Metro Manila Transport Integration Project (MMURTRIP)

RESETTLEMENT ACTION PLAN
AND
REVIEW OF THE RESETTLEMENT ACTIVITIES
FOR THE
MARIKINA BRIDGE AND ACCESS ROAD COMPONENT

APRIL 2001

Department of Public Works and Highways
Manila, Philippines

FILE COPY
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1.0 INTRODUCTION

The Republic of the Philippines proposes to undertake the Metro-Manila Urban Transport Integration Project (MMURTRIP) and has requested the World Bank in the financing. The objective of the project is to address the deteriorating urban transport situation in Metro Manila by improving integration and management of the transport system. The focus is on actions within selected areas that would enhance the use of public transport, improve the effectiveness of the committed mega-projects and offer strategic road access particularly in areas outside EDSA. The project will be developed and implemented by the Department of Public Works and Highways (DPWH).

The Marikina Bridge and Access Road is one of the components of the MMURTRIP. This component of the project is expected to provide relief to traffic congestion when linked with C-5. The proposed sub-project, as shown in Figure 1, will involve the construction of wye-shaped bridge connected to Marcos Highway in Marikina City and access road connected at Sitio Olandes in Barangay Industrial Valley running straight and parallel to the Marikina River towards the section where Marikina River changes direction. The access road will be linked with the segment of the project at Barangay Libis in Quezon City that includes widening of the road; improvement of the junction with B. Serrano, C5 and E. Rodriguez Avenue; and a viaduct construction. The sub-project also includes the provision of transport facilities at the Marikina Bridge such as, bicycle parking areas, pedestrian passage, and bus and jeepney terminals (MMDA-designated Transport Hub for eastern Metro Manila).

The area surrounding the access road especially close to the link road and the junction with B. Serrano and E. Rodriguez Avenues in Quezon City is highly urbanized. However, the specific location where the proposed access road and bridge shall be established is mainly within the vicinity of Marikina River banks and is currently lying vacant. The proposed bridge and part of the access road up to the point where the river changes its direction, fall within Marikina City limits. The rest of the access road, link road, the proposed junction improvement, and the viaduct fall within Quezon City.

The design of the junction of the link road with B. Serrano and E. Rodriguez Avenue and the proposed viaduct (Figure 2) is to be financed by JBIC. This report summarizes the impacts of the project, inventory of affected assets, compensation entitlements and estimated resettlement costs, and a detailed review of resettlement activities carried out by the Marikina City and DPWH.

1.2 Objectives of the Resettlement Action Plan

Development projects that displace people involuntarily generally give rise to severe economic, social and environmental problems. Involuntary resettlement may cause severe long-term hardship, impoverishment, and environmental damage unless appropriate measures to mitigate these impacts are put in place. This Resettlement Action Plan (RAP) provides a framework for implementation of these proposed measures. The main objectives of the RAPs are to:

a. Provide a framework for implementation of the stated strategies to ensure timely acquisition of assets, payment of compensation and delivery of other benefits to project affected persons; provide a framework for policies, entitlements and implementation of the project facilitating PAPs’ efforts to improve their living standards, income earning capacity and production levels or, at least restore them to pre-project levels;
FIGURE 2
Proposed Junction and Viaduct to be financed by JBIC
b. Provide a framework for public information, consultation and participation, and grievance redress mechanism in project planning, design and implementation;
c. Identify and provide an estimate of required resources for implementation of recommended strategies; and
d. Provide a framework for supervision, monitoring and evaluation of resettlement implementation.

This RAP is prepared according to Republic Act 8974 and DPWH Policy Framework on Land Acquisition, Resettlement and Rehabilitation (April 2001), Annex A.

2.0 PROJECT IMPACTS

Most of the access road connecting the proposed bridge and the link road is partially completed and the last segment to connect it to the link road is under construction. Within the Quezon City area the land required for construction of the access road was under the military possession that was released for the project. The proposed Marikina Bridge and the widening of the link road in Barangay Libis will result in the acquisition of residential land and structures and impacts on several businesses that operate along the link road. Total number of PAPs affected due to the loss of agriculture, residential and commercial land; structures and businesses will be 42. Of these 19 PAPs would be affected by the proposed bridge and the remaining 23 PAPs by the proposed widening of the link road. Of the 19 PAPs affected by the proposed bridge, 16 would be affected by the loss of land without structures and the remaining three PAPs due to the loss of residential land with structures. Of the 23 PAPs affected by the proposed widening of the link road, 11 PAPs would be affected due to the loss of residential land with structures, 7 due to the loss of structures (without land), and the remaining 5 tenants who own businesses.

In the Marikina City area the access road is constructed over government land. However, about 450 squatter households who were relocated under the resettlement program implemented by the Marikina City in 1998 following the Philippine laws and regulations occupied the land. Based on the 1994 census of the Marikina Settlements Office (MSO), majority of the squatter household members were employed in construction, factories and service establishments. Most of the people worked as security guards, mechanics, drivers, electricians and factory workers. The others were vendors, sari-sari storeowners, barbers, pedicab drivers and tailors as well as dressmakers. Only few are employees of business establishments or enlisted personnel in the Armed Forces of the Philippines. Only a few were unemployed. Women who stayed in their houses were engaged as "suhero," a labor contracting arrangement by shoe manufacturers in Marikina City. In March 1998, the MSO carried out the relocation of squatter families in three resettlement sites namely San Miguel, Balubad and Montalban (now Rodriguez), Rizal. The details on the compensation and allowances provided to the affected squatter families and relocation sites are provided in Annex C.

The proposed improvement of the junction and viaduct will affect 14 PAPs. DPWH has already completed compensation payments to 12 of these PAPs for their affected land and structures. A compensation payment to the remaining 2 PAPs is expected to be completed soon. The details on the impacts are provided in Annex D.

A summary of the impacts is presented in the following sections.

2.1 Impacts on Land

2.1.1 Agricultural Land

The proposed bridge will affect only two agriculture land holdings. The total area that would be acquired is 1,608m². Currently the land is unproductive and is not used for any purposes.
2.1.2 Residential Land
Based on the census and inventory of affected assets, the proposed bridge will affect a total of 26 PAPs (11 PAPs Marikina City Side and 15 PAPs Quezon City Side) due to the loss of residential land. Total area affected would be 8,145.78m². Except for three, the remaining land holdings are free of any construction and encumbrances.

2.1.3 Commercial and Industrial Land
The proposed bridge will affect three land holdings: two (2) commercial lands (A=1,732m²) and one (1) industrial land (A=10,176m²). All these land holdings are currently lying vacant.

2.2 Impacts on Structures
The proposed bridge will affect three PAPs due to the loss of structures with a built-up area of 139.3m². Two of these structures are semi-permanent and the remaining one is permanent. On the other hand the proposed widening of the link road will affect a total of 23 PAPs due to the loss of structures. One PAP owns three structures. The structures are classified as single storey (4 structures), double storeys (11 structures) and triple storeys (1 structure). 3 structures are permanent concrete structures, 13 structures are of semi-permanent nature. 7 PAPs are squatters with single storey temporary structures. All the 7 PAPs -squatters would be required to transfer/settle to an alternative site. But these are not considered professional squatters.

2.3 Loss of Crops and Trees
The affected agricultural lands are unused and the PAPs do not derive any incomes from the land.

2.4 Loss of Incomes and Businesses
11 households located along the link road in Barangay Libis will be affected due to the loss of businesses. Additionally, 3 PAPs will be affected by the project due to the displacement of their stalls. However, these stalls can be shifted to the adjoining road in the vicinity without any loss to their incomes. Of the 11 PAPs affected by the loss of businesses, 5 are tenants. The remaining 6 PAPs are owners of the buildings. With the project their sources of incomes will be severely affected.

2.5 Temporary Impacts
The proposed civil works including the widening of the link road and construction of the bridge will have some temporary impacts on the adjoining areas. However, these impacts are not expected to be severe and would only be for a short duration.

2.6 Relocation Requirements
Based on the technical project design and the inventory of affected assets collected by the Urban Road Project Office (URPO) of DPWH, all the 23 households who are currently located along the link road would need to be transferred/settled. These PAPs are affected by the loss of land, structures and businesses. Additionally, 3 PAPs affected due to the loss of residential land and structures by the proposed bridge approach will need to be relocated. The summary of impacts of the project is shown in Table 2.1.
Table 2.1: Summary of the Affected Assets

<table>
<thead>
<tr>
<th>Items</th>
<th>Unit</th>
<th>PAPs (No. of HH/Structures)</th>
<th>Quantity</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Residential</td>
<td>m²</td>
<td>26</td>
<td>8,145.78</td>
<td></td>
</tr>
<tr>
<td>- Agricultural</td>
<td>m²</td>
<td>2</td>
<td>1,608.00</td>
<td></td>
</tr>
<tr>
<td>- Commercial</td>
<td>m²</td>
<td>2</td>
<td>1,732.00</td>
<td></td>
</tr>
<tr>
<td>- Industrial</td>
<td>m²</td>
<td>1</td>
<td>10,176.00</td>
<td></td>
</tr>
<tr>
<td><strong>Structures (Residential/Commercial)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Temporary</td>
<td>m²</td>
<td>7</td>
<td>258.00</td>
<td>-</td>
</tr>
<tr>
<td>- Semi-Permanent</td>
<td>m²</td>
<td>15</td>
<td>1,256.73</td>
<td>Including 2 structures affected by the bridge</td>
</tr>
<tr>
<td>- Permanent</td>
<td>m²</td>
<td>4</td>
<td>1,210.60</td>
<td>Including one structure affected by the bridge</td>
</tr>
<tr>
<td>- Other Structures (wells, boundary wall, etc.)</td>
<td>Lump- sum</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Loss of Business</strong></td>
<td>No.</td>
<td>11</td>
<td>-</td>
<td>Including 5 Tenants</td>
</tr>
<tr>
<td><strong>Tenants</strong></td>
<td>No.</td>
<td>5</td>
<td>-</td>
<td>Affected by the Loss of business</td>
</tr>
</tbody>
</table>
3.0 ELIGIBILITY AND LEGAL FRAMEWORK

3.1 Eligibility

Project affected persons (PAPs) includes any persons or person who at the cut-off date of the project were located within the project area or any of its component or sub-project or part thereof, would have their:

(i) Standard of living adversely affected;
(ii) Right, title or interest in any house, land (including residential, commercial, agricultural and grazing land) or any other movable or fixed assets acquired or possessed, in full or in part, temporarily or permanently; or
(iii) Business, occupation, place of work or residence or habitat adversely affected.

PAPs means Project Affected Family, and consists of all members of a household residing under one roof and operating as a single economic unit, who are adversely affected by the Project, or any of its components. For resettlement purposes, project affected persons will be considered as members of the Project Affected Families (PAFs).

3.2 Relevant Acts and Bylaws

3.2.1 World Bank’s Operational Directive 4.30

The basic guiding principle of the World Bank’s Operational Directives OD 4.30 is that the adverse impacts in a project are avoided or minimized, and the resettlement measures are conceived and executed as development programs and affected persons are given opportunity to share project benefits. The objective is to assist displaced persons in their efforts to improve their former production levels, income earning capacity, and living standards, or at least, to restore their income-earning capacity and living standards to the level they are likely to have had without the project.

OD 4.30 further stipulates that customary and formal rights are recognized equally in providing assistance and in devising criteria for entitlements and procedures for compensation and other resettlement assistance. The policy further states that the absence of legal title to land cannot be considered an obstacle to compensation and rehabilitation privileges. All persons affected by the project, especially the squatters, poorer, landless and semi-landless households should be included in the compensation, resettlement and rehabilitation package. In accordance with the Bank’s OD 4.30 and OP 4.12, compensation for lost assets must be made on the basis of replacement cost.

3.2.2 DPWH’s Resettlement Policy

To fill the gaps that exist between the existing Acts and Bylaws and the Bank’s OD 4.30, PWH has formulated a policy that provides a comprehensive framework governing all activities related to acquisition of all types of assets, compensation and resettlement. The Land Acquisition, Resettlement and Rehabilitation Policy (Resettlement Policy) finalized in May 2001 and endorsed by the DPWH management, supplements the provisions of RA 8974 and other Acts and Bylaws that govern land acquisition, compensation and resettlement activities under MMURTRIP. The “Resettlement Policy” is attached to the RAP Annex B.

3.3 Application of the Resettlement Policy to Already Affected Squatter Households and JBIC Component

Marikina City relocated about 450 squatter households in 1998 following the prevalent acts and laws governing resettlement well before DPWH formulated its policy on Land Acquisition, Resettlement and Rehabilitation. Since the access road is an integral part of the Marikina Bridge component of MMURTRIP, World Bank’s OD 4.30 would also be applicable to the squatter households affected by the access road. Similarly acquisition of private assets for the road junction at
B. Serrano and E. Rodriguez Avenue and the proposed viaduct was partially completed in the past. Although these components are to be funded by JBIC, these form an integral part of the Marikina Bridge and Access road project and are essential to achieve the objectives of the MMURTRIP. As such, World Bank's OD 4.30 and DPWH's Resettlement Policy would also apply to these components. It is not possible to apply certain procedures retroactively. A retrofit will necessarily involve a good faith effort to determine compliance. A detailed review of the impacts and resettlement activities for the squatter households affected by the access road and the households affected by the acquisition of private assets for the component to be funded by JBIC is presented in Annex B and C respectively. There is a need to evaluate the socio-economic status of the squatter households relocated by Marikina City and the households affected by the JBIC component of the project to check whether or not these affected households have been able to achieve the objectives of the resettlement policy and restore their incomes to at least their pre-project levels. Additional assistance will be provided to the PAPs in case the evaluation determines the need. A TOR for evaluation is provided in Annex E.

4.0 COMPENSATION POLICY AND ENTITLEMENTS

4.1 Introduction
The objectives and principles of resettlement are based on the World Bank’s OD 4.30 and DPWH Resettlement Policy. DPWH’s Resettlement Policy and OD 4.30 are adopted for preparation of the Resettlement Action Plan for the Marikina Bridge and Access road component of MMURTRIP. Based on the results of the census and information collected on affected assets, this section presents the category of PAPs and their entitlements.

4.2 Objectives of Resettlement Policy
The following objectives govern the resettlement policy for this project:

1. All attempts would be made to avoid, or minimize adverse social impacts in the project;

2. Where adverse impacts cannot be avoided, resettlement activities would be conceived and executed as development programs and the displaced persons would be provided opportunity to share the project benefits.

3. Displaced persons will be assisted in their efforts to improve their livelihood and standards of living, or at least to restore them to the pre-project level. In particular, displaced persons that are below the poverty line and other vulnerable groups will be assisted in their efforts to improve their standard of living to levels at least above the poverty line.

4. Effective public participation of and consultation with all the key stakeholders in general, and with project affected persons in particular, will be ensured at every stage of the project planning, design and implementation;

4.3 Detailed Compensation, Resettlement and Rehabilitation Entitlements
The impacts of the project will result in the acquisition of land and structures and in the loss of incomes and businesses. Table 4.1 gives a summary of the compensation and rehabilitation entitlements due to the PAPs in accordance with the provisions of the DPWH Resettlement Policy.
Table 4.1: Entitlement Matrix

<table>
<thead>
<tr>
<th>No.</th>
<th>TYPE OF LOSS</th>
<th>APPLICATION</th>
<th>DEFINITION OF ENTITLED PERSON</th>
<th>COMPENSATION POLICY</th>
</tr>
</thead>
</table>
| 1.  | Agriculture Land (2 PAPs) | 1.1 More than 20% of total land holding lost, or where <20% lost but the remaining land becomes economically unviable. (2 PAPs) | PAPs with 'tax declaration' (Tax declarations are legalizable to full title) (2 PAPs) | PAPs will be entitled to*:  
- Cash compensation for crops and trees produce at market price; and  
- (a) Full title to land of equal productivity acceptable to PAPs, in the same or surrounding barangay; OR  
(b) Cash compensation for lost land at 100% replacement cost at the informed request of PAPs; and  
- Rehabilitation assistance in the form of skills training equivalent to the amount of up to PHP15,000.00 if the present means of livelihood is no longer viable and the PAP will have to engage in new income activity; and  
- Disturbance assistance of up to PHP15,000.00 |
| 2.  | Loss of residential and/or commercial land (29 PAPs) | 2.1 Loss of residential or commercial land (without structures built therein). (14 PAPs) | Legal users of affected land with full title or with tax declaration on the occupied land (14 PAPs) | PAPs will be entitled to:  
- Cash compensation for affected land at 100% of replacement cost. |
|     |              | 2.2 Loss of residential or commercial land (with structures) w/o sufficient remaining land. PAPs will be required to relocate (15 PAPs) | PAPs with full title or tax declaration to the affected land (15 PAPs) | PAPs will be entitled to the following:  
Cash compensation for the entire land holding at 100% of replacement cost. |
| 3.  | Structures (26 PAPs) | 3.1 Entire loss of structures or where the remaining structure is rendered unviable for continued use. No land available to reorganize. (Structure built with or without permit) (26 PAPs) | a) Legal owner of the structure and with full title to the land or tax declaration for the land they occupy (19 PAPs) | PAPs will be entitled to the following:  
- Cash compensation for entire structure at 100% of replacement cost; and  
- Disturbance Assistance of up to PHP10,000.00; and  
- Transport Allowance (at cost)  
- Rehabilitation assistance in the form of skills training equivalent to the amount of up to PHP15,000.00 if the present means of livelihood is no longer viable and the PAP will have to engage in new income activity; and  
PAPs who have business affected due to partial impact on structures will be entitled to a subsistence allowance to provide for the loss of income during the transition period but not to exceed a period of one month. |
|     |              |              | b) Legal owner of affected structure without title or tax declaration for the land they occupy (squatter) (7 PAPs) | PAPs will be entitled to the following:  
- Cash compensation for entire structure at 100% of replacement cost; and  
- Transport Allowance (at cost)  
PAPs who have business affected due to partial impact on structures will be entitled to a subsistence allowance to provide for the loss of income during the transition period but not to exceed a period of one month. |
|     |              |              | c) Tenants of affected structure ** (5 PAPs) | PAPs, if displaced, will be entitled to the following:  
- 3 month notice on demolition  
- Transport allowance (at cost) |
| 4.  | Loss of Business / Income (11 PAPs) | Loss of business due to the project (11 PAPs) | Households who lose business, sources of income and employment (11 PAPs) | The PAP would be entitled to the following:  
- Subsistence Allowance of up to P 15,000;  
- Transport Allowance (at cost)  
- Income rehabilitation assistance of P 15,000  
PAPs who have business affected due to partial impact on structures will be entitled to a subsistence allowance to provide for the loss of income during the transition period but not to exceed a period of one month. |

* The affected land is unused and the PAPs do not derive any incomes from the land. Therefore, the PAPs would only be entitled to compensation for affected land at replacement cost.
5. PUBLIC PARTICIPATION, CONSULTATION AND GRIEVANCE REDRESS MECHANISM

5.1 Public Information
DPWH, through the concerned municipalities, regularly provided information on the Project and the resettlement process to the PAPs prior to and during the RAP preparation. Squatter households affected by the access road and those relocated to resettlement sites by Marikina City were fully consulted prior to and during the resettlement operations. As part of the requirements of the DENR, an Initial Environmental Examination (IEE) was conducted for the project. During this activity, the team dispatched by DPWH coordinated closely with local municipal and barangay officials.

Following the decision of DPWH to include the Marikina Bridge and access road component in MMURTRIP, inventory of affected assets was completed in August and September 2000. These activities were again closely coordinated with local municipal and barangay authorities who were briefed on the project and on the RAP that was being conducted by the Department for the PAPs.

5.2 Participation and Consultation
Participation is a process through which stakeholders influence and share control over development initiatives and the decisions and resources that affect them. The decision to participate is not the end of the participatory process; it is the start of the whole participatory process in the project cycle. In its Operational Directive No. 4.30 (Para. 3c), the World Bank states that “Community participation in planning and implementing resettlement should be encouraged.” Paragraph 8 of the same OD provides that the “…involvement of involuntary resettlers and hosts in planning prior to the move is critical...(and) the affected hosts and resettlers need to be systematically informed and consulted during preparation of the resettlement plan about their options and rights. They should also be able to choose from a number of acceptable resettlement alternatives.” The Bank believes that “Successful resettlement requires a timely transfer of responsibility from settlement agencies to the settlers themselves...” (Para.10).

In view of the foregoing, DPWH’s Resettlement Policy incorporates an operational framework on Public Participation and Consultation (see Annex A). The framework requires project personnel to ensure that local authorities and representatives of PAPs are included in the implementation and decision making process. To achieve this, appropriate bodies and procedures are spelled out in the said framework.

5.3 Grievance Redressal Procedures
In order to ensure that people’s grievances and complaints on any aspect of land acquisition, compensation, and resettlement are addressed in a timely and satisfactory manner and that all possible avenues are available to the PAPs to air their grievances, a well defined grievance redress mechanism is provided in DPWH’s Resettlement Policy. It is essential that the PAPs are aware of these procedures. The grievance redress mechanism and the appeals procedures should be explained to the PAPs in the public meetings that will be organized during RAP implementation.

5.3.1 Grievance Redress Procedures
A three-stage procedure for redressal of grievances is proposed. This includes:

a. Stage 1:
Complaints of the PAPs on any aspect of the resettlement program, or unaddressed losses shall in the first instance be lodged verbally or in written form to the Barangay Officials or to DPWH (URPO) staff. The complaint can be discussed in an informal meeting with the PAP by URPO staff. The URPO staff will be responsible in resolving the issue within 15 days from the day it is received.
b. Stage 2:
If no understanding or amicable solution is reached or if the complainant PAP does not receive any response from URPO within 15 days of registry of complaint, he/she can appeal to the respective municipal authorities or the mayor. The complainant PAP will be invited to produce documents to support his/her claim. The local government authorities will be responsible in addressing the complaint within 20 days from the day of its filing.

c. Stage 3:
If the PAP is not satisfied with the decision of the local government or the mayor, or in the absence of any response from the municipal authorities/mayor, he/she, as a last resort, can submit the case to the proper Courts of Law.

The complaints of the PAPs can be lodged verbally or in written form but in case it is lodged verbally, URPO staff will write it down in the first instance of its meeting with the PAPs. All records of the meetings and complaints lodged before the URPO will be documented. PAPs who will present their case to URPO, municipality or the court of law will be exonerated from paying any fee. In addition, PAPs lodging complaints and appeals before the Courts will be provided with free legal representation.

6. ORGANIZATIONAL SET-UP

The Urban road Project Office of the DPWH, in coordination with local government offices of Marikina City and Quezon City, would be overall responsible for implementation of the RAP. The provisions and policies of this RAP will serve as the legal basis for implementing the project. The Action Office on Resettlement and Squatter Families (AORSF) and the Environment Impact Assessment Project Office (EIAPO) of DPWH will assist the URPO in providing technical guidance and support in the implementation of the RAP. URPO, with assistance from EIAPO, would be responsible for the following specific resettlement activities:

- guiding the local government in the implementation of resettlement activities in accordance with the Resettlement Policy provisions as specified in the RAP;
- amending or complementing the RAP in coordination with concerned government agencies in case problems are identified during the monitoring of RAP implementation;
- guiding and supervising the local government agencies to carry out the verification of inventory, finalization of entitlements, and assessment of final compensation;
- submit compensation / assistance costs for approval by DPWH and allocation of needed resources;
- informing PAPs of their entitlements in coordination with municipal authorities;
- supervising the compensation payment process and the implementation of the RAP in all the affected municipalities;
- ensuring the availability of funds and proper accounting of expenses;
- preparing periodic supervision and monitoring reports on RAP implementation for submission to DPWH management and the Bank.

Successful implementation of the RAP will require close coordination between DPWH, other government agencies, provincial and municipal authorities.

7. RESETTLEMENT COSTS AND BUDGET

Funds for RAP implementation will be part of the Project budget. All costs for resettlement would be covered out of the counterpart funds provided by DPWH.
Estimated resettlement costs are based on the prevailing rates as of November 2000. The implementation of the RAP is currently underway and compensation to several PAPs has already been paid. The market rates used for assessment of compensation will remain valid during the implementation period. However, in case of unforeseen delays beyond 6 months, the rates for structures and other fixed assets will be reviewed and adjusted as needed.

7.1 Procedures for Flow of Funds

DPWH will be responsible in providing the needed funds for land acquisition and resettlement. DPWH Central Office, through URPO, will disburse said funds. Disbursement of funds for the RAP, including payment to PAPs, will be made by URPO, in close coordination with the AORSF and EIAPO.

7.2 Implementation, Administration and Contingency Costs

Implementation costs include costs of payment of allowances and per diem to URPO, AORSF and EIAPO staff, participating Marikina and Quezon City officials participating in RAP implementation and barangay officials. Administration costs represent 5.0% of the total resettlement costs. DPWH will ensure that adequate funds are made available as and when necessary for efficient and timely implementation of the resettlement activities.

7.3 Unit Prices for Cost Estimation

7.3.1 Structures

Compensation for loss of structures will be at replacement cost without depreciation and deductions for salvageable material, and will be in the form of cash compensation. Current market rates for temporary, semi-permanent and permanent structures are determined at Peso 4000, 5000 and 7000/m² respectively.

7.3.2 Compensation for Affected Agriculture, Residential and Commercial Land

“Resettlement Policy requires that compensation is paid at the replacement cost of all asset lost. The valuation of the asset at its replacement cost will be determined by an accredited or licensed independent appraiser applying internationally recognized valuation standards following the definition of replacement cost in par. 2j of the Resettlement Policy”.

7.3.2.1 Compensation for Agriculture Land

Current market value for affected agriculture land holdings are determined based on the rate of Peso 4000/m². The compensation is therefore, assessed at the same rate.

7.2.3.2 Compensation for Affected Residential, Commercial and Industrial Land

Based on the information collected from the City Assessors Office in Marikina City, the current market rates for affected residential, commercial and industrial land are Peso 4,500, 4,800, and 5,000/m². The compensation for the affected land is estimated accordingly. For the affected residential land in Quezon City area, the zonal values are P 8,000/m² while the current market rates vary between 15-18,000P/m². For purposes of resettlement costs, compensation is assessed based P 18,000/m².
<table>
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<th>DESCRIPTION</th>
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8. IMPLEMENTATION SCHEDULE

8.1 Approval of the RAP

The RAP will be presented to the World Bank for approval by end January 2001. Approval of the RAP by the Government of the Philippines will be sought prior to the negotiation of the Project. Once approved, the RAP will become legally enforceable. Urban Road Project Office of the DPWH, with assistance from AORSF and EIAPO will be responsible for implementation of the RAP and for supervision and monitoring.

8.2 Conducting Public Information Campaign

URPO, with assistance from EIAPO, municipal and barangay authorities, has already made arrangements for public meetings in affected barangays. URPO has also developed a public information campaign to disseminate information about the Project to the PAPs and the general public in the Project area. Public information campaign and consultation will continue until all the PAPs are paid their full compensation and all the RAP implementation activities are completed.

8.3 Payment of Compensation and other Entitlement of PAPs

URPO with the assistance of AORSF has already completed validation of inventory of affected assets and updating of compensation rates. URPO expects to complete all the RAP implementation activities by the end of September 2001. A Compensation Entitlement Form for each PAP will be completed and signed by the PAPs to indicate that their concurrence with the estimates of the affected assets, entitlements and compensation amounts. A copy of the signed copy of the form will be given to the PAPs for their own reference. Any disagreement on the inventory details or compensation rates will be recorded and attended to in accordance with the established grievance redress procedures. URPO, with assistance from AORSF and EIAPO, will also reconfirm the PAPs’ options for the types of rehabilitation assistance measures.
OPERATIONAL FRAMEWORK FOR PUBLIC PARTICIPATION AND CONSULTATION

Department of Public Works and Highways
Manila, Philippines
April 2001
INTRODUCTION TO THE FRAMEWORK

Based on the Project Concept's definition of participation, an operational framework has been written to guide the project implementors on how the participatory process should be undertaken throughout the project cycle, from project preparation to implementation, up to operation and maintenance.

The framework is written in a way that describes a step-by-step progression of activities, identifying:

- When and where participation is required
- Who should be participating
- How they should participate, and
- What results are expected of their participation.

The suggested processes in this framework are based on the project process cycle used in the operations of DPWH. It is understood that lessons will be learned during actual use of this framework, particularly the weaknesses of the participatory processes. Such lessons will ultimately lead to an improved implementation of succeeding projects.
I. INTRODUCTION

A. Rationale for Community Participation

Participation is a process, through which stakeholders influence and share control over development initiatives and the decisions and resources, which affect them. The decision to participate is the start of the whole participatory process in the project cycle.

In line with its continuing efforts to upgrade its operations and services, DPWH has recently formulated a new policy framework on land acquisition, compensation and resettlement, herein after called “Resettlement Policy”. Said framework aims to provide clear guidance and direction to the personnel of the Department in planning, design and implementation of the projects DPWH undertakes. Specifically, the resettlement policy underscores the importance of getting PAPs informed about the project and, more importantly, getting their actual and active involvement in the planning and implementation.

B. Consultation and Participation as a Structured Process

Participation is an active and continuous process of interaction among the key stakeholders, including the communities directly affected (whether positively or adversely), national agencies such as DPWH, DENR, the Project Consultant, civil society and international donor agencies. Participation as a generic term usually encompasses two distinct dimensions: information exchange (i.e., dissemination and consultation) and varying forms of joint decision-making (i.e., collaboration or participation):

Dissemination refers to the transfer of information from project officials to the affected population. Providing early and accurate information to PAPs allays fears, dispels misconceptions and builds trust, thus providing the foundation for collaboration between PAP and project authorities. Information dissemination takes place in all stages of the project cycle, implying a continuous feedback process through which the communities learn about potential activities in the area, and the project team learns about community dynamics.

Consultation refers to joint discussion between project officials and the affected population, serving as the conduit for the transfer of information from the latter to the former. Systematic consultation also implies sharing of ideas. Discussions help in better understanding of issues and in integrating “popular wisdom” with technical know-how.

Through collaboration and participation are often used interchangeably, collaboration refers more narrowly to mechanism for joint decision-making (e.g., communities, and tribunals), whereas participation includes more broadly the transfer of decision-making power to those affected (e.g., providing options). Participation, in this sense, represents a step by which PAPs assume responsibility over their lives. “Responsibility” is the end-objective of the participatory process. This is where the project team and the communities make a commitment to work for the project.

C. The Importance of Consultation and Participation in Resettlement
Experience shows that mechanistic or paternalistic plans may at times be appropriate in protecting people from immediate impoverishment. However, such plans are not likely to be appropriate in accelerating the dynamic transition to renewed productivity and restores living standards. Participation is important because the success of resettlement depends to a great extent on the responsiveness of those affected for the following reasons:

- Participation of affected persons is essential in understanding their priorities and needs and formulating resettlement options that balance their needs and capabilities, and in capitalizing upon existing human resources including the modes of social organization.

- Participation helps to identify the wide river variety of impacts that acquisition of assets and displacement may generate in a project, and the people likely to be vulnerable to these impacts.

- Participation helps to verify empirical facts and to make delivery of entitlements and services more transparent.

- Participation is essential in reaching consensus on issues not subject to technical solutions e.g., negotiated valuation standards in the absence of markets, acceptability of substitute sites or other assets, bases for social integration of those displaced into host communities, and legitimization of the project itself.

- Active participation by PAPs, (i.e., project-affected persons) in decisions affecting their lives helps to diminish risk aversion and perception of acute vulnerability, thereby reducing dependency or mal-adaptation to new surroundings.

- Participation engenders commitment or ownership, increasing the likelihood that resettlement resources and programs will operate satisfactorily and sustainably.

D. Limitations of Consultation and Public Participation

This framework provides operational guidance for realizing the potential of participatory processes in resettlement planning and implementation. However, it also identifies some of the limitations of participation, and confronts some issues likely to accompany participatory approaches in resettlement. These are summarized as follows:

- Participatory process can be time-intensive, extensive, and logistically cumbersome.

- Due to inherent qualitative nature of participation, there is a need to ensure that the participation is not ritualistic and is carried out in right earnest.

- Participation ultimately involves decision-making and responsibility for decisions. However the project processes may be affected if the PAPs fail to participate according to plans.

- Participation is frequently constrained by issues of representation. It is difficult to establish who can legitimately represent others. There is always a risk in a project of
people with vested interests claiming to be representing the PAPs. In many instances, these “representatives” may not actually have any stake in the project.

- Any attempt by civil society to promote collaborative decision-making in a project may be seen as political interference by project authorities, sometimes tugging against such attempts to spur greater ownership or commitment to projects.

Despite these limitations, however, experience suggests that participatory approaches are vital to the success of resettlement. However, it is essential to take note of the following:

- It may be essential to undertake some project-related activities and agenda-setting functions before inviting public involvement. Potential projects must be identified beforehand, usually with an initial emphasis upon technical criteria. However, some degree of confidential feasibility assessment of plans is warranted, especially if disclosure is likely to provoke unrest or high level of uncertainty long before necessary.

- In some projects, step may be required (including establishing cut-off date, video documentation, site selection and census taking) to prevent land speculation, immigration, or various forms of rent seeking.

- It is equally important to emphasize that participation cannot be entirely structured, thoroughly planned, or politically stage-managed. It has often been proven erroneous to assume that people could not or would not find alternatives if denied formal channels for participation. Furthermore, even otherwise proficient project plans may fall victim to delays, overruns, or outright cancellation when the venue for participation shifts to the courts or the streets.

- It is often useful to identify stakeholders in a project and, while the access to participation is not denied to all, the focus can be placed on the key stakeholders in their participation and collaboration in the project process.

- The structure of participation influences the quality of participation. Thus, project agencies must be encouraged to devise dissemination, consultation, and participation approaches that are appropriate to the local cultural and political context.

The sections that now follow provide additional elaboration, relating participation to the project cycle. It must be noted that in practice, the stages of participation often overlap, coming together at different times in project preparation and implementation. It is also important to remember that the specific form, sequence, and content of participatory processes vary significantly by project, and by a myriad of local environmental and social factors. Accordingly, the time and funding required for participatory resettlement processes also vary substantially.
II. LEGAL AND INSTITUTIONAL FRAMEWORK FOR PARTICIPATION

A. Provision for Public Participation in DPWH

The legal bases for public participation in the operation of DPWH are provided by:

1. **EO 1035, Series of 1985.** Section 3 of the said EO mandates that “local government officials and representatives of the office of Media Affairs shall conduct an extensive public information campaign among the local inhabitants (on the) objectives and benefits to be derived from the project and thus avoid any resistance to or objection against the acquisition of (private) property for the project. . . “ (Underscoring provided).

2. **Department Order 142, Series of 1995.** Para 7 of the DO provides that the Procedures in the acquisition of private properties for ROW shall still be EO 1035 dated June 25, 1985.

3. **DENR Department Administrative Order (DAO) 96-37.** DAO 96-37, dated January 6, 1997. The present Environmental Impact Statement (EIS) System of the country, which applies to both public and private development projects, puts great emphasis on the social acceptability of socio-economic projects of both the private sectors. Thus, in the preparation of environmental examinations as a requisite in securing environmental compliance certificate (ECC) from DENR, consultations with project stakeholders and the general public are required. These consultations serve as a venue for informing the public about the project, and for identifying adverse impacts that the project may have to both the physical and social environment, including measures aimed to mitigate or preclude such negative impacts.

B. Current Practices in Public Participation and Consultation in DPWH

With the promulgation of the country’s EIS System in the 1978 and the subsequent issuance of Department Administrative Orders (DAO) from the DENR, notably DAO 96-37, public consultation is becoming a regular activity of DPWH. Most of the infrastructure projects of DPWH where the Department has undertaken consultations were those requiring environmental compliance certificates from the DENR. These are foreign-assisted projects that are being implemented by the project management offices (PMO’s) of the Department.

C. Limitation of Current Procedures

As noted in another report prepared in connection with the preparations for NRIMP 1, the Environmental Impact Assessment Project Office (EIAPPO) and other units of the Department that may conduct environmental impact studies are guided principally by DENR’s DAO 96-37. However, DAO 96-37 is short of providing the framework and basic guidelines to address social issues that may crop up in the implementation of development projects, such as just and fair compensation to project-affected persons (PAPs). In order words, social impact

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assessments, resettlement action plans, and related concepts have yet to gain ground in the Department.

III. APPLICATION OF THE PARTICIPATORY PROCESS TO THE PROJECT CYCLE

The following shows the step-by-step application of the participatory process through the project cycle, i.e., project preparation, project implementation, project operation, and maintenance.

A. Project Preparation Stage

There are 3 main stages in project preparation, namely:

- Project identification and pre-feasibility;
- Feasibility; and
- Detailed engineering design;

Each main activity has a series of sequential activities where participation is required.

Stage 1: Project Identification and Pre-feasibility

Step 1: DPWH contacts Regional and District Engineering Offices about the projects and its components.

Step 2: Concerned Local Government Units (LGUs) and DPWH office hold a preliminary meeting. The objectives of this meeting are to:

i. Explain the general concept of the project
ii. Discuss/explain the requirements of the project and its likely impacts
iii. Present tentative schedule of activities
iv. Create awareness and appreciation among the LGUs about the Project
v. Identify the various project stakeholders
vi. Set general orientation meetings of stakeholders at the barangay level.

The target participants to the meeting with the LGUs are:

a) The Municipal Mayor(s)
b) Municipal Planning and Development Coordinators (MPDC)
c) The Sangguniang Bayan, especially the members of the Infrastructure Committee, and
d) Barangay Captains of the communities that are most likely to be affected by the project.

Step 3: Preliminary barangay-level meeting with communities that are likely to be affected by the project. The objectives of the meeting are to:
a) Disseminate information on:

- The over-all objectives and merits of the projects to the stakeholders;
- Benefits of the project and likely adverse impacts;
- The need for detailed field investigations (Land Acquisition Assessment, EIA, and Social Assessment); and

b) Assess the attitudes of the people towards the projects.

Step 4: General Orientation of the Community

Immediately before undertaking any survey activity in the community and upon entry to the community, the project team should conduct a more thorough barangay meetings to orient, and to ensure that, the community understand the nature and extent of the proposed projects. Awareness of the project will facilitate the data-gathering process and ensure the quality of data provided by the community to the project team.

The community orientation should be facilitate by officials of the barangay who attended the orientation meeting conducted earlier at the municipal office. Support to these barangay officials shall be provided by representatives from the Infra Committee of the Sangguniang Bayan, the MPDC, and the project team.

The suggested agenda for the General Community Orientation are:

a) Description of the project
b) Activities to be undertaken and their schedule, such as the technical surveys, water resources assessment, social impact study, environmental impact assessment, etc.

c) Expected roles of the community during the conduct of the above-mentioned technical studies.

Step 5: EIA / Social Assessment / Land Acquisition Assessment:

a) Assess positive and adverse impacts, number of households likely to be affected, types of impacts, tenure status, impacts on public infrastructure, need for acquisition of private assets and relocation, etc.;

b) Identify ethnic minority community affected, if any; and;

c) Assessment of attitude, preferences and priorities of the affected community that may have influence project design parameters.

Stage 2: Feasibility Studies

Step 6: Orientation of LGUs
Operational Framework for Public Participation and Consultation

Prior to the start-up of RAP preparation, DPWH will hold consultation with, and provide information to, concerned LGUs (i.e., municipal and barangay level as necessary) on the following:

a) Resettlement policy
b) Availability of development assistance
c) Role of LGUs in RAP planning and implementation
d) Grievance Redress Mechanism

Step 7A: Field Work for RAP preparation

Based on the results of the Land Acquisition Assessment and/or SIA, a census and a full-blown socio-economic survey of PAPs\(^2\) including among others, an inventory of affected assets, will be conducted as an important step in drafting an appropriate resettlement action plan (RAP). Said RAP will include the amount and the process to be employed in the payment of compensation and other kinds of assistance to PAPs. LGUs are expected to play dominant role in carrying out the necessary surveys for RAP preparation.

A separate socio-economic survey of affected indigenous people communities will be undertaken as part of the preparation of an indigenous people action plan (IPAP), especially if the said indigenous group is not integrated into the mainstream society.

Baseline socio-economic survey of affected households, especially those affected by the severe loss of productive assets, incomes and business.

Step 7B. Consultation with and Participation by LGUs in RAP preparation.

The RAP preparation activities will also require consultations the LGUs on the prevailing rates for different types of affected assets and procedures for valuation of assets.

LGUs will also be actively involved in identifying suitable relocation sites for resettlement of displaced PAPs. The census, inventory of affected assets and baseline socio-economic surveys will also include the host community.

Step 8: Consultation with the Community

Still part of the process to finalize the RAP, consultation(s) with affected communities at the barangay level will be undertaken. For this purpose, the project team (and proponent) must have a prepared Public Information Booklet, which contains a brief

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\(^2\) Census will be undertaken for all types of PAPs. Census covers general information on the PAP, such as demographic information and properties affected. Socio-economic surveys will cover only those who are severely affected by the project. Information to be gathered includes household income, expenditures, skills, etc. These information will serve as benchmark data for those preparing, implementing, and evaluating the RAP designed for them.
description of the project, including compensation policy for affected private properties.

The affected communities will also be informed on the mechanics and procedures for public participation and consultation of the RAP, grievance redressal mechanism, resettlement and rehabilitation programs. Likewise, the community’s suggestions regarding relocation site(s) will be solicited, and, where warranted, its preferences for:

a) Cash or land-for-land compensation for affected fixed assets;
b) Types of development assistance;
c) Viability of remaining assets;
d) Reorganization and relocation of dwelling units; and
e) Preference for the types of rehabilitation assistance measures.

In case an indigenous community will be affected by the project, the consultation will also touch on:

a) Existing income-generating activities
b) Cultural practices likely to be affected by the project, and
c) Possible mitigation measures of adverse impacts.

Step 9: Finalization of the RAP and, if warranted, Indigenous People Action Plan

Stage 3: Finalization of Technical Design

Step 10: Orientation meeting with LGUs (municipal and barangay, as applicable) and affected communities on the final version of the RAP and its implementation.

Step 11: Meetings at the municipal and barangay levels regarding the project’s detailed engineering (technical) designs.

The first meeting with the LGUs will include the following objectives:

a) To present the results of the feasibility study, the preliminary engineering designs and the environmental impact assessment, including the tentative environmental management plan (EMP).

b) To get the reactions, comments, suggestions, and concurrence of the LGUs.

The agenda of the second meeting will include:

a) Presentation of the results of the project’s final technical designs, and
b) Concurrence of the final version of the EMP

3 Another important objective of this meeting is to gather suggestions on the technical design of the water supply and sanitation facilities, and on what is more practical in terms of locations for the structures that will ease or lessen possible problems of resettlement.
B. Project Implementation Stage

Step 12: Setting-up of various Committees as required by the project and the RAP:

a) RAP Implementation Committees;
b) Appraisal Committee; and
c) Grievance Redress Committee.

The participation and representation of the community members, including their informal leaders in the committees will ensure an affective consultation and information dissemination in the project. As previously agreed upon (see preceding steps), PAPs will be represented in these committees. ESS (DPWH) through its district office will provide copies of the final RAP to each municipality for its information. The RAP would be accessible to all the PAPs in the municipality.

Step 13: Participation of PAPs in Grievance Redress Committees

In order to ensure that peoples grievances and complaints on any aspect of the land acquisition, compensation, and resettlement are addressed in a timely and satisfactory manner and that all possible avenues are available to PAPs to air grievances, a well defined grievance redress mechanism need to be established in the Project.

Grievance Redressal Committee (GRC)

DPWH will establish Grievance Redressal Committee in each barangay / municipality.

The members of the committee will include:

One senior staff of DPWH provincial office (ESS staff);
One staff of the respective municipal office; and
One official of the respective barangay; and
One representative of the PAPs in the respective barangay.

Grievance Procedures:

A three stage procedure for redressal of grievances is proposed. This includes:

Stage 1:

Complaints of the PAPs on any aspect of resettlement program, or unaddressed losses shall in first instance be lodged verbally or in written form to the Grievance Redressal Committee. The complaint can be discussed in an informal meeting with the PAP and the GRC. The GRC will be responsible to resolve the issue within 15 days from the day it is received.
Stage 2:

If no understanding or amicable solution can be reached or PAPs do not receive response from the GRC within 15 days of registry of complaint, he/she can appeal to the respective municipal authorities of the mayor. PAPs will be invited to produce documents, which support his/her claim. The local government authority will be responsible to address the complaints within 20 days from the day of its filing.

Stage 3:

If the PAP is not satisfied with the decision of the local government or the mayor, or in the absence of any response from the municipal authorities / mayor, he/she, as a last resort, can submit its case to the District Court.

The complaints by the PAPs can be lodged verbally or in written form but in case it is lodged verbally, the GRC to which it is lodged will write it down in the first instance of its meeting with the PAPs. All records of the meetings and complaints with the GRC will be documented. PAPs who will present their case to GRC, municipality or the court of law at the district or provincial level will be exonerated from paying any fee. In addition, PAPs lodging complaints and appeals to District Courts will be provided with free legal representation.

Step 14: Consultation with PAPs

PAPs will be consulted again for reconfirmation of their selected options for (i) cash and land-for-land; (ii) types of rehabilitation assistance; and (iii) relocation sites.

Additionally, PAPs will be requested to confirm their agreement with the inventory results and provided with detailed information on their specific entitlements for compensation and rehabilitation measures.

Step 15: Participation in Implementation

Whenever feasible, PAPs will be contracted in the implementation of the various activities of the project, such as reconstruction of damaged dwelling units, building of small infrastructure units (like ripraps and retaining walls), etc. PAPs may also be mobilized in the maintenance of community services and facilities, such as schools, water and sanitation facilities, and irrigation works.

Step 16: Monitoring of RAP Implementation

The project team/proponent should enlist the participation of PAPs in the monitoring of RAP implementation. Representative of the PAPs in the internal monitoring of the implementation of the RAP will provide a more accurate reading of the local community's feelings and reactions.
C. Post Project Implementation Stage

Stage 17: Evaluation of RAP Implementation

A composite body of representatives from the project team, concerned LGUs, the various committees formed, and PAPs will be formed to conduct an evaluation of the RAP upon completion of its implementation. The coverage of the evaluation will include RAP preparation and actual implementation. Strengths and weaknesses of the whole process of the RAP will be identified with the end in view of drawing lessons from them. Said lessons ought to guide DPWH in future projects.

IV. Roles and Responsibilities of the LGU and the Communities

There are three key stakeholders: DPWH regional office, LGU and the communities. The roles and responsibilities of the stakeholders are summarized below.

<table>
<thead>
<tr>
<th>Project Process Stage</th>
<th>Participatory Activities and Participants</th>
<th>Responsible Institutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preparation</td>
<td></td>
<td></td>
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<tr>
<td>Pre-feasibility</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td>Briefing of DPWH Regional and District Offices re proposed infra project</td>
<td>DPWH ESS Central Office</td>
</tr>
<tr>
<td>2.</td>
<td>Meeting with concerned LGUs, notably mayors, planning and development coordinators, members of the municipality Council, barangay captains, to give them an overview of the proposed infra project</td>
<td>ESS Central Office, with reps from regional and district offices</td>
</tr>
<tr>
<td>3.</td>
<td>Preliminary barangay-level public meeting on the proposed infra project</td>
<td>ESS offices with LGU reps</td>
</tr>
<tr>
<td>4.</td>
<td>Follow-up meeting (second consultation) with stakeholders in the barangay preparatory to the conduct of technical, environmental and social studies relative to the proposed infra project</td>
<td>LGUs as lead, supported by ESS reps from regional and district offices</td>
</tr>
<tr>
<td>5.</td>
<td>Conduct of EIS and/or SIA</td>
<td>ESS reps, with community participation</td>
</tr>
<tr>
<td>Project Process Stage</td>
<td>Participatory Activities and Participants</td>
<td>Responsible Institutions</td>
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<tr>
<td><strong>Preparation</strong></td>
<td></td>
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<tr>
<td><strong>Feasibility</strong></td>
<td>1. RAP preparation, specifically the conduct of a census and socio-economic survey of PAPs</td>
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<td></td>
<td>2. Orientation of LGUs on the draft RAP</td>
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<td>3. Consultation with the community on the draft RAP</td>
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<td></td>
<td>4. Finalization of RAP/IPAP</td>
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<td></td>
<td>ESS Central, assisted by regional/district and LGUs</td>
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<td>ESS reps, with community participation</td>
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<td></td>
<td>ESS Central Office, with reps from regional and district offices</td>
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<td>ESS offices with LGU reps from regional and district offices</td>
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<tr>
<td><strong>Finalization of Technical Design</strong></td>
<td>1. Orientation of LGUs and affected communities regarding the final version of the RAP, including the mechanics of its implementation</td>
<td></td>
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<tr>
<td></td>
<td>2. Initial meeting with LGUs and other stakeholders to present, and get feedback on the preliminary detailed engineering design of the infra project, the results of the EIA/IEE and the draft EMP</td>
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<tr>
<td></td>
<td>ESS Central Office, with reps from regional and district offices</td>
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<tr>
<td></td>
<td>ESS Central Office, with reps from regional and district offices</td>
<td></td>
</tr>
<tr>
<td><strong>Implementation</strong></td>
<td>1. Setting-up of various working committees, such as the appraisal committee, grievance redressal committee, etc.</td>
<td></td>
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<tr>
<td></td>
<td>2. LGU and community participation in the implementation of the RAP and EMP</td>
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<td></td>
<td>3. Internal monitoring of RAP implementation</td>
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<td></td>
<td>ESS reps, with LGU and community participation</td>
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<td>ESS reps, with LGU and comm. participation</td>
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<tr>
<td><strong>Post-Implementation</strong></td>
<td>1. Summing-up evaluation of the RAP, to cover its preparation and implementation</td>
<td></td>
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<tr>
<td></td>
<td>ESS Central, assisted by regional/district ESS reps, with LGU and comm. participation</td>
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METRO MANILA URBAN TRANSPORT INTEGRATED PROJECT

POLICY FRAMEWORK

FOR

LAND ACQUISITION, RESETTLEMENT AND REHABILITATION

Department of Public Works and Highways

Manila, Philippines

May 2001
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DPWH

1. INTRODUCTION

DPWH is aware that in the implementation of MMURTRIP, the following key social concerns will have to be addressed:

a. Involuntary Resettlement
b. Public Consultation and Participation
c. Protection of Marginalized and Vulnerable Groups

DPWH will, therefore, undertake during the pre-feasibility and environmental screening stage of project preparation a Social Impact Assessment (SIA) exercise and Land Acquisition Assessment (LAA) to study the types, degree and scale of impacts of the project. Particular attention will be paid to adverse impacts to the affected community, such as loss of land and other fixed assets and the number of persons marginally or severely affected. Where possible, appropriate modifications to the project will be made in order to avoid or minimize adverse impacts. However, if adverse impacts are inevitable, appropriate mitigating measures will be adopted precisely for the purpose of minimizing foreseeable socio-economic effects that a project will have on the people. To help ensure this, a resettlement action plan (RAP) will be prepared by the Department.

DPWH has formulated the Land Acquisition, Resettlement and Rehabilitation Policy, hereinafter called as the ‘Resettlement Policy’, to govern MMURTRIP projects relative to land acquisition, compensation, and resettlement of project-affected persons (PAPs) and vulnerable communities.

This Resettlement Policy will aim to achieve the following:

a. Adverse social impacts of road projects are avoided, minimized, and/or mitigated;
b. PAPs are provided with compensation at replacement cost and assistance for lost assets which will assist them to improve or at least maintain their pre-Project standards of living; and
c. Everybody will benefit from the projects.

The LARR Policy will serve as the overall framework in the preparation of RAPs for projects to be implemented under the World Bank-assisted MMURTRIP. Included in this policy are the principles and objectives used; a rundown of existing legal, regulatory and policy framework within which the Policy has to operate; compensation matrix; general procedures to be followed to ensure public support; and, provisions for internal and external monitoring.
2. DEFINITION OF TERMS

a) Compensation means payment in cash or in kind for an asset to be acquired or affected by an infrastructure project at replacement cost as provided in Section 2.j below.

b) Cut-off Date is the date of commencement of the census of affected persons within the project area boundaries. Persons not covered in the census are not eligible for claims for compensation.

c) Disturbance Assistance is the amount given to each PAP who holds full title, tax declaration or some proof of traditional ownership (such as usufruct when the PAP belongs to an indigenous community), to the land where his/her severely affected house stands and who has to shift elsewhere.

d) Financial Assistance is the cash amount paid to agricultural tenants/settlers/occupants severely affected by the project equivalent to the average gross harvest for the last 3 years but not less than PhP15,000 per ha (EO 1035), aside from the cash payment/compensation of their crops actually damaged by the project. It may also be given to owners of the land acquired under CA 141 for the area of portion subject to section 112 thereof.

e) Land Acquisition means the process whereby a person is compelled by the Government alienate all or part of the land he/she owns or possesses, to the ownership and possession of the government, for public purpose in return for a consideration.

f) Professional Squatters means individual or groups of individuals who squat on publicly and privately owned land for purposes of renting out to third parties (a) such land whether for farming or housing plots purposes, or b) structures (houses and businesses) whether already existing in the land or constructed by them thereon, with full knowledge that they have no legal right or claim to such land or the use thereof. This definition excludes individuals or groups that simply rent land and housing from professional squatters or squatting syndicates. The implementation agency in collaboration with the community leaders of the Affected Persons will establish and publish in the affected area a list of persons who fall within this definition. Within thirty (30) days of publication any person included in such list may petition and seek a review of his/her status through the grievance procedure referred to in Section 7.3 of this Policy Framework.

g) Project Affected Family (PAF) consists of all members of a household residing under one roof and operating as a single economic unit, who are adversely affected by the project. For resettlement purposes, Project Affected Persons (PAPs) will be dealt with as members of Project Affected Families (PAFs).

h) Project Affected Person (PAP) means a person who on account of the project, would have his or her: (i) standard of living adversely affected; or (ii) right, title or interest in any house, or interest in or right to use any land (including premises, agricultural and grazing land) or right in annual or perennial crops and trees or any other fixed or movable
asset, acquired or possessed, temporarily or permanently; or (iii) business, occupation, work or place of residence or habitat adversely affected, temporarily or permanently, and “Project Affected Persons” means, collectively, all persons who qualify as an Project Affected Person.

i) **Relocation** means the physical shifting of a PAP from his/her pre-project place of residence.

j) **Replacement Cost** means the method of valuation of assets which helps determine the amount sufficient to replace lost assets and cover transaction costs. In applying this method of valuation, depreciation of structures and assets should not be taken into account. The replacement cost is determined by an independent appraiser applying internationally recognized valuation standards, hired by either the project, or by a court of law as compensation for:

   i. Agricultural or residential land;
   ii. Houses and other related structures based on current market prices of materials and labor with no deductions for salvaged building materials;
   iii. Crops based on current replacement cost; and
   iv. Trees and other perennials based on DENR or those of the independent consultant’s.”

With regard to land and structures, *replacement cost* is defined as follows: For agricultural land, it is the pre-project or pre-displacement, which ever is higher, market value of land of equal productive potential or use located in the vicinity of the affected land, plus the cost of land preparation to levels similar to those of the affected land, plus the cost of any registration and transfer taxes; for land in urban areas, it is the pre-displacement market value of land of equal size and use, with similar or improved public infrastructure facilities and services and located in the vicinity of the affected land, plus the cost of any registration and transfer taxes; for houses and other infrastructures, it is the market cost of the materials to build a replacement structure with an area and quality similar to or better than those of the affected structure, or to repair a partially affected structure, plus the cost of transporting building materials to the construction site, plus the cost of any labor and contractors’ fees, plus the cost of any registration and transfer taxes. In determining the replacement cost, depreciation of the asset and the value of salvage materials are not taken into account, nor is the value of benefits to be derived from the project deducted from the valuation of an affected asset.

k) **Resettlement** means all measures taken to mitigate any and all adverse social impacts of a project on the PAPs, including compensation and relocation as needed.

l) **Social Assessment** is a framework for incorporating social analysis and participatory process in project design and implementation.
3. OBJECTIVES AND PRINCIPLES OF THE RESETTLEMENT POLICY

3.1 Overall Philosophy of the Resettlement Policy

This Resettlement Policy is anchored on the philosophy that government projects must serve the common good. However, in the design and implementation of such projects, all efforts must be exercised to ensure that:

a) Adverse social and physical impacts are avoided, minimized and/or mitigated;

b) Everybody, including PAPs, will benefit from the projects;

c) PAPs are provided with compensation at replacement cost and assistance for lost assets which will assist them improve or at least maintain their pre-Project standard of living; and

d) Project stakeholders (which include PAPs) are consulted regarding the project’s design, implementation and operation.

3.2 Principles of Resettlement

The following principles will be applied in this Resettlement Policy:

a. Acquisition of land and other assets and shifting of people will be avoided or minimized as much as possible.

b. Only those PAPs found to be residing in, doing business, or cultivating land, or having rights over resources within, the project area as of the date of the census surveys (i.e., cut-off date) are eligible for compensation for lost assets.

c. In following the objective of the Resettlement Policy that displaced persons will be assisted in their efforts to improve their livelihood and standards of living, or at least to restore them to the pre-project level, and to meet the provisions of World Bank Operational Directive 4.30 and the provisions of RA 8974, the DPWH will compensate the PAPs for the affected assets at their replacement cost as the term is defined in 2j of the Resettlement Policy. The replacement cost would be determined by an accredited or licensed independent appraiser applying internationally recognized valuation standards. Proof of ownership over a piece of land may be established through possession of a title or tax declaration, or customary law (e.g., usufruct, possessory rights) or other acceptable proof of ownership. The absence of legal title or legal right by PAPs shall not be a bar to compensation.

d. If the PAP rejects the compensation at replacement cost offered by the DPWH as compensation for the land, the DPWH or the PAP may take the matter to a court of law. When expropriation proceedings through the court are resorted to by DPWH, the DPWH will deposit with the court in escrow the whole amount of the replacement cost (100%) it
Resettlement Policy

is offering the PAP for his/her land as compensation to allow the DPWH to proceed with the works. Such amount will be the replacement cost of the assets as determined by an accredited or licensed independent appraiser applying internationally recognized valuation standards. The PAP will receive the replacement cost of the assets within one (1) month following receipt of the decision of the court.

e. The DPWH will compensate the PAP for improvements and structures at replacement cost as determined by an accredited or licensed independent appraiser applying internationally recognized valuation standards.

f. If the PAP rejects the compensation at replacement cost offered by the DPWH as compensation for improvements and other structures, e.g., main structures and/or miscellaneous structures, plants and trees of commercial value, the DPWH or the PAP may take the matter to a court of law. When expropriation through the court is resorted to by the DPWH, the DPWH will deposit with the court in escrow the whole amount of the replacement cost (100%) it is offering the PAP for such assets as compensation to allow the DPWH to proceed with the works. Such amount will be the replacement cost of the assets as determined by an accredited or licensed independent appraiser applying internationally recognized valuation standards. DPWH would only proceed with the works after the amount was deposited in escrow. The PAP will receive the replacement cost of the assets within one (1) month following receipt of the decision of the court. The PAP may keep the salvageable materials.

g. PAPs losing all of their improvements and structures (e.g., farmland, house), or incurring partial loss where the remaining assets are economically viable for continues use, compensation for the affected assets will be paid in cash at replacement cost.

h. In the case of PAPs affected by partial impact on their assets, i.e., less than 20% loss of land or structures, and where the remaining assets are economically viable for continued use, compensation for the affected assets will be paid in cash at replacement cost.

i. PAPs who are squatting on the ROW at the Cut-Off Date will be compensated at replacement cost for the structures, trees of commercial value and crops. To achieve the objectives of this Resettlement Policy, at the PAPs choice, for the land they are squatting on they will be provided with a plot of land in an existing municipal resettlement site in the vicinity or with rehabilitation assistance to maintain their pre-Project standards of living.

j. Financial assistance to agricultural tenants/settlers/occupants severely affected by the project equivalent to the average annual gross harvest for the last 3 years but not less than PhP15,000 per ha (EO1035), aside from the cash payment/compensation of their crops actually damaged by the project. Disturbance compensation to agricultural lessees severely affected by the project equivalent to 5 times the average gross harvest during the last 5 years (EO 1035).
DPWH will provide the following resettlements assistance to eligible PAPs consistent with Section 5 of RA 8974:

k.1 Disturbance assistance not to exceed PhP10,000 to each PAP doing business on severely-affected independent shops (e.g., store, shop, warehouse, and similar structures) which are constructed on lands that are covered by titles, tax declaration that can be perfected into a title, or some proof of traditional ownership.

k.2 Disturbance assistance not to exceed PhP10,000 to each PAP for his/her severely affected house on land that is covered by full title, tax declaration that can be perfected into a title, or some proof of traditional ownership (such as usufruct when the PAP belongs to an indigenous community) and who have to shift elsewhere.

k.3 Granting of rehabilitation assistance in the form of special skills training or other development activities to PAPs whose only source of income is severely impacted and which will require the PAP to engage in some other income-earning activities. This rehabilitation assistance may also be granted to vulnerable groups, like indigenous peoples, women, elderly, etc. DPWH will coordinate closely with concerned government agencies that have the mandate and the expertise to undertake rehabilitation assistance, such as the conduct of skills training.

k.4 Transportation assistance (in cash or in kind, depending on the mutual agreement of the PAP and the DPWH) to PAPs who are relocating, including shanty dwellers in urban areas who opt to go back to their places of origin (e.g., province) or to shift to government relocation sites.

l) Replacement of residential and agricultural lands will be as close as possible to the land that was lost. All replacement land for residence, commerce and agriculture will be provided with secured tenure status.

m) Where relocation is considered necessary, the lot owner of the proposed relocation site will also be entitled to compensation for his/her land. The receiving LGU (i.e., the LGU under whose political jurisdiction the relocation site is located) may apply for assistance with DPWH for the provision of basic services, such as streetlights and improved access road, for the community where the relocation site is to be constructed.

n) Plans for the acquisition of land and other assets will be carried out in consultation with the PAPs who will receive prior information of the compensation options available to them.

o) Any acquisition of, or restriction on access to resources owned or managed by PAPs as a common property will be mitigated by arrangements ensuring access of those PAPs to equivalent resources on a continuing basis.

p) Resettlement programs will include adequate institutional arrangements to ensure effective and timely design, planning, consultation and implementation of compensation and resettlement.
DPWH will ensure effective coordination with relevant agencies for the implementation of the resettlement plan.

q) Adequate arrangements will be made for effective and timely supervision, internal and external monitoring of the implementation of the RAP.

r) The resettlement transition period will be minimized and the acquisition of assets needed for the project (by way of a *Writ of Possession* in the event of expropriation proceedings), as well as all resettlement activities including compensation, will be completed at least one month prior to the commencement of construction work.

s) The DPWH will only issue bidding documents for the works once the resettlement has been completed in accordance with this Resettlement Policy including compensation in full to all PAPs.
4. INSTITUTIONAL AND LEGAL FRAMEWORK

4.1 Institutional Framework

The overall responsibility for enforcing this Resettlement Policy, including preparation of necessary Resettlement Action Plans and/or other documents, and for implementing the RAPs, rests with the DPWH. To ensure that this policy is carried out effectively in a project, DPWH will designate an 'External Monitoring Agent' to monitor the effectiveness of resettlement activities. The Department will make special efforts to ensure good community relationship and to promptly address compensation problems and complaints. The DPWH will ensure that PAPs are afforded opportunities for active and affective participation in the preparation and implementation of the RAPs.

Funds for planning and implementing resettlement activities will be provided by the DPWH based on budgetary requirements established in the RAPs.

4.2 Legal Framework

The overall objective of the Resettlement Policy is derived from the Bill of Rights of the Constitution of the Republic of Philippines:

**Article III, 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 II, Section 9:** Private property shall not be taken for public use without just compensation.

The World Bank's Operational Directive 4.30 concerns for due process and the right to just compensation for everybody. The guiding principle of OD 4.30 is that adverse impacts by a development project must be avoided or minimized, with appropriate resettlement measures, and that affected people are given the opportunity to share project benefits with the rest of the population.

Other applicable laws, Executive Orders, Administrative Orders, and derivative Department Orders in the country are provided below.

a) **PD 17, Revised Highway Act**

- It is illegal to use, occupy and convert any portion of the ROW.
b) **EO113 (1995) and EO 621 (1980)**

- National Roads will have a ROW of at least 20 m in rural areas and may be reduced to 15 m in highly urbanized areas.
- ROW will be at least 60 m in unpatented public land.
- ROW will be at least 120 m through natural forested areas of aesthetic or scientific value.

c) **EO 1035,** providing for the conduct of:

- Feasibility study.
- Public information campaign.
- Parcellary survey.
- Assets inventory.

Other features of the Executive Order are:

- Land acquisition based on fair replacement cost to be negotiated between the owner and the appraisal committee.
- Resettlement/relocation of tenants, farmers and other occupants.
- Financial assistance to displaced tenants, cultural minorities and settlers equivalent to the average annual gross harvest for the last 3 years and not less that PhP15,000 per ha.
- Disturbance compensation to agricultural lessees equivalent to 5 times the average gross harvest during the last 5 years.
- Compensation for improvements on land acquired under Commonwealth Act 141.
- Government has power to expropriate in case agreement is not reached.

d) **PD 1818 (1981)**

- Rules that no court can issue restraining orders or preliminary injunction in cases involving infrastructure and mineral resource development projects of the government.

e) **MO 65, Series of 1983**

- Lists various modes for the acquisition and payment of compensation for ROW, such as:
  - Easement of ROW where the owner is paid the land value to use the land but the owner still retains ownership over the same.
  - Quit claim where the Government has the right to acquire 20/60 m of the land acquired through CA 141. Only improvements will be compensated.
  - Expropriation if other options fail. The government agency concerned has the right to take immediate possession, control and disposition of the property.
f) **Supreme Court Ruling** (1987)

- Defines just compensation as fair and full equivalent for the loss sustained, taking into account improvements, location, capabilities, etc.
- The value given by the appraisal committee can only serve as a guide for negotiation.
- **P.D.76, PD 464 (Section 92), PD 794 (Section 92), and PD No. 1533 (Section 1)**, defining the basis for payment of ‘just compensation’ as the lower of the value declared by the owner or administrator for private property, were declared unconstitutional by the Supreme Court in case G.R. No 59602, entitled “EPZA” vs. CFI, Bn. XVI Lapu-Lapu City and San Antonio Dev. Coop.

g) **DO 142** (1995)

- Aims to avoid unnecessary delays in civil works.
- Inclusion of parcellary plans and cost estimates for ROW acquisition in detailed engineering stage.
- EO 1035 and MO 65 will still be followed in matters relating to the acquisition and compensation of private properties.

h) **Republic Act 6389**

- Provides for disturbance compensation to agricultural lessees equivalent to 5 times the average gross harvest in the last 5 years.

i) **Republic Act 7279** (1992)

- Prohibits construction of illegal structures on “danger areas”.
- Eviction and demolition of such illegal structures without compensation.
- Amended by **RA 8368** (1997), which provides that squatter houses built before 1983 are entitled to relocation assistance prior to their displacement.

j) **AO 50** (1999)

- Fair compensation to be based on zonal value + 10%.
- If this fails, government agency will initiate expropriation proceedings and the following parameters will be considered in determining compensation:
  - Classification and use for which the property is suited
  - Developmental costs for improving the land
  - Value declared by the owner
  - Current selling price of similar lands in the vicinity
  - Reasonable disturbance compensation for the removal and/or demolition of certain improvements on the land and for the value of improvements thereon
  - Size, shape or location, tax declaration and zonal valuation of the land
Resettlement Policy

- Price of the land as manifested in the ocular findings, oral as well as documentary evidence presented
- 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

k) RA 8974 (2000)

- Negotiated sale between the DPWH and the PAP based on the following standards to determine the fair market value:
  a) The classification and use for which the property is suited;
  b) The development costs for improving the land;
  c) The value declared by the owners;
  d) The current selling price of similar lands in the vicinity;
  e) The reasonable disturbance compensation for the removal and/or demolition of certain improvements on the land and for the value for improvements thereon;
  f) The size, shape or location, tax declaration and zonal valuation of the land;
  g) The price of the land as manifested in the ocular findings, oral as well as documentary evidence presented; and
  h) 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.

- In the case of expropriation, DPWH shall immediately pay the owner: a) 100% of the value of the property based on the BIR zonal valuation, and b) the value of improvements / structures. If the owner contests the Agency’s offered value, the court shall determine the just compensation within 60 days, taking into account the above facts mentioned standards.
- Reiteration of the provisions of RA 7279 regarding squatter relocation

l) The provisions of this Resettlement Policy supplement the above legal framework mentioned in a) to k) above.
5. COMPENSATION MATRIX

The matrix below will be used in the settlement of claims for compensation for lost assets of PAPs based on the aforementioned principles (Chapter 3) and legal framework (Chapter 4). Unless otherwise indicated, payment of compensation and other entitlements and the extension of assistance will be given to PAP households, not individuals.

<table>
<thead>
<tr>
<th>Type of Loss</th>
<th>Application</th>
<th>Entitled Person</th>
<th>Compensation</th>
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</table>
| 1. Arable land | Actual area needed by the road project and the remaining land is still economically viable | Owners with full title, tax declaration (i.e., legalizable), or who are covered by customary law (e.g., possessory rights, usufruct) or other acceptable proof of ownership | For the portion of the land needed:  
+Cash compensation at replacement cost for the land as determined by a licensed independent appraiser using internationally recognized valuation standards as provided in 2 a and 2 j of the Resettlement Policy.  
+Cash compensation for trees of commercial value and crops at market value as provided in 2 j of the Resettlement Policy.  
+PAP will be given sufficient time to harvest crops.  
PAPs without title, tax declaration, or are not covered by customary law (e.g., possessory rights, usufruct) or other acceptable proof of ownership  
For the portion of the land needed:  
+PAP will be given sufficient time to harvest crops  
+Cash compensation for trees of commercial value and crops at market value as provided in 2 j of the Resettlement Policy.  
+Financial assistance to make up for land preparation in the amount to be determined an independent appraiser based on cost analysis.  
+No compensation for the land.                                                                                           |
|             | Remaining land becomes economically not viable (i.e., PAP losing >20% of land holding or even when losing <20% but the remaining land is not economically viable anymore) | Owners with full title, tax declaration (i.e., legalizable), or who are covered by customary law (e.g., possessory rights, usufruct) or other acceptable proof of ownership | +Cash compensation at replacement cost for the land as determined by a licensed independent appraiser using internationally recognized valuation standards as provided in 2 a and 2 j of the Resettlement Policy.  
+Disturbance assistance of PhP 15,000  
PAP will be given sufficient time to harvest crops  
+Cash compensation for trees of commercial value as determined by the DENR or the Independent Land Appraiser.  
+If relocating, PAP to be provided free transportation  
Rehabilitation assistance (skills training and other development activities) will be provided in coordination with other government agencies if the present means of livelihood is no longer viable and the PAP will have to engage in a new income activity.  
+Cash compensation for trees of commercial value and crops at market value as provided in 2 j of the Resettlement Policy.    |
# Resettlement Policy

<table>
<thead>
<tr>
<th>Type of Loss</th>
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</tr>
</thead>
<tbody>
<tr>
<td>PAPs without title, tax declaration, or are not covered by customary law (e.g., possessory rights, usufruct) or other acceptable proof of ownership</td>
<td>+Financial assistance equivalent to the average annual gross harvest for the past 3 years but not less than PhP15,000</td>
<td>+PAP will be given sufficient time to harvest crops</td>
<td>+Cash compensation for trees of commercial value and crops at market cost as provided in 2 j of the Resettlement Policy. +Financial assistance to make up for land preparation in the amount to be determined an independent appraiser based on cost analysis +Rehabilitation assistance (skills training and other development activities will be provided in coordination with other government agencies if the present means of livelihood is no longer viable and the PAP will have to engage in a new income activity.</td>
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</table>

| Agricultural lessees | As per RA 6389 and EO 1035: +Disturbance compensation equivalent to five times the average of the gross harvest on the land holding during the five preceding years but not to exceed PhP15,000. +Cash compensation for trees of commercial value and crops at market cost as provided in 2 j of the Resettlement Policy. +PAP will be given sufficient time to harvest crops +Rehabilitation assistance (skills training and other development activities will be provided in coordination with other government agencies if the present means of livelihood is no longer viable and the PAP will have to engage in a new income activity. |

| c. Temporary use of land | All PAPs | +Compensation to be provided for loss of income during the period, standing crops, cost of soil restoration and damaged structures |

2. Residential land and/or Commercial land

| 2. Residential land and/or Commercial land | a. Actual area needed by the road project and the remaining land is still viable for continued use | Owners with full title, tax declaration (i.e., legalizable), or who are covered by customary law (e.g., possessory rights, usufruct) or other acceptable proof of ownership | For the portion of the land needed: + Cash compensation at replacement cost for the land as determined by a licensed independent appraiser using internationally recognized valuation standards as provided in 2 a and 2 j of the Resettlement Policy. +Cash compensation for trees of commercial value and crops at market value as provided in 2 j of the Resettlement Policy. |

<p>| This applies whether they are squatting on private or government owned land | For the portion of land needed: +No compensation for land +Cash compensation for trees of commercial value as and crops at market value as provided in 2 j of the Resettlement Policy. |</p>
<table>
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<tr>
<td>b. Actual area needed by the road project is greater than 20% of the total and the remaining land is still viable</td>
<td>Owners with full title, tax declaration (i.e., legalizable), or who are covered by customary law (e.g., possessory rights, usufruct) or other acceptable proof of ownership</td>
<td>+Cash compensation at replacement cost for the land as determined by a licensed independent appraiser using internationally recognized valuation standards as provided in 2 a and 2 j of the Resettlement Policy or; 'land for land' will be provided in terms of a new parcel of land of equivalent market value, at a location acceptable to PAP, and with long-term security of tenure. The replacement land should be of acceptable size under zoning laws or a plot of equivalent value, whichever is larger, in a nearby resettlement area with adequate physical and social infrastructure. +Cash compensation for trees of commercial value and crops at market value as provided in 2 j of the Resettlement Policy. +PAPs will be provided with a plot of land in an existing municipal resettlement site in the vicinity or with cash rehabilitation assistance to maintain their pre-Project standards of living +Cash compensation for trees of commercial value and crops at market value as provided in 2 j of the Resettlement Policy.</td>
<td></td>
</tr>
<tr>
<td>d. Temporary use of land</td>
<td>All PAPs</td>
<td>+Compensation to be provided for loss of income during the period, standing crops, cost of soil restoration and damaged structures</td>
<td></td>
</tr>
<tr>
<td>3. Main Structures (e.g., house, house cum shops)</td>
<td>a. Structure, with or without a building permit, partially affected and the remaining structure is still viable for continued use.</td>
<td>Owners of structure with full title or tax declaration (i.e., legalizable) to the land or those who are covered by customary law (e.g., possessory rights, usufruct) or other acceptable proof of ownership</td>
<td>+ Cash compensation at replacement cost for the affected portion of structure as determined by a licensed independent appraiser using internationally recognized valuation standards as provided in 2 a and 2 j of the Resettlement Policy with no deduction for salvageable building materials. +PAPs who have businesses affected due to partial impact are entitled to a subsistence allowance for the loss of income during the reconstruction period, to be determined by the independent appraiser.</td>
</tr>
<tr>
<td></td>
<td>Owners of structures, including shanty dwellers in urban areas, have no title or tax declaration to the land or other acceptable proof of ownership. This applies whether they are squatting on private or government owned land.</td>
<td>+Compensation in cash for affected portion of the structure, including the cost of restoring the remaining structure, by a licensed independent appraiser using internationally recognized valuation standards as provided in 2 a and 2 j of the Resettlement Policy with no deductions for salvageable building materials. +Shanty dwellers in urban areas who opt to go back to their place of origin in the province or be shifted to government relocation sites will be provided free transportation. +Professional squatters will not receive compensation but they can collect their salvageable materials +PAPs who have business affected due to partial impact are entitled to a subsistence allowance for the loss of income during the reconstruction period, to be determined by the independent appraiser.</td>
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</tr>
</tbody>
</table>
## Resettlement Policy

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</table>
|             |             | Renters (tenants) of leased affected structures, including renters of shanty dwellings in urban areas | +Given 30 days notice on the schedule of demolition  
+For house tenants renting structures outside of, or within the ROW, and who have to transfer elsewhere, free transportation will be provided  
+Renting shanty dwellers in urban areas who opt to go back to their place of origin in the province or be shifted to government relocation sites will be provided free transportation |
|             |             | Owners of structures with full title or tax declaration (i.e., legalizable) to the land or those who are covered by customary law (e.g., possessory rights, usufruct) or other acceptable proof of ownership | +Compensation in cash for the entire structure at replacement cost as determined by a licensed independent appraiser using internationally recognized valuation standards as provided in 2a and 2j of the Resettlement Policy with no deduction for salvageable building materials  
+Disturbance assistance of PhP 10,000 per PAP (household)  
+If relocation is necessary, free transportation will be provided  
+Rehabilitation assistance in the form of skills training and other development activities will be provided in coordination with other government agencies if the present means of livelihood (e.g., house cum shop) is no longer viable and the PAP will have to engage in a new income activity  
+PAPs who have business affected due to severe impact will be entitled to a subsistence allowance for the loss of income during the reconstruction period not less than their monthly income or PhP 15,000 for each PAF |
|             |             | Owners of structures, including shanty dwellers in urban areas, have no title or tax declaration to the land or other acceptable proof of ownership | +Compensation in cash for the entire structure at replacement cost as determined by a licensed independent appraiser using internationally recognized valuation standards as provided in 2a and 2j of the Resettlement Policy with no deductions for salvageable building materials  
+Shanty dwellers in urban areas who opt to go back to their place of origin in the province or be shifted to government relocation sites will be provided free transportation  
+If relocation is necessary, free transportation will be provided  
+Rehabilitation assistance in the form of skills training and other development activities will be provided in coordination with other government agencies if the present means of livelihood (e.g., house cum shop) is no longer viable and the PAP will have to engage in a new income activity  
+Professional squatters will not receive compensation but they can collect their salvageable materials  
+PAPs who have business affected due to partial impact are entitled to a subsistence allowance for the loss of income during the reconstruction period, to be determined by the independent appraiser |

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### Resettlement Policy

<table>
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<tr>
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<th>Compensation</th>
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</thead>
</table>
| **Renters (tenants) of leased affected structures, including renters of shanty dwellings in urban areas** | +Given 30 days notice on the schedule of demolition  
+For house tenants renting structures outside of, or within the ROW, and who have to transfer elsewhere, free transportation will be provided  
+Renting shanty dwellers in urban areas who opt to go back to their place of origin in the province or be shifted to government relocation sites will be provided free transportation.  
+Rehabilitation assistance in the form of skills training and other development activities will be provided in coordination with other government agencies if the present means of livelihood (e.g., house cum shop) is no longer viable and the PAP will have to engage in a new income activity. |
| 4 Independent shops (structures) | **a. Shops, with or without building permit, partially affected and the remaining structures are still viable for continued use.** | **Owners of structure with or without full title or tax declaration to the land or those who are covered by customary law (e.g., possessory rights, usufruct) or other acceptable proof of ownership** | +Compensation in cash for the entire structure at replacement cost as determined by a licensed independent appraiser using internationally recognized valuation standards as provided in 2 a and 2 j of the Resettlement Policy with no deductions for salvageable building materials  
+PAPs will be entitled to transitional allowance to cover for their computed income loss during the demolition and reconstruction of their shops or an amount not to exceed a one month of their computed income to be determined by the independent appraiser |
| | **b. Entire shop affected OR when the remaining structure becomes not viable for continued use, with or without a building permit** | **Owner of structure with or without full title or tax declaration to the land or those who are covered by customary law (e.g., possessory rights, usufruct) or other acceptable proof of ownership** | +Cash compensation at replacement cost for the affected portion of the structure as determined by a licensed independent appraiser using internationally recognized valuation standards as provided in 2 a and 2 j of the Resettlement Policy with no deductions for salvageable building materials  
+Disturbance assistance of PhP 10,000 per PAP (household)  
+Free transportation will be provided if relocating  
+Rehabilitation assistance in the form of skills training and other development activities will be provided in coordination with other government agencies if the present means of livelihood (e.g., house cum shop) is no longer viable and the PAP will have to engage in a new income activity.  
+Professional squatters will not receive compensation but they can collect their salvageable materials |
| | **c. Shops, with or without building permit, partially affected and the remaining structures are still viable for continued use.** | Renters | +PAPs will be entitled to transitional allowance to cover for their computed income loss during the demolition and reconstruction of their shops or an amount not to exceed one month of their computed income to be determined by the independent appraiser |
# Resettlement Policy

**Type of Loss** | **Application** | **Entitled Person** | **Compensation**
--- | --- | --- | ---
| d. Entire shop affected or when the remaining structure becomes not viable for continued use, with or without a building permit | | Renters | +Given 30 days notice on the schedule of demolition  
+Shop renters will be entitled to transitional allowance to cover for their computed income loss during the demolition and reconstruction of their shops or an amount of their computed income to be determined by the independent appraiser of one month.  
+Rehabilitation assistance in the form of skills training and other development activities will be provided in coordination with other government agencies if the present means of livelihood (e.g., house cum shop) is no longer viable and the PAP will have to engage in a new income activity.  
+PAPs will be provided free transportation for their families and belongings, if relocating either temporarily or permanently.

| 5. Other fixed assets or structures | Loss of, or damage to, affected assets, partially or entirely | PAPs | +Compensation in cash for affected portion of the structure, including the cost of restoring the remaining structure, as determined by the concerned appraisal committee, with no depreciation or deduction for salvaged building materials.

| 6. Electric and/or water connection | Loss of, or damage to, affected assets, partially or entirely | PAPs | +Compensation to cover cost of restoring the facilities.

| 7. Public Facilities | Loss of, or damage to, public infrastructure (e.g., public water tanks, tram lines, bus stop sheds, loading platform, public health center, barangay center, electric or telephone lines, etc.) | Concerned agencies | +Compensation in cash at replacement cost to respective agencies.
6. APPLICATION OF THE PARTICIPATORY PROCESS TO THE PROJECT CYCLE

6.1 Project Preparation Stage

There are 3 main stages in project preparation, namely:

1. Pre-feasibility
2. Feasibility
3. Detailed engineering design

Each main activity has a series of sequential activities where participation is required.

a) Pre-feasibility

Step 1: The URPO, assisted by the Environmental Impact Assessment Project Office (EIAP) and the Action Office on Resettlement of Squatter Families (AORSF) will hold a preliminary meeting with concerned communities. The objectives of this meeting are to:

a) Explain the general concept of the road project
b) Discuss/explain the requirements of the road project and its likely impacts

c) Present tentative schedule of activities

d) Create awareness and appreciation among the communities about the project

e) Set a general orientation meeting with communities at the barangay level.

Step 2: General Orientation of the Community

Before undertaking any survey activity in the community, the Project Team (URPO with the EIAPO, MMDA and AORSF will conduct a meeting to orient and ensure that the community understands the nature and extent of the proposed project. Awareness of the project will facilitate the data-gathering process and ensure the quality of data provided by the community to the project team.

The community orientation will be facilitated by officials of the barangay who attended the orientation meeting conducted earlier at the municipal office.

The suggested agenda for the General Community Orientation are:

a) Overview of the project, including overall objectives and merits of the same

b) Identification and discussion of the likely impacts of the project

c) Activities to be undertaken and their schedule, such as technical surveys, water resources assessment, social impact study, environmental impact assessment, etc.

b) Expected roles of the community during the conduct of the abovementioned technical studies.

Step 3: EIA/Social Assessment

The Project Team will assess the positive and adverse impacts of the project, number of households likely to be affected, types of impacts, tenure status, need for acquisition of private assets, relocation of people, etc.

c) Feasibility

Step 4: RAP preparation
Based on the results of the SIA, a census and a full-blown socio-economic survey of PAPs\(^1\), including among others, an inventory of affected assets, will be conducted as an important step in drafting an appropriate resettlement action plan (RAP). Said RAP will include the amount and the process to be employed in the payment of compensation to PAPs.

**Step 5: Orientation of Stakeholder**

Upon completion of the draft RAP, the Project Team will brief concerned communities (i.e., municipal and barangay level as necessary), with the view that a general agreement will be achieved on the following:

a) Resettlement program

b) Relocation sites, if needed

c) Role of communities in RAP implementation

**Step 6: Consultation with the Community**

Still part of the process to finalize the draft RAP, consultation(s) with affected communities at the barangay level will be undertaken. For this purpose, the Project Team shall prepare a Public Information Leaflet containing a brief description of the project, including compensation policy for affected private properties.

The affected communities will also be informed on the mechanics and procedures for public participation and consultation, grievance redressal procedures, and the resettlement program. Likewise, the community's suggestions regarding relocation site(s) will be solicited, and, where warranted, its preferences for the mode of compensation for affected fixed assets (i.e., cash or land-for-land).

**Step 7: The Project Team will finalize the RAP**

d) Finalization of technical design

**Step 8: The Project Team will orient the affected communities on the final version of the RAP and its implementation, the results of the environmental impact study and the prepared environmental management plan, and the project's detailed engineering (technical) designs.**

**6.2 Project Implementation Stage**

\(^1\) Census will be undertaken for all types of PAPs. Census covers general information on the PAP, such as demographic information and properties affected. Socio-economic surveys will cover only those who are severely affected by the project. Information to be gathered includes household income, expenditures, skills, etc. The information gathered will serve as benchmark data for those preparing, implementing, and evaluating the RAP designed for them.
Resettlement Policy

Step 9: Setting-up of various Committees as required by the project and the RAP, such as the Resettlement Implementation Committee (RIC). PAPs will be represented with full voting power in these committees.

Step 10: Participation in Implementation

Whenever feasible, PAPs will be contracted in the implementation of the various activities of the project, such as reconstruction of damaged dwelling units and construction of small infrastructure units, like ripraps and retaining walls.

Step 11: Monitoring of RAP implementation

The Project Team will enlist the participation of PAPs in the monitoring of RAP implementation. Representation of the PAPs in the internal monitoring of the implementation of the RAP will provide a more accurate reading of the local community’s feelings and reactions. Specifically, internal monitoring will focus on: (i) seeing to it that that RAP is implemented as designed and approved, and (ii) verifying if funds for implementing the RAPs are provided by project authorities in a timely manner and in amounts sufficient for their purposes, and that such funds are used in accordance with the provisions of the RAP.

An independent agency or agencies will be retained by the DPWH to carry out external monitoring and evaluation of the implementation of RAPs. The independent agencies may be NGOs, academic or research institutions or independent consulting firms, with qualified and experienced staff and with terms of reference acceptable to the Bank.

6.3 Post Project Implementation Stage

Step 12: Evaluation of RAP implementation

A composite body of representatives from the Project Team, concerned communities, the various committees formed, and PAPs will be formed to conduct an evaluation of the RAP upon completion of its implementation. The coverage of the evaluation will include RAP preparation and actual implementation. Strengths and weaknesses of the whole process of the RAP will be identified for the purpose of drawing lessons from them. Said lessons will guide the DPWH in future projects.
7. INSTITUTIONAL REQUIREMENTS OF RESETTLEMENT

7.1 DPWH

The URPO is overall responsible for implementing the project. In coordination with relevant agencies, the URPO will manage and supervise the project, including resettlement activities and land acquisition. It shall ensure that funds for the timely implementation of the RAP are available and that expenses are properly accounted for. The URPO will be assisted by the EIAPO in providing technical guidance and support in the implementation of the RAP.

a) Environment Impact Assessment Project Office (EIAPO)

The EIAPO will provide technical guidance and support in the implementation of the RAP and will be responsible for the following resettlement activities:

a. overall preparation and planning of the RAP;
b. submitting RAP budget plans (to include compensation, relocation costs, operation) for approval and allocation of needed resources by the DPWH central office;
c. in accordance with the Department’s resettlement policies, guiding the Resettlement Implementation Committees (RICs) in their tasks, such as the verification of PAPs, final inventory of affected assets, and information dissemination;
d. amending or complementing the RAP in case problems are identified during the internal and/or external monitoring of its implementation;
e. in collaboration with its counterpart in the region, following-up with the DPWH Regional Office the processing of compensation claims of PAPs;
f. in collaboration with its URPO, MMDA monitoring the actual payment of compensation to PAPs; and,
g. in collaboration with its regional counterpart, preparing periodic supervision and monitoring reports on RAP implementation for submission to the URPO and the Bank.

b) Action Office on Resettlement of Squatter Families (AORSF)

Successful implementation of the RAP will require close coordination with the AORSF. The AORSF will be the principal and regular representative of URPO in the RICs. Together with the EIAPO the AORSF will extend technical support to the RIC in relation to RAP implementation.

7.2 Resettlement Implementation Committee (RIC)

The RIC will be set up and shall be composed of the following:

a. Representative of the Municipal/City Government
b. Representative of the PAPs
c. Representative of the indigenous people (IP) within the project area, if there are any
d. A senior member of the staff of DPWH District Engineering Office
e. Representative of the concerned Barangay Government
f. Representative from an NGO or people’s organization (PO)

The representative of the DPWH from the AORSF will be the RIC’s Chairperson and Convenor. The Committee will have the following functions:

a. assist the EIAPO in (i) validating the list of PAPs; (ii) validating the assets of the PAPs that will be affected by the project (using a prepared compensation form); and (iii) implementing the RAP;
b. assist the EIAPO in public information campaign, public participation and consultation;
c. assist the URPO in the payment of compensation to PAPs;
d. receive complaints and grievances from PAPs and other stakeholders and act on them accordingly;
e. maintaining record of all public meetings, complaints, and actions taken to address complaints and grievances;
f. in coordination with concerned government authorities, assist in the enforcement of laws/ordinances regarding encroachment into the project road corridor.

7.3 Grievance Procedures

Grievance related to any aspect of the or sub-project will be handled through negotiations and are aimed at achieving consensus following the procedures outlined below:

a) Grievance will be filed by the PAP with the RIC who will act within 15 days upon receipt thereof, except complaints and grievances that specifically pertain to the valuation of affected assets, since such will be decided upon by the proper courts;

b) If no understanding or amicable solution can be reached, or if the PAP does not receive a response from the RIC within 15 days of registry of the complaint, he/she can appeal to the Office of DPWH URPO Project, through the EIAPO, which should act on the complaint/grievance within 15 days from the day of its filing;

c) If the PAP is not satisfied with the decision of the Office of DPWH URPO Project, he/she, as a last resort, can submit the complaint to a court of law.

PAPs will be exempted from all administrative and legal fees incurred in pursuant to the grievance redress procedures.

All complaints received in writing (or written when received verbally) from the PAPs will be documented.
8. **ROLES AND RESPONSIBILITIES OF DPWH AND THE COMMUNITIES**

<table>
<thead>
<tr>
<th>Project Process Stage</th>
<th>Participatory Activities and Participants</th>
<th>Responsible Institution</th>
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</thead>
<tbody>
<tr>
<td><strong>Preparation</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pre-feasibility</td>
<td>1. Meeting with representative of communities affected to give them an overview of the proposed infra project</td>
<td>URPO, MMDA, AORSF and EIAPo, NCR, Reg. IV-A &amp; District Offices</td>
</tr>
<tr>
<td></td>
<td>2. General Orientation Meeting with representative of communities affected at the barangay-level preparatory to the conduct of technical, environmental and social studies relative to the proposed infrastructure project</td>
<td>MMDA as lead, supported by URPO, AORSF and EIAPo reps NCR, Reg. IV-A &amp; District reps.</td>
</tr>
<tr>
<td></td>
<td>3. Conduct of EIA and/or SIA</td>
<td>EIAPo Central, assisted by URPO/AORSF, NCR, Reg. IV-A &amp; District offices</td>
</tr>
<tr>
<td><strong>Feasibility</strong></td>
<td>1. RAP preparation, specifically the conduct of a census and socio-economic survey of PAPs</td>
<td>EIAPo assisted by URPO and MMDA</td>
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<tr>
<td></td>
<td>2. Consultation with the affected communities on the draft RAP</td>
<td>EIAPo offices with stakeholder reps</td>
</tr>
<tr>
<td></td>
<td>3. Finalization of RAP</td>
<td>EIAPo Central with reps from URPO and MMDA</td>
</tr>
<tr>
<td><strong>Finalization of Technical Design</strong></td>
<td>1. Orientation of affected communities regarding the final version of the RAP, including the mechanics of its implementation</td>
<td>EIAPo with reps URPO, MMDA and AORSF, NCR, Region IV-A &amp; district Offices</td>
</tr>
<tr>
<td><strong>Implementation</strong></td>
<td>1. Setting-up of the RAP Implementation Committee (with LGU representative)</td>
<td>EIAPo with MMDA &amp; URPO</td>
</tr>
</tbody>
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## Resettlement Policy

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<tbody>
<tr>
<td>2.</td>
<td>Community participation in the implementation of the RAP and EMP</td>
<td>- do -</td>
</tr>
<tr>
<td>3.</td>
<td>Internal monitoring of RAP implementation</td>
<td>- do -</td>
</tr>
<tr>
<td>Post-Implementation</td>
<td>1. Summing-up evaluation of the RAP, to cover its preparation and implementation</td>
<td>EIAPO assisted by URPO and MMDA</td>
</tr>
</tbody>
</table>
9. COSTS AND BUDGETS

Each RAP will include detailed cost estimates for compensation and relocation of PAPs, if that be the case, with a breakdown by category of PAPs; agricultural, residential and business land; houses, structures and other fixed assets affected; transport assistance when shifting PAPs; phases of the project and by financial year. Cost estimates will make adequate provisions for contingencies.

The total cost of the RAP will be included in the cost of the project. In the case of cost overruns due to unforeseen circumstances or delays, the DPWH will allocate additional funds as necessary.

On the basis of the approved RAP, funding for the implementation of the resettlement plan will be forwarded to the District Office, which in turn is tasked to prepare and process the vouchers for payment of compensation to PAPs, relocation expenses, operational costs, etc.
Annex C

Review of Land Acquisition and Resettlement
Carried out by Marikina City Office

1. Background

According to the information provided by the Marikina Settlement Office, the unit responsible for resettlement and livelihood programs in the Marikina City Office, 450 squatter households who occupied government land along the Marikina River were displaced due to the proposed access road. The MSO carried out resettlement of all the 450 squatter households in 1998 following the Philippines laws and regulations. All the 450 squatter households were relocated to three relocation sites. The impacts of the project includes demolition of 415 structures, and removal of 2000 trees from a 1.5 ha plot of government land that was cultivated by a farmer. The affected squatter households covered Agus, Phase II & Sunflower Olandes IVC areas in Barangay Industrial Valley, along the Marikina River.

2. Socioeconomic Characteristics

Detailed information on the socioeconomic characteristics of the squatter households was not available. However, based on the 1994 census of the Marikina Settlements Office (MSO), majority of the squatter household members were employed in construction, factories and service establishments. Most of the people worked as security guards, mechanics, drivers, electricians and factory workers. The others were vendors, sari-sari storeowners, barbers, pedicab drivers and tailors as well as dressmakers. Only few are employees of business establishments or enlisted personnel in the Armed Forces of the Philippines. Only a few were unemployed. Women who stayed in their houses were engaged as “suhero,” a labor contracting arrangement by shoe manufacturers in Marikina City.

3. Compensation and Allowances

The compensation and allowances paid to the displaced squatter households included the following:

A. Cash Compensation. Cash compensation was paid to only one PAP who cultivated the one and a half hectares of government lands for affected vegetables and fruits trees.

B. Transport Assistance. The City Engineer's Office of Marikina City Government undertook the hauling and trucking of dismantled structures of the squatter households and their personal belongings to the three relocation sites at Parang, Balubad and in Montalban, Rizal. Both Parang and Balubad are located within Marikina City limits.

C. Material Assistance. In addition to the transport assistance provided to all the squatter households, the City Government provided material assistance to the relocates for their primary needs such as nails, cement, gravel, and temporary shelter up to 3 weeks until their houses were constructed at the new relocation sites. No cash compensation was provided either for the affected houses or for the construction of new houses at the relocation sites.

D. Food Assistance. Every squatter family was provided food assistance for one week after relocation.

E. Livelihood Assistance. The City Government, in coordination with NGOs and various sponsors provided training to the affected squatter households with an objective to improve their skills and opportunities for employment. The number of participants and the types of training arranged is shown in the table B1.
### Table B1: Livelihood Program

<table>
<thead>
<tr>
<th>Date of Training</th>
<th>Activities / Type of Training</th>
<th>Sponsor</th>
<th>No. of Participants</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 October 1998</td>
<td>Meat processing and food preservation</td>
<td>Pagdaman sa Dukha Association Inc.</td>
<td>41</td>
</tr>
<tr>
<td>7 November 1998</td>
<td>Food Trade and Novelty items</td>
<td>Rotary Club of Marikina West</td>
<td>38</td>
</tr>
<tr>
<td>June 14-30, 1999</td>
<td>Isang Gunting Isang Suklay</td>
<td>Filipino Hair Dresser cooperative</td>
<td>200</td>
</tr>
<tr>
<td>4 October 1999</td>
<td>Food processing training seminar</td>
<td>Unlad Buhay</td>
<td>32</td>
</tr>
<tr>
<td>8 October 1999</td>
<td>Handicraft Making</td>
<td>Pag-Asa ng Buhay Association inc.</td>
<td>30</td>
</tr>
<tr>
<td>11 December 1999</td>
<td>Cooperative Orientation Development</td>
<td>CDA</td>
<td>71</td>
</tr>
</tbody>
</table>

4. Resettlement Sites

Affected squatter households were relocated on three resettlement sites. Two of these sites at Parang and Balubad are located within Marikina City limits (Figure B.1). The third site is located at Montalban, Rizal that is about 30 minutes away from Quezon City area. The detailed description of the sites and the level of facilities is given in the following sections:

#### Location of Resettlement Sites

The relocation site in Parang covers 1.4 ha and is owned by San Miguel real Properties, Inc. However, there is already a Memorandum of Agreement (MOA) between the Marikina City Government, the relocated households and the landowner to sell the property for resettlement at the agreed price of P1,000 per sq.m. The land was lying vacant and was free of disputes and encumbrances. The site was declared as a 'resettlement site' through a City Ordinance in 1997. According to the tripartite agreement, the PAPs will make payments for the allotted plots to the National Home Mortgage Finance Corporation (NHMFC) and the NHMFC will pay the owner. 321 squatter households were resettled by Markina Settlement Office on the Parang site.

The property in Balubad is 3.9 ha in area of which 2.9 ha have already been agreed upon with the Tuazon and Delgado Group, the owner of the land, as relocation site of project-affected families. The property was also declared as a ‘resettlement site’ through a City Ordinance in 1997. A tripartite MOA involving the City Government, the landowners and the neighborhood association of relocated households has been prepared (The MOA will supercede the previous agreement signed by the City Government and the landowners that the relocated households will purchase the property directly from the landowners). To be financed under the Community Mortgage Program (CMP), the tripartite MOA stipulates that the property will be sold at P750 (US $18.75) per sq. m. at 14 % interest per annum. Each lot will amortized at P556 (US $13.90) per month payable in 25 years. 61 squatter households are relocated at the Balubad Resettlement site. In Parang and Balubad, the residential plots of 24 and 30 sq. m area were allotted to the relocated households through a lottery system.
68 squatter families affected by the access road were located in Montalban, Rizal through the assistance of Housing and Urban Development Coordinating Council (HUDCC), a national government agency and policy body responsible for urban housing and relocation issues in the Philippines. Each PAF were awarded 40 sq. m. lot with monthly amortization that P350 – 375 (US $8.75 – 9.37) payable in 25 years.

Access to Urban Services and Infrastructure Facilities

Social and urban services are provided within easy access to the relocated households. All the three-resettlement sites are provided with paved right-of-way to a main road linking them to city. Each site is provided with a community drainage system made of macadam type. In Parang and Balubad the sewerage system is yet to be installed, but the MSO has provided free portable toilet bowls and drums to each relocated family. Electricity connection is available although connections to water mains still have to be installed. The temporary source of water in the area comes from deep wells and pumps. The resettlement site at Montalban is fully developed with electricity, potable water supply, and drainage and sewerage system with individual septic tanks for each house. All three relocation sites are provided with public facilities that include a day care center, primary school, basketball court, church and market. Telephone lines have yet to be installed in two Marikina resettlement sites.

All costs of the relocation site development in Parang and Balubad are borne by the City Government of Marikina City. The resettlement site in Montalban is already developed with the housing units have already connected with water, electricity and telephone lines.

Employment Opportunities at Relocation Sites

According to MSO, the project-affected persons were not socially displaced and their integration within the community has not been a problem because they are still within the city limits and among with their old neighbors. The relocated households are still engaged in their jobs. The resettlement sites are accessible to the city's central business district and therefore, access to job opportunities is good. The same could be said of relocated households in Montalban, Rizal. The Montalban resettlement site is only 30 minutes travel to Quezon City.

Security of Tenure

City Government and the Land Owners of the two relocations sites have reached an agreement to the effect that the relocated households would get full title to the plots once the mortgage payments are completed. Memorandum of Agreement (MOA) between the private landowners and the local government of Marikina does not in itself a binding agreement as far as the resettled squatter families are concerned. However, with most of the physical development work on the sites completed and the payments of installments by the relocated families in process, the risk of evacuation of the settled families, if at all, is negligible. Household relocated at Montalban site have received the same treatment that is available to other households resettled by HUDCC.

Community Development

Following their relocation, the squatters households were encouraged to bind themselves as a community. The MSO provided assistance in community organization and to make the households represented in the neighborhood association, which has a legal personality under the CMP. The households in Parang are organized as the ‘Nagkakaisang Magkakapitbahay ng San Miguel Realty association” are known as UNABASILA Association.
Monitoring and Supervision

The supervision and monitoring of resettlement of squatter households was carried out by MSO for Parang and Balubad sites. In the City of Marikina, the MSO conducts the monitoring on employment problems of the people and the peace, order and security at the resettlement sites. It also provides the continuing technical assistance in documentation requirements and in providing engineering permits, water connection as well as electricity lines. HUDCC was responsible to oversee resettlement of 68 squatter families relocated at Montalban site.
LEGEND:
- Road Network
- Barangay Bdry.
- Project Area

Name of Project:
Resettlement in San Miguel Realty
Phase IV (Triangle)

Types of Map:
LOCATION MAP

Scale:
1:15,000
Review of Land Acquisition for JBIC Project

1. Introduction

The project component to be financed by JBIC includes widening of B. Serrano and E. Rodriguez Avenues, improvement of junction and construction of a viaduct connecting E. Rodriguez and B. Serrano avenues. DPWH has completed inventory of affected assets by the proposed project component (Table C.1). A total of 14 PAPs would be affected due to the loss of residential land. Of these 14 PAPs, 4 would also be affected due to the loss of houses. No other impacts are reported by DPWH. One of the affected landholding belonged to a conglomerate, Ortigas Properties, while the others were individual owners.

DPWH has already completed payment of compensation to 12 of the 14 PAPs following the Philippines laws and regulation and DPWH procedures. Payment of compensation to the remaining two PAPs is expected to be completed soon. The compensation for affected land and structures is assessed based on AO 50 and is provided at replacement cost.

Although it would not be possible to apply the specific aspects of the procedures and policy of DPWH retroactively, it is important that evaluation of the resettlement activities is carried out to determine whether the PAPs have been able to achieve the objectives of the DPWH Resettlement Policy and been able to restore their incomes and living standards.
Table C.1
Validation List of PAPs Affected at Marikina City Side and Quezon City Side
A.) MARIKINA CITY SIDE

**LAND**

<table>
<thead>
<tr>
<th>NAME OF OWNER</th>
<th>LOT NO./SURVEYNO.</th>
<th>CLASS</th>
<th>AREA (M²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Francisco Enriquez</td>
<td>3. PSU - 178043</td>
<td>Agricultural</td>
<td>804</td>
</tr>
<tr>
<td>2. Balbino Estanislao</td>
<td>2. PSU - 178043</td>
<td>Agricultural</td>
<td>804</td>
</tr>
<tr>
<td><strong>Quantity</strong></td>
<td></td>
<td></td>
<td><strong>1608 m²</strong></td>
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</table>

<table>
<thead>
<tr>
<th>NAME OF OWNER</th>
<th>LOT NO./SURVEYNO.</th>
<th>CLASS</th>
<th>AREA (M²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Catalino Samson</td>
<td>6. PSU - 178043</td>
<td>Residential</td>
<td>4195</td>
</tr>
<tr>
<td>2. Marcos Samson</td>
<td>5. PSU - 178043</td>
<td>Residential</td>
<td>804</td>
</tr>
<tr>
<td>3. Monico Samson</td>
<td>4. PSU - 178043</td>
<td>Residential</td>
<td>804</td>
</tr>
<tr>
<td>4. Teresito Enriquez</td>
<td>1. PSU - 178043</td>
<td>Residential</td>
<td>356</td>
</tr>
<tr>
<td>5. Celso, Lorenza, Eliséo, Mauricio and Filomeno Gonzales</td>
<td>2. PSD - 344890</td>
<td>Residential</td>
<td>301</td>
</tr>
<tr>
<td>6. Francisco Enriquez</td>
<td>1. PSU - 168533</td>
<td>Residential</td>
<td>450</td>
</tr>
<tr>
<td>7. Froilan Samson</td>
<td>1. PSD - 344890</td>
<td></td>
<td>45</td>
</tr>
<tr>
<td>8. Edita Samson</td>
<td>2. PSD - 344890</td>
<td>Residential</td>
<td>37</td>
</tr>
<tr>
<td>9. Luzviminda Samson</td>
<td>3. PSD - 344890</td>
<td>Residential</td>
<td>25.28</td>
</tr>
<tr>
<td>10. Rosalinda Samson</td>
<td>4. PSD - 344890</td>
<td>Residential</td>
<td>55.50</td>
</tr>
<tr>
<td>11. Froilan Samson</td>
<td>5. PSD - 344890</td>
<td>Residential</td>
<td>90</td>
</tr>
<tr>
<td><strong>Quantity</strong></td>
<td></td>
<td></td>
<td><strong>7157.78 m²</strong></td>
</tr>
<tr>
<td>NAME OF OWNER</td>
<td>LOT NO./SURVEYNO.</td>
<td>CLASS</td>
<td>AREA (M²)</td>
</tr>
<tr>
<td>-----------------------</td>
<td>-------------------</td>
<td>------------</td>
<td>-----------</td>
</tr>
<tr>
<td>1. Virgilio Mejia</td>
<td>1705.B-Mcad M-583</td>
<td>Commercial</td>
<td>510</td>
</tr>
<tr>
<td>2. Evergreen Mfg.</td>
<td>7. MSC – V – 59873 - D</td>
<td>Commercial</td>
<td>1222</td>
</tr>
<tr>
<td>Corporation</td>
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<td>Quantity</td>
<td>1,732 m²</td>
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<table>
<thead>
<tr>
<th>NAME OF OWNER</th>
<th>LOT NO./SURVEYNO.</th>
<th>CLASS</th>
<th>AREA (M²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. CHIONGBIAN</td>
<td></td>
<td>Industrial</td>
<td>10,176 m²</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Quantity</td>
<td>10,176 m²</td>
</tr>
</tbody>
</table>

(Residential and Commercial)

<table>
<thead>
<tr>
<th>NAME OF OWNER</th>
<th>DESCRIPTION</th>
<th>AREA (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Celso Gonzalez</td>
<td>Semi-Permanent</td>
<td>64</td>
</tr>
<tr>
<td>2. Eliseo Gonzalez</td>
<td>Semi-Permanent</td>
<td>60.20</td>
</tr>
<tr>
<td></td>
<td>Quantity</td>
<td>124.20 m²</td>
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</table>

<table>
<thead>
<tr>
<th>NAME OF OWNER</th>
<th>DESCRIPTION</th>
<th>AREA (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Ofelia Gonzalez</td>
<td>Permanent</td>
<td>15.10 m²</td>
</tr>
<tr>
<td></td>
<td>Quantity</td>
<td>15.10 m²</td>
</tr>
</tbody>
</table>
## B.) QUEZON CITY SIDE

### LAND

<table>
<thead>
<tr>
<th>NAME OF OWNER</th>
<th>LOT NO./SURVEYNO.</th>
<th>CLASS</th>
<th>AREA (M²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Benigno Mejia</td>
<td>1 - B</td>
<td>Residential</td>
<td>69</td>
</tr>
<tr>
<td>Anselma Rajos</td>
<td>4 - B</td>
<td>Residential</td>
<td>27</td>
</tr>
<tr>
<td>Wilfredo Rajos</td>
<td>5 - B</td>
<td>Residential</td>
<td>12</td>
</tr>
<tr>
<td>Zenaida Daquioag</td>
<td>1 - A - 2</td>
<td>Residential</td>
<td>81</td>
</tr>
<tr>
<td>Esmeraldo Miguel</td>
<td>1 - B - 2</td>
<td>Residential</td>
<td>49</td>
</tr>
<tr>
<td>Epifanio Matiezo</td>
<td>1 - C - 2</td>
<td>Residential</td>
<td>106</td>
</tr>
<tr>
<td>Dolores Cruz. et.al.</td>
<td>1 - D - 2</td>
<td>Residential</td>
<td>163</td>
</tr>
<tr>
<td>Pedro Pasco</td>
<td>1 - E - 2</td>
<td>Residential</td>
<td>141</td>
</tr>
<tr>
<td>Leonora de Espiritu</td>
<td>1 - F - 2</td>
<td>Residential</td>
<td>105</td>
</tr>
<tr>
<td>Cesar David</td>
<td>1 - G - 2</td>
<td>Residential</td>
<td>139</td>
</tr>
<tr>
<td>Rodolfo Mejia</td>
<td>1 - H - 2</td>
<td>Residential</td>
<td>34</td>
</tr>
<tr>
<td>Fernando Mejia</td>
<td>1 - I - 2</td>
<td>Residential</td>
<td>30</td>
</tr>
<tr>
<td>Gregoria Jamandron</td>
<td>1 - J - 5 - B</td>
<td>Residential</td>
<td>10</td>
</tr>
<tr>
<td>Esmeraldo Miguel</td>
<td>1 - J - 6 - B</td>
<td>Residential</td>
<td>9.84</td>
</tr>
<tr>
<td>Esmeraldo Miguel</td>
<td>18 - B</td>
<td>Residential</td>
<td>12</td>
</tr>
</tbody>
</table>

**Quantity**

987.84 m²

say 988 m²
<table>
<thead>
<tr>
<th>NAME OF OWNER</th>
<th>DESCRIPTION</th>
<th>AREA (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Anselma Rajos</td>
<td>Permanent</td>
<td>172</td>
</tr>
<tr>
<td>2. Ruben Enrico</td>
<td>Permanent</td>
<td>154.10</td>
</tr>
<tr>
<td>3. Rogelio Au</td>
<td>Permanent</td>
<td>869.40</td>
</tr>
<tr>
<td></td>
<td><strong>Quantity</strong></td>
<td><strong>1195.50 (m²)</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NAME OF OWNER</th>
<th>DESCRIPTION</th>
<th>AREA (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Benigno Mejia</td>
<td>Semi – Permanent</td>
<td>65</td>
</tr>
<tr>
<td>2. Benigno Mejia</td>
<td>Semi – Permanent</td>
<td>19.50</td>
</tr>
<tr>
<td>3. Benigno Mejia</td>
<td>Semi – Permanent</td>
<td>106</td>
</tr>
<tr>
<td>4. Benigno Mejia</td>
<td>Semi – Permanent</td>
<td>40</td>
</tr>
<tr>
<td>5. Epifanio Matiezo</td>
<td>Semi – Permanent</td>
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</tr>
<tr>
<td>6. Zenaida Sunga</td>
<td>Semi – Permanent</td>
<td>61.60</td>
</tr>
<tr>
<td>7. Enrique Ugnacio</td>
<td>Semi – Permanent</td>
<td>64.78</td>
</tr>
<tr>
<td>8. Martina Dela Cruz</td>
<td>Semi – Permanent</td>
<td>128.00</td>
</tr>
<tr>
<td>9. Rogelio David</td>
<td>Semi – Permanent</td>
<td>89</td>
</tr>
<tr>
<td>10. Cesar David</td>
<td>Semi – Permanent</td>
<td>256</td>
</tr>
<tr>
<td>11. Lilia Mindanao</td>
<td>Semi – Permanent</td>
<td>104</td>
</tr>
<tr>
<td>12. Gregoria Jamandron</td>
<td>Semi – Permanent</td>
<td>61.80</td>
</tr>
<tr>
<td>13. Esmeraldo Miguel</td>
<td>Semi – Permanent</td>
<td>52.53</td>
</tr>
<tr>
<td></td>
<td><strong>Quantity</strong></td>
<td><strong>1132.53 m²</strong></td>
</tr>
<tr>
<td>STRUCTURE OWNER</td>
<td>DESCRIPTION</td>
<td>AREA (m²)</td>
</tr>
<tr>
<td>-------------------------</td>
<td>----------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td>1. Igmedio dela Rosa</td>
<td>Temporary / Squatter</td>
<td>36</td>
</tr>
<tr>
<td>2. Rogelio dela Cruz</td>
<td>Temporary / Squatter</td>
<td>30</td>
</tr>
<tr>
<td>3. Pedro Garcia</td>
<td>Temporary / Squatter</td>
<td>56</td>
</tr>
<tr>
<td>4. Juanito Caparas</td>
<td>Temporary / Squatter</td>
<td>64</td>
</tr>
<tr>
<td>5. Lino Baldo</td>
<td>Temporary / Squatter</td>
<td>24</td>
</tr>
<tr>
<td>6. Francisco dela Cruz</td>
<td>Temporary / Squatter</td>
<td>24</td>
</tr>
<tr>
<td>7. Niño Paz</td>
<td>Temporary / Squatter</td>
<td>24</td>
</tr>
</tbody>
</table>

**Quantity** 258 m²
Annex E

Terms of Reference
Evaluation of Resettlement Implemented by Marikina City And the PAPs Affected by JBIC Component

Background

1. The Republic of the Philippines proposes to undertake the Metro-Manila Urban Transport Integration Project (MMURTRIP) and has requested the World Bank in the financing. The objective of the project is to address the deteriorating urban transport situation in Metro Manila by improving integration and management of the transport system. The project will be developed and implemented by the Department of Public Works and Highways (DPWH).

2. The Marikina Bridge and Access Road is one of the components of the MMURTRIP Project that is being proposed under the Loan 1 Package from WB. This component of the project is expected to provide relief to traffic congestion when linked with C-5. The proposed sub-project will involve the construction of wye-shaped bridge connected to Marcos Highway in Marikina City and access road connected at Sitio Olandes in Barangay Industrial Valley running straight and parallel to the Marikina River towards the section where Marikina River changes direction. The access road will be linked with the segment of the project at Barangay Libis in Quezon City that includes widening of the road; improvement of the junction with B. Serrano, C5 and E. Rodriguez Avenue; and a viaduct construction. The sub-project also includes the provision of transport facilities at the Marikina Bridge such as, bicycle parking areas, pedestrian passage, and bus and jeepney terminals (MMDA designated Transport Hub for eastern Metro Manila. The proposed bridge and part of the access road up to the point where the river changes its direction, fall within Markina City limits. The rest of the access road, link road, the proposed junction improvement, and the viaduct fall within Quezon City. The design of the junction of the link road with B. Serrano and E. Rodriguez Avenue and the proposed viaduct is to be financed by JBIC.

3. Resettlement Action Plan (RAP) for the Marikina Bridge and Access Road provides details of the impacts of the bridge and widening of the link road in Barangay Libis, a summary of compensation policy and principles that will govern acquisition of affected assets and entitlements to the affected persons to compensation for affected assets and other allowances in accordance with the DPWH Resettlement Policy. The Resettlement Policy also provides for rehabilitation assistance to all the Project Affected Persons (PAPs) severely affected due to the loss of productive assets, income and businesses. The objective of the rehabilitation assistance program is to assist severely affected PAPs during the transition period through a variety of allowances such as: inconvenience allowance, subsistence allowance, transport allowance and income rehabilitation allowance to enable them to improve or at least restore their incomes and living standards to the pre-project level through rehabilitation measures such as training in new skills and access to credit facilities.

4. In the Markina City area the access road is constructed over government land. However, the land was occupied by about 450 squatter households who were relocated under the resettlement program implemented by the Marikina City in 1998 following the Philippines laws and regulations. Based on the 1994 census of the Marikina Settlements Office (MSO), majority of the squatter household members were employed in construction, factories and service establishments. Most of the people worked as security guards, mechanics, drivers, electricians
and factory workers. The others were vendors, sari-sari storeowners, barbers, pedicab drivers and
tailors as well as dressmakers. In March 1998, the MSO carried out the relocation of squatter
families in three resettlement sites namely Parang, Balubad and Montalban (now Rodriguez),
Rizal.

5. Since the access road and the component that are to be financed by JBIC are an integral
part of the overall project that will be financed by the WB, there is a need for application of the
principle of equitable and fair treatment in dealing with two groups of project affected people.
Although it would not be possible to apply the specific aspects of the procedures and policy of
DPWH retroactively, it is important that evaluation of the resettlement activities is carried out to
determine whether the PAPs have been able to achieve the objectives of the DPWH Resettlement
Policy and been able to restore their incomes and living standards.

6. It is therefore proposed that an evaluation of resettlement activities carried out by the
Marikina City Government in resettlement of 450 squatter households in 1998 be conducted. It is
also proposed to include the households affected by the JBIC component of the project by the
evaluation study. If this evaluation study discloses that the affected people have not recovered
their prior standards of living, provisions would need to be made for remedial rehabilitation
measures under this Project.

Objectives

7. The overall objective of the study is to evaluate whether or not the squatter households
relocated by the Marikina City Office in 1998 and those affected by the JBIC component of the
project have been able to improve, or at least, restore their incomes and living standards to the
pre-project levels. The objectives also include recommendations on additional rehabilitation
assistance to those who have not been able to restore their incomes and living standards. Specific
objectives of the proposed evaluation study include the following:

⇒ Evaluate the impact of the relocation on the household incomes of the relocated families to
the three-resettlement sites to determine affordability of the allotted plots and mortgage
obligations.

⇒ To evaluate current livelihood status of the relocated families and to identify any difficulty in
livelihood as a result of the project and whether the relocation has had any impact on their
employment.

⇒ evaluate to what extent beneficiaries have been able to improve their incomes and living
standards compared to pre-project level and identify the households who have not been able
to achieve the stated objectives.

⇒ collect additional baseline data for the households who have not been able to improve, or
restore their incomes and living standards to the pre-project level.

⇒ In consultation with the households, determine priorities and needs of the households,
formulate strategies and determine the type of additional assistance (training, employment
opportunities, credit facilities, etc.) required to enable these households to achieve objectives
of the Resettlement Policy.
Scope of Work

8. The scope of work for the proposed evaluation study will include the following:

- review the socioeconomic data available with MSO and URPO on the inventory of affected assets of all the households affected by the access road and the JBIC component and identify the households, including the vulnerable groups, severely affected by the project due to the loss of productive assets, incomes and businesses.
- review the available socio-economic data of the households entitled to rehabilitation assistance measures to determine their incomes and living standards at the pre-project level. Where the baseline data for the households is not available, the information on their incomes and living standards should be obtained through a questionnaire survey.
- collect socio-economic data of the severely affected PAPs to determine their present level of incomes and living standards, employment and occupation levels.
- conduct comparative analysis of socio-economic data to assess whether and how far the severely affected households have been able to improve or restore their incomes and living standards.
- Determine affordability of the households to assess whether or not these households would be able to meet the obligations under the present mortgage arrangements.
- Conduct an attitude survey of the relocated families to determine whether or not the relocation to the present sites has any adverse impact on their employment and livelihood pattern and to determine whether the households have better or worse off due to the relocation.

Methodology

9. In general the methodology will be based on the analysis of the socio-economic data and the inventory of affected assets of the affected households. Where the information on the incomes and living standards of the relocated households is not available, additional baseline surveys would be necessary to determine their incomes and living standards at pre-project levels. Alternative techniques such as: focus group discussion and interviews may also be applied, where appropriate. Additionally, survey of the relocated households would also be necessary to determine their present level of incomes and living standards, occupations and employment status. The results of the survey should be analyzed and compared with the baseline data collected by the Marikina City Office and URPO during the initial stages of the project implementation, or in case of non-availability of such information, the results of the baseline survey conducted during the evaluation study.

10. The consultant would be required to analyze the data from the baseline surveys to determine whether or not the relocated households and those affected by the JBIC component of the project have been able to restore their incomes and living standards to the pre-project level and whether any additional rehabilitation assistance would be necessary. The planning and delivery of rehabilitation assistance, if that be the case, would be carried out by URPO (DPWH) as soon as possible.
Time Frame

11. DPWH will seek services of an experienced consultant for the proposed Evaluation Study. DPWH will provide detailed CV of the selected consultant to the WB and obtain its approval prior to finalizing the contract with the selected consultant. The selected consultant must have a good knowledge of the Bank’s OD 4.30 and DPWH Resettlement Policy and procedures and practical experience of resettlement of at least 5 years.

12. The proposed evaluation study is to be conducted as soon as the RAP is approved by the Bank. DPWH would also ensure that necessary funds are made available for immediate commencement of the evaluation study. The evaluation study is expected to be completed in two months from the date of its commencement.

Reporting Requirements

13. The consultant shall furnish to DPWH and the Bank two copies each of the comprehensive evaluation report containing findings of the study together with specific recommendations on whether or not the households have been able to restore their incomes and living standards and whether any additional rehabilitation assistance measures are necessary to meet the projects overall objectives. The report should also contain, as annex, the list of all the Households who are entitled to additional rehabilitation assistance together with their location to enable DPWH to carry out follow up actions during the project implementation. The draft report must be submitted to the Bank and DPWH within two months from the date of its commencement for their review. The final report incorporating the comments and suggestions, if any, should be submitted within two weeks after the receipts of the comments from the Bank.