
11. Provide data, documents as may be needed by the EMA during project monitoring and evaluation.

(7) Department of Social Welfare and Development

1. In coordination with NSRP-SC PMO and KSAs, identify vulnerable and underprivileged PAPs based on their National Household Targeting System for Poverty Reduction;
2. Identify PAPs who are members of 4Ps and ensure that they will continually enjoy the benefits of the program; and include in the program qualified PAPs who are not yet member of 4Ps;
3. Identify elderlies qualified for the **Social Pension Program for Indigent Senior Citizens (SPISC)** and facilitate their inclusion in the program;
4. Assist PAPs who are not qualified under DTI/DOLE programs to qualify for employment and livelihood opportunities provided by the Department for vulnerable and underprivileged (i.e. Trabahong Lansangan, capacity building, capital resource provision and market linkage);
5. Assign social-case workers to assist and monitor vulnerable and underprivileged households during relocation and after relocation;
6. Present quarterly report to the PIAC indicating the number and names of vulnerable and underprivileged PAPs absorbed and served in DSWD programs and other information that may be needed by the committee; and
7. Provide data, documents as may be needed by the External Monitoring Agent (EMA) during project monitoring and evaluation.

(8) Department of Agrarian Reform

1. Provide recommendation and inter-agency support to fast-track land conversion for social housing purposes;
2. Provide data, documents as may be needed by the EMA during project monitoring and evaluation.

(9) Department of Environment and Natural Resources

1. Facilitate fast titling of untitled lands that are suitable for relocation site;
2. Provide inter-agency link to hasten the process of securing ECC and other environmental permits related to social housing;
3. Recommend solutions to issues related to land titling; and

4. Provide data, documents as may be needed by the EMA during project monitoring and evaluation.

(10) Department of Finance

1. Direct through an appropriate circular, the Bureau of Internal Revenue (BIR) to hasten the issuance of BIR ruling on capital gains tax exemption for developers of socialized housing units engaged by the community associations;
2. Direct, through an appropriate circular, the Bureau of Internal Revenue to allow partial payment of estate or inheritance tax for ROW-affected properties, instead of paying for all other properties owned by the deceased;
3. Facilitate on-time issuance of BIR ruling and electronic Certificate Authorizing Registration (eCAR) for lot titling for relocation sites; and
4. Provide data, documents as may be needed by the EMA during project monitoring and evaluation.

10.2.1.4 The Technical Working Group (TWG)

Under PIAC is a Technical Working Group (TWG) composed of representatives from the concerned division and attached agencies of partner Departments, and representatives from the LGUs for housing and livelihood.

(1) Composition of TWG

The TWG will be composed of the following:

Table 10-6 Composition of TWG

Role		Member
1	Leader	<ul style="list-style-type: none"> • Chairman: DOTr Undersecretary for Railways • Vice-Chairman: HUDCC
2	Members (Committee on Relocation)	<p><u>Core Group:</u></p> <ul style="list-style-type: none"> • PNR • SHFC Technical Team • LHB/LHO Heads of LGUs • Pag-IBIG • CHR (as member of LIAC) <p><u>Other Members:</u></p> <ul style="list-style-type: none"> • HLURB • BIR District Office • DENR-LMB • DENR-EMB • DAR Regional/District Office
3	Members (Committee on Livelihood Restoration)	<p><u>Core Group:</u></p> <ul style="list-style-type: none"> • SHFC Livelihood Team • LGU Livelihood officer • DSWD Operation and Programs Group - Promotive Programs • PESO of LGUs • POEA • TESDA <p><u>Other Members:</u></p> <ul style="list-style-type: none"> • CIAP – Construction Manpower Development Foundation • Small Business Corporation (SBC)

Role		Member
		<ul style="list-style-type: none"> Cooperative Development Authority (CDA)
4	Secretariat	<ul style="list-style-type: none"> NSRP-SC PMO (Envi and ROW)

(2) Roles and Responsibilities of TWG

The TWG will be responsible in implementing all the programs related to livelihood and relocation envisioned in this RAP from the community down to the household level. It will identify gaps in policy and resources and notify their Department heads to allocate resources or create policy at the PIAC level to ensure efficient implementation of this RAP.

(3) Roles and Responsibilities of TWG Members

1) Undersecretary for Railways (and DOTr PMO)

1. Serve as chair of TWG and preside on all meetings;
2. Monitor all resettlement related activities and gather reports from KSAs and LGUs;
3. In coordination with KSAs, DTI, DOLE, TESDA, and LGUs supervise the implementation of the Livelihood Restoration and Improvement Program;
4. Create a division within DOTr PMO or assign a dedicated person to supervise and implement the implementation of LRIP that is not covered by SHFC;
5. Prepare monthly project update for review of the Internal Monitoring and EMA;
6. Gather all issues related to the project, resettlement and livelihood activities and present to TWG members for discussion of appropriate action;
7. Assign a dedicated secretariat to document meetings of the committee, prepare letters, set meeting schedule and venue, consolidate reports, provide update to member agencies/LGUs, PIAC and TWG committees, and follow-up on actions/reports of participating agencies/LGUs, PIAC and TWG committees.

2) Housing and Urban Development Coordinating Council (HUDCC)

1. Serve as Co-chairman of the TWG
2. Coordinate relocation activities of all KSAs including but not limited to:
 - i. Active participation of respective Local Housing Boards/Offices or convening/re-activation of LIAC in the absence of LHB/LHO
 - ii. Community Organizing
 - iii. Validation of masterlist and qualifying of PAPs for eligibility to compensation/entitlement
 - iv. Site identification, selection, preparation and development
3. Coordinate with DepEd to facilitate seamless transfer of students;
4. Coordinate with DOH to facilitate seamless transfer of health record of PAPs to continue access of health services in their new location;
5. Ensure that all activities related to clearing of structures, demolition or eviction are in accordance with the provisions of the law;
6. In coordination with HLURB, consolidate inventory of vacant/idle lands that may be used as relocation site;

7. Contract an NGO or create a dedicated group of staff within HUDCC to implement the livelihood restoration program envisioned in this RAP that is not covered by the Key Shelter Agencies;
8. Present quarterly report on the progress of relocation site preparation, number and names of qualified PAPs for relocation, number and names of PAPs relocated (from where to where), schedule of relocation, number and names of PAPs not yet relocated, target completion of all relocation activities, names of PAPs assisted in the LRIP (including forms of assistance) and other reports as may be required by the committee; and
9. Provide data, documents as may be needed by the EMA during project monitoring and evaluation.

3) Philippine National Railways (PNR)

1. Co-manage the overall implementation of the project with DOTr
2. Supply all information, data or documents regarding the PNR ROW and other PNR properties;
3. Provide or allow access to PNR properties to participating agencies in the conduct of their activities related to the implementation of this RAP;
4. Coordinate with the city/municipal LGUs and barangay LGUs to secure permit for partner agencies that will carry out field work or community work;
5. Identify remaining PNR non-core properties that may be used for public rental facility;
6. In coordination with LGU, PCUP and CHR, issue Notice to Vacate to PAPs who are informal settlers or Eviction Notice to resisting PAPs; and
7. Provide police force for security or other purposes as needed.

4) Local Government Units

1. Issue memorandum order to all LGU Department Heads to fast track issuance of permits and licenses related to resettlement and development of socialized housing;
2. Create policy, through Sangunian Resolution, on the maximum number of days to act upon requests, letters, and questions pursuant to Executive Order Nr. 2–2016;
3. Create policy on the maximum number of days to issue permit and licenses specific to the development of socialized housing, pursuant to Ease-of-Doing Business Act of 2018;
4. Forge partnership with DOTr or SHFC (LCMP) in the development of relocation sites or public rental facilities
5. Create policy on collection of rent from PAPs who will occupy the public rental facilities;
6. Create local programs and policies geared towards making relocation sites sustainable and livable;
7. Support the establishment of Negosyo Centers;

5) LGU Representative for Relocation

1. Draft or recommend the creation of policy, through Sangunian Resolution, on the maximum number of days to act upon requests, letters, and questions pursuant to Executive Order Nr. 2–2016;
2. Draft or recommend the creation of policy at the local level on the maximum number of days to issue permit and licenses specific to the development of socialized housing, pursuant to Ease-of-Doing Business Act of 2018;
3. Provide inventory of lands (public and private) and identify possible areas for relocation site within their city;

4. Conduct land research and initiate negotiation with land-owners;
 5. Identify off-city sites (if no available in-city site) and recommend to the local executive to forge agreement with the proposed receiving LGUs regarding the accommodation of relocatees from their city;
 6. Assign a focal person or office to be their representative to the RIMC and to supervise and monitor relocation activities;
 7. Endorse to their local executive to forge partnership with DOTr in the development of relocation sites or public rental facility;
 8. Liaise with their local executive to facilitate connection of utilities to relocation sites;
 9. Recommend and advocate for the creation of local programs and policies geared towards making relocation sites sustainable and livable;
 10. Present quarterly report to TWG and DILG on the status of relocation activities, issuances of permits and licenses, and other information as may be required by PIAC; and
 11. Provide data, documents as may be needed by the EMA during project monitoring and evaluation;
- 6) LGU Representative for Resettlement and Livelihood Restoration**
1. Advocate for the issuance memorandum order to all LGU Department Heads to fast track issuance of permits and licenses related to resettlement and development of socialized housing;
 2. Recommend to their local executive the creation of policy, through Sangunian Resolution, on the maximum number of days to act upon requests, letters, and questions pursuant to Executive Order No. 2–2016;
 3. Draft or recommend to their local executive the creation of policy on the maximum number of days to issue permit and licenses for MSMEs pursuant to Ease-of-Doing Business Act of 2018;
 4. Provide lists of registered affected businesses and monthly income;
 5. Facilitate the securing of supporting documents for monthly income, salary and number of employees;
 6. Facilitate and validate documentation of all affected business and employees;
 7. Conduct land research and initiate negotiation with land-owners;
 8. Identify alternative sites for business (i.e. replacement land or rental facility) and provide an inventory of these properties to PAPs;
 9. Assign a focal person or office to be their representative to the RIMC and to supervise and monitor relocation activities of businesses;
 10. Facilitate re-connection of utilities to for businesses;
 11. In coordination with NSRP-SC PMO, DTI, DOLE, TESDA and DSWD, implement the LRIP in their locality;
 12. In coordination with DTI, establish Negosyo Centers to cater to enterprise-based PAPs and assist PAPs in registering their businesses pursuant to Ease-of-Doing Business Act of 2018;
 13. Present quarterly report to TWG and DILG on the status of issuances of permits and licenses, status of LRIP implementation and other information as may be required by PIAC; and
 14. Provide data, documents as may be needed by the EMA during project monitoring and evaluation;

7) Social Housing Finance Corporation

1. Conduct validation of PAPs and assess eligibility for compensation;
2. Assist PAPs in organizing community associations;
3. Through consultation, identify, select and develop relocation sites;
4. Forge partnership with and provide technical assistance to LGUs in implementing public rental scheme;
5. In coordination with DOLE, DTI, TESDA and LGUs, conduct training needs assessment and extend livelihood and employment assistance to displaced PAPs;
6. Coordinate with the sending and receiving LGUs and assist relocatees to integrate with the host community;
7. Provide interim shelter if relocation sites are not yet ready in time for the clearing of ROW;
8. Submit regular project update to DOTr PMO on the status of relocation activities and implementation of the livelihood projects; and
9. Provide data, documents as may be needed by the EMA during project monitoring and evaluation.

8) Commission on Human Rights (CHR)

1. Monitor the conduct of demolition and eviction in accordance with its mandate;
2. Review and assess documentary requirements submitted by demolition and eviction proponent and take the necessary action; and
3. Perform such other functions as may be necessary to effectively carryout the provision of this RAP

9) Presidential Commission for the Urban Poor (PCUP)

1. Monitor the conduct of eviction and demolition in accordance with its mandate and Executive Order 152 as amended by Executive Order 708 and EO 69;
2. Review and assess documentary requirements submitted by demolition and eviction proponent and take the necessary action;
3. Facilitate Pre-Demolition Conference; and
4. Perform such other functions as may be agreed in TWG.

10) Home Development Mutual Fund (HDMF or Pag-IBIG Fund)

1. Assist PAPs not qualified to avail of socialized housing to qualify for a Pag-IBIG housing loan;
2. Link PAPs to developers with existing properties within the same city where they are coming from;
3. Provide a list of Pag-IBIG foreclosed properties to inform PAPs of the available options they have for resettlement;
4. Conduct housing exhibit in each LGU twice before the clearing of ROW;
5. Facilitate fast approval of housing loan;
6. Submit regular update to NSRP-SC PMO indicating the number and names of PAPs assisted, forms of assistance provided and backlog or gaps in project implementation;
7. Provide data, documents as may be needed by the EMA during project monitoring and evaluation.

11) Housing and Land Use Regulatory Board (HLURB)

1. In coordination with LGUs, conduct inventory of lands as provided for by RA 7279;
2. Create policy related to Special Housing for the elderly as mandated by RA 9994;
3. Facilitate fast accreditation/registration of homeowners association;

12) BIR District Office

1. Hasten the issuance of BIR ruling on capital gains tax exemption for developers;
2. Facilitate on-time issuance of BIR ruling and electronic Certificate Authorizing Registration (eCAR) for lot tilting for relocation sites;
3. Facilitate issuance of documentary requirements relating to extra judicial settlement cases; and
4. Provide data, documents as may be needed by the EMA during project monitoring and evaluation.

13) DENR-LMB

1. Facilitate fast titling of untitled lands that are suitable for relocation site;
2. Recommend solutions to issues related to land titling;
3. Facilitate issuance of Certifications for alienable and disposal lands, as supporting document to untitled lands that will be subject to ROW acquisition and
4. Provide data, documents as may be needed by the EMA during project monitoring and evaluation.

14) DAR District Office

1. In coordination with LGUs, facilitate land conversion for social housing purposes;
2. Identify agricultural lands suitable for conversion to residential use for socialized housing purpose;
3. Provide data, documents as may be needed by the EMA during project monitoring and evaluation.

15) POEA

1. Tap organizations to and employment agencies to conduct jobs fair for overseas employment;
2. Provide list of employment opportunities abroad;
3. Submit report to DOTr PMO indicating the number and names of PAPs assisted to be employed abroad (disaggregated by age and gender); and
4. Provide data, documents as may be needed by the EMA during project monitoring and evaluation.

16) Department of Social Welfare and Development (Operations and Programs Group – Promotive Programs)

1. Provide data on PAPs who are beneficiaries of 4Ps and ensure that they will continually enjoy the benefits of the program; and include in the program qualified PAPs who are not yet member of 4Ps;
2. Identify elderlies qualified for the **Social Pension Program for Indigent Senior Citizens (SPISC)** and facilitate their inclusion in the program;
3. Assist PAPs who are not qualified under DTI/DOLE programs to qualify for employment and livelihood opportunities provided by the Department for vulnerable and underprivileged (i.e. RIMC

4. Assign social-case workers to assist and monitor vulnerable and underprivileged households during relocation and after relocation;
5. Present quarterly report to the TWG indicating the number and names of vulnerable and underprivileged PAPs absorbed and served in DSWD programs and other information that may be needed by the committee; and
6. Provide data, documents as may be needed by the EMA during project monitoring and evaluation.

17) TESDA

1. In coordination with DOTR PMO, KSAs, DOLE and DTI, conduct series of skills training to project affected persons;
2. Partner with other institutions offering technical and skills development courses, particularly in cases where the needed training are not in its regular course offerings;
3. Offer scholarship or training vouchers to PAPs;
4. Assist PAPs in acquiring NCII;
5. Submit report to DOTR PMO indicating the number and names of PAPs trained (disaggregated by age and gender); and
6. Provide data, documents as may be needed by the EMA during project monitoring and evaluation.

18) CIAP Construction Manpower Development Foundation

1. Provide information on the skills required for construction and hard-to-fill jobs
2. Link PAPs for employment to the “Jobs Jobs Jobs” program, in connection with the “Build Build Build” platform of the current administration

19) Small Business Corporation

1. Assist PAPs in accessing soft loan through government loan programs;
2. Link qualified PAPs to MFIs and banks to access higher loan amount to help them re-establish their business;
3. Monitor the use of the seed capital provided to the PAPs;
4. Submit report to DOTR PMO indicating the number and names of PAPs assisted (disaggregated by age and gender); and
5. Provide data, documents as may be needed by the EMA during project monitoring and evaluation.

20) Cooperative Development Authority

1. Assist PAPs to organize as cooperatives;
2. Conduct free seminar on cooperative development in areas accessible to PAPs;
3. Facilitate fast registration of PAP’s cooperative;
4. Provide link to funding agencies and grants to help PAP’s cooperatives start their operation;
5. Provide market link for their products and services;
6. Submit report to DOTR PMO indicating the number and names of PAPs assisted (disaggregated by age and gender); and
7. Provide data, documents as may be needed by the EMA during project monitoring and evaluation.

10.2.2 The Japan International Cooperation Agency (JICA) and Asian Development Bank (ADB)

JICA and ADB will provide added layer of protection to the rights and welfare of project affected families by setting up social safeguard mechanisms in the RAP and by carrying out monitoring of project implementation. All implementing partners will be subject to a regular monitoring to be carried out by an EMA who will report to DOTr, JICA and ADB.

10.2.3 The RAP Implementation and Management Committee (RIMC)

The RAP Implementation and Management Committee (RIMC) will be created through a Memorandum of Understanding between the NSRP-SC PMO and the concerned LGUs. Its main role, as its name connotes, is to implement the RAP. Other important functions include:

1. Participate in the conduct of information education and communication (IEC) with PAPs, throughout the duration of the RAP implementation;
2. Assist DOTr in validating the eligibility of PAPs in relation to their corresponding entitlements; and
3. Receive grievances during RAP implementation, related but not limited to project design, parcellary survey, appraisal, compensation, extra-judicial settlement (EJS), etc.

The RIMC will be established after the creation of the NSRP-SC PMO.

10.2.3.1 Members of the RIMC

RIMC will consist of the following:

- Project Director of the NSRP-SC PMO – Chairperson
- Barangay Chairperson of affected barangays, as Co-chairperson
- DOTr Legal Office Representative
- Representative of legal PAPs
- Representative of ISFs

10.2.3.2 Role and Responsibility of the RIMC

The RIMC will be created to mainly support and assist the **NSRP-SC PMO** in the following;

- Assist the NSRP-SC PMO and LIAC in RAP implementation activities, specifically in:
 - Validating the master list of PAPs;
 - Validating the assets of the PAPs that will be affected by the project; and
 - Monitoring the RAP implementation;
- Assist the NSRP-SC PMO in conduct of IEC activities public information campaign, public participation and consultation meetings;
- Receive complaints and grievances from PAPs and other stakeholders or interested parties; and refer the matter to the appropriate authorities;
- Maintain a record of all public meetings, complaints and actions taken during resolution of grievances under the Grievance Redress Mechanism filed by PAPs; and
- In coordination with concerned government authorities, assist in the enforcement of laws/ordinances regarding encroachment into the project site or ROW.

10.2.4 The Local Inter-Agency Committee (LIAC)

The NSRP-SC PMO will officially request respective LGUs to actively involve LHO/convene LIAC where relocations of ISFs will take place. Coordination with LHO/LIAC and other agencies will start after the RIMC is mobilized.

10.2.4.1 Composition of LIAC

For LGUs wherein the LHOs are not in place yet, the LIAC will be headed by the concerned city/municipal mayor under whose jurisdiction the project area is located in. People’s Organizations (POs), representing the PAPs will be invited to the LIAC to assist and help in the implementation and monitoring of the resettlement process. Table 10-7 shows the envisioned composition of the LIAC for NSRP-SC.

Table 10-7 Composition of the LIAC

	Position		Member
1	Board members		<ul style="list-style-type: none"> Chairman: The Mayors of the LGUs affected by the project Co-Chairman: The General Manager of SHFC Action Officers: City/Municipal Administrator Head of City/Municipal Engineering Office
2	Members	City/Municipal Representatives	<ul style="list-style-type: none"> City/Municipal Legal Officer Head of the Urban Poor Affairs Office/ Urban Settlements Office/Housing and Resettlement Office Head of the City/Municipal Social Welfare and Development Office
		National Government Agency (NGA) Representatives	<ul style="list-style-type: none"> DOTr SHFC Philippine National Railways (PNR) Commission on Human Rights (CHR) Presidential Commission on the Urban Poor (PCUP) Other government agencies for livelihood and skills training provision (e.g. DOLE, TESDA, DTI)
	Representatives from Civil Society Organizations		
	Barangay Chairpersons for the affected areas		

The LIAC will be composed of the following sub-committees:

- Social preparation with community organizing
- Beneficiary selection, awards, and arbitration (or the respective BSAAC)
- Legal and security, and
- Relocation and livelihood restoration

The organizational structure of LIAC is presented in Figure 10-3 Organizational Set-up of the LIAC.

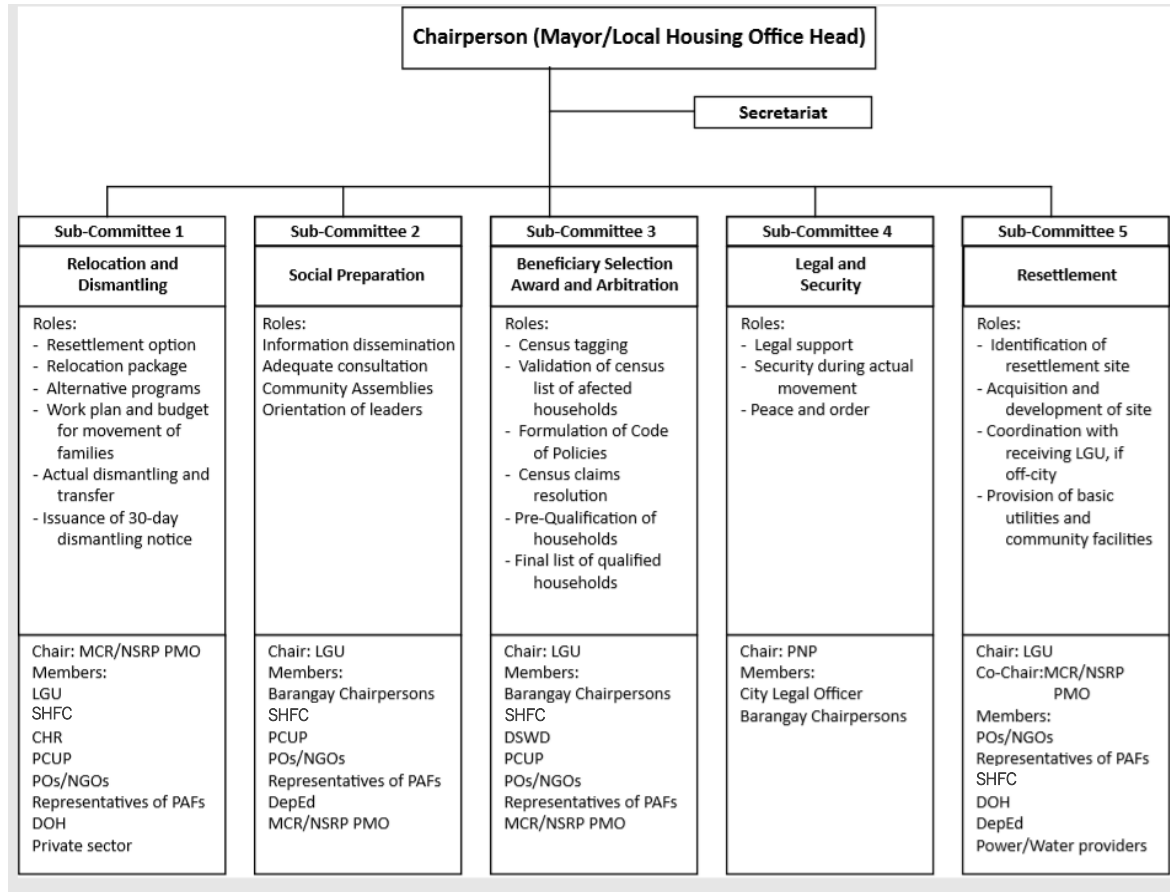


Figure 10-3 Organizational Set-up of the LIAC

10.2.4.2 Roles and Responsibilities of the LHOs/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 to prevent conflicts.

Specifically, the LIAC will:

- Serve as the local clearing house of all relocation and resettlement activities, and resolve issues and concerns that may arise in the actual conduct of census and tagging operations and dismantling operations, as well as in the planning and development of resettlement sites;
- Facilitate the orderly, peaceful and humane relocation of the ISFs occupying the 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 the 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 ISF PAPs to participate in planning and implementing the program through a coordinative 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 operations of the subcommittees under it.

The roles and responsibilities of the members of the LIAC are briefly described in Table 10-8.

Table 10-8 Roles and Responsibilities of Members of the Local Inter-Agency Committee

Agency/Organization	Roles and Responsibilities
The concerned Local Government Units (LGUs)	<ul style="list-style-type: none"> • Chair of the LIAC and execute the work plans and actions; • Identify possible areas for development as relocation site within the locality and provide funds for its acquisition/infrastructure projects; • Assist in the identification of off city/municipality resettlement site acceptable to the families for relocation; • Constitute a surveying team from among concerned agencies and set up initial funds to carry out its function as lead agency in relocation of families; • Facilitate the smooth relocation of families and the orderly removal of structure; • Lead in the conduct a series of dialogues with the affected families; • Undertake necessary action to safeguard the proposed project site and prevent the entry of new illegal dwellers in the project area; • Submit periodic reports to the ROW PMO, copy furnished HUDCC, relative to the status of project implementation activities; • Perform such other functions as may be necessary to effectively carry out the provisions of RAP formulated; • Provide assistance in the conduct of social preparation activities in accordance with Section 23 of Republic Act 7279; • Assist in the identification of legitimate urban poor representation in all LIAC levels; and • Review and assess documentary requirements submitted by demolition and eviction proponent and take the necessary action.
The Housing and Urban Development Coordination Council (HUDCC)	<ul style="list-style-type: none"> • Assist in the formulation of the development plans and criteria for the selection and disposition of lots to the qualified beneficiaries; • Provide general policy direction to the LIAC and make necessary recommendations to ensure the immediate resolution of major issues and concerns affecting the implementation to the said projects; • Monitor the status of project implementation activities in each new relocation site; • Coordinate the participation of concerned key shelter agencies, financing institutions, nongovernment organizations and other entities for technical and financial assistance, whenever deemed necessary, in the implementation of the projects; and • Perform such other functions as may be necessary.
Social Housing Finance Corporation (SHFC)	<ul style="list-style-type: none"> • Provide technical assistance and data for the preparation of plans, design specification and cost estimates for the proposed relocation programs; • Undertake the subdivision survey for the lot identified as relocation site and submit survey returns to LMB/DENR for verification and approval; • Facilitate the individual titling of lots for disposition to qualified beneficiaries of upon full payment of community loan; • Assist in the identification of resettlement site for acquisition and development and eventually for distribution to qualified beneficiaries; • Assist in the information dissemination to project beneficiaries on the proposed projects to be implemented and monitor progress of work within Socialized Housing Project; • Coordinate with the concerned agency in order to facilitate issuance of Special

Agency/Organization	Roles and Responsibilities
	<p>Patents for alienable and disposable lands;</p> <ul style="list-style-type: none"> • Assist in the formulation of criteria for the selection and disposition of lots to the affected families of the amended Proclamation; • Furnish the concerned LGU with the approved subdivision plans for purposes of valuation and taxation of the subject properties; • Coordinate with the participation of concerned key shelter agencies, financing institutions, nongovernment organization and other entities of the technical and financial assistance, whenever deemed necessary, in the implementation and completion of the projects; • Implement livelihood restoration and improvement program for the ISFs through community associations; and • Perform such other functions as may be necessary
Philippine National Railways (PNR)	<ul style="list-style-type: none"> • Provide assistance to the Implementing Agency
Presidential Commission for the Urban Poor (PCUP)	<ul style="list-style-type: none"> • Assist in the identification of legitimate urban poor representation in all LIAC levels; • Monitor the conduct of eviction and demolition in accordance with its mandate and Executive Order 152 as amended by Executive Order 708 and EO 69; • Review and assess documentary requirements submitted by demolition and eviction proponent and take the necessary action; • Facilitate Pre-Demolition Conference; and • Perform such other functions as may be necessary.
The Office of Congressional District	<ul style="list-style-type: none"> • To act as observer in the implementation of R.A. 7279.
The Commission on Human Rights (CHR)	<ul style="list-style-type: none"> • Monitor the conduct of demolition and eviction in accordance with its mandate; • Provide assistance in the conduct of social preparation activities in accordance with Section 23 of Republic Act 7279; • Review and assess documentary requirements submitted by demolition and eviction proponent and take the necessary action; and • Perform such other functions as may be necessary to effectively carryout the provision of this guidelines
Non-Government Organization (NGO)	<ul style="list-style-type: none"> • Assist in the continuing social preparation of affected families/beneficiaries in relation to project implementation; • Assist in the conduct of validation of appellant-families for census inclusion; • Review and assess documentary requirements submitted by demolition and eviction proponent and take the necessary action; and • Provide assistance in the conduct of social preparation activities in accordance with Section 23 of Republic Act 7279.
Community Associations (CA)	<ul style="list-style-type: none"> • Participate in the conduct of community relations, social preparation and information dissemination activities including the drawing up the development program implementation; • Formulate community initiative options or people’s plan for their collective interest;

10.3 Primary and Support Roles

Table 10-9 presents the activities to be undertaken during RAP implementation, and the organizations that are responsible for such. It also shows whether the respective entity’s role is primary or as support.

Table 10-9 Activities and Responsible Organizations

RAP Activities		RESPONSIBLE UNIT/ORGANIZATION									
		DOT-TWC	PIAC	NSRP-SC PMO	RIMC	LHB/LIAC	KSA	PNR	LGU	Barangay	Others
A. Overall	Overall implementation of RAP		○	⊙	○	○					
B.RAP Preparation	Household census, structure tagging, verification of eligibility of PAPs			⊙		○	⊙		○		
	Verification of Eligibility			⊙	○	○	⊙				
	Validation and Estimation of Compensation cost	○		⊙	○	○	⊙				
	Complaints and grievance handling		○	⊙	○	○			○		
C. Land Acquisition and Relocation	Relocation Site Development		○	⊙		○	⊙		○	○	⊙
	Consultation & coordination with PAPs regarding choice of compensation, relocation & financial assistance			⊙	○	○	○				○
	Issuance of notification for structure demolition			⊙				⊙			
	Preparation of necessary documents for demolition, relocation, and financial assistance			⊙		○	○	⊙	⊙		○
	Preparation of necessary funding for demolition, relocation, and financial assistance	○		⊙							
	Official demolition of structure and clearance of the site			⊙		⊙		⊙	⊙		○
	Provisions of compensations, assistance, and allowances	○		⊙			○				○
Preventing further in-flow of ISFs on the cleared easement areas.			⊙				⊙	⊙	⊙		
E. Social Development Program	Provision of livelihood and Income Restoration Program		○	⊙	○	○	○				
F. Monitoring	Internal Monitoring			⊙							
	External Monitoring										⊙

CHAPTER 11 IMPLEMENTATION SCHEDULE

11.1 Implementation Schedule of Construction

The construction of NSRP-SC will be implemented in two phases. Phase1 is Solis-Blumentritt starting from June 2019. Phase2 is Blumentritt-Calamba.

11.2 Implementation Schedule of RAP

The general implementation schedule for the RAP is shown on Table 11-1 and Table 11-2. This schedule will be updated periodically by the NSRP-SC PMO and shared among the members of the PIAC, TWG and RIMT. For the institutional arrangement for RAP implementation, please refer to Chapter 10. The activities presented in Table 11-1 and Table 11-2 are explained in detail below:

11.2.1 Preparation of RAP

1. *RAP Field Surveys* – Various surveys will be conducted to gather data needed for the acquisition of ROW and compensation thereof. One of these is the **parcellary survey** of affected properties adjacent to the current PNR ROW which will commence once the alignment has been finalized. This will determine the additional land to be acquired for the ROW.
2. DMS and supplemental SES will be conducted after the parcellary survey. During DMS, affected structures will be measured and materials used will be recorded for the preparation of the Bill of Quantities and Bill of Materials. Additional SES will be conducted to cover the PAPs who were not included in the SES during FS RAP due to (i) change in final alignment or (ii) result of the boundary survey and parcellary survey.
3. Finalization of RAP Report – Contents of RAP will be updated and finalized based on result of the parcellary survey and supplementary SES.
4. JICA Review and Concurrence of RAP – Only after the approval of DED RAP by JICA and ADB, DOTr will be allowed to start payment of compensation.

11.2.2 RAP Implementing Institutions

1. *Creation of PIAC, TWG, RIMC, GRM, etc.* – As discussed in Chapter 9 and 10 of this RAP, a PIAC and TWG will be created and a RIMC and a GRM will be created/set-up per LGU.
2. *Mobilization of LIAC* – DOTr through the HUDCC or the Key Shelter Agencies (KSA) will call for the convening or re-convening of LIAC per LGU. At the time of writing, initial meetings have already been conducted and some LGUs have already convened their LIAC.
3. *Coordination of sending LGUs, LIAC members regarding the scope and coordination* – DOTr, through the NSRP-SC PMO, will coordinate with the sending/receiving LGUs and the LIAC of respective LGUs, and determine the assistance that must be provided to facilitate timely relocation and accommodation of PAPs. During this coordination, DOTr will also determine the basic social services and livelihood assistance that may be provided by the LGUs and identify the gaps that need to be addressed.
4. *Appointment of PAPs representatives to LIAC/RIMC* – indicates when should a PAP be nominated and selected as representative of the PAPs in their respective LIAC/RIMC.
5. *Set-up GRM* – prior to DED RAP survey and will continue in the duration of the project. Details on the set-up and processes of GRM is discussed in Chapter 9.

11.2.3 Land Acquisition

1. *Validation of RAP Surveys* – DOTr NSRP-SC PMO and ROW PMO will work together with the respective RIMT of each LGU to validate the contents of RAP Surveys. Specifically, they will have to verify if the affected families and properties on the list indeed fall within the boundaries of the final alignment, depot and station footprint. Additionally, they will conduct

due diligence review on the ownership of affected properties to ensure that the rightful owners are included in the list and will be notified.

2. *Issuance of Notice of Taking* – Once the list of affected properties and rightful owners has been identified and finalized, this will be forwarded to the Office of the Undersecretary for Railways for his approval. Once this is secured, ROW PMO will issue the Notice of Taking (NoT) through registered mail. The timely issuance of NoT will provide ample time for PAPs to secure the required documents for compensation, and to avoid expropriation. **The date when the PAP received 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.
3. *Procurement of Appraisal* – indicates when DOTr NSRP-SC PMO will start the procurement process for the services of GFIs.
4. *Appraisal of Affected Properties* – indicates when the appraisal of affected properties by the GFIs will commence, and the duration of which. The result of this appraisal will be the basis of the amount indicated in the Letter Offer to each PAP.
5. *Issuance of Letter Offer* – Once the properties have been appraised, DOTr NSRP-SC PMO may, upon submission of GFI report, start the issuance of Letter Offer (LO) by segment. It does not need to wait for the GFI to finish the appraisal for the whole alignment. Upon the concurrence and certification of the TWC, the Undersecretary for Railways may 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.
6. *Payment to PAPs* – DOTr, through the ROW PMO and upon the concurrence of the TWC, will initiate payment of compensation to PAPs after 30 days after the issuance of Letter Offer. Compensation is to be paid only after DED RAP approval by JICA and ADB.
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 claim of ownership to the affected property within 30 days upon receipt of Letter Offer. Expropriation proceedings is explained in detail in Chapter 4 of this RAP.
8. *Clearing of ROW by PAPs (non-ISFs)* – The cost for dismantling structures will be included in the compensation for legal PAPs. 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.

11.2.4 Relocation of Informal Settler Families

1. *MOA Between DOTr and Key Shelter Agencies (KSAs), and Transfer of Funds* – The development of relocation sites for informal settler families will be handled by KSAs, specifically the SHFC for NSRP-SC. The MOA has been already signed December 2017, however it is currently written amendment to update scope of content. Any delays in the signing of MOA will have implication in the overall schedule of relocation and of project implementation. Additionally, transfer of funds from DOTr to KSAs is also critical since KSAs cannot start the actual works (i.e. site identification and development) without available funds.
2. *Validation of affected ISFs* – DOTr NSRP-SC PMO, through the KSAs will validate the list of affected informal settler families with or without the assistance of the LIAC¹. Specifically, they will have to verify if the affected ISFs are within the boundaries of the final alignment, depot and station footprint. Additionally, they will conduct due diligence review on the ownership of affected structures, ensure that the rightful tenants/renters were not kicked out or excluded in

¹ Case to case. Some LGUs are willing to provide assistance but there are some that may not want to participate in the process and may cause delay if will be required.

the list of affected families, and validate if the families occupying the structures at the time of validation were there prior to the cut-off-date.

3. *Pre-qualification of PAPs (Verification of Eligibility of ISFs)* – As part of pre-qualification, the KSAs will determine who among the ISFs have been previously awarded a socialized housing unit and determine whether they sold or rented out the said unit. Additionally, KSAs will verify eligibility of PAPs by preparing a list of the following per LGU:
 - i. Returnees and other disqualified PAPs with reason for disqualification;
 - ii. Vulnerable households;
 - iii. Elderly household heads who do not have or do not live with their children that is of legal age;
 - iv. PAPs who opt for self-relocation indicating the transportation cost per family and where they will relocate;
 - v. Wage-based PAPs who will be relocated far from their current work but will continue working there after relocation².
 - vi. PAPs who will not be able to continue their current livelihood or continue working in the same company;
 - vii. Employees of affected businesses who will temporarily or permanently lose their jobs; and
 - viii. Renters who prefer to continue renting and are qualified for rental subsidy;
4. *Development of Relocation Site* – Development of relocation sites includes site identification, site selection, bidding process for developers, securing of permits and licenses, site development, construction of housing units and connection of utilities.
5. *Payment of Compensation and Other Forms of Assistance* – based on the result of pre-qualification and verification of eligibility of PAPs, and upon presentation of required documents (i.e. barangay certification on the ownership of ISF structure), DOTr NSRP-SC PMO and ROW PMO will facilitate payment of compensation to PAPs. The livelihood and other forms of assistance will be provided from pre-relocation stage up to the end of the construction. Compensation is to be paid only after DED RAP approval by JICA and ADB
6. *Relocation of ISFs* - the schedule of *Relocation of ISFs* reflected in Tables 11-1 and 11-2 refer to the moving out of ISFs from the ROW and transferring them into the relocation site.

11.2.5 Provision of Livelihood Restoration and Improvement program

1. *Formation of the Committee on Livelihood* – Indicates when the Committee on Livelihood under the Technical Working Committee should be created. See Chapter 10 for more information about the Committee on Livelihood.
2. *MOA with Relevant Agencies on Provision of Livelihood* – Depending on the provisions of the Executive Order (EO) or the Joint Memorandum Circular (JMC) for the creation of PIAC, a MOA may be executed between and among DOTr and the member-agencies of the Livelihood Committee.
3. *Coordination with Relevant Agencies on Provision of Livelihood* – Coordination with relevant agencies will start prior to the implementation of LRIP and will continue during its implementation. DOTr will be responsible in monitoring who were provided livelihood assistance and in making sure that all PAPs [who were economically displaced] were provided assistance, and that their livelihood has been restored to pre-project condition upon project completion.

² for the provision of commuting allowance

4. *Implementation of LRIP* - implementation of LRIP will start prior to relocation to ensure that PAPs will be well equipped with skills and required resources to re-start their lives at the relocation sites. Implementation of LRIP will be carried out up to the end of the construction. Details on the packages and livelihood assistance may vary, as indicated in Chapter 8.
5. *Monitoring of the Implementation of LRIP* – DOTr NSRP-SC PMO will conduct internal monitoring of the implementation of LRIP, identify gaps and recommend solutions to these gaps, Additionally, an external monitoring agent (EMA) will conduct monitoring during the whole duration of the project.

11.2.6 Monitoring of RAP Implementation

1. *Set-up Monitoring Agents* – The Internal Monitoring will be undertaken by the NSRP-SC PMO. External monitoring will be undertaken by an External Monitoring Agent (EMA) to be 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*

11.3 Arrangements for Implementation of RAP

Implementation of the RAP will be undertaken by the NSRP-SC PMO through the RIMT, and in coordination with the respective LHOs or LIAC, whichever is applicable. The roles and responsibilities are briefly described in Chapter 10.

11.4 Review and Update of RAP

The RAP prepared by the JICA Design Team will be updated in the Implementation Stage - during the verification of master list of eligible PAPs by the NSRP-SC PMO. This will be done in coordination with the concerned LGUs and the RIMT/LIAC.

11.5 Information Dissemination and Consultation

All information on resettlement activities - from pre-relocation to post-relocation - will be made available to PAPs and concerned parties throughout the project. This includes information on the legal framework, eligibility criteria, processes and documents for relocation and receiving just compensation, options for resettlement sites, as well as compensation and other forms of assistance. Mechanisms for information disclosure at each stage of project implementation is presented in Chapter 14 of this RAP.

Table 11-1 Implementation Schedule of NSRP-SC (Solis – Blumentritt) (Tentative)

Activity	Responsible Agency	Period (Duration)	2018				2019				2020				2021				2022															
			9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4
A. Project Implementation																																		
1 Start of Construction	Contractor	Jun. '19 - May '22	[Gantt bar from Jun '19 to May '22]																															
B. Preparation of RAP Implementation																																		
1 RAP field surveys (Parcellary, DMS, SES, RCS)	JDT	Oct.'18 - Feb.'19	[Gantt bar from Oct '18 to Feb '19]																															
2 Finalization of Master list of PAFs	DOTr/PNR/JDT/LIAC	Feb.'19 - Mar.'19	[Gantt bar from Feb '19 to Mar '19]																															
3 Finalization of RAP Report	DOTr/ADB/JDT	Sep.'18 - Mar.'19	[Gantt bar from Sep '18 to Mar '19]																															
4 JICA and ADB Review and concurrence of RAP	JICA/JDT	Mar. '19	[Gantt bar in Mar '19]																															
C. RAP Implementing Institution																																		
1 Creation o DOTr PMO, RIMC, PIAC, LIAC, etc.	DOTr/PNR	Sep.'18 - Oct.'18 (2M)	[Gantt bar from Sep '18 to Oct '18]																															
2 Mobilization of PIAC (National level)	DOTr (Chair) HUDCC (Co-chair)	Sep.'18 - Oct.'18 (2M)	[Gantt bar from Sep '18 to Oct '18]																															
3 Mobilization of LIAC at Manila (LGU level)	LGU (Chair) DOTr (Co-chair)	Sep.'18 - Oct.'18 (2M)	[Gantt bar from Sep '18 to Oct '18]																															
4 Coordination of sending LGUs, LIAC members regarding resettlement scope and schedule	DOTr/PNR/LIAC	Sep.'18 - Jan.'19 (5M)	[Gantt bar from Sep '18 to Jan '19]																															
5 Appointment of PAPs representatives to LIAC (after LIAC created)	LIAC/PMO/RIMC/LGUs/NGOs	Nov.'18 (1M)	[Gantt bar in Nov '18]																															
6 Set up and Operation of Grievance Redress Mechanism	LIAC/PMO/IRIC	Sep. '18 -	[Gantt bar from Sep '18 to end of chart]																															
D. Land Acquisition (Depends on schedule of DOTr validation of data)																																		
1 Validation of RAP survey	DOTr PMO/PNR/LIAC	Feb.'19 - Mar.'19 (2M)	[Gantt bar from Feb '19 to Mar '19]																															
2 Issuance of Notice of Taking	DOTr PMO	Feb. '19 (1M)	[Gantt bar in Feb '19]																															
3 Procurement/ Appraisal of Affected Properties	GF/JPAs	Feb.'19 - Apr.'19 (3M)	[Gantt bar from Feb '19 to Apr '19]																															
4 Issuance of Letter of Offer	DOTr PMO	Apr. '19 (1M)	[Gantt bar in Apr '19]																															
5 Payment of Compensation and other forms of assistance	DOTr PMO	May. '19 (1M)	[Gantt bar in May '19]																															
6 Expropriation Proceedings	DOTr PMO	May. '19 -	[Gantt bar from May '19 to end of chart]																															
7 Clearance of ROW by PAPs	Structure owners/PMO/LGUs	May. '19 (1M)	[Gantt bar in May '19]																															
E. Relocation of Informal settlers (developing community identified site)																																		
1 Verification / Validation of affected ISFs	SHFC/LIAC	Oct.'18 - Apr.'19 (7M)	[Gantt bar from Oct '18 to Apr '19]																															
2 Validation of structure compensation	DOTr	Feb.'19 - Apr.'19 (3M)	[Gantt bar from Feb '19 to Apr '19]																															
3 Community Organizing (including identification of relocation site)	PAPs/SHFC	Nov.'18 - Apr.'19 (6M)	[Gantt bar from Nov '18 to Apr '19]																															
4A Relocation to SHFC identified relocation site																																		
4A-1. Land Acquisition of Relocation Sites	SHFC/DOTr	Jan.'19 (1M)	[Gantt bar in Jan '19]																															
4A-2. Obtaining of Required Permits for Relocation Sites	SHFC/DOTr	Feb.'19 (1M)	[Gantt bar in Feb '19]																															
4A-3. Development of Relocation Sites (Clearing, construction of housing, community facilities, connecting utilities etc.)	SHFC	Apr. '19 - Aug.'19 (5M)	[Gantt bar from Apr '19 to Aug '19]																															
4A-4. Payment of Compensation and other forms of assistance	SHFC	Apr. '19 - May.'19 (2M)	[Gantt bar from Apr '19 to May '19]																															
4A-5. Provision of Rental Subsidy if the housing is not ready	DOTr	Apr. '19 - Jul.'19 (4M)	[Gantt bar from Apr '19 to Jul '19]																															
4A-6. Relocation (ISFs) to rental property	DOTr	Apr. '19 - Jun.'19 (3M)	[Gantt bar from Apr '19 to Jun '19]																															
4A-7. Clearing of ROW	DOTr/PIAC	Apr. '19 - Jun.'19 (3M)	[Gantt bar from Apr '19 to Jun '19]																															
4A-8. Relocation (ISFs) to Permanent Social Housing	SHFC	Aug.'19 - Oct.'19 (3M)	[Gantt bar from Aug '19 to Oct '19]																															
4B Relocation to Community identified relocation site																																		
4B-1. Validation of Relocation site (Community)(documentary required is covered)	PAPs/SHFC	Apr. '19 - Jun.'19 (3M)	[Gantt bar from Apr '19 to Jun '19]																															
4B-2. Land Acquisition of Relocation Sites	SHFC/DOTr	Jul. '19 - Oct.'19 (4M)	[Gantt bar from Jul '19 to Oct '19]																															
4B-3. Obtaining of Required Permits for Relocation Sites	SHFC/DOTr	Nov. '19 - Apr.'20 (6M)	[Gantt bar from Nov '19 to Apr '20]																															
4B-4. Development of Relocation Sites (Clearing, construction of housing, community facilities, connecting utilities etc.)	SHFC	May. '20 - Apr.'21 (12 M)	[Gantt bar from May '20 to Apr '21]																															
4B-5. Payment of Compensation and other forms of assistance	SHFC	Apr. '19 - May.'19 (2M)	[Gantt bar from Apr '19 to May '19]																															
4B-6. Provision of Rental Subsidy	DOTr	May. '19 - Jul.'20 (24 -25M)	[Gantt bar from May '19 to Jul '20]																															
4B-7. Relocation (ISFs) to rental property	DOTr	Apr. '19 - Jun.'19 (3M)	[Gantt bar from Apr '19 to Jun '19]																															
4B-8. Clearing of ROW	DOTr/PIAC	Apr. '19 - Jun.'19 (3M)	[Gantt bar from Apr '19 to Jun '19]																															
4B-9. Relocation (ISFs) to Permanent Social Housing	SHFC	May. '21 - Jul. '21 (3M)	[Gantt bar from May '21 to Jul '21]																															
F. Provision of Livelihood restoration Program																																		
1 Formation of Sub Committee on Livelihood with receiving LGUs	LIAC/DOTr PMO	Sep.'18 - Oct.'18 (2M)	[Gantt bar from Sep '18 to Oct '18]																															
2 Coordination and MOA with relevant agencies on provision of Livelihood	HUDCC/LIAC/DOTr PMO	Oct.'18 - Nov.'18 (2M)	[Gantt bar from Oct '18 to Nov '18]																															
3 Implementation of Livelihood and Income Restoration Program	HUDCC/SHFC/DOTr	Jan.'19 - May.'19 (5M)	[Gantt bar from Jan '19 to May '19]																															
4 Provision of Livelihood and Income Improvement Program	HUDCC/SHFC/DOTr	Apr. '19 - Mar.'22 (24M)	[Gantt bar from Apr '19 to Mar '22]																															
5 Monitoring of Livelihood and Income Improvement Program	HUDCC/SHFC/DOTr	1 yr from relocated	[Gantt bar from Apr '19 to Mar '22]																															
G. Monitoring of RAP Implementation																																		
1 Set up Monitoring Agents	DOTr PMO	Oct.'18 - Nov. '19 (2M)	[Gantt bar from Oct '18 to Nov '19]																															
2 Internal Monitoring	DOTr PMO	Dec.'18 - Up to Project Completion	[Gantt bar from Dec '18 to end of chart]																															
3 External Monitoring	EMO	Dec.'18 - Up to Project Completion	[Gantt bar from Dec '18 to end of chart]																															

Source: JICA Study Team

CHAPTER 12 COST AND BUDGET FOR RESETTLEMENT AND LAND ACQUISITION

12.1 Estimated Cost

The cost for implementing the RAP for the NSRP-SC is presented in Table 12-1.

Table 12-1 Estimated RAP Implementation Cost

Activity	Cost Item	Amount	Remarks
A. Land and Structures Acquisition	Land	20,325,303,258	Based on IPA appraisal
	Structures	6,058,164,000	Estimated based on replacement cost as defined in R.A. 10752
	Subtotal for (A)	26,383,467,258	
B. Resettlement Assistance	Livelihood rehabilitation assistance	218,022,000	Maximum amount PhP15,000 per PAP
	Rental Subsidy	98,294,060	Renters of residential structures based on highest average current rental fee x 5 months
	Temporary Shelter	2,219,880,000	Estimated based on prevailing local price of prefabricated temporary shelters plus 30% associated cost.
	Rental Subsidy for Temporary Property for Solis - Blumentritt	214,707,600	For rental property until permanent Social Housing is ready.
	Income Loss (business)	852,641,664	Compensation for income loss for CIBE declared incomes
	Income Loss (employee)	398,812,676	Compensation for income loss for employees/workers
	Special Assistance for vulnerable groups	45,270,000	Special Assistance for vulnerable persons such as medical care due to the implementation of relocation
	Transportation Assistance	69,220,000	For transporting PAPs to the relocation site
	Food assistance	31,149,000	For relocating PAPs during relocation schedule (3 days)
	Subtotal for (B)	4,147,997,000	
C. Development of Relocation Sites	Horizontal/vertical development	5,122,800,000	Using SHFC ceiling price for horizontal and vertical development
	Subtotal for (C)	5,122,800,000	
D. Crops and Trees	Compensation for Crops and trees	858,000	Market value of potentially affected crops and trees.
	Subtotal for (D)	858,000	
E. RAP Implementation and monitoring	LIAC coordination	10,000,000	Organizing and make LIAC functioning through meetings and other related activities
	Internal monitoring cost	12,750,000	RAP Internal monitoring cost for 2019 to 2023
	External monitoring cost	4,200,000	RAP external monitoring cost for 2020 to 2023
	Subtotal for (E)	26,950,000	
Total (A+B+C+D+E)		35,682,072,258	
F. Administrative Cost	Administrative Cost	1,784,103,473	1,784,103,613 5% of Total (A+B+C+D+E)
	Contingency	3,568,206,946	3,568,207,226 10% of Total (A+B+C+D+E)
Total (A+B+C+D+E+F)		41,034,383,097	41,034,383,000 Round off

Source: JICA Study Team

CHAPTER 13 MONITORING AND EVALUATION

13.1 Purpose of RAP Monitoring and Evaluation

The DOTr will put in place a monitoring system that will track whether the: (i) planned resettlement activities for project-affected families were delivered (i.e., whether compensation for lost assets were promptly paid); and (ii) planned activities contained in the RAP, such as relocation and livelihood restoration are producing the desired outcomes. Internal monitoring will track the progress in the delivery of physical and financial targets, resettlement assistance and other entitlements, while external monitoring will assess the effects and impact of the RAP implementation.

13.2 Institutional Arrangement

Internal resettlement monitoring will be conducted internally by the DOTr NSRP-SC PMO and externally through assistance from external monitoring specialists.

13.3 Internal Monitoring

The tasks and obligations of the NSRP-SC PMO on internal monitoring are to:

1. Supervise and monitor the implementation of the RAP, on a regular basis. The findings will be documented in the monthly report to be submitted to the Project Director of NSRP-SC PMO, for subsequent submittal to JICA/ADB.
2. Review if the RAP is implemented as designed and planned and report on any gaps.
3. Validation of compensation paid and verification that 100% compensation was paid prior to relocation;
4. Verify that funds are released in a timely manner and the amount is sufficient for each activity and purpose.
5. Review how grievances are recorded and addressed.
6. Prepare required monitoring reports based on the format prescribed in the RAP.

13.4 External Monitoring

DOTr will mobilize an External Monitoring Agent (EMA) to undertake independent external monitoring and evaluation to ensure that DOTr is properly implementing the RAP, such that it meets the JICA/ADB policies. The EMA can either be a qualified individual or a consultancy firm with qualified and experienced staff. Terms of Reference is to be referred to **Appendix 6**.

The methodology of external monitoring will be of two types namely: 1) random observation visits; and 2) consultation with PAHs, both at their current residence area and at their relocation site. The tasks of the EMA will be the following:

1. Verify results of internal monitoring;
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 resettlement and livelihood restoration.
3. Verify that compensation and assistance has been provided in accordance with the requirements of the RAP;
4. Assess whether resettlement objectives are likely to be achieved; specifically, whether livelihood and living standards have been 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 AP conditions;
6. Suggest modification in the implementation procedures of the social safeguards document/plan, if necessary, to achieve the principles and objectives of the RIPPF;
7. Review how compensation rates were evaluated; and
8. Validation of compensation paid and verification that 100% compensation was paid prior to relocation; and
9. Review the effectiveness of the grievance redress mechanism, it's accessibility and responsiveness to resolving complaints.

The detailed monitoring indicators for the IMA and EMA are shown in Table 13-1.

Table 13-1 Monitoring Indicators for the NSRP-SC RAP

Monitoring Indicators	Basis for Indicators/Check List
A. For the IMA	
1. Budget and timeframe	<ul style="list-style-type: none"> • Have all land acquisition and resettlement staff been appointed and mobilized for the field and office work on schedule? • Have capacity building and training activities been completed on schedule? • Are settlement implementation activities being achieved against the agreed implementation plan? • Are funds for resettlement being allocated to resettlement agencies on time? • Have resettlement offices received the scheduled funds? • Have funds been disbursed according to the RAP? • Has the social preparation phase taken place as scheduled? • Have all land been acquired and occupied in time for project implementation?
2. Delivery of Compensation and Entitlements	<ul style="list-style-type: none"> • Have all PAHs received entitlements according to amounts and categories of loss set out in the entitlement matrix? • Have PAHs received payments for affected structures on time? • Have all received the agreed transport costs, relocation costs, income substitution support and any resettlement allowances, according to schedule? • Have all replacement land plots or contracts been provided? Was the land developed as specified? Are measures in train to provide land titles to PAHs? • How many PAHs resorted to expropriation? • How many PAH households have received land titles? • How many PAHs have received housing as per relocation options in the RAP? • Does house quality meet the standards agreed? • Have relocation sites been selected and developed as per agreed standards? • Are the PAHs occupying the new houses? • Are assistance measures being implemented as planned for host communities? • Is restoration proceeding for social infrastructure and services? • Are the PAHs able to access schools, health services, cultural sites and activities at the level of accessibility prior to resettlement? • Are income and livelihood restoration activities being implemented as set out in income restoration plan? For example, utilizing replacement land, commencement of production, numbers of PAHs trained and provided with jobs, micro-credit disbursed, number of income generating activities assisted? • Have affected businesses received entitlements including transfer and payments for net losses resulting from lost business and stoppage of production?
3. Public Participation and	<ul style="list-style-type: none"> • Have consultations taken place as scheduled including meetings, groups, and community activities? Have appropriate resettlement leaflets been prepared and

Monitoring Indicators	Basis for Indicators/Check List
Consultation	<p>distributed?</p> <ul style="list-style-type: none"> • How many PAHs know their entitlements? How many know if they have been received? • Have any PAHs used the grievance redress procedures? What were the outcomes? • Have conflicts been resolved? • Was the social preparation phase implemented?
4. Benefit monitoring	<ul style="list-style-type: none"> • What changes have occurred in patterns of occupation, production and resources use compared to the pre-project situation? • What changes have occurred in income and expenditure patterns compared to pre-project situation? What have been the changes in cost of living compared to pre-project situation? Have PAHs' incomes kept pace with these changes? • What changes have taken place in key social and cultural parameters relating Monitoring Indicators Basis for Indicators / Check List to living standards? • What changes have occurred for vulnerable groups?
B. For the EMA	
1. Delivery of Entitlements	<ul style="list-style-type: none"> • Entitlements disbursed, compared with number and category of losses set out in the entitlement matrix. • Disbursements against timelines. • Identification of the displaced persons losing land temporarily, e.g. through soil disposal, borrow pits, contractors' camps, been included. • Timely disbursements of the agreed transport costs, relocation costs, income substitution support, and any resettlement allowances, according to schedule. • Provision of replacement land plots. • Quality of new plots and issue of land titles. • Restoration of social infrastructure and services. • Progress on income and livelihood restoration activities being implemented as set out in the income restoration plan, for example, utilizing replacement land, commencement of production, the number of the displaced persons trained in employment with jobs, microcredit disbursed, number of income-generating activities assisted. • Affected businesses receiving entitlements, including transfer and payments for net losses resulting from lost business.
2. Consultation and Grievances	<ul style="list-style-type: none"> • Consultations organized as scheduled including meetings, groups, and community activities. • Knowledge of entitlements by the displaced persons. • Use of the grievance redress mechanism by the displaced persons. • Information on the resolution of the grievances. • Information on the implementation of the social preparation phase. • Implementation of special measures for Indigenous Peoples.
3. Communications and Participation	<ul style="list-style-type: none"> • Number of general meetings (for both men and women). • Percentage of women out of total participants. • Number of meetings exclusively with women. • Number of meetings exclusively with vulnerable groups. • Number of meetings at new sites. • Number of meetings between hosts and the displaced persons. • Level of participation in meetings (of women, men, and vulnerable groups). • Level of information communicated—adequate or inadequate. • Information disclosure. • Translation of information disclosure in the local languages.

Monitoring Indicators	Basis for Indicators/Check List
4. Budget and Time Frame	<ul style="list-style-type: none"> • Land acquisition and resettlement staff appointed and mobilized on schedule for the field and office work. • Capacity building and training activities completed on schedule. • Achieving resettlement implementation activities against the agreed implementation plan. • Funds allocation for resettlement to resettlement agencies on time. • Receipt of scheduled funds by resettlement offices. • Funds disbursement according to the resettlement action plan. • Social preparation phase as per schedule. • Land acquisition and occupation in time for implementation.
5. Resettlement and Relocation	<ul style="list-style-type: none"> • ISFs provided adequate information, consulted on preferences and guided on procedures to avail of social housing. • ISFs participation in selection and design of social housing locations and options. • Number and percentage of ISFs provided availing of social housing programs. • Timeliness of provision of social housing to relocating ISFs • Quality of social housing provided to ISFs (suitability of location, utilities, access to social services). • Transitional assistance, such as transportation allowances, provided. • Rental assistance provided until social housing is available for eligible ISFs. • Percentage of relocating ISFs able to service financial obligations • Percentage of relocating ISFs satisfied with social housing and remaining in social housing. • Adequate management on the part of SHFC
6. Livelihood and Income Restoration	<ul style="list-style-type: none"> • Number of displaced persons under the rehabilitation programs (women, men, and vulnerable groups). • Number of displaced persons who received vocational training (women, men, and vulnerable groups). • Types of training and number of participants in each. • Number and percentage of displaced persons covered under livelihood programs (women, men, and vulnerable groups). • Number of displaced persons who have restored their income and livelihood patterns (women, men, and vulnerable groups). • Number of new employment activities. • Extent of participation in rehabilitation programs. • Extent of participation in vocational training programs. • Degree of satisfaction with support received for livelihood programs. • Percentage of successful enterprises breaking even (women, men, and vulnerable groups). • Percentage of displaced persons who improved their income (women, men, and vulnerable groups) • Percentage of displaced persons who improved their standard of living (women, men, and vulnerable groups) • Number of displaced persons with replacement agriculture land (women, men, and vulnerable groups) • Quantity of land owned/contracted by displaced persons (women, men and vulnerable groups) • Number. of households with agricultural equipment • Number of households with livestock

13.5 Reporting

The NSRP-SC PMO will be accountable to the Project Director and will submit promptly all internal monitoring reports. The Project Director will review and evaluate these monitoring reports and if found acceptable will submit a copy of these reports to JICA/ADB.

13.6 Type of Reports

The monitoring reports to be prepared are summarized in Table 13-2.

Table 13-2 Monitoring Reports

Type of report	Internal/ External	Frequency	Who to prepare	Submit to whom
Inception and Compliance Report	External Monitoring	1 month after mobilization	EMA	EMA ⇒DOTr, JICA and ADB
Initial Evaluation Report	Internal Monitoring	3 months after the completion of payments of compensation to PAPs	PMO	Project Manager ⇒ JICA and ADB
Quarterly monitoring Report	Internal Monitoring	Quarterly submission	PMO	Project Manager ⇒ JICA and ADB
Semi-Annual Monitoring and Evaluation Report	Internal/External Monitoring	Every 6 months until the construction works end	PMO/EMA	Project Manager ⇒ JICA and ADB EMA ⇒DOTr, JICA and ADB
Resettlement audit Report	Internal/External Monitoring	Upon loan closing	PMO/EMA	Project Manager ⇒ JICA and ADB EMA ⇒DOTr, JICA and ADB

13.6.1 Inception and Compliance Report

The first activity of the EMA is to determine whether or not the RAP has been implemented according to its plan and with the JICA and ADB Involuntary Resettlement Policies. The EMA will then submit an Inception and Compliance Report one month after receipt of Notice to Proceed for the engagement. The engagement of the EMA will be scheduled to meet the policy's requirement of concluding RAP implementation activities at least one month prior to the start of civil works.

13.6.2 Monthly Monitoring Report

The NSRP-SC PMO will prepare internal monitoring forms patterned after the JICA and ADB forms. An example is attached in Appendix 8.

The monitoring will include the following activities related to RAP implementation:

- Public consultations held, and key issues raised;
- Grievance redress issues and measures to address these issues;
- Pending compensation payments; and
- Resolutions of outstanding issues the month before and pending issues.

13.6.3 Initial Evaluation Report

This will be conducted by the NSRP-SC PMO and EMA three months after the completion of payments of compensation to PAPs.

13.6.4 Quarterly Monitoring Report

The NSRP-SC PMO will conduct quarterly monitoring of activities related to RAP implementation. The draft monitoring form is attached in Appendix 9.

13.6.5 Semi-Annual Monitoring and Evaluation Report

This activity will be undertaken every six months until the construction works end by the NSRP-SC PMO and EMA, to determine whether the social and economic conditions of the PAHs after the implementation of the project were restored, or better yet, improved.

When the living standards of the PAH have not improved or have become worse, or if their present means of livelihood have become non-viable, DOTr, in coordination with other appropriate institutions, will provide assistance, such as those described in the chapter on livelihood restoration and improvement of this RAP.

13.6.6 Resettlement Audit Report

The Resettlement Audit Report will be submitted upon completion of the payment of compensation and assistance to the PAPs in order to determine whether the social and economic conditions of the PAPs after the implementation of the project have improved.

13.7 Implementation Schedule of Monitoring

The NSRP-SC PMO will establish a schedule for RAP implementation and monitoring, taking into account the project's implementing schedule. It is expected that one month prior to the start of the civil works, all affected families have been relocated and compensated while provision of support services and livelihood programs have been started.

CHAPTER 14 INFORMATION DISCLOSURE, CONSULTATION AND PARTICIPATION

Best practices worldwide prescribe that PAPs are fully informed, consulted, and encouraged to participate in the decision-making about the project that will affect their lives. This is consistent with JICA/ADB policies on stakeholder engagement that requires PAPs to be involved in the resettlement process.

Information dissemination and meaningful consultation at the early stage provide a good venue for PAPs to express their opinions, apprehensions, even objections. It allows DOTr to address matters raised. After careful consideration, these can be incorporated in the next study stage-detailed engineering design and preparation of updated RAP. Once this is achieved, delays in implementation due to unforeseen conflicts are minimized, if not avoided.

DOTr has, and will, pay particular attention to the need of disadvantaged or vulnerable groups, especially those below the poverty line, the landless, the elderly, female headed households, women and children, Indigenous Peoples, and those without legal title to land.

This chapter will discuss in detail on the project stakeholders, principles for consultation, mechanisms for public consultation to be used during the different stages of the project cycle and activities undertaken during the project feasibility study to disseminate project information and results of the consultation with affected persons. A comprehensive communications strategy will be included as an attachment to the Detailed Engineering Design RAP. The communications strategy will be developed in consultation with stakeholders.

14.1 Principles for Consultation and Participation

DOTr will carry out meaningful consultations with the project affected persons 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 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 and assistance of PAPs and the local government units. More specifically:

- The relevant officials have been informed about the project and their assistance will continue to be solicited in the supervision and validation of the PAP census and the inventory of affected assets.
- The project implementing consultants and LGU will carry out a detailed measurement survey (DMS) with the cooperation of PAPs and will inform them of the results of the survey and the inventory prior to the finalization of the RAP.

- The preference of PAPs related to compensation and other resettlement assistances will be given due consideration during the planning process.

The PAPs have and will continue to participate throughout various stages of the RAP preparation and updating. This following information has been provided and will continue to be provided:

- Information about the project
- Project designs
- Schedules of implementation
- Probable benefits and adverse impacts; and mitigating measures to be taken
- Compensation and entitlement packages and the schedule of disclosure meetings on valuation
- Compensation payment and entitlements
- Resettlement options and relocation sites
- Grievance redress process

A Project Information Brochure (PIB) comprising the project background and relevant information from the resettlement action plan, including entitlements, compensation valuation method, project implementation schedule, and the project level grievance redress procedure will be distributed by the DOTr and explained to the PAPs in their language at the Detailed Engineering Design phase, prior to finalization of the RAP and land acquisition/clearance of ROW. All consultation meetings and information dissemination activities will be properly documented.

14.1.1 Disclosure

This RAP will also be disclosed on the DOTr, JICA and ADB websites. The following key documents produced related to resettlement assessment, planning, and monitoring are required to be disclosed:

- Draft resettlement action plan endorsed by DOTr and concurred by ADB and JICA
- Updated resettlement plan endorsed by DOTr and concurred by ADB and JICA
- Corrective action plans prepared during project implementation (if any)
- Any resettlement-related due diligence reports
- The resettlement monitoring reports

14.2 Project Stakeholders

The project stakeholders of NSRP-SC includes the LGUs where the alignment traverses; landowners of lot parcels adjacent to PNR ROW; structure owners within or adjacent to PNR ROW; and families residing and businesses operating within or adjacent to PNR ROW.

Landowners and structure owners include government agencies, government owned and controlled corporations, privately owned corporations and private individuals. Affected families refer to those who actually reside in the affected structure at the time of Census and Tagging (refer to the cut-off date per barangay in Chapter 3). They may include legal owners of lot parcel, informal settler families, renters (regardless of land ownership of the structure owner), rent-free occupants, sharers, and structure caretakers. Employees of potentially affected businesses and lessees of land/farmlands/agricultural land are also among the project stakeholders covered in this RAP.

Other interested parties (i.e. people or organizations who do not have direct stake at the project but may be affected by the project to some extent) are covered in the Environmental Impact Statement (EIS).

These may include but not limited to Civil Society Groups (CSOs) and Non-Government Organizations (NGOs) operating in the area.

14.2.1 Women and Vulnerable Persons

The project defines vulnerable persons as underprivileged below national poverty line, households headed by senior citizens, and female headed households with members who are persons with disabilities. Such persons may be at risk of being marginalized from regular consultation processes. The project will ensure that the consultation and participation processes are inclusive of all PAPs. The project will ensure engagement with local women’s groups in key project activities. In case of under-representation or where needed, separate meetings with marginalized households, including women, will be organized to discuss the project prior to the stakeholder consultation meeting.

14.3 Consultation/Participation Mechanisms and Information Disclosure Measures

Meaningful consultations paired with disclosure of information must be conducted with the project affected persons to guarantee their participation at all levels of project planning and implementation. As such, the following mechanisms for consultation and subsequent measures for information disclosure at different stages of project cycle are proposed:

Table 14-1 Consultation Mechanism and Information Disclosure for each Stage of Project Implementation

Stage of Project Cycle	Proposed Mechanism	Timing And Frequency	Responsible Agency	
			Legal PAPs	ISFs
Planning and Pre-Project Implementation				
Feasibility Study	IEC	Once per LGU, prior to all field activities	DOTr	DOTr
	1 st SCM	Once per LGU, prior to Census & Tagging	DOTr	DOTr
	2 nd SCM	Once per LGU, after Census & Tagging	DOTr	DOTr
	3 rd SCM	Once per LGU, after approval of Entitlement Matrix	DOTr	DOTr
	FGD	Once per LGU, after Census and Tagging	DOTr	DOTr
Detailed Engineering Design	IEC	Once per LGU, prior to all field activities	DOTr	DOTr
	1 st SCM	Once per LGU, prior to Parcellary Survey	DOTr	DOTr/SHFC
	2 nd SCM	Once per LGU, after updated Census & Tagging and finalization of Entitlement Matrix	DOTr	DOTr/SHFC
	FGD	Once per LGU, between 1 st and 2 nd SCM	DOTr	DOTr/SHFC
	Posting of tarpaulin or distribution of printed materials	As needed Printed materials should inform PAPs where to address their grievances; schedule of public consultation; procedure & requirements for extra judicial settlement (EJS), and inventory of land, etc.	DOTr	SHFC
Project Implementation				
Resettlement and Land Acquisition	Community Validation	Once per barangay after master list validation	DOTr	BLGU, LIAC and SHFC
	People’s Planning Workshops	As needed	N/A	SHFC
	Trippings	Thrice per LGU between people’s planning workshop	DOTr/HDM F	LIAC & SHFC
	Issuance of Notice of Taking	Once per PAH, after finalization of design and parcellary survey	DOTr	LIAC & SHFC

Stage of Project Cycle	Proposed Mechanism	Timing And Frequency	Responsible Agency	
			Legal PAPs	ISFs
	Help Desk	Twice a week per LGU	DOTr	DOTr
	Round Table Discussions on EJS	Twice per LGU after issuance of NoT	DOTr	N/A
	Final Orientation prior to relocation	Once per LGU/CA prior to clearing of ROW and payment of compensation	DOTr	SHFC
	Posting of tarpaulin or distribution of printed materials	As needed. Printed materials should inform PAPs of their rights, critical dates (payment, clearing of ROW), procedure (flow-chart), and other information to help them avoid expropriation, etc.	DOTr	SHFC
Livelihood Restoration Program	Consultation on Livelihood Restoration Program	Once per BLGU, prior to actual relocation	DOTr	DOTr/SHFC
	Help Desk	Twice a week per LGU	DOTr	DOTr
	Posting of tarpaulin or distribution of printed materials	As needed. Printed materials should inform PAPs of available livelihood/employment opportunities, skills required and schedule of skills training & jobs fair.	DOTr	DOTr
Civil Works	Posting of tarpaulin or distribution of printed materials	As needed. Printed materials should inform PAPs where to go or who to contact for their grievance and complaints	DOTr	DOTr
Monitoring & Evaluation	Public Consultation	Once per LGU, every year from the commencement of civil works	EMA	EMA
Post-Project Implementation				
Operation	Posting of tarpaulin or distribution of printed materials	As needed. Printed materials should inform PAPs where to go or who to contact for their grievances, available livelihood and employment opportunities in NSRP-SC operation, skills required and jobs fair.	DOTr	DOTr
Impact Evaluation	Public Consultation	Once per receiving LGU, 3 years after relocation	EMA	HUDCC/EMA
	FGD	Once per relocation site, 3 years after actual relocation	N/A	HUDCC/EMA

Note: Each proposed mechanism will be discussed in detail in DED RAP and will be part of a communications strategy developed for the project.

14.4 Activities Undertaken for Feasibility Study

To ensure PAPs involvement in the RAP planning process, strategies were prepared to enable their participation through the following: stakeholder analysis, stakeholder consultation meetings, socio-economic survey, and FGDs. Care was taken to ensure that PAPs were able to voice out their concerns, suggestions, and opinions freely and openly on the topics presented.

14.4.1 Information, Education and Communication (IEC) Meetings

IEC Meetings with concerned LGUs were conducted to disclose initial information about the project, prior to any RAP-related activities. Prior to IEC Meetings, official letters were sent to concerned LGUs

to inform them about the project. During the IEC meeting, the following information were discussed with the LGU representatives:

- Development Objectives
- Luzon Railway Masterplan
- Project Objectives
- NSRP-SC Proposed Alignment
- Basic Design and Project Features

Questions were addressed by DOTr representatives. Suggestions and inputs were welcomed while issues and concerns were solicited to inform basic design. LGU officials who were present in said IEC meetings were barangay chairmen/representatives, city planning officers, city engineers, city housing representatives, city assessor's representatives, and representatives from the Mayor's Office. Table 14-2 shows the schedule of IEC meetings, participants and Table 14-3 summarizes the issues raised.

Table 14-2 List of IEC Meetings Conducted per LGU

Date	IEC conducted	Stakeholders participated	No. of Participants
December 12, 2017	Office of the Governor of Laguna	2 – Provincial Urban and Housing Development Office (PUDHO)	2
December 18, 2017	City of Muntinlupa	3 – Barangay chairmen 6 – City LGU officials	9
December 18, 2017	City of Manila	6 – City LGU officials	6
December 20, 2017	Paranaque	9 – City LGU officials	9
December 19, 2017	Municipality of Los Banos	1- City Mayor 8 – Barangay Chairmen 5 – Municipal officials	24
	City of Cabuyao	1 – City Mayor	
	City of San Pedro	3 – City LGU Officials	
	City of Santa Rosa	6 – City LGU Officials	
December 22, 2017	City of Binan	1 – City Mayor 3 – City LGU Officials (Envi, Information Office, City Councilor)	4
December 22, 2017	City of Calamba	1 – Barangay Chairman	1
December 22, 2017	City of Makati	5 – City LGU Officials	5
January 10, 2018	City of Taguig	6 – LGU Officials	6

Table 14-3 Summary of Issues and Concerns Raised During the IEC Meetings

LGU	Issues and Concerns Raised	Agreements and Next Steps
Office of the Governor, Laguna	<ul style="list-style-type: none"> • Trees which may be affected during clearing of ROW • Conduct Engineering Geological and Geohazard Assessment (EGGA) for design considerations • Through the aid of housing coordinators, academe and available literatures, identify historical areas, protected areas, possible tourism enhancement areas (possible station at Pansol to augment influx of tourists) near or within the ROW • Old PNR Stations 	<ul style="list-style-type: none"> • Request for copy of DOTr MOA with PNR, HUDCC, SHFC, NHA and PCUP • Coordination meetings with NHA for Northrail-Southrail linkage project
Muntinlupa City	<ul style="list-style-type: none"> • There is an ongoing construction of road along the alignment which is a project of Congress Biazon. • There is a local ordinance declaring the areas along the fault line (west valley fault) a “no build zone”. This is supported by a zoning ordinance and is also incorporated in their CLUP • Identified geo-hazards are flood, liquefaction, seismic. 	<ul style="list-style-type: none"> • Request for LGU data on ongoing projects • Clarification on no-build zone area
City of Manila	<ul style="list-style-type: none"> • Project affected structures are: market, school, bliss housing, between Laong Laan and Espana • No space for in-city relocation • Letter of request to convene LIAC • Letter requesting to halt issuance of building permit for PAHs along PNR ROW. • Check for affected drainage • Magsaysay-Legarda area is flood prone 	
San Pedro City, Laguna	<ul style="list-style-type: none"> • Expressed concern over the sprawling ISFs in PNR Carmona. • 1.9 kilometers from San Pedro Exit to Nuvali to Pacita Railway. 	
Binan City, Laguna	<ul style="list-style-type: none"> • Previously relocated ISFs have returned • Many permanent/legal structures may be affected in the 30m ROW • Request to move station from San Vicente to a location near the Pavilion Mall and where a proposed transport terminal will be located adjacent to PNR ROW 	
Santa Rosa City, Laguna	<ul style="list-style-type: none"> • Remaining ISFs in Santa Rosa along the PNR ROW (15-meter) is 300. • Many permanent/legal structures may be affected in the 30m ROW • Request to move station from Brgy. Labas to Brgy. Tagapo. According to the mayor, the proposed location is strategically located due to its proximity to the Santa Rosa Multi-Purpose Complex and other future development plans such as the Proposed South Integrated Terminal, Proposed Promenade and Elevated Walk & Bike Lane. 	
Cabuyao City, Laguna	<ul style="list-style-type: none"> • Right beside the PNR alignment are the NIA road and NIA irrigation canal. • It could be affected by the 30m ROW. • PNR ROW does not traverse Brgy. Gulod. According to the mayor, Banay-banay is the right Barangay to include. It is near the Poblacion area, more populated and have higher ridership. 	

LGU	Issues and Concerns Raised	Agreements and Next Steps
Calamba City, Laguna	<ul style="list-style-type: none"> Subdivision roads along PNR alignment in Barangay 1 cannot be closed because there is no other access 	
Los Banos, Laguna	<ul style="list-style-type: none"> There are at least 3500 ISFs along the PNR alignment LGU met with UPLB Chancellor for the location of station in Los Banos 	<ul style="list-style-type: none"> DOTr to write a letter of request to LGUs to halt issuance of building permit within the 30m PNR ROW
Paranaque City	<ul style="list-style-type: none"> A legal PAP is set to construct an 8-level building near the alignment. 	<ul style="list-style-type: none"> Prioritize some sections for parcellary survey particularly in the proposed station location
Makati City	<ul style="list-style-type: none"> No issues raised during IEC. 	
Taguig City	<ul style="list-style-type: none"> Tanyag area has many ISFs LGU is concerned that the 30m ROW will spill over to the service road Bicutan Station is part of Paranaque City Proposed station in Bagong Tanyag area - LGU has a 2 ha property suitable for station. A fault line traverses PNR alignment between Tanyag and Daang Hari. 	<ul style="list-style-type: none"> Sub-contractors to meet with LGU officials prior to actual survey and stakeholder consultation meetings DOTr to endorse sub-contractors to the LGU DOTr to provide list of activities that the sub-cons will conduct in Taguig
Bay, Laguna	<ul style="list-style-type: none"> Only one Barangay is affected (Paciano Rizal) Many structures will be affected by the 30m ROW Suggested to change project name (PNR Los Banos) to include Bay in the Project name. 	<ul style="list-style-type: none"> DOTr to reconsider the Project name.

14.4.2 First Round of the Stakeholder Consultation Meetings (SCM)

The first round of Stakeholder Consultation Meeting (SCM) was in each LGU as shown in Table 14-4. The first SCM started with the disclosure of the Project in terms of (i) areas that the Project will traverse, (ii) its components such as the stations, depot, and (iii) other features such as envisioned width of the Right-Of-Way (ROW). This was followed by a description of the RAP Study, with particular focus on the following topics: (i) Basic principles of resettlement; (ii) Socio-economic survey activities, and (iii) RAP schedule of activities. At the end of each meeting, the invited PAPs were encouraged to participate in the open forum to express their views/opinions. A summary of the main concerns/issues raised during the first SCMs is provided in Table 14-5.

Table 14-4 Outline of the First Round of Stakeholder Consultation Meetings (SCMs)

LGUs	Venue	Date & Time	Main Participants	Number of Participants		
				Male	Female	Total
Manila City	Dapitan Sports Complex	09:00 A.M. January 22, 2018	PAPs, BLGUs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	94	80	174
	Covered Court, Brgy. 811	2:00 P.M. January 22, 2018	PAPs, BLGUs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	114	208	322
	Sases Covered Court, Brgy. 803	08:30 A.M. February 02, 2018	PAPs, BLGUs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	125	268	393
	Sarmiento Community Center, Brgy. 592	08:30 A.M. February 02, 2018	PAPs, BLGUs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	62	96	152
	Jacinto Ciria Cruz Covered Court, Brgy. 860	2:00 P.M. February 02, 2018	PAPs, BLGUs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	189	374	563
	Basketball Court, Brgy. 511	2:00 P.M. February 02, 2018	PAPs, BLGUs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	97	214	311
	Basketball Court, Brgy. 503	08:30 A.M. February 03, 2018	PAPs, BLGUs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	21	38	59
	Barangay Hall, Brgy. 368	08:30 A.M. February 03, 2018	PAPs, BLGUs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	101	220	321
	Covered Court, Brgy. 224	2:00 P.M. February 03, 2018	PAPs, BLGUs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	13	12	25
	Domingo Santiago Covered Court, Brgy. 576	2:00 P.M. February 03, 2018	PAPs, BLGUs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	204	361	565
	Brgy. 629 Covered Court	9:00 A.M. April 11, 2018	PAPs, BLGUs, DOTr Representatives, JICA Design	42	68	110

LGUs	Venue	Date & Time	Main Participants	Number of Participants		
				Male	Female	Total
			Team Representatives, EcosysCorp, Inc.			
	Aldana Elementary School, Brgy. 422	2:00 P.M. April 11,2018	PAPs, BLGUs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	82	145	227
	Brgy. 473, Algeciras Cor. Florentino Sts.	09:00 A.M. April 12, 2018	PAPs, BLGUs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	96	156	252
	Brgy. 483, Algeciras Cor. Maria Clara Sts.	02:00 P.M. April 12, 2018	PAPs, BLGUs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	67	206	273
	Brgy. 443, Algeciras Cor. Firmeza Sts.	04:00 P.M. April 12, 2018	PAPs, BLGUs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	47	75	122
	Brgy. 348, Old Antipolo cor. Oroquieta Sts. (Blumentritt Station)	09:00 A.M. April 13,2018	PAPs, BLGUs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	126	176	302
	Brgy. 224 Covered Court	02:00 P.M. April 13, 2018	PAPs, BLGUs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	20	26	46
Makati City	Multi-Purpose Room, 7 th Floor, Makati City Hall Building 2	09:00 A.M. January 17, 2018	LGU, BLGUs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	4	2	6
Taguig City	Covered Court, Brgy. Fort Bonifacio	09:00 A.M. January 19, 2018	PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	14	34	48
	Covered Court, Brgy. South Daang-Hari	2:00 P.M. January 19, 2018	PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	39	52	91
Parañaque City	Brgy, Hall, San Martin De Porres	2:00 P.M. January 17, 2018	PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	3	2	5
Muntinlupa City	Baywalk Covered Court, Brgy. Bayanan	2:00 P.M. January 18, 2018	PAPs, BLGUs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	39	81	120
	Barangay Hall, Brgy. Alabang	08:30 A.M. 31 January 2018	PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	48	87	135
	Brgy. Hall Covered Court, Brgy. Poblacion	2:00 P.M. January 31, 2018	PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	40	74	114
San Pedro	Pavillion Hall,	08:30 A.M.	LGU, PAPs, BLGUs, DOTr	28	66	94

LGUs	Venue	Date & Time	Main Participants	Number of Participants		
				Male	Female	Total
City	5 th Floor, San Pedro City Hall	January 18, 2018	Representatives, JICA Design Team Representatives, EcosysCorp, Inc.			
Biñan City	Biñan People's Center	2:00 P.M. January 18, 2018	PAPs, LGU, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	55	204	259
Sta. Rosa City	West Drive Covered Court, Brgy. Labas	08:30 A.M. January 19, 2018	PAPs, LGU, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	44	97	141
Cabuyao City	AVR, Cabuyao City Hall	2:00 P.M. January 18, 2018	LGU, PAPs, BLGUs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	89	53	142
Calamba City	LLC Auditorium, Central 2	2:00 P.M. January 19, 2018	LGU, BLGUs, PAPs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	71	127	198
	Covered Court, Brgy. Pansol	09:00 A.M. February 01, 2018	PAPs, BLGUs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	57	152	209
	Covered Court, Brgy. Parian	2:00 P.M. February 01, 2018	PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	13	61	74

Source: JICA Study Team

Table 14-5 Summary of Issues and Concerns at the First SCM

Queries/Concerns/Suggestions/Comments	Responses to Queries
Entitlements and Rights of ISFs	
<ul style="list-style-type: none"> Qualifications for relocation program; If unit owners in the residential buildings within the PNR ROW (Brgy. 811) be qualified in the relocation program for the project as they do not own the land 	<ul style="list-style-type: none"> The law gives priority to homeless and underprivileged citizens who cannot afford to have their own house and lot; Beneficiaries of previous relocation programs who sold their units and returned to informal settling are not qualified to avail or be a beneficiary of any government housing project for 10 years; Clarified that eligibility of the PAPs to the relocation program for the project will be determined by the partner housing agency of the DOTr; A more detailed explanation on the qualifications of the PAPs to the relocation program will be discussed in the 2nd SCM
<ul style="list-style-type: none"> Entitlements of structure owners 	<ul style="list-style-type: none"> The type of land ownership must be established first to determine the entitlements of the structure owner; The owner will be compensated for the structure, if the land is outside the PNR ROW; During tagging, the structure owner will be the one to be photographed and not the renter
<ul style="list-style-type: none"> If awardees of previous NHA housing program are still qualified to avail another relocation of the project; If recipients of a relocation 	<ul style="list-style-type: none"> A more detailed explanation regarding the concern will be discussed during the 2nd SCM; Based on RA 7279, it depends on the reason of the awardee for leaving the unit; It is specified in the law that awardees who sold their relocation

Queries/Concerns/Suggestions/ Comments	Responses to Queries
<p>program through a PNR project who sold their units and returned to informal settling along the PNR tracks be a beneficiary of the housing program for this project;</p> <ul style="list-style-type: none"> • If awardees of a housing program who abandoned their units due to the poor living conditions in the relocation site and returned to informal settling along the tracks could still qualify to the relocation program for the project 	<p>units and returned to informal settling are not qualified to avail any another NHA housing program for 10 years.</p> <ul style="list-style-type: none"> • All ISFs within the 30-m PNR ROW will be included in the survey, even the returnees, but their qualification for another relocation will be decided by the partner housing agency of DOTr; • The survey results will show the length of stay of the awardee in the unit and if the unit was put up for rent or for sale, or just plainly abandoned; • If the case is abandonment, it will be very different from the case where the owner sold the unit; • Since availing of a relocation has become a business, a stricter inquiry on the true reason for abandoning the housing unit is being carried out by NHA; • If the awardee could prove through documentation that he/she is not a professional squatter based on NHA standards, then qualification for another relocation program will be considered; • The People’s Plan will be based on the plan made by the people, with the assistance from the partner housing agency of the DOTr, like in this case the Socialized Housing and Finance Corporation or SHFC
<ul style="list-style-type: none"> • If all the families living in one structure will be included in the relocation program 	<ul style="list-style-type: none"> • Relocation will be per household; • One household is defined by a separate kitchen and food budget
<ul style="list-style-type: none"> • If financial assistance will be accorded to PAPs unqualified for relocation 	<ul style="list-style-type: none"> • The legal framework of the RAP will be discussed during the 2nd SCM
<ul style="list-style-type: none"> • Basis of compensation for the structures 	<ul style="list-style-type: none"> • Affected structures will be compensated at replacement cost, without depreciation
Entitlements and Rights of Renters	
<ul style="list-style-type: none"> • Qualifications of renters to the relocation program 	<ul style="list-style-type: none"> • Qualification of the renters to the relocation program is dependent on the current economic status; • A separate interview will be conducted for the renters, and if established that they are qualified, they will be included in the relocation program; • Emphasized that the Consultant can only recommend who are qualified, but the partner housing agency of DOTr will decide who are qualified and who are not; • The renters may have a higher possibility of being a beneficiary of a relocation program
<ul style="list-style-type: none"> • Compensation for renters 	<ul style="list-style-type: none"> • A renter has its own entitlements which are separated from the owner; • A detailed explanation on the compensation for renters will be discussed during the 2nd SCM; • The compensation for the renter will not be subtracted from the compensation for the structure owner
Issues and Concerns on the Tagging and Survey	
<ul style="list-style-type: none"> • Suggested that a coordination meeting with the barangay units be carried out by the Teams during the conduct of the survey and tagging to facilitate the activities 	<ul style="list-style-type: none"> • Informed the stakeholders that it is the standard operating procedure of the census and survey teams to coordinate with the office of the barangay chairpersons; • Requested the BLGUs to provide assistance during the conduct of the tagging, census, and survey activities
<ul style="list-style-type: none"> • Structure owners may not be present during the tagging, census and survey due to work schedule, particularly during weekdays 	<ul style="list-style-type: none"> • Permission will be requested from the structure owners prior to tagging; • Suggested to the PAPs to authorize their neighbors to permit the tagging in case the owners are not present; • Schedule of the interview could be arranged with Team on

Queries/Concerns/Suggestions/ Comments	Responses to Queries
	weekends as the enumerators are staying in the area, to accommodate PAPs who are working during weekdays
<ul style="list-style-type: none"> If tagging of structures depends on the number of families living in the house 	<ul style="list-style-type: none"> Clarified that the tagging will be per structure, not per household or per family; Explained that structures tagged at this stage are considered potentially affected only; There may be additional structures to be tagged once the parcellary survey is completed; After the tagging, the enumerators/interviewers will start the survey and census
Alternative Livelihood and Restoration Program	
<ul style="list-style-type: none"> If there will be alternative livelihood for PAPs who will lose their main source of income, like the trolley operators 	<ul style="list-style-type: none"> Informed the PAPs that there will be a livelihood restoration and improvement program to be included in the RAP Report, with considerations to the skills of every individual; Urged the PAPs to provide accurate and correct information, especially the questions regarding present livelihood for the inputs would be the basis of the preparation of the livelihood restoration program; Temporary employment during implementation of the project is also being considered as another livelihood program. Trainings will be conducted by construction engineers to qualify for the job; Informed the PAPs that there is an existing law that states that a large percentage of the workforce should come from the directly affected area
Issues on the Relocation Site	
<ul style="list-style-type: none"> Possibility of an in-city relocation, and should not be far from the present work places of PAPs to avoid returning to the tracks 	<ul style="list-style-type: none"> In-city relocation is the priority; Option for in-city relocation will be discussed with the concerned LGUs to determine the availability of potential relocation sites within the city/municipality; If there are no available public lands within the city/municipality, potential sites in neighboring areas will be considered; Emphasized the resettlement for the project is a People’s Plan, wherein a relocation plan will be presented to the PAPs for discussion to ensure that the relocation site is acceptable to the relocatees to achieve the “no worse-off” policy of JICA; The PAPs will be involved in the planning of the relocation program; JICA will be monitoring the living conditions of the relocatees to ensure that the no-worse off policy is achieved
<ul style="list-style-type: none"> Basic social service facilities such as water and power supply, health center, and educational and sanitation facilities must be provided at the relocation site 	<ul style="list-style-type: none"> Explained that JICA is aware of the circumstances surrounding the failure of some relocation programs and the negative experiences of the relocatees; Related that the DOTr has already coordinated with the Socialized Housing and Finance Corporation (SHFC), the housing agency that will partner with DOTr in the implementation of the relocation program for the project; As stipulated in RA 7279, the relocation site must have water and power supply, educational facilities, and access; The RAP Study as well as the agreement with SHFC will include the budgeting for the utilities; Explained that not only the Philippine Laws will safeguard their rights but also the JICA standards, which must be complied by DOTr to be able to secure the loan for the project; Reiterated that JICA will conduct a monitoring on the living conditions of the relocatees to ensure that the JICA guidelines are

Queries/Concerns/Suggestions/ Comments	Responses to Queries
	<p>complied with;</p> <ul style="list-style-type: none"> • JICA will not allow the PAPs to be relocated in a site where the basic social service facilities are not provided; • The JICA guidelines will bridge the gap between the Philippine Law and the International Standards to ensure that the PAPs' rights are protected during implementation of the project; • Explained JICA will not approve the loan if the guidelines of the RAP are not followed; • Assured the PAPs that the DOTR will not relocate the PAPs in an area where the basic social service facilities are not provided
<ul style="list-style-type: none"> • Housing units in the relocation areas must be decent and not sub-standard 	<ul style="list-style-type: none"> • Emphasized that DOTr's direction is towards building a standard housing for the PAPs; • Assured the PAPs that a thorough study will be undertaken to ensure that all aspects are carefully considered; • Clarified that the primary objective of the consultation meeting is to involve the PAPs in the planning of the relocation program that will best correspond to their needs
<ul style="list-style-type: none"> • If compensation for structures dependent on the size 	<ul style="list-style-type: none"> • The compensation for every structure varies depending on the size and type; • A more detailed explanation regarding the compensation of structures will be discussed during the 2nd SCM in March
<ul style="list-style-type: none"> • If the relocation unit is free or to be amortized by the awardees 	<ul style="list-style-type: none"> • Our law, and even JICA and the World Bank do not recommend providing the housing program for free to encourage the beneficiaries to give value to the relocation unit received; • The law promotes affordable housing, meaning the recipients will be asked to pay the minimum monthly amortization that they can afford for a certain period
Right-Of-Way Issues	
<ul style="list-style-type: none"> • Reckoning point of the 30-meter PNR ROW 	<ul style="list-style-type: none"> • Explained that the surveyors are still locating the boundary of the 30 m ROW, and it will be marked once the parcellary survey is completed by March; • Informed the participants that there are areas, where the tracks are not in the middle of the ROW; • In areas where the tracks are in the middle of the ROW, it will be 15 m to the left and 15 m to the right; • Clarified that for tagging, census and survey, measurement of the 30-m ROW will be from the centerline of the existing tracks, 15-15 m left and right
<ul style="list-style-type: none"> • Basis of compensation for private lands 	<ul style="list-style-type: none"> • A more detailed explanation on compensation of private lands will be discussed in the 2nd SCM; • The latest ROW law, R.A. 10752 will be implemented for the compensation of affected private properties
<ul style="list-style-type: none"> • Residential buildings (with 50 units per building) in Brgy. 811, Manila City are located within the PNR ROW 	<ul style="list-style-type: none"> • The 30-m ROW of the PNR is still being established by the JICA Design Team; • A coordination with the PNR and SGC will be undertaken to determine the status of the residential building
<ul style="list-style-type: none"> • Possibility that the areas below the elevated railway could be utilized as alternative roads 	<ul style="list-style-type: none"> • The matter will be referred to DOTr as the agency may have other plans for the areas underneath the elevated guideway
Concern on Access	
<ul style="list-style-type: none"> • Raised concern on the access of residents during construction 	<ul style="list-style-type: none"> • Provision of alternative access to affected access roads and crossings are being considered in the design; • The PNR ROW will be secured and fenced after clearing to ensure safety of public
<ul style="list-style-type: none"> • Provision of access for residents crossing the tracks 	<ul style="list-style-type: none"> • Clarified that unauthorized access to public will no longer be allowed once operational;

Queries/Concerns/Suggestions/ Comments	Responses to Queries
	<ul style="list-style-type: none"> The survey will include questionnaire regarding access, to understand the need of the residents for access to cross over to the other side of the tracks, and the importance of the access that will be lost; The RAP Preparer could recommend the provision of the access to the other side of the tracks if the purpose for crossing over is valid, such as going to a day care or school
<ul style="list-style-type: none"> Concern on the possible closure of existing road crossings and public access points 	<ul style="list-style-type: none"> All existing legal roads crossed by the alignment such as National Roads, City Roads, and Barangay Roads will be maintained and not closed/blocked; Provision of alternative access to affected access roads and crossings are being considered in the design; Assured that the concern is being carefully studied by the traffic engineering design team
Timeline of the Project	
<ul style="list-style-type: none"> Timeline of the project 	<ul style="list-style-type: none"> Stressed that the timeline of the project is tentative; The feasibility and basic design stages are simultaneously undertaken, which started last November 2017, and re expected to be completed by August 2018; It is expected that the loan agreement will be signed by December 2018; Construction is scheduled to start by 2019 The target opening of the NSRP-SC commuter is by 2022, and is expected to have the connection with the ongoing NCSR (Tutuban-Malolos) Project (partial operation of the is expected, The expected
<ul style="list-style-type: none"> Concern regarding the timing of the project's implementation date which might disrupt the education of the affected students 	<ul style="list-style-type: none"> The timing of the relocation will be part of the RAP report; Students must be given consideration, and timing of the relocation should not be scheduled in the middle of the school year; If unavoidable, there should be an arrangement between the concerned school and the students, that the affected students can come in and go on with their studies; The issue will be included recommendation in the RAP study
<ul style="list-style-type: none"> Certainty that the project will be implemented 	<ul style="list-style-type: none"> Explained that by 2020, the President expects that the train is already operational; The government has already allotted funds and exerted efforts in the project, so implementation is certain; There will be no issue even if the administration changes, for as long as the new administration will pursue the implementation of the project
<ul style="list-style-type: none"> Transition period allowed by the DOTr for the PAPs to fully vacate the structures 	<ul style="list-style-type: none"> Assured the PAPs that they will have enough time to prepare before the actual relocation is implemented, as they will be involved in the planning period
<ul style="list-style-type: none"> Exact date that the affected area will be determined 	<ul style="list-style-type: none"> Based on the project's tentative timeline, the DED will be undertaken by August 2018; The specific areas to be affected will be determined during the DED stage
Engineering Design	
<ul style="list-style-type: none"> If the 30-m PNR ROW will be fenced once the railway is operational 	<ul style="list-style-type: none"> Yes, the ROW will be fenced to limit access to the public to ensure safety; Unauthorized access to the ROW will be limited
<ul style="list-style-type: none"> If the railway project is elevated 	<ul style="list-style-type: none"> Yes, and there are also some sections on embankment
<ul style="list-style-type: none"> Height of the elevation 	<ul style="list-style-type: none"> The NSRP-SC South Line is still in the design stage, and the structure design is not yet final, so the height of elevation is not yet determined
Other Issues and Concerns, and Suggestions	

Queries/Concerns/Suggestions/ Comments	Responses to Queries
<ul style="list-style-type: none"> • Policy on salvaged materials 	<ul style="list-style-type: none"> • Salvaged materials will be given to the structure owners; • Further explanation regarding salvaged materials will be discussed in the next SCM
<ul style="list-style-type: none"> • Temporary shelters (tents) along the tracks should not be included in the census and tagging 	<ul style="list-style-type: none"> • Clarified that there are different categories of PAPs such as the land owners, structure owners, owners of temporary shelters, and terminals, and all these are classified as project affected persons; • All PAPs will be interviewed; • Explained that the PAPs will have different types of compensations and entitlements depending on their classification
<ul style="list-style-type: none"> • Concern on the possible invasion of illegal settlers from neighboring areas due to speculation on potential relocation 	<ul style="list-style-type: none"> • Explained that the RAP Team will not undertake the census and tagging without the permission of the LGUs and BLGUs, and without consultation with the stakeholders first; • Urged the stakeholders to be vigilant and discourage would be settlers to construct new structures in the area; • Reminded the stakeholders that if the number of the ISFs increased, the initial budget allotted for them would be shared with the new ISFs which were not included in the original financial plan

14.4.3 Second Round of the SCM

The 2nd SCM started with the brief presentation of the Project in terms of (i) areas that the Project will traverse, (ii) its components such as the stations, depot, and (iii) other features such as envisioned width of the Right-Of-Way (ROW). This was followed by a discussion on the legal framework of the RAP, which consists of two (2) overarching guidelines, namely the (i) international standards (ADB, JICA), and (ii) the applicable Philippine legislation, particularly R.A. 10752 and R. A. 7279.

At the end of each meeting, the invited PAPs were encouraged to participate in the open forum to express their views/opinions. A summary of the main concerns/issues raised during the first SCMs is provided in Table 14-7.

Table 14-6 Outline of the Second Round of Stakeholder Consultation Meetings (SCMs)

LGUs	Venue	Date & Time	Main Participants	Number of Participants		
				Male	Female	Total
Manila City	Brgy. 811 Covered Court	9:00 A.M. April 27, 2018	PAPs, BLGUs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc. PNR Representative	228	556	784
	Brgy. 629 Covered Court	2:00 P.M. April 27, 2018	PAPs, BLGUs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc. PNR Representative	39	93	132
	Brgy. 443, Algeciras cor. Firmeza Sts.	3:00 P.M. April 30, 2018	PAPs, BLGUs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc. PNR Representative	34	68	102
	Aldana Elementary School, Brgy. 422	8:00 A.M. May 31, 2018	PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.; SHFC Representatives	39	93	132

The North South Railway Project-South Line (Commuter)
DRAFT Resettlement Action Plan

LGUs	Venue	Date & Time	Main Participants	Number of Participants		
				Male	Female	Total
	484 Brgy. Hall, Algeciras St., Brgy. 484	2:00 P.M. May 31, 2018	PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	71	232	303
	Brgy. 485, Algeciras St.	2:00 P.M. June 06, 2018	LGU, PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	34	56	90
	Brgy. 224 Covered Court	8:00 A.M. June 07, 2018	LGU, PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	15	7	22
	Brgy. 348, Old Antipolo cor. Oroquieta Sts. (Blumentritt Station)	2:00 P.M. June 07, 2018	LGU, PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	66	140	206
Taguig City	Brgy. Fort Bonifacio Covered Court	8:00 A.M. June 01, 2018	LGU, PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	21	50	71
	Cayetano Sports Complex, Brgy. Bagumbayan	8:00 A.M. June 08, 2018	LGU, PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	9	31	40
Parañaque City	Brgy, Hall, San Martin De Porres	2:00 P.M. June 01, 2018	LGU, PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	8	25	33
Muntinlupa City	Muntinlupa Sports Complex	9:00 A.M. April 28, 2018	LGU, PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc., PNR Representative; SHFC Representative	179	382	561
San Pedro City	Biñan People's Center	2:00 P.M. April 28, 2018	LGU, PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc., PNR Representative; SHFC Representative	26	46	72
Biñan City	Biñan People's Center	2:00 P.M. April 28, 2018	LGU, PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc., PNR Representative; SHFC Representative	288	571	859
Sta. Rosa City	Santa Rosa Auditorium	2:00 P.M. April 25, 2018	LGU, PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc., PNR Representative; SHFC Representative	106	199	305

LGUs	Venue	Date & Time	Main Participants	Number of Participants		
				Male	Female	Total
Cabuyao City	Santa Rosa Auditorium	2:00 P.M. April 25, 2018	LGU, PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc., PNR Representative; SHFC Representative	45	21	66
Calamba City	LLC Auditorium, Central 2	09:00 AM April 25, 2018	LGU, PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc., PNR Representative; SHFC Representative	266	652	918

Table 14-7 Summary of Issues, Concerns, Comments, and Suggestions raised during the 2nd SCM

Queries/Concerns/Suggestions/Comments	Responses to Queries
Entitlements and Rights of ISFs	
<ul style="list-style-type: none"> If the recipient of previous housing program who never occupied the unit due to its distant location from the children's school still qualified to avail the relocation program 	<ul style="list-style-type: none"> It can be considered if the recipient will return the awarded unit; Even if NHA is not the housing agency who will facilitate the relocation program, the data will still be included for validation The concern will be referred to the top management of SHFC as the reason for not occupying the unit is valid
<ul style="list-style-type: none"> Emphasized Section 28 of RA. 7279 which states that there should be no demolition without a proper relocation 	<ul style="list-style-type: none"> Explained that the law dictates that no demolition could be executed if the affected persons have not been informed 30 days prior the demolition. However, the project has been disclosed last January, meaning more than the minimum of 30 days
<ul style="list-style-type: none"> Asked for assurance regarding the 30-day rule of notice before demolition 	<ul style="list-style-type: none"> The law will protect the PAPs (Section 28 of RA 7279) and the JICA and ADB guidelines
Compensation and Entitlements of Private Property Owners	
<ul style="list-style-type: none"> If when will the initial 70% payment for the structures be accorded to the owners; If when the 30% balance will be paid 	<ul style="list-style-type: none"> The initial 70% will be paid upon the execution of the agreement of the negotiated sale; The remaining 30% will be paid once the structure is completely demolished
Entitlements and Rights of Renters & Tenants	
<ul style="list-style-type: none"> If tenants are also qualified to avail a relocation program 	<ul style="list-style-type: none"> If the tenants passed the criteria for qualification, then they are entitled to avail the relocation program for the project
Compensation and Entitlements	
<ul style="list-style-type: none"> The structure is divided into three (3) rooms between the siblings; Each room has its own kitchen; The other rooms are being rented out 	<ul style="list-style-type: none"> Sharing of the compensation for the structure will be internal between the siblings; Household heads of each room will be interviewed as there are three (3) separate kitchens, which qualify to the definition of one (1) household;
<ul style="list-style-type: none"> If the crops will be compensated 	<ul style="list-style-type: none"> Yes, crops are included in the items to be compensated
<ul style="list-style-type: none"> Schedule of compensation of the 70% payment for the structures; If when the 30% balance will be paid 	<ul style="list-style-type: none"> The initial is 70% of the agreement of the negotiated sale; The remaining 30% will be paid once the structure is demolished
<ul style="list-style-type: none"> If the PAPs will be compensated or relocated 	<ul style="list-style-type: none"> Clarified that compensation is paid for the affected lands and structures, while relocation will be given to qualified PAPs
Issues and Concerns on the Tagging and Survey	
<ul style="list-style-type: none"> If the validation, tagging, and survey undertaken last 07 February 2017 official 	<ul style="list-style-type: none"> Yes. February 7, 2018 was the start of the tagging and census survey in the Poblacion 1

Queries/Concerns/Suggestions/ Comments	Responses to Queries
<ul style="list-style-type: none"> • Asked for clarification why the name of the structure is written on the sticker, but the renter's name was recorded on the interview sheet 	<ul style="list-style-type: none"> • Explained that the tag or sticker is for the structures only to determine the number of affected structures for budgetary purpose; • Both the structure owner and the renter will be interviewed; • The renter will be interviewed as he/she may qualify to the relocation program for the project
<ul style="list-style-type: none"> • The structure was not tagged because the owner is not present; • If owners of structures that were not tagged be qualified to the relocation program 	<ul style="list-style-type: none"> • Explained that the structures are not tagged if there is no consent from the owner; • There is a reserved control number for the structure that was not tagged; • Informed the PAPs that there will be a second round of tagging; • Clarified that if the structure owner is qualified to avail a relocation based on SHFC's guidelines, then he/she will be included in the awardees; • Assured that the Team will return to the area to complete the tagging activity
<ul style="list-style-type: none"> • Schedule of the second tagging 	<ul style="list-style-type: none"> • The second tagging will be undertaken during the DED when the design is final. It will be coordinated with the barangay
Issues on the Relocation Program and Relocation/Resettlement Site	
<ul style="list-style-type: none"> • Asked for confirmation regarding the news going around that Brgy. Banlic, Calamba is being considered as the relocation site; • Confirmation on the information that the area has already been acquired by JICA 	<ul style="list-style-type: none"> • Disclosed that SHFC and JDT visited the City Government of Calamba and conducted ocular inspections on potential relocation sites in the city; • Clarified that it is not confirmed if the areas visited were already purchased by the LGU; • Clarified that JICA will only fund the civil works or construction cost for the project. The Government of the Philippines will take care of have no chance to avail the ROW compensation as well as the provision of the relocation site/s for the PAPS
<ul style="list-style-type: none"> • Requested that the PAPs be relocated in an area that is not flood-prone 	<ul style="list-style-type: none"> • Explained that in the People's Plan (PP) and Community Mortgage Program (CMP), the PAPs are involved in the planning and selection of the relocation site, thus, they get to pick the best relocation site
<ul style="list-style-type: none"> • Possibility that individual families could apply for a loan from SHFC; • If PAPs not associated with any homeowners' association here is no chance to avail the relocation program 	<ul style="list-style-type: none"> • There is a chance but not through CMP as it is the relocation program chosen by DOTr for this specific project
<ul style="list-style-type: none"> • If the community mortgage program (CMP) under SHFC is covered by any law 	<ul style="list-style-type: none"> • Yes. The CMP is under Section 31 of RA 7279; • CMP is in section 31
<ul style="list-style-type: none"> • Requested that the legal heirs of the beneficiary be allowed to continue payment of the relocation unit in case the awardee passes away 	<ul style="list-style-type: none"> • Continuation of the mortgage will be offered first to the legal heirs. If the heirs declined the offer the unit will be returned to the government, and the payments made will be forfeited •
Right-Of-Way Issues	
<ul style="list-style-type: none"> • Disclosed that a clearing operation along the in Brgy. Poblacion 1, Calamba City is on-going 	<ul style="list-style-type: none"> • Asked if the PAPs were informed of the clearing operation; • Mr. Jojo Valenciano assured the PAPs that the clearing operation will be verified with the Engineering tEam at once
<ul style="list-style-type: none"> • Clarifications on the measurement of the ROW 	<ul style="list-style-type: none"> • Explained that the 15 m on both sides from the centerline of the existing tracks was measured for the purpose of Feasibility Study (FS); • Added that the 30-m ROW will fit two (2) tracks as compared to the existing single track
Concern on Access	
<ul style="list-style-type: none"> • The 30-m ROW will affect the access 	<ul style="list-style-type: none"> • Provision of alternatives to affected access roads and crossings

Queries/Concerns/Suggestions/ Comments	Responses to Queries
of the residents	are being considered in the design
Timeline of the Project	
<ul style="list-style-type: none"> Target date of project implementation to enable the owners to decide whether to make improvements to their structures; Asked for confirmation if demolition of structures will be carried out by May 2019 	<ul style="list-style-type: none"> The project is still in the FS stage; Target start of construction is May 2019; Improvements on the structures are allowed, like additional protection for the rainy season; The area should be cleared by May 2019; Stressed that the timeline of the project is still tentative
Other Issues and Concerns, and Suggestions	
<ul style="list-style-type: none"> Disclosed that a certain a group called Mayor Rodrigo Roa Duterte (MRRD) headed by Mr. Bobby Diesta from the DILG Central Office distributed forms from the Finance Shelter Foundation (FSF) in Brgy. Parian; FSF has an office in Brgy. Parian; The PAPs from Brgy. Parian were forced to fill out the said application forms, but did not conform as the group did not inform the LGU of such activity; Disclosed that FSF said that it has an available relocation site for the PAPs; Clarified if FSF is related to the Social Housing Finance Corporation (SHFC) 	<ul style="list-style-type: none"> SHFC has not yet undertaken any coordination activities with the LGUs, so community mobilizers have not been sent to the ground; Emphasized that SHFC has not distributed any application forms; When the SHF representatives touched based with the community, they are easily identifiable as they are wearing official SHFC shirts with logo; Validation of the tagging and census survey conducted by EcosysCorp, Inc. will be undertaken before SHFC initiates its activities on the ground

14.4.4 Combined First and Second SCM

Aside from the first and second round of stakeholders consultation meetings presented above, additional series of combined first and second SCMs were conducted. The combined first and second SCMs were held in areas with proposed station locations, depot, and the NSRP-SC Connection to the North-South Commuter Railway (NSCR). The combined SCM started with the disclosure of the proposed project details such as (i) the area and width traversed by the alignment (ii) location and preliminary design of stations, and (iii) timeline of the project. The RAP activities including the (i) census tagging of potentially affected structures, (ii) Socio-Economic Survey of households, and (iii) cut-off date for eligibility were soon discussed.

The legal framework of the RAP was discussed starting off with the (i) international standards of ADB and JICA, and then followed by (ii) R.A. 10752 and R.A. 7279 of the Philippine legislation.

At the end of each meeting, the invited PAPs were encouraged to participate in the open forum to express their views/opinions. A summary of the main concerns/issues raised during the combined first and second SCMs is provided in Table 14-8.

Table 14-8 Outline of the Combined First and Second Round of Stakeholder Consultation Meetings (SCMs)

LGUs	Venue	Date & Time	Main Participants	Number of Participants		
				Male	Female	Total
Manila City	Brgy. 629 Covered Court (Sta. Mesa and Paco Stations)	2:00 P.M. May 17, 2018	PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc., PNR	39	46	85

LGUs	Venue	Date & Time	Main Participants	Number of Participants		
				Male	Female	Total
			Representative, SHFC Representative			
	Brgy. 185 Covered Court (NSRP-SC Connection to NSCR)	8:30 A.M. May 23, 2018	PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc., SHFC Representatives	136	238	374
	Brgy. 473, Algeciras cor. Florentino Sts. (España Station)	2:00 P.M. May 23, 2018	PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	87	184	271
	Celadon Residences Clubhouse, Brgy. 350	5:00 P.M. July 21, 2018	PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc., PNR Representatives, ADB Representative	46	16	62
Makati City	Facundo St. cor. Medina St. Brgy. Pio del Pilar (Buendia Station)	8:00 A.M. June 25,2018	LGU, PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	34	28	62
	Magallanes Brgy. Hall (EDSA Station)	2:00 P.M. June 22,2018	LGU, PAPs, BLGUs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	23	10	33
Taguig City	Villamin Compound, Brgy. Western Bicutan (Nichols Station)	2:00 P.M. July 09,2018	LGU, PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	40	46	86
Parañaque City	Brgy, Hall, San Martin De Porres (FTI Station)	2:00 P.M. July 02,2018	LGU, PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	17	9	26
Muntinlupa City	Alabang Barangay Hall (Alabang and Muntinlupa Sta.)	8:30 A.M. May 22,2018	PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.,	28	29	57
	Sucat Barangay Hall (Sucat Station)	2:00 PM May 22, 2018	PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.,	32	56	88
San Pedro City	San Pedro Pavillion (San Pedro and Pacita Stations)	2:00 P.M. May 16, 2018	PAPs, LGU, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc., SHFC Representatives, PNR Representatives	7	11	18
Biñan City	San Pedro Pavillion (Biñan Station)	2:00 P.M. May 16, 2018	PAPs, LGU, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc., SHFC Representatives, PNR	22	88	110

LGUs	Venue	Date & Time	Main Participants	Number of Participants		
				Male	Female	Total
			Representatives			
Sta. Rosa City	San Pedro Pavillion (Santa Rosa Station)	2:00 P.M. May 16, 2018	PAPs, LGU, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc., SHFC Representatives, PNR Representatives	26	70	96
Cabuyao City	LLC Auditorium, Central School (Cabuyao, Gulod, and Mamatid Stations)	8:00 A.M. May 16, 2018	PAPs, LGU, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc., SHFC Representatives, PNR Representatives	4	26	30
Calamba City	LLC Auditorium, Central School (Calamba Station)	8:00 A.M. May 16, 2018	PAPs, LGU, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc., SHFC Representatives, PNR Representatives	11	13	24
	Brgy. Banlic Covered Court (Banlic Depot)	8:00 A.M. May 25, 2018	PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	54	229	283
	Brgy. Banlic Covered Court (Banlic Depot)	9:00 A.M. June 13, 2018	PAPs, BLGU, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.	25	35	60

Source: JICA Study Team

Table 14-9 Summary of Issues and Concerns at the Combined First and Second SCM

Queries/Concerns/Suggestions/Comments	Responses to Queries
Issues and Concerns on RAP activities	
<ul style="list-style-type: none"> Schedule for the census tagging and socio-economic survey (SES) 	<ul style="list-style-type: none"> The census tagging schedule will be coordinated with the barangay chairman; The socio-economic survey will be conducted immediately after the census tagging
<ul style="list-style-type: none"> Concern on the PAPs who were not present during census tagging and/or SES 	<ul style="list-style-type: none"> The PAPs may inform the barangay that they permit the census tagging to proceed, or they could give consent to their neighbors to allow tagging of their structure; The PAPs could set a schedule of the SES with the enumerator in instances that they are not available during the scheduled interview
<ul style="list-style-type: none"> Concern on cut-off date 	<ul style="list-style-type: none"> The cut-off date is only applicable to informal settler families; Assigned date will be on the first day of the conduct of the census tagging; All structures constructed after the cut-off date will no be included in the compensation; Persons not residing in the direct impact area at the time of the census tagging and SES will not be included in the master list of the PAPs
<ul style="list-style-type: none"> Treatment for multiple households residing in one structure 	<ul style="list-style-type: none"> Number of interviews will be based on the number of households in the structure; A household is defined by a separate kitchen and budget for food

Queries/Concerns/Suggestions/ Comments	Responses to Queries
	for each family
<ul style="list-style-type: none"> • Schedule of the second interview • Schedule of the second tagging 	<ul style="list-style-type: none"> • There will only be one interview for NSRP-SC • Explained that the second tag is an indication that the structure is certainly affected by the project; • Added that the sticker of the second tagging will not have a white background (like the first tag); • PAPs will be notified ahead of time before the tagging
<ul style="list-style-type: none"> • Schedule of the next meeting 	<ul style="list-style-type: none"> • The barangay heads will be notified at least a week ahead; • PAPs who indicated their contact details in the attendance sheet will be notified through SMS
On Project Coordination	
<ul style="list-style-type: none"> • If the project has been approved by NEDA • If the LGU is consulted about the project 	<ul style="list-style-type: none"> • DOTr confirmed that the project has been approved by NEDA and is included in the Philippine Development Plan (2017-2022) • Information Education Communication (IEC) Meetings have been arranged before going in the barangay level; • The concerned LGU is also aware of the SCMs being conducted on-ground, especially concerned departments such the planning office and the local housing office, as they are also invited to the meetings; • The LGU is also extending its assistance to the project through identification of possible relocation sites
On the Timetable of the Project	
<ul style="list-style-type: none"> • Possible length of remaining stay in the current location of ISFs • The remaining time for the property owners to prepare the necessary documents required may not be enough, particularly for properties with tax issues and ownership concerns 	<ul style="list-style-type: none"> • Construction is scheduled to start on May 2019 • The issues and concerns are noted; • The property owners will be given adequate time to prepare the necessary documents required to facilitate the payment
On Relocation	
<ul style="list-style-type: none"> • Possible length of remaining stay in the current location of ISFs • The housing partner of the Department of Transportation (DOTr) for NSRP-SC • Possibility of in-city relocation • If renters could avail the relocation program • If the association will construct their own relocation (ISF) • If those residing in relocation sites who are affected by the project will be recognized as private owners, renters, or ISFs • Asked for assurance that they will receive relocation 	<ul style="list-style-type: none"> • Construction is scheduled to start on May 2019 • The housing partner of DOTr for the NSRP-SC is the Social Housing Finance Corporation (SHFC) • In-city relocation is priority. However, if there is no available land in the area, vertical relocation (medium-rise building) may be considered; • If horizontal relocation is preferred, available lands in the nearby areas could be considered • Renters could avail the relocation program if they qualify the criteria from RA 7279 Section 16. Their qualification will be evaluated by SHFC • Not necessarily but they have the option. Details like this will be planned by the association with SHFC; • They will be consulted for the interior arrangements of the relocation unit • If the PAP has the title of the unit, they will be considered as private owners; • The issue will be referred to DOTr • Answered that the loan for the project will not be signed if the relocation for the affected persons will not be executed properly; • Demolition will not be permitted unless the relocation site is ready for occupancy;

Queries/Concerns/Suggestions/ Comments	Responses to Queries
	<ul style="list-style-type: none"> JICA and ADB will be actively monitoring the relocation so the PAPs shouldn't worry
<ul style="list-style-type: none"> If they are not qualified for the relocation 	<ul style="list-style-type: none"> They could apply for the next bracket of housing assistance (via Pag-IBIG or SSS)
<ul style="list-style-type: none"> Age restriction of Pag-IBIG 	<ul style="list-style-type: none"> There is a proposal to remove the Pag-IBIG age restriction—giving the option to the child/children of the owner to continue paying if ever the original awardee is unable to continue the payment
<ul style="list-style-type: none"> Transfer of business and business equipment 	<ul style="list-style-type: none"> The government will provide assistance for the transfer, as well as provide a list of options
<ul style="list-style-type: none"> Private property owners requesting for assistance in the relocation since ISF will receive assistance 	<ul style="list-style-type: none"> The list of available properties in the city or in the neighboring cities will be given to private owners to assist in relocating
On Engineering Design	
<ul style="list-style-type: none"> Width of the alignment; Centerline and exact boundaries of the PNR ROW 	<ul style="list-style-type: none"> For the purpose of the FS RAP, the main tracks will be 30 meters wide; The 15 m-15 m (30 m) on both sides will be reckoned from the centerline of the existing tracks in the absence of an established ROW and centerline of the PNR; The relocation survey is currently being conducted to determine the centerline and the boundaries of the PNR ROW
<ul style="list-style-type: none"> If there is a possibility that the 30-m and the 60-m ROW for the main tracks and the stations, respectively be extended due to unexpected design changes 	<ul style="list-style-type: none"> 30 meters will be the maximum ROW for the main tracks, as well as 60 meters will be the maximum for the stations
<ul style="list-style-type: none"> Size of the station 	<ul style="list-style-type: none"> Standard stations will measure 60 m x 250 m
<ul style="list-style-type: none"> If the current station will be used as the new station 	<ul style="list-style-type: none"> Most of the stations will be elevated; The stations will be in the same areas as the current stations but not limited in the same location
<ul style="list-style-type: none"> If there are future development plans given the enormity of the of the required ROW for the stations 	<ul style="list-style-type: none"> DOTr has disclosed that the stations are planned to be intermodal transportation terminals for easy transfer of commuters; Other stations are also seen as connections to different government projects such as the North South Commuter Railway (NSCR) and the Metro Manila Subway Project (MMSP); A larger station is also needed to accommodate the expected high volume of ridership
<ul style="list-style-type: none"> Plans on the area beneath the guideway 	<ul style="list-style-type: none"> DOTr is planning to develop the area below (current PNR) to be a transportation line for freight
<ul style="list-style-type: none"> Elevation of the guideway from the ground 	<ul style="list-style-type: none"> As the project is still in the feasibility stage, the height of guideway is not determined yet
<ul style="list-style-type: none"> Length of the train 	<ul style="list-style-type: none"> Eight to ten cars are planned to operate per train with provision for additional cars in the future;
<ul style="list-style-type: none"> Station utilities and features; Requested to consider the safety access and mobility of the persons with disabilities (PWDs) especially those with sensory disability to the stations 	<ul style="list-style-type: none"> DOTr assured the stakeholders that all the considerations for the safe access and mobility of the PWDs are included in the design as it is guided by international standards; Added that gender-segregated comfort rooms will also be provided
<ul style="list-style-type: none"> Possibility of relocating the station/alignment to other areas (this concern is raised during the SCMs for all stations, as the private property owners are strongly opposing the location of the station in their area) 	<ul style="list-style-type: none"> Informed the stakeholders that the size of the station may still be reduced as the design is not finalized yet; The proposed alignment maximizes the current PNR ROW. Going farther than the PNR ROW will result to a larger ROW acquisition; There are possibilities in moving the stations but only by a few meters. Moving the proposed station locations will be based on the results of the feasibility study; The depot in Brgy. Sucat is proposed to support the future long-haul

Queries/Concerns/Suggestions/ Comments	Responses to Queries
	train. Brgy. Sucat is the most optimal location according to previous studies
Issues and Concern on the Compensations and Entitlements	
<ul style="list-style-type: none"> • If it's possible to claim the compensation for the land property and structure even if nobody is currently residing in the property 	<ul style="list-style-type: none"> • Yes, occupancy on the property will not affect the claiming of compensation; • As long as the property has a clean title, the owner of the property could claim the compensation
<ul style="list-style-type: none"> • Asked if when will the compensation amount for the property be disclosed Disclosure date of the 	<ul style="list-style-type: none"> • A letter offer from the DOTr will be sent to the owners as the information is confidential; • Explained that the owners will be given thirty (30) days to indicate their response to the offer; • The letter offer will be sent during the DED stage
<ul style="list-style-type: none"> • Schedule of the release of initial payment 	<ul style="list-style-type: none"> • For land property, the initial payment will be 50% of the negotiated amount Once the title is transferred under the name of the government or the Implementing Agency (IA), the 50% balance will be paid to the property owner; • The structure will be paid with 70% of the total estimated amount based on replacement cost; • The remaining 30% balance will be paid once the area is cleared and structure is completely demolished
<ul style="list-style-type: none"> • Entitlements of those who will not qualify on the relocation 	<ul style="list-style-type: none"> • Entitlements will be discussed during the third stakeholder consultation meeting
<ul style="list-style-type: none"> • If the business owners will be compensated for income loss 	<ul style="list-style-type: none"> • At present, there is no law that will provide for the compensation of income loss; • Since the project is internationally funded (JICA & ADB), additional compensations and entitlements not provided by the national law may be considered and accorded to the PAPs; • Entitlements and compensation packages will be discussed during the third stakeholder consultation meeting
Issues and concerns regarding the homeowner's association (HOA) to be formed for community mortgage program (CMP)	
<ul style="list-style-type: none"> • If the PAPs will organize the HOA by themselves 	<ul style="list-style-type: none"> • Community organizers from Social Housing Finance Corporation (SHFC) will go on-ground to assist the community in forming the homeowners' association
<ul style="list-style-type: none"> • If the PAPs can organize ahead 	<ul style="list-style-type: none"> • Yes, but it will be better to wait for the community organizers of SHFC
<ul style="list-style-type: none"> • If organizing a HOA is compulsory 	<ul style="list-style-type: none"> • Only organized communities or homeowners' associations will be allowed to apply for the CMP. No individuals or individual families will be accepted for a loan
<ul style="list-style-type: none"> • Maximum number of members 	<ul style="list-style-type: none"> • SHFC has answered that current ceiling for membership per association is two hundred (200). However, there is a proposal to increase the ceiling to accommodate the large number of PAPs of the NSRP-SC
<ul style="list-style-type: none"> • If their current HOA could be recognized by SHFC 	<ul style="list-style-type: none"> • Yes, but the community organizers of SHFC will still have to meet with them
Environmental Issues and Concerns	
<ul style="list-style-type: none"> • Raised concern on the flooding problem in the location of proposed EDSA Station in Brgy. Magallanes, Makati City 	<ul style="list-style-type: none"> • Assured that the flooding concern in the area will be considered in the in the final design of the project
<ul style="list-style-type: none"> • Informed that MERALCO pays PHP10,000 every month to the property owner as rent for the location of the post 	<ul style="list-style-type: none"> • DOTr responded that a meeting with Meralco has decided that Meralco will be the one to move the electric post
Extrajudicial Settlements	
<ul style="list-style-type: none"> • Owner of land is deceased 	<ul style="list-style-type: none"> • The legal heirs will have to process the transfer of title through

Queries/Concerns/Suggestions/ Comments	Responses to Queries
	extrajudicial settlement; • This is required as the government will only transact and compensate the property owner
• If the transfer of title will be covered by the government	• The transfer of title to the government will be covered by DOTr. Transfer from deceased owner to the legal heirs will be covered by the PAPs
Land Property and Structure Issues	
• Stated strong opposition to the location of the Sucat Station in the old Sucat Thermal Power Plant that would result to the realignment of the rail tracks and entail extensive displacement of residential houses and private properties in Brgy. Sucat and Buli, Muntinlupa City; • Suggested that the Posadas Property be considered for the location of the station	• It is not publicized but the plan is to use the area for the South Long Haul (Bicol bound) interchange, not for the NSRP-SC; • Clarified that the original proposal was to put the depot in Laguna; • The feasibility study (FS) found out that it will be better to have a stop in Sucat since the next depot will be in Valenzuela City; • The project is still in the FS stage and the design is not yet final; • The suggestion is noted and will be related to DOTr for consideration
• Expressed strong opposition to the location of the proposed España Station in Brgys. 472 & 473, Manila City; • Suggested that the station be located in areas where less properties and structures will be affected	• The location of the proposed España Station in the area is not yet final as the project is still in the FS stage; • The final location of the station will be determined during the DED
• The areas to be affected by the NSRP-SC alignment in Brgy. 186 is owned by the Manotoc's and is now subject to expropriation by the Manila City LGU; • Disclosed that property will be utilized for socialized housing project, in which the beneficiaries are the residents in the area	• The concern will be related to DOTr for further verification
• Disclosed that most of the residents in Brgy. 348 & 349 do not have legal rights to the land; • The property is previously part of owned by the PNR but the ownership was later transferred to the Manila City LGU. The Manila City LGU allowed occupancy of the residents	• The concerns are noted and will be related to DOTr; • DOTr will closely coordinate with the Manila City LGU to resolve the issues and concerns surrounding the ownership of the property in question
• If owners would be allowed to develop the remaining part of the of the property after the acquisition	• If the owner chose not to sell the whole land property to the government, they have the freedom to develop the remaining portion of the property
• If the households of subdivided structures could avail the relocation program for the project	• They could avail the relocation as long as they were interviewed in the SES and they qualify the criteria for relocation; • Compensation for subdivided structures will be accorded to the owners
• The owner of the property is abroad (OFW)	• The owners abroad could issue a special power of attorney to the person who will be handling the acquisition
• The proof of ownership is the deed of sale only, not the title	• Advised to keep the deed of sale; • The title should be transferred under their name for them to receive the compensation, especially since the direct person DOTr will

Queries/Concerns/Suggestions/ Comments	Responses to Queries
	transact with is the one listed in the tax declaration from the City Assessor
<ul style="list-style-type: none"> Only a small portion will be affected by the project 	<ul style="list-style-type: none"> The small portion could be acquired through easement of ROW agreement; In the easement agreement, the owner will grant perpetual use of the strip of land as ROW to the IA, and the owner will keep ownership of the land; The strip of land acquired will be compensated based on BIR Zonal Valuation. The title will be annotated, defining the part of the property used as ROW; All structures and improvements affected within the strip of land acquired will be compensated based on replacement cost The owner has the option to keep the remaining land especially if it is still economically viable; If more than eighty percent (80%) will be acquired, the owner has the option to sell the whole property
Issues concerning project affected persons	
<ul style="list-style-type: none"> Consideration for the NHA-MRB unit owners in Brgy. 185, 162, & 161 who are paying monthly amortization 	<ul style="list-style-type: none"> If the land is part of the ownership, compensation will be accorded to the individual owners, by unit; Fully paid unit owners will be compensated for the unit; Advised the owners who have little amortizations left, to pay the remaining amortizations to claim ownership to the unit. Compensation would be based on replacement cost of the units, so the owners can recover the payment made; For those who still have a huge sum to pay, the total amortization amount paid will be reimbursed and the rest will be accorded to the NHA, as the agency still possess ownership to the unit; DOTr will be coordinating with NHA to discuss the arrangements and resolve the concerns; The consultations will be continuous, so the stakeholders will be updated on the discussions between the DOTr and NHA
<ul style="list-style-type: none"> Expressed concern on the possibility that their established residence in the NHA MRBs will again be subjected to displacement 	<ul style="list-style-type: none"> The concern is noted Admitted the challenge posed by the housing buildings of NHA to the project; Reiterated that the relocation survey is currently undertaken and the alignment and its ROW are not yet final
<ul style="list-style-type: none"> If awardees whose structures will be affected by the project be considered private owners or ISFs 	<ul style="list-style-type: none"> The concern will be referred to JICA and DOTr

14.4.5 Third Round of Stakeholders Consultation Meetings

The third round of SCM was conducted from August 21-28, 2018. During the 3rd SCM, DOTr presented some project updates, explained the Entitlement Matrix and discussed the Livelihood Restoration and Improvement Program (LRIP), while SHFC presented the relocation process and options. Below are the outline and summary of issues and concerns gathered from the 3rd SCM.

Table 14-10 Outline of the 3rd SCM

LGUs	Venue	Date & Time	Participants	Number of Participants		
				Male	Female	Total
San Pedro City, Santa Rosa City, Biñan City, Cabuyao	Santa Rosa Auditorium	8:00 A.M. August 18, 2018	Legal PAPs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc., PNR Representative,	42	72	114

LGUs	Venue	Date & Time	Participants	Number of Participants		
				Male	Female	Total
City Calamba City			ADB Representative			
Santa Rosa City	Santa Rosa Auditorium	13:00 P.M. August 18, 2018	ISFs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc., SHFC Representative, PNR Representative, ADB Representative	87	269	356
Manila City	Dapitan Sports Complex	8:00 A.M. August 20, 2018	ISFs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.,	285	511	796
	Dapitan Sports Complex	13:00 P.M. August 20, 2018	ISFs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.,	137	303	440
Taguig City, Paranaque City, Muntinlupa City	Cayetano Sports Complex, Brgy. Bagumbayan, Taguig City	8:00 A.M. August 21, 2018	Legal PAPs DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc., PNR Representative, ADB Representative	50	68	118
Taguig City, Paranaque City	Cayetano Sports Complex, Brgy. Bagumbayan, Taguig City	13:00 P.M. August 21, 2018	ISFs DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.,	88	157	245
Manila City	Dapitan Sports Complex, Instruction St, Sampaloc, Manila	8:00 A.M. August 22, 2018	ISFs DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.,	422	771	1193
	Dapitan Sports Complex, Instruction St, Sampaloc, Manila	13:00 P.M. August 22, 2018	ISFs DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.,	169	308	477
	Dapitan Sports Complex, Instruction St, Sampaloc, Manila	8:00 A.M. August 23, 2018	Legal PAPs DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc., PNR Representative, ADB Representative	157	271	428
	Carmona Sports Complex, Arpilleda, Makati City	13:00 P.M. August 23, 2018	Legal PAPs and ISFs DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.,	53	56	109
	Don Jose	8:00 A.M.	ISFs,	197	473	670

LGUs	Venue	Date & Time	Participants	Number of Participants		
				Male	Female	Total
Calamba City	Homes Project Covered Court, Brgy. Banlic, Calamba City	August 24, 2018	DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.,			
	Don Jose Homes Project Covered Court, Brgy. Banlic, Calamba City	13:00 P.M. August 24, 2018	ISFs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc.,	186	382	568
Biñan City	Alonte Sports Arena, Zapote Street, Biñan City	8:00 A.M. August 27, 2018	ISFs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc., SHFC Representative, PNR Representative,	266	645	911
Muntinlupa City	Brgy. Sucat Covered Court, Muntinlupa	13:00 P.M. August 27, 2018	Legal PAPs and ISFs DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc., SHFC Representative, PNR Representative,	350	567	917
San Pedro City, Muntinlupa City	Pacita Astrodome, San Pedro City	8:00 A.M. August 28, 2018	ISFs DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc., SHFC Representative, PNR Representative,	91	225	316
Cabuyao City	Cabuyao City Hall AVR	14:00 P.M. August 28, 2018	ISFs, DOTr Representatives, JICA Design Team Representatives, EcosysCorp, Inc., PNR Representative,	50	70	120

Table 14-11 Summary of Issues and Concern of ISFs, Renters and Sharers during the 3rd SCM

Queries/Concerns/Suggestions/Comments	Responses to Queries
Inquiries on the project details	
<ul style="list-style-type: none"> The timetable of the project 	<ul style="list-style-type: none"> Relocation will start processing on April 2019. The construction will be on May 2020; Advised to process the documents needed to fast track the payment on the compensation
<ul style="list-style-type: none"> If the 30m will extend 	<ul style="list-style-type: none"> There will be no additional measurements beyond 30 meters except for the stations which are 60 meters
Concerns on the RAP Activities	
<ul style="list-style-type: none"> Structure was tagged but they were not interviewed for the socio-economic survey (SES) 	<ul style="list-style-type: none"> The household head might have been unavailable when the census team conducted the survey in their area; The master list is not final and not all in the master list will be given a relocation unit
<ul style="list-style-type: none"> Requested free transportation for the next stakeholder consultation meetings 	<ul style="list-style-type: none"> Transportation will be provided for barangays far from the venue

Queries/Concerns/Suggestions/Comments	Responses to Queries
<ul style="list-style-type: none"> The possibility of being interviewed after the cut-off date since they just moved in 	<ul style="list-style-type: none"> There will be no entitlements since they moved in after the cut-off date
Questions regarding the relocation and the socialized housing program	
<ul style="list-style-type: none"> If two households under one structure were interviewed, will both of them get a relocation program 	<ul style="list-style-type: none"> Availing the socialized housing depends if the household will qualify the criteria of Socialized Housing and Finance Corporation (SHFC)
<ul style="list-style-type: none"> If the relocation will be given for free 	<ul style="list-style-type: none"> The funding organizations would like to give a sense of value to the housing awards; The beneficiaries will still have to pay the monthly;
<ul style="list-style-type: none"> If the home owner's association is mandatory 	<ul style="list-style-type: none"> SHFC's mobilizers will go on ground to help the community be organized. SHFC will only grant the loan to organized communities.
<ul style="list-style-type: none"> Maximum loanable amount 	<ul style="list-style-type: none"> Maximum loanable amount is ₱450,000.
<ul style="list-style-type: none"> How to be a member of Pag-IBIG 	<ul style="list-style-type: none"> They will have to pay the two years' worth of membership to become a new member
<ul style="list-style-type: none"> Asked about the monthly amortization of the relocation 	<ul style="list-style-type: none"> Still in discussion with the concerned agencies
<ul style="list-style-type: none"> How many square meters will the relocation be 	<ul style="list-style-type: none"> The size of their relocation depends on the decision and the plan of the HOA
<ul style="list-style-type: none"> If they could still be beneficiaries of the socialized housing if their structure will be paid for compensation 	<ul style="list-style-type: none"> Yes, but they will have structure they own is more than the loanable amount of SHFC (₱450,000), they could be assisted to apply a loan to Pag-IBIG
<ul style="list-style-type: none"> Available in-city relocations 	<ul style="list-style-type: none"> Most feasible in-city relocation are in the form of medium rise buildings
<ul style="list-style-type: none"> If those who occupied a structure illegally could qualify for the socialized housing 	<ul style="list-style-type: none"> They will also have their own entitlements. If they are interviewed, they will be included in the master list to be validated by SHFC
<ul style="list-style-type: none"> Requirements and deadline of application to SHFC 	<ul style="list-style-type: none"> The beneficiary should be a Filipino Citizen, Informal Settler & belonging to low-income bracket, 18 to below 60 years of age, has not availed of any government housing program, and not a "professional squatter" Emphasized that awardees of previous government housing projects cannot avail of the project's housing program anymore. No double availment The CMP will not entertain individual applications; They could file for the claiming the compensation once they receive the letter offer
<ul style="list-style-type: none"> If those who availed through Pag-IBIG before can avail again 	<ul style="list-style-type: none"> As long as they are in good standing;
Concerns on the possible monetary compensations	
<ul style="list-style-type: none"> Compensation for crops and livestock 	<ul style="list-style-type: none"> All crops with commercial value will be compensated. The livestock will be relocated with the owner
<ul style="list-style-type: none"> Asked if there will be a financial assistance for those who will self-relocate 	<ul style="list-style-type: none"> The expenses during self-relocation will be shouldered by the government; Those who will self-relocate are required to have secured shelter
<ul style="list-style-type: none"> Soft-loan 	<ul style="list-style-type: none"> They will be given the list of those who are offering soft loans—from the LGU and from small corporations, etc.
<ul style="list-style-type: none"> If it's alright to use the compensation for rent only 	<ul style="list-style-type: none"> As long as the shelter is secured before moving in

Queries/Concerns/Suggestions/Comments	Responses to Queries
and not avail a new shelter since she's old already	

Table 14-12 Summary of Issues and Concern of Legal PAPs during the 3rd SCM

Queries/Concerns/Suggestions/Comments	Responses to Queries
On project specifics and project updates	
<ul style="list-style-type: none"> • Start of construction 	<ul style="list-style-type: none"> • Construction starts on the 2nd quarter of 2020.
<ul style="list-style-type: none"> • Start of processing the relocation 	<ul style="list-style-type: none"> • Relocation starts one year ahead of the construction (2nd quarter of 2019)
<ul style="list-style-type: none"> • If the 30m alignment is final 	<ul style="list-style-type: none"> • The 30m alignment is the proposed study area for the project. The final measurement of the alignment will be finalized after conducting the parcellary survey
Concerns regarding RAP activities	
<ul style="list-style-type: none"> • The structure wasn't tagged 	<ul style="list-style-type: none"> • Their structure might not be tagged because 1) they were unavailable during the tagging, 2) they refused to the tagging of their structure or 3) they are not included in the potentially affected structures; • A control number was reserved for them;
<ul style="list-style-type: none"> • Households who were not interviewed 	<ul style="list-style-type: none"> • If they were not interviewed because they were not available when the enumerators went on ground, the household head could go to the barangay and get a certificate of residency; • When the second tagging comes and their structure will surely be affected by the project, they will be interviewed so that they can be included in the SES master list and the database of the project
Monetary Compensation	
<ul style="list-style-type: none"> • Price range of market value 	<ul style="list-style-type: none"> • Market value will differ from property to property as it will be appraised according to its development and characteristics; • The appraisal will be done by licensed independent property appraisers (IPA)
<ul style="list-style-type: none"> • The compensation for the structure and the land might not be enough to buy a replacement property 	<ul style="list-style-type: none"> • The IPAs will appraise the affected structures during the Detailed Engineering Design considering that the owner needs to buy a replacement for their property
<ul style="list-style-type: none"> • How to avail the rental subsidy 	<ul style="list-style-type: none"> • The rental subsidy will only be applicable to those who will
Entitlements of businesses	
<ul style="list-style-type: none"> • Premature effect of the project disclosure to their businesses (e.g. renters leaving due to uncertainty brought about by the project) 	<ul style="list-style-type: none"> • Owners could convince renters attempting to leave that they have a separate entitlement from the owner; • The income loss brought about the project disclosure will not be covered or replaced by the project
<ul style="list-style-type: none"> • Their structure is their only source of income 	<ul style="list-style-type: none"> • Income loss will be compensated for a maximum of six months during transition
<ul style="list-style-type: none"> • Possible business and job opportunities 	<ul style="list-style-type: none"> • The project affected persons have the right to first offer—if there are business spaces and opportunities or job openings within the project, its alignment and its stations, the PAPs will be enquired first

Queries/Concerns/Suggestions/Comments	Responses to Queries
<ul style="list-style-type: none"> Business permit is denied due to the project 	<ul style="list-style-type: none"> Since the project measurements are not yet final, some LGUs have taken the liberty to pause any developments in the area near the PNR
Entitlements of residential private property owners	
<ul style="list-style-type: none"> Possibility of replacing their property with another property instead of monetary compensation 	<ul style="list-style-type: none"> DOTr will assist the owners and present them the available properties within or near their city
<ul style="list-style-type: none"> Land owner but not interviewed for the Socio-Economic Survey 	<ul style="list-style-type: none"> It is alright if the owner was not interviewed; The owner's details will be taken from the LGU since they are the registered owner
<ul style="list-style-type: none"> Why there is a Pag-IBIG option for legal owners 	<ul style="list-style-type: none"> The national law will only compensate the property to the owner. But since the foreign funders have social safeguards, the private property owners will still be being assisted if they will avail through Pag-IBIG; They could avail through Pag-IBIG if the PAP chose assisted relocation rather than self-relocation; Legal owners could choose to apply for Pag-IBIG if for example, they want a bigger property and that the compensation for their property is not enough to pay for the new property
<ul style="list-style-type: none"> Who reconstructs the part of their structure which will be affected partially 	<ul style="list-style-type: none"> Since the owner will be compensated for the affected area, they owner will shoulder the reconstruction
On implementation of the entitlement matrix	
<ul style="list-style-type: none"> Doubts the capacity of the government to deliver the promises in the entitlement matrix 	<ul style="list-style-type: none"> Assured the PAPs that the foreign funding agencies of the project will actively monitor the implementation of the project; The proper implementation of the relocation of the PAPs is part of the conditions for the loan agreement that will be signed on December 2018
Concerns regarding the property titles	
<ul style="list-style-type: none"> Subdivision of the mother title of community mortgage programs 	<ul style="list-style-type: none"> Reminded the PAPs that the title is needed to be compensated for the land; The subdivision of the mother title of CMPs will only be done after all members have paid their loaned amount; The developer should process the transfer of titles; For the case concerning the Home Guarantee Corporation and San Jose Builders in Manila: The concerns agencies and organizations will discuss the issue on the ownership of units in the medium-rise buildings
<ul style="list-style-type: none"> Have purchased land/property and the title of the property hasn't been transferred yet 	<ul style="list-style-type: none"> Advised that the new owner should process the transfer of title early on since the compensation will only be paid to the person whose name is indicated in the title; Reminded the PAPs to keep all transactions and agreements between them and the seller
Questions on the housing program	
<ul style="list-style-type: none"> If structure owners could be included in the socialized housing program 	<ul style="list-style-type: none"> They can be included if they will qualify in the criteria of the project's housing partner—Socialized Housing and Finance Corporation; SHFC will be validating the master list compiled for the North-South Railway Project—South Line

Queries/Concerns/Suggestions/Comments	Responses to Queries
	(Commuter)
Suggestions on information dissemination	
<ul style="list-style-type: none"> Notice for the upcoming meetings did not reach them 	<ul style="list-style-type: none"> Aside from the letters sent to the barangay chairmen, text message reminders were also sent to the PAPs; Those who have not received the text reminder could leave their mobile numbers to the attendance sheet. This is so the team could inform them of the upcoming meetings
<ul style="list-style-type: none"> Requests on providing pamphlets, information materials, or handouts that the PAPs can take home so that they could review the entitlement matrix 	<ul style="list-style-type: none"> The suggestion is noted; The entitlement matrix will be uploaded together with the RAP to the websites of JICA and ADB

14.5 Focus Group Discussions

FGDs were conducted as part of the consultation with selected affected households in all Cities/Municipalities of the project. This was undertaken to substantiate the data gathered from the SES and in the preparation of the LRIP in Chapter 8. Separate discussions were held for the business and vulnerable groups to gather their inputs on livelihood and resettlement. The outputs of the FGD were considered in the recommended mitigation measures for the Compensation and Entitlement Matrix in Chapter 6.

14.5.1 Focus Group Discussion with Affected Business Sector

Eight FGD sessions with a select group of affected business owners in the Cities of Laguna and Metro Manila. The list was taken from the list of business respondents of the SES in the affected communities. Criteria for selection were based on sectoral, age, and gender representation.

The table below indicates the dates, venues, and breakdown of participants for each LGU.

Table 14-13 Dates, Locations and Participants of FGDs

LGU	Date	Venue	Male	Female	Total
City of Calamba	April 24, 2018	DILG Multipurpose Hall, New City Hall	3	3	6
City of Cabuyao		Cabuyao Central School	5	9	14
City of Biñan	April 23, 2018	2 Conference Rooms: Office of the Mayor, City Hall	2	8	10
City of Santa Rosa		Rooftop, Labas Barangay Hall	3	8	11
City of San Pedro	April 26, 2018	Mountview Hall, San Pedro City Hall	0	3	3
City of Muntinlupa		Tunasan Bulilit Center	5	4	9
City of Parañaque	April 25, 2018	Conference Hall, 7th Flr, SM Aura	0	1	1
City of Taguig					
City of Manila	May 15, 2018	SACES Covered Court, Brgy. 803, Manila	1	5	6

Topics for discussion were centered on the business owners' or their representatives' apprehensions regarding acquisition of properties in relation to their respective businesses, their concept of livelihood restoration and improvement, and their ideas on possible project benefit-sharing schemes that will be acceptable to them.

Most of the apprehensions of the business sectors were related to the impact of the relocation to their businesses such as loss of income, loss of regular customers, and the difficulty of finding a space and re-establishing their business in a new location. To help them restore their income stream, business owners expect cash compensation for the loss of land and structure, transitional allowance, as well as

the provision of loan as additional capital to re-establish their business. Access to skills training opportunities on how to run a business would also be a tremendous help to small business owners and ensure the success of their business. As to project benefit-sharing, business owners expect to be allocated a space to sell during construction and operation of the project. Some businesses also expect to be given a chance to participate in the bidding process to supply construction materials and other stuff needed for the project. What they considered as deal breakers were the inability of the government to pay on-time, corruption, no consultation with PAPs on project-related decisions that affect them, and too many project-affected-persons and businesses to support which may affect budget. Table 14-4 below outlines the summary of the FGD results.

Table 14-14 Summary of FGD Results

Guide Questions	Responses
1. On the business side - What are your apprehensions/concerns regarding acquisition of your property?	<ul style="list-style-type: none"> • Might lose business/income source • How to replace/re-establish business • No other source of income • What portion of the property will be affected? • Disturbance to our newly built business • Financial burden to rebuild portion of our business structure • Loss of regular clients/customers • Where to relocate and what is the situation in the new area • Too expensive to rent space • How it would affect the business and their lives
2. What are your expectations regarding livelihood restoration and improvement?	<ul style="list-style-type: none"> • Capital to look for/buy/rent space for business and rebuild workspace • Cash compensation for affected land and structure • Transitional allowance while re-establishing business • Assistance in establishing alternate business • Skills training (e.g. how to operate business, learning new skills/new business, product diversification) • Provision of alternative space to re-establish our shop preferably in populated areas. If we are qualified to be relocated this would be better.
3. What possible project benefit sharing schemes can you suggest? During Construction?	<ul style="list-style-type: none"> • Opportunity to put up canteen/eatery in the construction site • Opportunity to apply for jobs/become sub-contractor/bid for projects
During Operation?	<ul style="list-style-type: none"> • Opportunity to rent commercial space at train station • Opportunity to enter into business contracts with the project implementer to supply materials (i.e. hardware)
4. What is your expected timeline for this? During Construction?	<ul style="list-style-type: none"> • When construction commences
During Operation?	<ul style="list-style-type: none"> • When operations start
5. What do you consider as “deal breakers” for the schemes presented?	<ul style="list-style-type: none"> • If the project doesn’t proceed • Government’s inability to pay on time (difficult to conduct business with government) • No consultations with the affected communities in whatever project-related decisions the government makes • Corruption- cash compensation/ financial support doesn’t reach affected business owners • Too many affected people and businesses for the government to support. Just compensate us for the loss of business structure along with financial support so we can re- establish on our own.

14.5.2 Focus Group Discussion with Affected Vulnerable Sector

Similar sessions with vulnerable sectors were also conducted to determine their apprehensions/concerns regarding the displacement of their communities from their respective sources of livelihood. The sessions also aimed to understand their concept of livelihood restoration and improvement as well as other possible entitlements that will be acceptable to them. Apart from livelihood, discussion also covered the identification of their relocation site preference.

The FGDs were conducted in the Cities of Binan, Cabuyao, Calamba, San Pedro, and Sta. Rosa in Laguna and Muntinlupa, Paranaque, Taguig, and Manila in Metro Manila. Since there are only a few affected households in the Cities of Taguig and Paranaque, participants for both cities were combined in one session. Participants were selected from the list of respondents of the SES. Criteria for selection were based on sector, age, and gender representation.

The table below indicates the dates, venues, and breakdown of participants for each City/Municipality.

Table 14-15 Date, Venue, and Participants, by City

LGU	Date	Venue	Male	Female	Total
City of Calamba	April 12, 2018	Barangay Pansol Quadrangle	4	5	9
City of Cabuyao	April 24, 2018	Cabuyao Central School	1	9	10
City of Biñan	April 10, 2018	2 Conference Rooms: Office of the Mayor, City Hall	6	15	21
City of Santa Rosa		Function Room, 4th Floor, Building A, Santa Rosa City Hall	11	52	63
City of San Pedro	April 11, 2018	1) Ceremonial Hall, 2) Mountain View Conference Room	10	22	32
City of Muntinlupa		2nd Floor, Resiliency Building, Hall of Justice Compound, Brg. Tunasan	11	13	24
City of Parañaque	April 13, 2018	Conference Room 3-4, Legislative Building, Parañaque City Hall	7	10	17
City of Taguig					
City of Manila	May 15, 2018	SACES Covered Court, Brgy. 803, Manila	2	11	13

Upon registration, participants were asked to sign a consent form that signified their voluntary involvement in the FGD. The activity also deviated from the usual FGD process wherein participants will just talk about their ideas or opinions on the subject matter. The activity made use of meta cards to allow participants to individually write their answers to the guide questions. That way, everyone was able to contribute in the process and no individual dominated the discussion. Similar responses were grouped and synthesized. If ideas were somewhat vague, facilitators probed and allow participants to elaborate on their ideas to stimulate discussion. To enable mothers who brought children with them to participate in the activity, children were gathered in a corner and were provided with coloring pages and crayons to entertain them while the sessions were ongoing.

Generally, the participants across all areas in the South are aware of and supportive of the project. As such, it was easy for the facilitators to get the discussion started. However, the knowledge of participants on livelihood and possible sources of income were quite limited. The first thing that always came to mind is putting up a *sari-sari* (general merchandise) store. Understandably, this type of business is easy to set-up with a little space and capital especially for stay-at-home mothers. It took a lot of prodding and probing from facilitators to push participants to think of other income sources not only for themselves but for other members of the households and the community as well. Most of the responses were centered on individual household sources of income and not much on something that they can do

as a community. When it comes to government support, financial capital readily emerged as a common response with little thought on skills training and other business support.

For the discussion on relocation, in-city relocation is the preference as much as the safety and security of the relocation site. Participants also valued on the availability of basic utilities (light and water) as well as access to basic social services like market, schools, and hospitals.

The results of the FGDs in Laguna and Metro Manila were consolidated in Table 14-16 below to identify common themes across project areas.

Table 14-16 Consolidated NSRP-SC FGD Results

Guide Questions	Responses
1. What are your apprehensions /concerns regarding the potential impact of resettlement on your livelihoods?	<ul style="list-style-type: none"> • Re-establishing and ensuring that current business will continue to provide income when relocated • Finding space to re-establish business • Possibility of losing or being far from customers and/ product source/market for products • Possibility of losing or being away from work/business • Decrease in income from business • More time and cost for travel if relocated far from work/business or away from city center • No livelihood program in resettlement area • What will happen to livelihood? (i.e. trolley, construction work, vendors, farmers) • Might become difficult to earn a living • Possibility of not having a land to plant (backyard gardening) • Losing social network (e.g. drivers association)
2. What support programs do you think are necessary to help you cope up with the possible impacts on your livelihoods?	<ul style="list-style-type: none"> • Provision of loan/capital to establish or re-establish business • Assistance in relocating business • Provision of livelihood programs that would enable them to earn for their daily subsistence • Allocation of store space to re-establish business • Opportunity to start business or livelihood that would provide a stable source of income • Skills training • Provision of land to plant vegetables for selling • Supply of products for selling • Opportunity to land a job (e.g. permanent government post, street sweeper, factory, carpenter, domestic helper, janitor, etc.) • Assistance in forming/joining an association (Tricycle Operators & Drivers Association) • Financial support/transition allowance while looking for new work (to spend for job application requirements) • Opportunity to own a tricycle as income source
3. If livelihood restoration is not possible, what alternative livelihood programs can you suggest?	<ul style="list-style-type: none"> • Provision of jobs (e.g. mechanic, health worker) • Cottage industry (e.g. broom-making for export, soap making, embroidery, sewing) • Food processing (e.g. <i>Tocino</i>, <i>longanisa</i>, hotdog) • Putting up business (e.g. repair shop, loading station, frozen foods, native delicacies, motor parts, meat products, viand, livestock and poultry raising, food cart, fishballs, clothes, mini grocery, junkshop, buy and sell) • Capital for business
4. What other programs can you suggest to help improve existing livelihoods and consequently help improve	<ul style="list-style-type: none"> • Skills training for construction workers, furniture makers, carpenters, janitors, etc. • Establishing a cooperative that would provide training on how to run a business (e.g. online selling, food processing, etc.) • Financial assistance/loan from government for additional business capital

Guide Questions	Responses
household income?	<ul style="list-style-type: none"> • Provision of materials/equipment to earn a living (e.g. manicure-pedicure set, sewing, tricycle or side car) • Provision/opportunity to land a job • Market linkage/access to product source
5. How do you think the project can help you cope better with the livelihood impacts?	
During Construction?	<ul style="list-style-type: none"> • Source out construction materials from affected people (e.g. hollow blocks, hardware materials, etc.) • Priority in hiring skilled workers from affected communities (e.g. steel man, mason, carpenters, welders, labor, painter, etc.) to work in the construction site • Opportunity and financial assistance in putting up food cart/eatery/sari-sari store near construction site
During Operation?	<ul style="list-style-type: none"> • Allocation of space for selling in the stations • Free skills training to land a job during operation Provision of permanent jobs (e.g. guard, janitor, assisting passengers) • Allow existing tricycle operators and drivers association to operate in the area
6. What is your relocation preference?	<ul style="list-style-type: none"> • Accessible location (near or within the city) with good roads, proper drainage, and free from flood and landslide • Accessible by public transportation • Having a sturdy, proper and permanent housing with complete facilities and utilities (light and water) • Opportunity to own a sturdy house (free or with affordable monthly housing amortization) • Availability of basic social services (market, school, clinic, church, hospital, community center) • Availability of livelihood and work opportunities and space to put up store/business • Availability of land for backyard gardening • Peaceful, orderly, united, and drug-free community with a homeowner's association to look after community welfare • Equal and fair provision of benefits to affected persons/households • Immediate relocation to be administered by PNR • No NHA involvement
7. What are the factors influencing your relocation preference?	<ul style="list-style-type: none"> • To be able to live in a safe, peaceful and orderly community that is free from flood, landslide, drugs, and crime • Basic necessities (light and water), as well as the availability of social services are essential for daily living • To ensure that the affected persons will truly benefit from the relocation • Housing units provided by other housing programs (e.g. NHA) are substandard and easily deteriorate
8. Other suggested resettlement support/assistance	<ul style="list-style-type: none"> • Advance notice prior to relocation • Provision of government truck for hauling • Financial assistance for relocation, to be given directly to the affected households, if possible to pay for transportation for hauling household stuff, food allowance for daily subsistence while re-establishing source of income • Well-organized relocation process

14.6 Actions Taken

Concerns raised, and recommendations made during the IEC meetings and SCMs were summarized and informed the crafting of the EM and LRIP. Social safeguards were included in this RAP to ensure

that the rights of the underprivileged and vulnerable groups are protected and mechanisms for livelihood restoration are in place at the relocation site.

14.7 Information Disclosure

The resettlement action plan (draft and updated versions) are required to be publically disclosed and information from the resettlement plans disclosed to affected people in a timely manner and in an accessible and understandable form.

14.7.1 Disclosure of the draft resettlement action plan

Salient features of the project, project impacts, mitigation measures and information about the GRM were disclosed to affected households and relevant local Government agencies through consultation meetings presented above and particularly in the third round. A PIB setting out key information will be disseminated to potentially affected people during consultations held during the Detailed Engineering Design Stage.

The agreed initial RAP will be disclosed in the project areas as well as publicly disclosed on the ADB and JICA websites. An updated PIB setting out key principles, forms of assistance, grievance redress mechanism (with contact information) and an updated project schedule will also be publicly posted in each LGU following approval of the resettlement plan.

14.7.2 Disclosure of the updated resettlement plan

During RAP updating, relevant information will be conveyed and disclosed to affected people, communities in the project areas as well as relevant Government agencies through public consultations and public information brochures. The agreed updated RAP will be disclosed to affected people, and communities as well as be publicly disclosed on JICA and ADB websites.