



Republic of the Philippines
Department of Public Works and Highways

CONSULTING SERVICES FOR THE ROAD NETWORK DEVELOPMENT PROJECT IN CONFLICT-AFFECTED AREAS IN MINDANAO

- I. SP-7 MARAWI CITY RING ROAD – CONSTRUCTION SUPERVISION
- II. SP-2 PARANG-BALABAGAN ROAD, SP-8 PARANG EAST DIVERSION ROAD,
SP-9 MANUANGAN-PARANG ROAD – DETAILED DESIGN,
TENDER ASSISTANCE AND CONSTRUCTION SUPERVISION

JICA LOAN AGREEMENT NO.: PH-F-P1



DB-8: RIGHT-OF-WAY ACTION PLAN (RAP) AND SOCIAL SURVEY REPORT SP-9 MANUANGAN-PARANG ROAD VOLUME I: MAIN REPORT

**August 2024
(FINAL)**

Joint Venture of:



In Association with:





REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS

**Consulting Services
for the
Road Network Development Project
in Conflict-Affected Areas in Mindanao
(RNDP-CAAM)**

SP-7 Marawi City Ring Road – Construction Supervision

I. SP-2 Parang-Balabagan Road, SP-8 Parang East Diversion Road,
SP-9 Manuangan-Parang Road – Detailed Design, Tender Assistance and
Construction Supervision

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(RAP) & SOCIAL SURVEY REPORT
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VOLUME I: MAIN REPORT**

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Joint Venture of



CTI Engineering International Co., Ltd.



Oriental Consultants Global Co., Ltd.

In Association with



Angel Lazaro and
Associates International



DCCD Engineering
Corporation



Edifice Planners
and Builders, Inc.



KRC Environmental
Services




Philkoei
International, Inc.



Woodfields
Consultants, Inc.

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RIGHT-OF-WAY ACTION PLAN & SOCIAL SURVEY REPORT FOR SP-9 MANUANGAN-PARANG ROAD (AUGUST 2024)

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ACRONYMS AND ABBREVIATIONS

BIR	Bureau of Internal Revenue
CLOA	Certificate of Land Ownership Award
DEO	District Engineering Office
DPWH	Department of Public Works and Highways
DMS	Detailed Measurement Survey
EA	Executing Agency
EMA	External Monitoring Agents
EO	Executive Order
ESSD	Environmental and Social Safeguards Division
GOP	Government of the Philippines
GRM	Grievance Redress Mechanism
IMA	Internal Monitoring Agent
IPA	Independent Property Appraiser
IOL	Inventory of Loss
JICA	Japan International Cooperation Agency
LGU	Local Government Unit
LRP	Livelihood Restoration Program
PAP	Project Affected Person
PhP	Philippine Peso
PIB	Project Information Booklet
RA	Republic Act
RAP	Right-of-Way Action Plan
RCS	Replacement Cost Study
RIC	Resettlement Implementation Committee
ROW	Right-of-Way
SES	Socioeconomic Survey
SPS	Safeguard Policy Statement
TCT	Transfer Certificate of Title
UPMO-RMC1	Unified Project Management Office-Road Management Cluster 1 (Bilateral)

DEFINITION OF TERMS

Appraised Value -- means the market value of a property as estimated by an Independent Property Appraiser or Government Financial Institution.

BIR Zonal Valuation -- is an approved zonal schedule of fair market values on the real property set by the Bureau of Internal Revenue (BIR) as a basis for the computation of internal revenue taxes.

Capital Gains Tax (CGT) -- is a tax imposed on the gains presumed to have been realized by the seller from the sale, exchange, or other disposition of capital assets located in the Philippines, including pacto de retro sales and other forms of conditional sale.

Certificate of Land Ownership Award (CLOA) -- It refers to a certificate issued to grantees of the comprehensive agrarian reform program. The provisions of CA 141 shall govern the CLOAs awarded under the Public Land Act.

Department of Environment and Natural Resources (DENR) -- is responsible for the conservation, management, and development of the country's environment and natural resources.

Compensation -- This means payment in cash or in-kind at replacement cost for an asset to be acquired or affected by an infrastructure project.

Cut-off Date -- Determination of informal PAPs and affected improvements shall be based on the cut-off date, which is the start of the census of PAPs and tagging for improvements. For formal PAPs, the cut-off date is reckoned upon receipt of the Notice of Taking.

Disturbance Compensation -- It is the compensation amount for lessees of agricultural land severely affected (i.e., >20% of the land or when the land is no longer economically viable) by the project, equivalent to five times the average gross harvest during the last five years (RA 6389 and EO 1035, series of 1985).

External Monitoring Agent (EMA) -- It is an independent entity or individual designated by the Department to monitor the implementation of the RAP.

Financial Assistance -- It is the cash amount paid to agricultural tenants/settlers/ occupants severely affected by the project, equivalent to the average gross harvest for the last three years and not less than Php15, 000 per ha (EO 1035), in addition to the cash payment/compensation for their crops damaged by the project.

Government Financial Institution or GFI -- refers to a national government-owned or controlled corporation that the Implementing Office may engage to provide property appraisal services, including estimates of the market values of the property affected by the ROW for a project.

Implementing Agency or IA -- refers to any department, bureau, office, commission, authority, or agency of the national government, including any government-owned or -controlled corporation or state college or university, authorized by law or its respective charter to undertake national government projects. The DPWH is an IA.

Inconvenience Allowance -- It is the compensation amount given to each PAP who holds full title to or a legalizable tax declaration over the land and structures severely affected by the project and who consequently must move elsewhere.

Independent Property Appraiser or IPA -- refers to an individual or firm that the Implementing Office may engage to provide property appraisal services, including estimates of the market values of the property affected by the ROW for a project.

Informal Settler -- refers to households living in a lot, whether private or public, without the consent of the property owner; or those without legal claim over the property they are occupying; or those living in danger areas such as esteros, railroad tracks, garbage dumps, riverbanks, shorelines, and waterways.

Land Acquisition -- is the process of acquiring land from the current owners pursuant to the provisions of RA 10752 modes of acquisition. The modes of land acquisition are Donation, Barter or Exchange, Purchase, Quit Claim or Expropriation.

Market Value -- means the price of what a willing buyer would pay a willing seller for a given property or asset if both have a reasonable knowledge of the worth of the property.

Older People/ Elderly/ Senior Citizens -- Individuals belonging to the age group 60 years and over.

Parcellary Survey -- refers to the activities undertaken as part of the Detailed Engineering Design of a project to define the proposed ROW alignment and limits, the affected lots showing the name of the owners/claimants, lot numbers, and areas, and technical descriptions, and all improvements within the ROW limits.

Poor -- Shall refer to individuals or families whose income falls below the poverty threshold as defined by the National Economic and Development Authority (NEDA) and/or who cannot afford in a sustained manner to provide them with minimum basic needs of food, health, education, housing, or other essential amenities of life, as defined under Republic Act No. 8425, otherwise known as the "Social Reform and Poverty Alleviation Act.

Poverty Threshold -- also known as the poverty line is the minimum income required for a family or individual to meet the basic food and non-foods. This means a poverty threshold of about PhP 11, 957 on average per month whose income is enough to meet their basic needs.

Prescription Period -- As stipulated in Article 1141 of the Civil Code, real actions over immovables prescribe after thirty (30) years. This provision is without prejudice to what is established for the acquisition of ownership and other real rights by prescription (1963).

Production Cost (palay, vegetable and corn) -- This refers to the production of agricultural commodities and it includes among others, land preparation, transportation, seedling, and fertilizer. The amount may vary depending on the location, type of seedling, etc.

Project Affected Households (PAH) -- It consists of all members of a household residing under one roof and operating as a single economic unit, who will be adversely affected by the project. For resettlement purposes, the affected "Persons" will be dealt with as members of Project Affected households (PAHs).

Project Affected Person (PAP) -- It includes any person or persons, household, a firm, or a private or public institution who, on account of the execution of the project, would have their right, title or interest in all or any part of a house, land (e.g., residential, agricultural or pasture), annual or perennial crops and trees, or any other fixed or moveable asset acquired or possessed, in full or in part, permanently or temporarily.

Project Boundaries -- These may be defined as the project construction limits, or they may refer to the Right-of-Way limits, whose width varies from 20 to 60 meters as prescribed in the special laws such as Commonwealth Act 141 (Public Land Act), PD 635, EO 113 (1955), EO 621 (1980), etc.

Project Implementing Office -- It refers to the duly designated Unified Project Management Office Cluster (for foreign-funded projects) within the DPWH Central Office and Regional and District Offices (for locally funded projects)

Rehabilitation Assistance -- It refers to assistance provided to PAPs seriously affected due to the loss of productive assets, incomes, employment, or living sources, as supplement compensation for acquired assets to achieve complete restoration of living standards and quality of life.

Relocation -- This refers to the physical displacement of a PAP from his/her pre- project place of residence and his/her transfer to another place.

Replacement Cost -- This is the amount necessary to replace the structure or improvements based on the

current market prices for materials, equipment, labor, contractor's profit and overhead and all other costs associated with the acquisition and installation in place of the affected improvements/installation.

Resettlement areas -- refer to areas identified by the appropriate national agency or by the local government unit with respect to areas within its jurisdiction, which shall be used for the relocation of the underprivileged and homeless citizens.

Right-of-Way (ROW) -- means a part or the entirety of a property, site, or location, with defined physical boundaries, used or required by a government infrastructure project.

Right-of Way Action Plan (RAP) -- refers to the document that defines the extent of the ROW to be acquired for a project, including, among other things, cost estimates for acquiring land, structures/improvements, crops/trees, relocation of informal settlers, and recommended compensation and entitlement package for owners and project-affected persons (PAPs), implementation schedule, and impact and mitigating measures for the ROW acquisition.

Time of Taking -- This refers to the time when both parties, the landowner and the proponent, agreed on the value of the land being purchased.

Underprivileged and homeless -- Refers to the beneficiaries of RA 7279 and individuals or families residing in urban and urbanizable areas whose income or combined household income falls within the poverty threshold.

EXECUTIVE SUMMARY

1. **Project Description** – The project aims to address the longstanding economic disparities in Mindanao, a region rich in natural resources but historically lagging in economic development. Despite experiencing some economic growth in the Bangsamoro Autonomous Region in Muslim Mindanao (BARMM), the pace has been slower than desired. Key growth sectors include public administration, manufacturing, and services. Additionally, the region's road infrastructure is underdeveloped, hindering economic progress. In response, the Government of the Philippines has sought assistance from Japan to implement priority road projects, including the "Road Network Development Project in Conflict-affected Areas in Mindanao (RNDP-CAAM)." Sub-Project 9 (SP-9), known as the Manuagan-Parang Road, is part of this initiative, aiming to improve transportation capacity and efficiency by enhancing access to arterial roads and connecting main cities in Mindanao, contributing to peace-building and economic development in the region.
2. **Legal Framework** – The policy framework within which this Preliminary Right-of-Way Action Plan for land, structures, other improvements, and crops and trees will operate was derived from the Philippine Constitution, Republic Act 10752, DPWH LARRIP Policy, and other social safeguards issuances, and JICA Environmental and Social Safeguard Guidelines, relative to the ROW acquisition.
3. **Summary of Project Impacts** – The project will involve road construction and improvements to include widening, slope protection and drainage that will require the road right-of-way acquisition of public land and private land. Land acquisition will cause physical and economic displacement such as (i) permanent loss of land along the required minimum ROW, (ii) loss/damage to structures and improvement, (iii) loss of crops and trees, and (iv) loss of income/business.

A total of **137 PAPs** with affected assets and properties within the road right-of-way consists of a total area of **529,300 sq.m.** of land, traversing seven (7) barangays in the municipalities of Parang & Sultan Kudarat in the province of Maguindanao del Norte and municipality of Pigcawayan in Cotabato province.

4. **Socioeconomic Profile of Project Affected Persons** – Data gathered from this survey were used to determine eligibility for compensation, other forms of assistance, and the corresponding budget. Moreover, this profile served as baseline data to gauge and monitor changes to affected PAPs' living standards after physical/economic displacement of the affected **31 project-affected households**.
5. **Compensation and Entitlements** – Compensation and entitlements are designed to enhance or at least restore the livelihoods of all displaced persons in real terms relative to pre-project levels and to improve the living standards of the displaced poor and other vulnerable groups. DPWH will offer to the property owner concerned, as compensation price, the sum of 1) the replacement cost of land based on the current market value of land, free of taxes, 2) the replacement cost of structures and improvements, and 3) the current market value of crops and trees.
6. **Budgetary Requirement** – The total budget for RAP Implementation is **PhP132,269,053 (USD 2,387,744)**. The budget items cover (i) compensation for loss of land, structures, trees, crops and other entitlements (ii) livelihood restoration program (iii) transitional allowance; (iv) administrative cost; (v) external monitoring; and (vi) contingencies. The table below shows the details of the budget to implement this RAP.
7. **Grievance Redress Mechanism** – For Sub-Project 9, a Municipal RAP Implementation Committee is being developed to receive and resolve project related concerns, complaints, and grievances. Conflicts within affected communities will be addressed within the community itself through dispute resolution processes and mechanisms.
8. **Implementation Schedule** – DPWH is expected to initiate the process of land acquisition and compensation for structures, crops and trees starting in the **3rd Quarter of 2024** to secure the project's ROW prior to construction. The DPWH shall ensure that ROW acquisition proceeds closely with the construction schedule, ensuring that land and structure owners are adequately compensated and re-established away from the construction site months before the implementation of the civil works. The implementation of the

RAP (ROW acquisition and resettlement) is expected to be completed by **May 2025**.

9. **Monitoring and Evaluation** – There will be two types of monitoring/evaluation, internal and external monitoring/evaluation. The UPMO in coordination with the ESSD shall conduct the supervision and in-house monitoring of RAP implementation. An External Monitoring Agent (EMA) shall do the external monitoring and evaluation. The EMA for this Project is a consultancy firm with qualified and experienced staff with Terms of Reference acceptable to the DPWH and JICA.
10. **Public Consultation** – The Coordination and Public Consultations Meetings were undertaken to inform the primary and secondary stakeholders about the project information such as background, scope, objectives, benefits, updates, basic resettlement policies (GOP and JICA), cut-off-date (**July 15, 2023**) and conduct of the socioeconomic survey and detailed measurement and inventory of affected assets and properties. The Coordination and Public Consultations were conducted on **May 10, 2023**, and **May 24-26, 2023**. The highlights of the meetings are presented in Chapter 10.



LOCATION

1 INTRODUCTION

1.1 Background of the Project

The Department of Public Works and Highways (DPWH) oversees a significant infrastructure project known as the SP-9 Manuagan-Parang Road. The Japan International Cooperation Agency (JICA) will fund this project, which aims to improve connectivity and accessibility in the Municipalities of Parang, Sultan Kudarat, and Pigkawayan as shown Figure 1-1.

The SP-9 Manuagan-Parang Road project is a vital initiative that will enhance transportation and infrastructure in the region. The road will provide a crucial link between the three (3) municipalities, facilitating smoother and more efficient travel for residents, businesses, and visitors. Additionally, the project is expected to boost economic development in the area by improving access to markets and essential services.

With the support of JICA funding, the DPWH is committed to delivering a high-quality road infrastructure that meets international standards. The project will involve the construction of new roadways, bridges, and drainage systems to ensure the durability and sustainability of the road network.

The SP-9 Manuagan-Parang Road project reflects the DPWH's dedication to enhancing infrastructure and promoting growth in the region. The department is working to successfully complete this crucial transportation project through collaboration with JICA and local stakeholders.

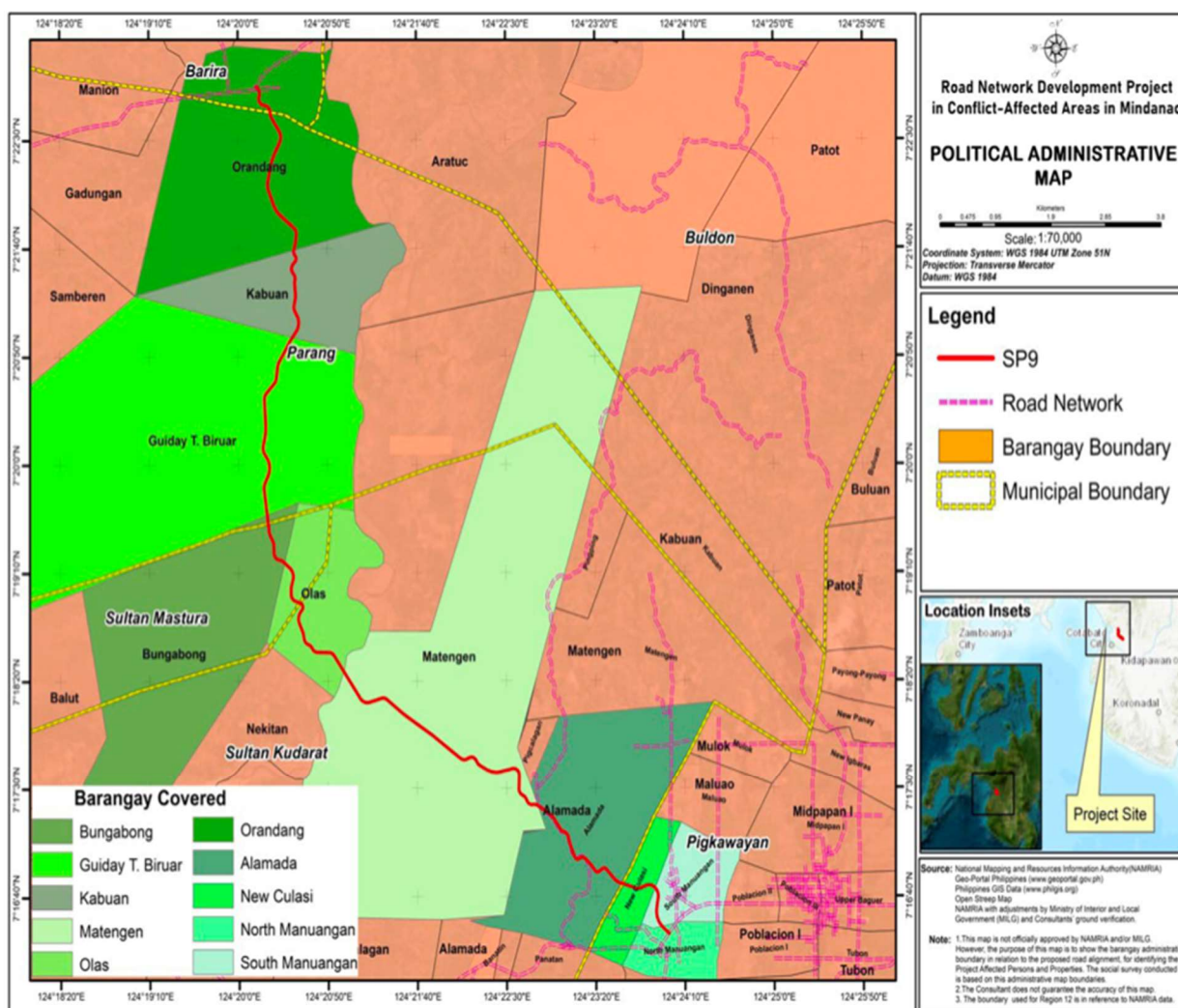


Figure 1-1: Administrative Map of the Project Area

The Figure 1-2 shows the alignment of SP-9 with an estimated length of 17.42 kilometers.

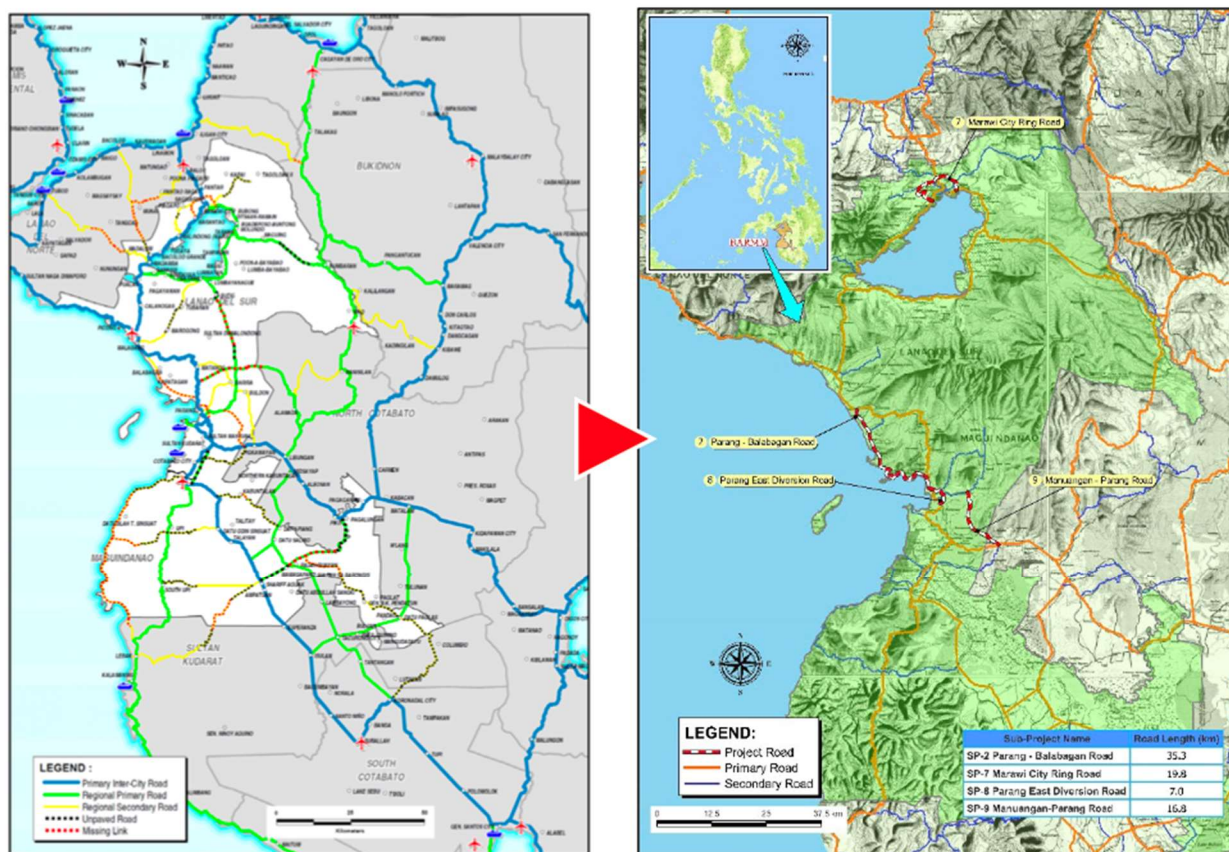


Figure 1-2: SP-9 Manuagan – Parang Road Alignment Layout Plan

1.2 Rationale

Mindanao for decades has lagged from the rest of the country in terms of economic development. This is despite its natural advantages such as fertile land, presence of natural resources, outside of typhoon belt, and human resource potentials.

The Bangsamoro Autonomous Region in Muslim Mindanao (BARMM) in 2021 exhibited robust growth, recording an impressive increase of 7.5 percent. This exceptional growth rate positioned BARMM as the second-fastest-growing region among all regions in the Philippines for that year. Notable industries that spearheaded this growth included Human health and social work activities (22.2 percent), Mining and quarrying (20.2 percent), Accommodation and food service activities (17.9 percent), Construction (12.2 percent), and Financial and insurance activities (10.6 percent), among others. BARMM's economic expansion significantly contributed to the country's overall GDP growth of 5.7 percent in 2021, contributing 0.1 percentage point to the nation's economic progress.

Moreover, the per capita Household final consumption expenditure in BARMM witnessed a positive trajectory, with an estimated value of Php 60,587 in 2021, surpassing the previous year's estimate of Php 59,773. This increase in per capita expenditure signifies improved living standards within the region, reflecting the positive impact of BARMM's economic growth on the well-being of its residents. These economic advancements highlight BARMM's commitment to fostering development, creating job opportunities, and enhancing the overall quality of life for its people.¹

In terms of road infrastructure, BARMM is less developed as well compared to other regions. While the country and Mindanao have an average road density of 0.25 and 0.17 respectively, BARMM has only 0.10.

¹ Philippine Statistics Authority, Ref No.: PR-BARMM-22-005

This means that for the BARMM to close the gap and reach the Mindanao average, at least 800 km of new roads should be constructed.

Recognizing the above, the Government of the Philippines (GOP) through the DPWH has requested the Government of Japan (GOJ) to implement nine (9) priority roads and two (2) bridges identified in the 2016 JICA-assisted Bangsamoro Development Plan-II.

The “Road Network Development Project in Conflict-affected Areas in Mindanao (RNDP-CAAM) is among the urgent priority project of the Japan International Cooperation Agency (JICA) and DPWH. The JICA-DPWH road project is part of JICA’s support to peace building through infrastructure development in Mindanao.

The Sub-Project 9 (SP-9) or the Manuangan-Parang Road is one among the priority sub-projects under RNDP-CAAM, which aims to enhance transportation capacity and efficiency in conflict affected areas in Mindanao, through the construction and improvement of the access roads to arterial roads which improves accessibilities and linkages to main cities in Mindanao.

1.3 Objectives

The objectives of the Right-of-Way Action Plan are as follow:

1. To determine the number of Project Affected Persons (PAPs) and properties/assets affected by the project based on the road alignment in the feasibility study;
2. To identify the extent of impacts of the project on their properties/assets and the measures to mitigate these impacts;
3. To determine the compensation and entitlements to the PAPs for their affected properties/assets for inclusion in the Medium-Term Infrastructure Program (MTIP); and
4. To ensure public participation in the implementation and monitoring of the RAP.

1.4 Methodology

This section outlines the activities, tasks, and processes that were undertaken while observing the governing laws, policies, standards, and international best practices in order to formulate the RAP. These were done in order to ensure that environmental and social safeguards are considered in the process.

1. Preliminary Site Investigation – prior to the public consultation, the Study Team conducted preliminary site investigation. The Consultant organized and managed the site visits and engineering surveys under close communication and coordination with the DPWH UPMO-RMC1 and MPWH. The Study Team took note of the following:
 - a. Control points (graveyards, cultural heritage, sacred places, etc.)
 - b. Width of existing roadway, compared to ROW limits
 - c. Presence/absence of shoulders and side ditches
 - d. Name of each barangay traversed by the roadway
 - e. Type and number of encroachments
2. Public Consultation Meetings - consistent coordination, information dissemination, and consultation with the project stakeholders were carried out at appropriate times throughout the planning process. The public consultations were conducted with the LGU, PAPs and Non-Government Organization (NGOs) as participants. The meeting was designed to present and inform the stakeholders on the Land Acquisition Resettlement Rehabilitation and Indigenous Peoples Policy (LARRIPP) of the DPWH as per RA 10752, Legal Framework for Infrastructure Right-of-Way (ROW) Acquisition and Management and other Provisions of the Road Right of Way Act (RA 10752). Highlighted, during the public consultation and discussed clearly are the modes and process of acquisition for affected properties. During the meeting, the team informed the stakeholders that the RAP team will be conducting socioeconomic survey and inventory of affected assets after the consultations in all municipalities traverse by the project.

The PCM discussed, among others, the following:

- a. Project background and rationale;
- b. Project components and activities included;
- c. Policies and process in acquiring lands and structures within the ROW;
- d. Timeline of activities and the ground surveys to be conducted (including the C/T, SES, asset inventory and valuation);
- e. Parcellary survey;
- f. Setting of cut-off date;
- g. Answering of queries, questions, concerns, opinions, and suggestions through an open forum.

Further, the team requested permission to enter their premises to conduct the survey/ assessment and informed the affected households on the cut off dates.

3. Census of Households and House Tagging (C/T) to establish the eligibility of Project-Affected Persons (PAPs) and enumerate the affected lands and structures - The census aims to establish the eligibility of the PAPs in the Project area. Additionally, the date of the census is considered as the ‘cut-off date’ for the eligibility of PAPs for compensation and entitlement to resettlement benefits. House dwellings/ structures and other improvements that is found to be within the project alignment or construction limits, on the other hand, were tagged. A census master list was developed as a result of the C/T. It was then submitted to the Municipality of Parang. The Masterlist of PAPs were further prequalified by the LGU and national government agencies.
4. Socioeconomic Survey (SES) is to obtain the baseline demographic and socioeconomic profile of PAPs – Following the conclusion of the C/T activity, a set of enumerators conducted a socioeconomic survey to establish the baseline demographic and socioeconomic profile of the PAPs along with their resettlement preferences and perceptions about the project. A survey instrument was prepared incorporating the following basic information:
 - a. Name, age, sex, and educational attainment of household (HH) head, spouse, and HH members;
 - b. Tenure status (including proof thereof, if any), ethnicity and length of residence;
 - c. HH member’s occupation and primary and secondary sources of income;
 - d. Grade level of school going member;
 - e. Family income and expenditure level;
 - f. Transportation cost to and from school/work;
 - g. Employment, business, skills (current and preferred);
 - h. Living conditions in terms of the access and/or presence of power supply, water supply, fuel, sanitation facilities. Garbage disposal, appliances, and valuable items owned, among others;
 - i. Housing conditions including the type of structures, housing materials (of wall, roof, flooring), age of structure, number of rooms;
 - j. Family health conditions such as the common illnesses and access to health services;
 - k. Gender concerns to family roles, ownership, and rights;
 - l. Community conditions such as community problems and issues, access to health facilities, educational facilities, recreational facilities, solid waste disposal, religious centers, credit facilities;
 - m. Social organizations and community network;
 - n. Resettlement preference; and
 - o. Project awareness and perception.

Information gathered from the SES was supplemented with secondary data from various sources (e.g., government and private offices). To gather additional information, validate concerns, and solicit perceptions, key informant interviews (KIIs) and focus group discussions (FGDs) were conducted with the officials and representatives of the Municipality of Parang, provincial, regional, and national government offices.

5. Valuation of Assets, including lands, houses and other structures/ improvements on land - All assets found within the project alignment corridor were inventoried in close coordination with the Parcellary Survey Team. This is to ensure the location of the project alignment on the ground. Regardless of the tenure or ownership status, the inventory of the assets included the following:
 - a. Lands;
 - b. Houses or residential structures;
 - c. Other structures of economic value;
 - d. Commercial/industrial buildings;
 - e. Social/institutional structures;
 - f. Public facilities; and
 - g. Crops, trees, and other improvements.

A structure map was also prepared indicating the extent of the impacts of the project on these assets while categorizing the impacts as either severely or marginally affected. Furthermore, inventoried assets were valued by a duly accredited independent property appraiser (IPA). These valuation methods include ocular surveys, secondary data gathering (from similar appraisal studies), market research (including documentary evidence from recent sale of similar properties), and KII, among others.

The appraiser is guided by the standard procedures provided in the RA 10752 and LARRIPP as well as by the generally accepted guidelines and criteria in appraising the current market value of affected land and non-land assets.

The preparation of this RAP was guided first by the DPWH Land Acquisition, Resettlement, Rehabilitation and Indigenous People's Policy (LARRIPP) (3rd edition, March 2007), DPWH Department Order 152, series of 2017 (DPWH Right-Of-Way Acquisition Manual) as well as the policies of international funding institutions such as the World Bank, ADB and JICA.

The Figure 1-3 shows the overall process of ROW acquisition during the detailed engineering design (DED) phase. The process is applicable to both foreign-assisted and locally funded infra projects and applies to all scopes of work of the project – whether new construction or expansion/improvement of existing infrastructure.

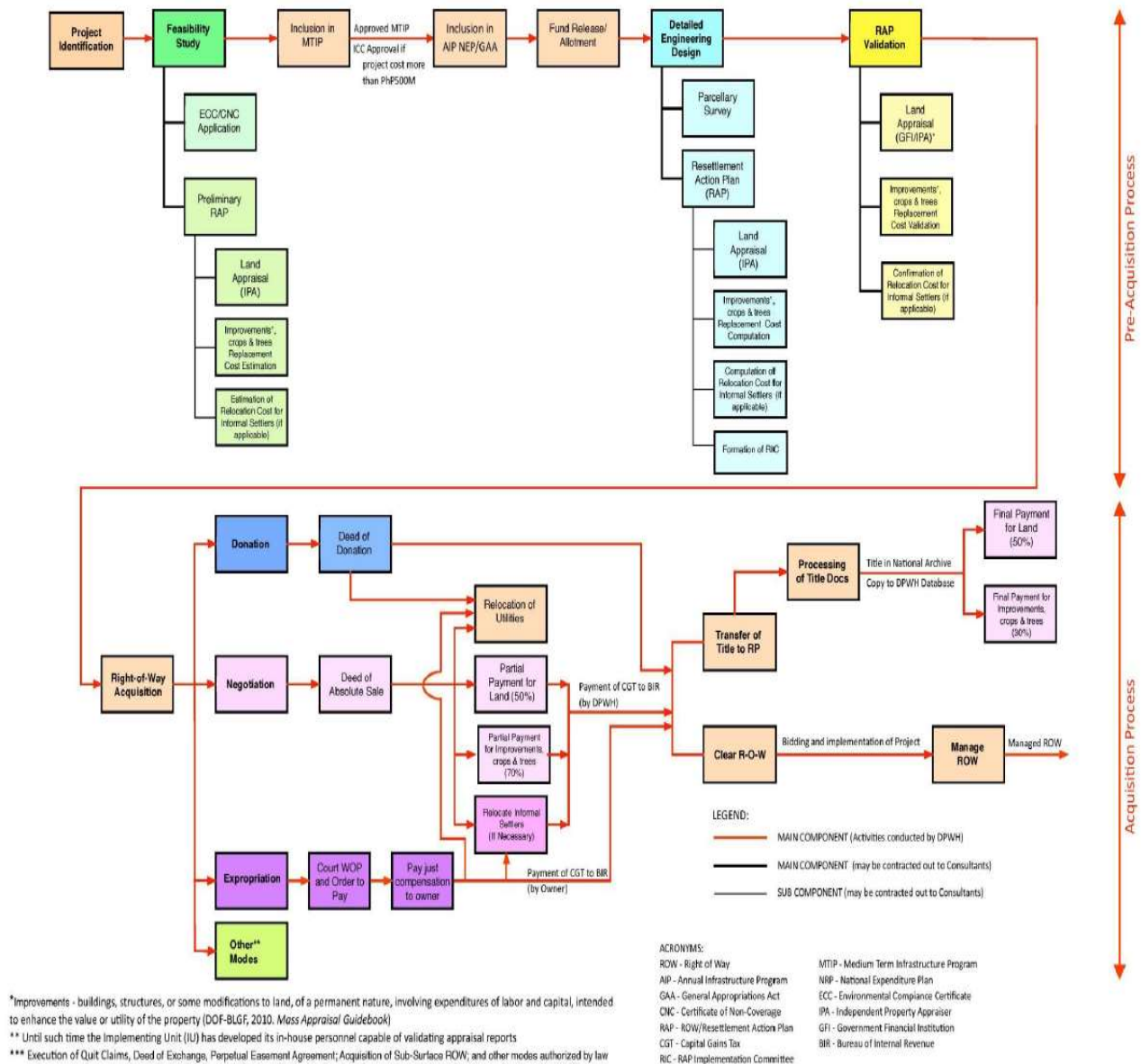


Figure 1-3: ROW Acquisition Process during DED Preparation

1.5 Project Definition

SP-9 Manuagan-Parang Road is situated within the municipalities of Sultan Kudarat, Parang, in Maguindanao del Norte and Pigcawayan in North Cotabato. The land classification of SP-9 is dominated by Alienable and Disposable (A & D) lands. Land classification is necessary for acquiring land for project development and future detailed plan to be undertaken that requires land acquisition.

The alignments for SP-9 will traverse various physiographical areas, encompassing those classified as level to nearly level, gently sloping to undulating, with some portions being undulating to rolling, rolling to moderately steep, and steep, as depicted in Figure 1-4.

The level to nearly level and gently sloping to undulating areas comprise coastal and alluvial plains characterized by nearly flat ground slopes ranging from 0 to 8 degrees. These regions feature lower elevations primarily utilized as agricultural lands. The terrain is generally flat to nearly flat, with the groundwater table expected to be at a relatively shallow depth. This area serves as the transitional zone between the coastal plain and the undulating to rolling terrain.

The undulating to rolling area is supported by volcanic and/or sedimentary rock formations, resulting in undulating to rolling ground with slopes ranging from 8 to 18 degrees. The groundwater table is anticipated to be moderately deep, while these areas are typically covered with assorted secondary growth trees, coconut trees, and grasses.

Moving towards the rolling to moderately steep terrain, this zone exhibits ground slopes ranging from 18 to 30 degrees. It predominantly exists along the mountain foot slope formed by volcanic and/or sedimentary rock formations. This topography encompasses rolling hills, ridges, and elevated inland valleys.

The Table 1-1 shows the salient features of SP-9.

Table 1-1: Features of SP-9

Features	Values
Length	17.4 kilometers
Lane and lane width	2-lane (total) with 3.35 meters per lane
Shoulder width	2.5m
Road Classification	National Tertiary Road
Number of Barangays	7 barangays along the alignment a. Orandang and Cabuan (Parang, Maguindanao del Norte) b. Olas and Matengen (Sultan Kudarat, Maguindanao del Norte) c. New Culasi, North and South Manuagan (Pigcawayan, North Cotabato)

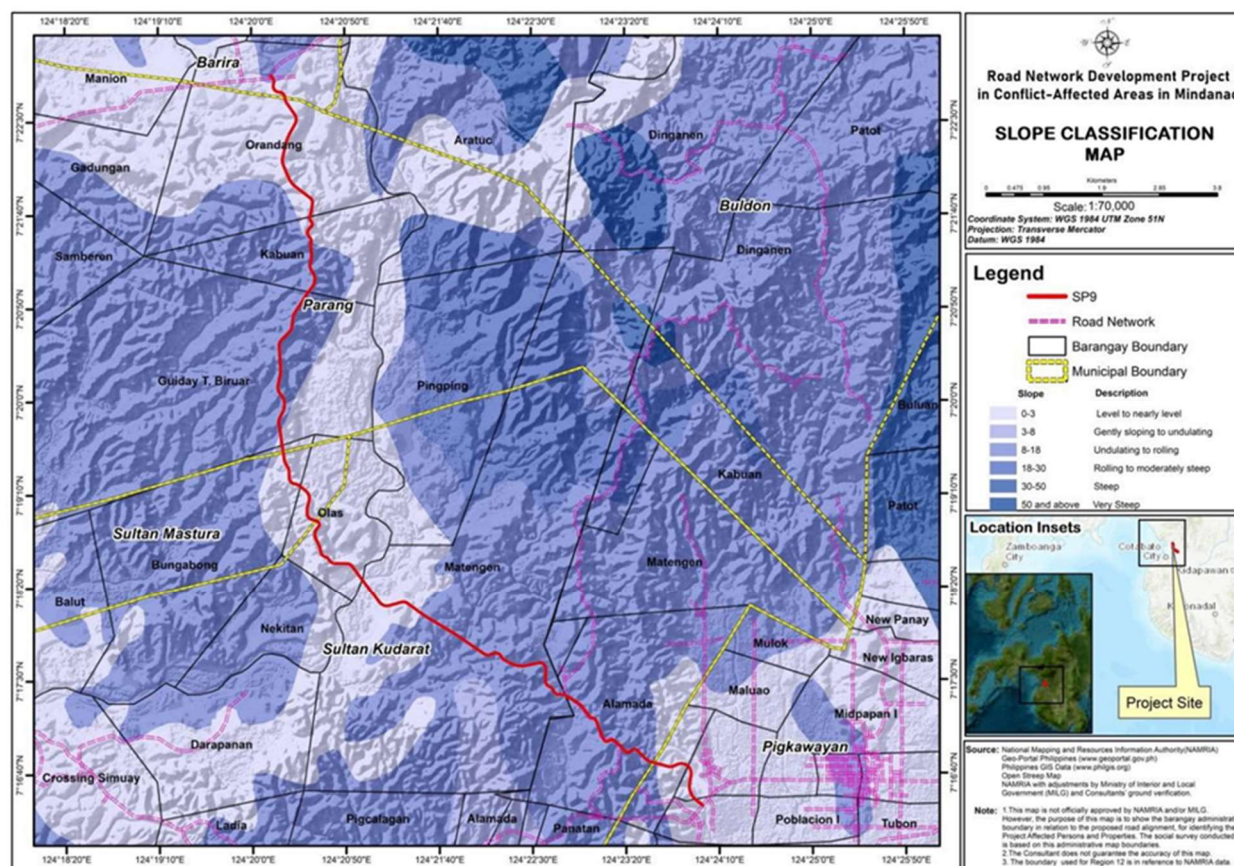


Figure 1-4: Slope Classification Map of SP-9

1.6 Civil Works to be Conducted

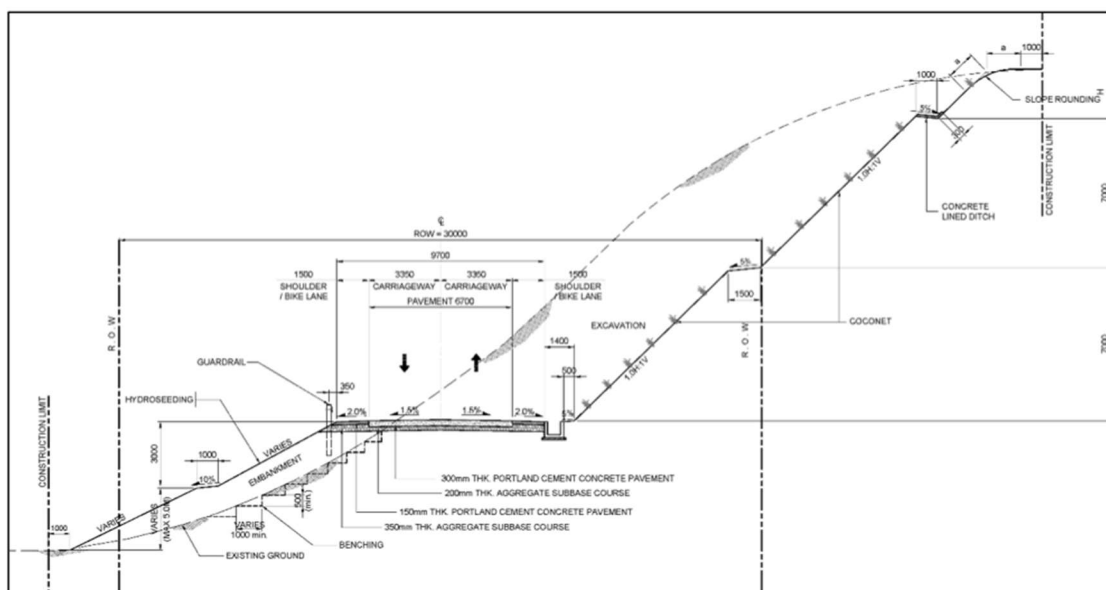
Civil works of SP-9 is a three (3) contract packages from the scale and size of the project. The civil works construction period for the project is estimated to be 35 months.

The total road length of SP-9 is 17.42 kilometers while the three (3) bridges is 764.75 meters. The road will traverse in barangays Orandang and Cabuan (Parang, Maguindanao del Norte), Olas and Matengen (Sultan Kudarat, Maguindanao del Norte), and New Culasi, North and South Manuagan (Pigcawayan, North Cotabato).

Table 1-2 shows the summary of civil works to be conducted in SP-9. In terms of design, typical road cross sections are indicated in the figure below. On the other hand, Figure 1-7 illustrate the design of the bridge.

Table 1-2: Civil Works to be conducted in SP-9

Road Length (km)	Number of Bridges and Length
Pavement	120,768m ² (carriageway) + 54,183m ² (shoulder) = 174,951m ² (Total)
Bridge	<ul style="list-style-type: none"> No.1 L=618.750m (Sta. 9+851.8 - 10+200.55) No.2 L=146.0m (Sta. 11+859.71 - 12+005.72)
Drainage and Slope Protection	<ul style="list-style-type: none"> Structural Concrete, Class A: 2,475m³ Lean Concrete, Class B: 44 m³ RCBC-1 Single Barrel 4mx4m (Sta. 13+645) RCBC-2 Triple Barrel 4mx 4m (Sta. 14+061) RCBC-3 Single Barrel 4mx 4m (Sta. 16+970) RCPC (910mm) Class IV: 1,033 m RCPC (1520mm) Class IV: 35 m Lined Canal, 600mmx600mm: 18,210 m Catch Basins: 37 ea Grouted Riprap: 166 m³ Stone Masonry: 667 m³ Gabions, PVC Coated: 3,852 m³ MSE Retaining Walls: 464 m² Select Granular Backfill: 3,918 m³ Structural Backfill: 3,558 m³ Coco-net, CN400: 83,284 m² Coco-logs/Fascine,CN400: 59,360 m²



	Shoulder	Left Lane	Right Lane	Shoulder
Normal Crown	-2.0%	-1.5%	-1.5%	-2.0%
Reversed Crown	-2.0%	-1.5%	+1.5%	-2.0%
Left curve e= 5%	-5.0%	-5.0%	+5.0%	-2.0%
Left curve e=7%	-7.0%	-7.0%	+7.0%	0.0%
Left curve e= 8%	-8.0%	-8.0%	+8.0%	+1.0%

The diagram also shows the construction limit, the existing ground, the proposed road profile, and the superelevation percentages for different lanes. The table on the right provides the superelevation percentages for different lane types and curve types."/>

Figure 1: Typical cross-section of the bridge deck. The diagram shows a symmetrical cross-section with a total width of 9540. The central roadway is 7320 wide (clear roadway), flanked by 3350 on each side. The outer edges are 1110 wide (clear sidewalk). The deck is supported by four piers. Slopes are indicated as 1.0% on the sidewalks and 1.50% on the roadway. Dimensions for the sidewalk and roadway are given as 350, 760, and 310 on each side.

The major construction equipment required during the construction of SP-9 is summarized below. Five (5) categories will be followed, and these are common work, earth work, pavement, bridge, and others.

Category	Equipment
Common work	Backhoe (0.8 m3), pay loader (1.5 m3), vibratory roller (10t), water truck (16 m3)
Earth work	Backhoe (0.8 m3) with breaker, bulldozer (20t), dump truck (12 yd3), vibratory roller (10t)
Pavement	Road grader (140hp), concrete screed (5.5hp), transit mixer (5m3), one bagger mixer (4-6 ft3/min), concrete vibrator (5.5hp), plate compactor (5hp), bar cutter, concrete saw (7.5hp)
Bridge	Drilling dig (300hp), batching plant (30m3), crawler crane (71-80mt, 51-60mt, 41-45mt, 21-25mt), generator (300kW), bentonite mixer, air compressor (126-160cfm)
Other	Truck Mounted Crane (41-45 mt), Vibro Hammer (45,000 kg-m), Generator (700 kw), Welding Machine (500 A), Pile Integrity Testing Machine, Dynamic Pile Testing, Drop Hammer (20 mt), Rock crusher

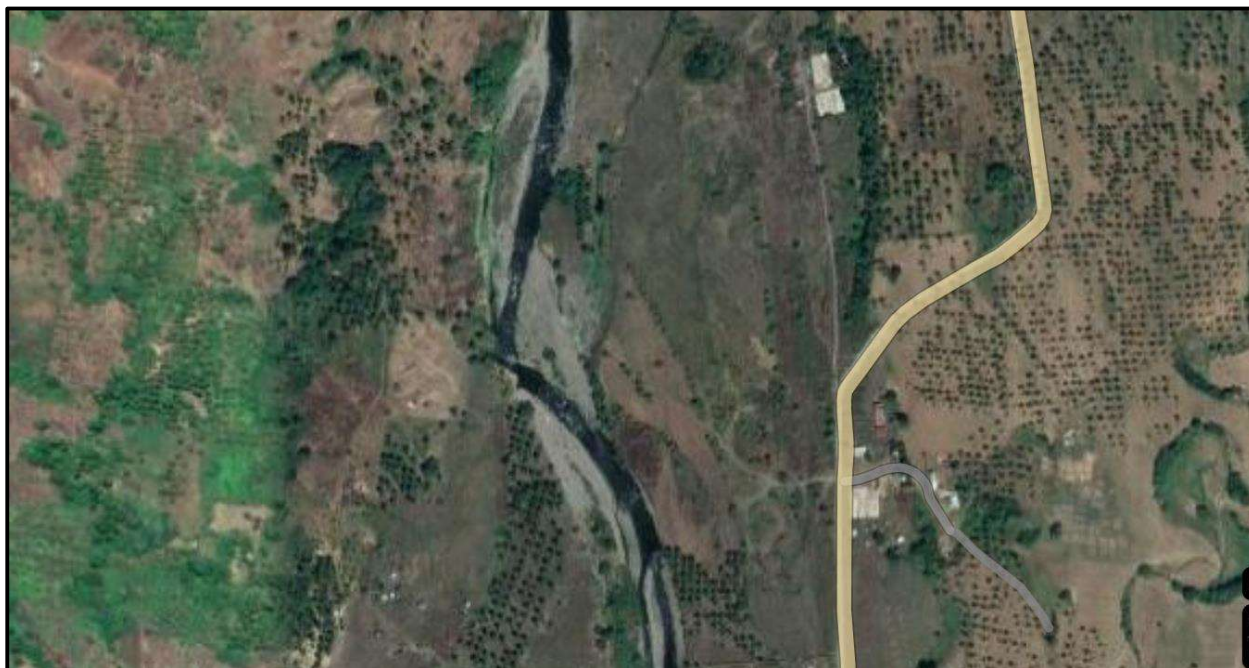
Table 1-4: Construction Equipment of SP-9 Contract Package 2

Category	Equipment
Common work	Backhoe (0.8 m3), pay loader (1.5 m3), vibratory roller (10t), water truck (16 m3)
Earth work	Backhoe (0.8 m3) with breaker, bulldozer (20t), dump truck (12 yd3), vibratory roller (10t)
Pavement	Road grader (140hp), concrete screed (5.5hp), transit mixer (5m3), one bagger mixer (4-6 ft3/min), concrete vibrator (5.5hp), plate compactor (5hp), bar cutter, concrete saw (7.5hp)
Bridge	Drilling dig (300hp), batching plant (30m3), crawler crane (71-80mt, 51-60mt, 41-45mt, 21-25mt), generator (300kW), bentonite mixer, air compressor (126-160cfm)
Other	Truck Mounted Crane (41-45 mt), Vibro Hammer (45,000 kg-m), Generator (700 kw), Welding Machine (500 A), Pile Integrity Testing Machine, Dynamic Pile Testing, Drop Hammer (20 mt), Rock crusher

The sourcing of construction materials, equipment, and labor forces for SP-9 Contract Packages are shown in Table 1-5 and Table 1-6. Generally, these items will be sourced in Cotabato City and adjacent provinces of Maguindanao.

Table 1-5: Sources for Procurement of Materials, Equipment and Labor for SP-9

Item	Conditions
Gravel and Sand	Buldon River Quarry (Branch of Simuay river, transportation distance 7.1 km)
Other Materials	Cotabato City
Labor Forces	Skilled Labor: employed from Cotabato City and other areas of Mindanao Unskilled Labor: Employed from neighboring Barangays
Equipment	Procured from Cotabato City. If necessary, procured from other areas.



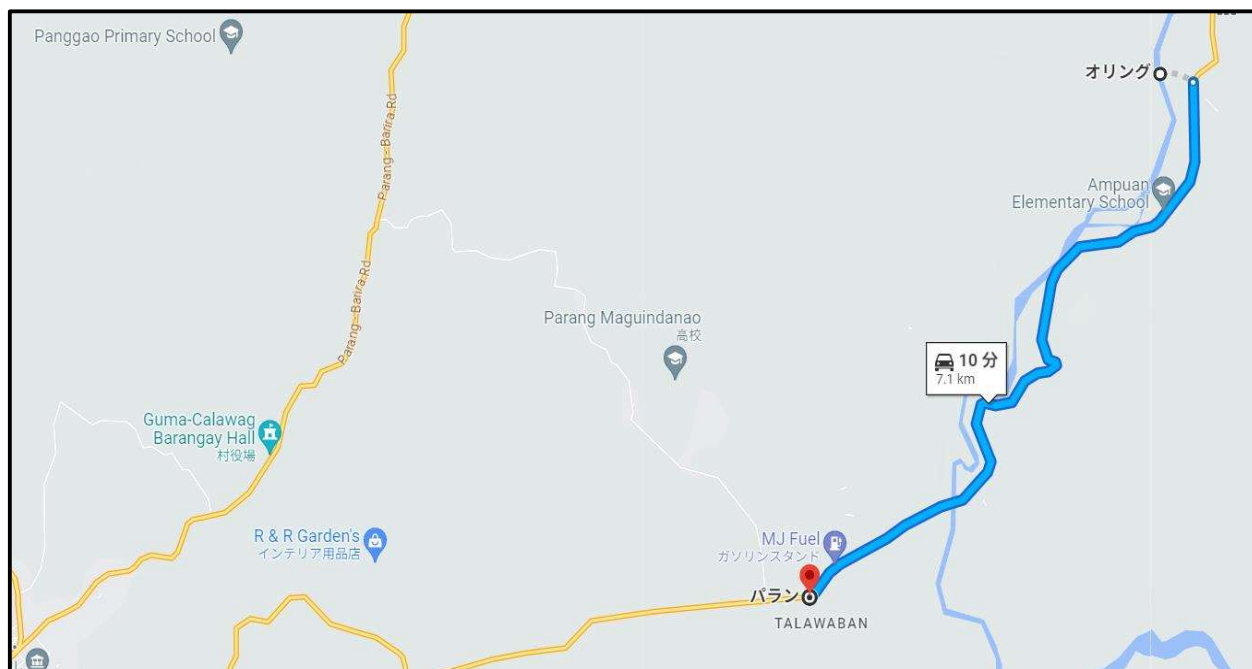


Figure 1-8: Quarry: Bry. Orandang Quarry, Hauling Distance is Estimated 5km at the End

Table 1-6: Sources for Procurement of Materials, Equipment and Labor for SP-9

Item	Conditions
Gravel and Sand	Simuay River Quarry (transportation distance 13.6 km)
Other Materials	Cotabato City
Labor Forces	Skilled Labor: employed from Cotabato City and other areas of Mindanao Unskilled Labor: Employed from neighboring Barangays
Equipment	Procured from Cotabato City. If necessary, procured from other areas.

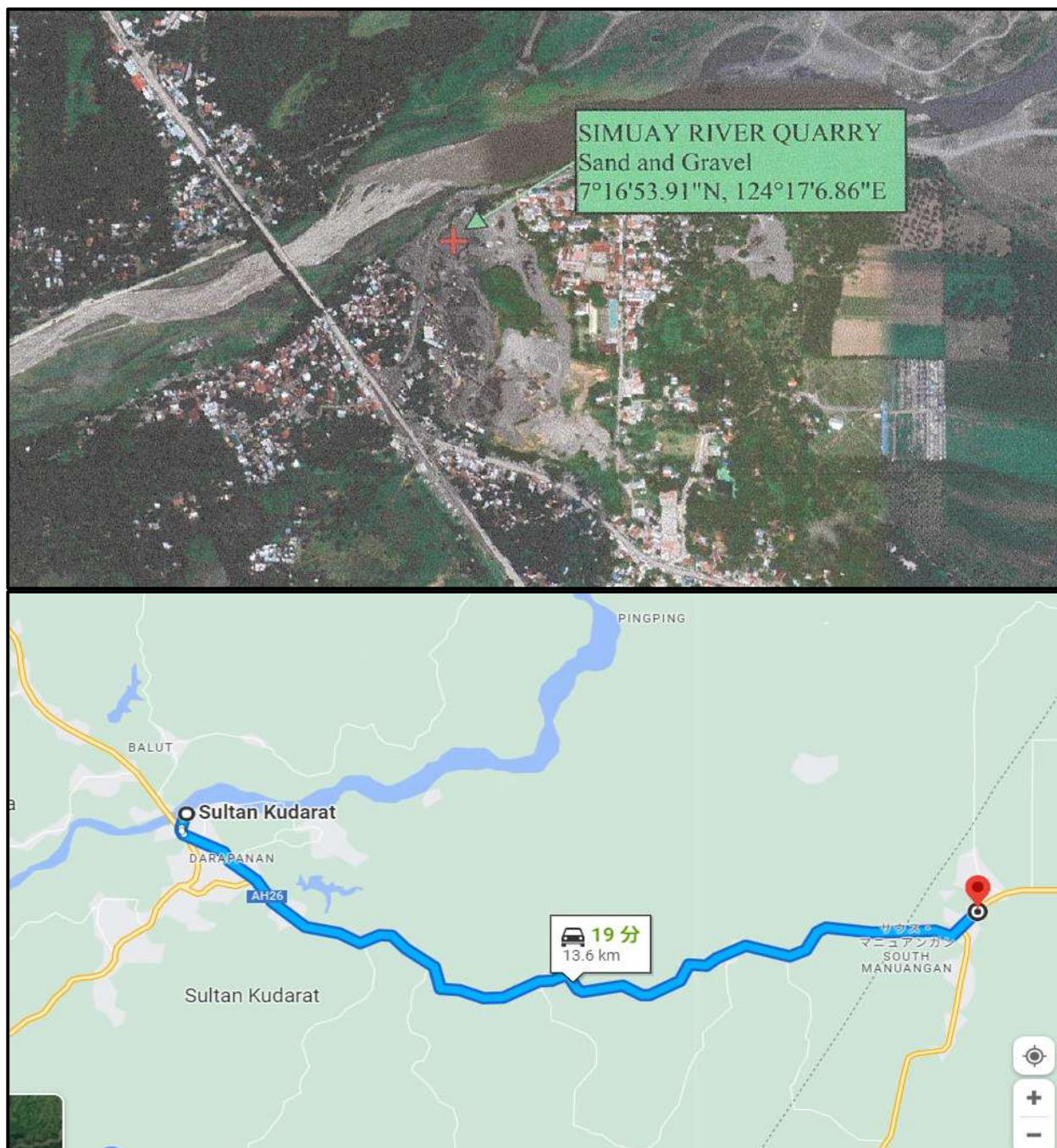


Figure 1-9: Quarry: Simuay River Quarry, Hauling Distance is Estimated 13.6km at the End

2 LEGAL AND POLICY FRAMEWORKS

2.1 Legal Framework Policy on Eligibility for Compensation and Entitlement

The policy framework within which this Right-of-Way Action Plan for land, structures, other improvements, and crops and trees will operate was derived from the Philippine Constitution, Republic Act 10752, DPWH ROW Acquisition Manual, (DRAM) and other social safeguards issuances, and JICA Environmental and Social Safeguard Guidelines, relative to the ROW acquisition.

2.1.1 Basic National Policy

The overall objective of this RAP Policy is anchored on the Bill of Rights of the Constitution of the Republic of the Philippines.

1. Article III, Bill of Rights, Section 1: “No person shall be deprived of life, liberty, or property without due process of law, nor shall any person be denied the equal protection of the laws.”
2. Article III, Bill of Rights, Section 9: Private property shall not be taken for public use without “just compensation”.
3. Article XII, Section 5: “The State...shall protect the rights of indigenous cultural communities to their ancestral lands to ensure their economic, social, and cultural well-being “By act of Congress, customary laws governing property rights or relations can be applied in determining the ownership and extent of ancestral domains.
4. Article XIII, Urban Land Reform and Housing, Section 10: “Urban or rural poor dwellers shall not be evicted, nor their dwelling demolished, except in accordance with law and in a just and humane manner. No resettlement of urban or rural dwellers shall be undertaken without adequate consultation with them and the communities where they are to be relocated.”

2.1.2 RA 10752 “The Right-of-Way Act”

RA 10752- An Act Facilitating the Acquisition of Right-of-Way (ROW), Site or Location for National Government Infrastructure Projects, a law that was signed and took effect in March 2016 and its IRR. The RA 10752 provides the different bases for land valuation for the following modes of acquisition: negotiated sale and expropriation.

The law states that the Implementing Agency (IA) shall negotiate with the owner for the purchase of the property by offering the current market value issued by the Government Financing Institution (GFI) for the area where the affected property is located, or appraised market value identified by the private independent property appraiser (IPA) accredited by the Central Bank of the Philippines.

The law also states that valuation of the improvements and/or structures on the land to be acquired shall be based on the replacement cost which is defined as the amount necessary to replace the structure or improvement based on the current market prices for materials, equipment, labor, contractor’s profit and overhead, and all other attendant costs associated with the acquisition and installation in place of the affected improvements/installation.

Modes of Acquisition - Under the law, RA 10752 specifies the following methods: Donation, Quit Claim, Exchange or Barter, Negotiated Sale or Purchase, Expropriation and any other modes of acquisition authorized by law.

Market Value - Standards to determine market value. Negotiated sale between DPWH and the property owner based on the following standards to determine the market value:

1. The classification and use for which the property is suited;
2. The development costs for improving the land;
3. The value declared by the owners;
4. The current selling price of similar lands in the vicinity;

5. The reasonable disturbance compensation for the removal and/or demolition of certain improvements on the land and for the value for improvements thereon;
6. The size, shape and location, tax declaration and zonal valuation of the land;
7. The price of the land as manifested in the ocular findings, oral as well as documentary evidence presented; and
8. Such facts and events 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.

Mode of Payment for Negotiated Sale - DPWH shall pay the property owner (i) fifty percent (50%) of the negotiated price of the affected land, exclusive of the payment of unpaid taxes remitted to the LGU concerned, and (ii) seventy percent (70%) of the negotiated price of the affected structures, improvements, crops, and trees, exclusive of unpaid taxes remitted to the LGU concerned. DPWH shall pay the property owner the remaining fifty percent (50%) of the negotiated price of the affected land after the transfer of title in the name of the Republic of the Philippines, in cases where the land is wholly affected and at the time of the annotation of a deed of in cases where the land is partially affected. DPWH shall pay the remaining thirty percent (30%) of the affected structures, improvements, crops, and trees, exclusive of unpaid taxes remitted to the LGU concerned after the land is already completely cleared of structures, improvements, crops, and trees.

Quit Claim - A quit claim instrument must be executed by owners of lands acquired under the Public Land Act (Commonwealth Act 141) because of the reservation made in the issuance of patents or titles thereto. Even if the title or free patent describes the whole area as owned by the patentee or title holders, by operation of the law, a strip of 20 or 60 meters, as the case may be, of that area described is not owned by him/her, because the government reserves it for public use. Hence, if the government should exercise its right to use the area reserved by it for public use, the owner shall be required to execute a Quit Claim over such area reserved and taken by the government for public use. This mode can be availed if the landowner is the original patent holder or the acquisition of the land from the original patent holder is through a gratuitous title, subject to the provision of CA 141 "Public Land Act" or PD 635. No payment shall be made for land acquired under the quit claim mode except for damages to improvements. However, suppose the landowner is not the original patent holder, and any previous acquisition of said land is not through a gratuitous title. In that case, this land is subject to other modes of acquisition, as enumerated in RA 10752.

In case PAPs are qualified for compensation but with arrears on land tax. To facilitate the processing of payment on land acquired from the PAPs with tax arrears, the DPWH upon request by the property owner, will pay the arrears and deduct the amount from the total compensation cost provided that the amount is not more than the negotiated price.

In case the PAPs are qualified but already dead and the heirs have not undergone extra-judicial partition, the PAPs will be given a grace period to meet the requirement within the validity period of allotment for two (2) years. Beyond two years that the PAPs cannot comply with the requirement they have to settle the case in court.

In case of expropriation, the following will be followed:

1. For Structures: If the PAP rejects the compensation for structures at the replacement cost offered by DPWH, the Department or the PAP may take the matter to court. When court cases are resorted to either by DPWH through expropriation or by the PAPs through legal complaints, the DPWH will deposit the replacement cost at the current market value of structures and improvements.
2. For Land: If the owner contests the Department's offered value for compensation for land, the PAP or the DPWH may take the matter to court. DPWH shall immediately deposit to the court in favor of the owner the amount equivalent to 100% of the value of the property based on the BIR zonal valuation. The court shall determine the just compensation, considering the standards for the assessment of the value of the land (Sec.7, RA 10752).

2.1.3 DO 152 “DPWH ROW Acquisition Manual”

DPWH Department Order No. 152 Series of 2017 Directing the Use of DPWH Right-of-Way Acquisition Manual (DRAM) by All Concerned DPWH offices. The Manual provides a clear, uniform, and user-friendly guide on the rules and procedures for the acquisition of DPWH ROW for its infrastructure projects.

2.1.4 Other Applicable Laws and Policies

DPWH Land Acquisition, Resettlement, Rehabilitation and Indigenous Peoples Policy (LARRIPP) (March 2007).

To ensure uniformity of standards in the Resettlement Planning, a revised LARR Policy, 3rd edition, was formulated, now contains the Departments Indigenous people’s policy in accordance with the Indigenous People Right Acts (IPRA) law, called the LARRIPP.

This policy includes the principles and objectives of the involuntary resettlement policy, the legal framework, eligibility, compensation and entitlements, the indigenous peoples’ policy framework, implementation procedures that ensure complaints are processed, public support and participation, and the provision of internal and external monitoring of the implementation of the RAP and safeguard instrument for IPs.

Commonwealth Act 141 Section 112 or Public Land Act - prescribes a 20-meter strip of land reserved by the government for public use, with damages being paid for improvements only.

Presidential Decree 635 amended Section 112 of CA 141 increasing the width of the reserved strip of 20 meters to 60 meters.

EO 113 (1955) and EO 621 (1980)

1. National Roads shall have a ROW width of at least 20 meters in rural areas which may be reduced to 15 meters in highly urbanized areas.
2. ROW shall be at least 60 meters in unpatented public land.
3. ROW shall be at least 120 meters through natural forested areas of aesthetic or scientific value.

EO 1035

1. Financial assistance to displaced tenants, cultural minorities, and settlers equivalent to the annual gross harvest for the last 3 years and not less than PhP15,000 per ha.
2. Compensation for improvements on land acquired under Commonwealth Act 141.
3. Government has the power to expropriate in case agreement is not reached.

MO 65, Series of 1983

1. Easement of ROW where the owner is paid the land value for the Government to use the land, but the owner still retains ownership over the land.
2. Quit claim where the Government has the right to acquire a 20 to 60 m width of the land acquired through CA 141. Only improvements will be compensated.

Republic Act 6389. Provides for disturbance compensation to agricultural lessee’s equivalent to 5 times the average gross harvest in the last 5 years.

Article 141, Civil Code. Real actions over immovable prescribe after thirty (30) years. This provision is without prejudice to what is established for the acquisition of ownership and other real rights by prescription (1963).

The Comprehensive Agrarian Reform Law Republic Act 6657 (1988). Section 28 provides that landowner shall retain his share of any standing crop un-harvested at the time the DAR shall take possession of the land under Section 16 of this Act and shall be given a reasonable time to harvest.

DPWH Department Order No. 34 s. 2007 to streamline and standardize its operating procedures DPWH issued the department order was issued to simplify the guidelines for the validation and evaluation of Infrastructure right-of-way claims. The Guidelines is in line with the provisions of the DPWH ROW Procedural Manual adopted under Department Order No.5, s. 2003, as amended, particularly in the validation and evaluation of claims for ROW acquisitions.

DPWH Department Order No.5 s. 2003 this order was issued to identify, acquire, and manage right-of-way (ROW) efficiently and in a timely manner for the implementation of infrastructure projects, an improved ROW process was adopted, among others, (i) it shall be applicable to all foreign-assisted and locally funded projects. (ii)The Implementing Office (IO) shall ensure that ROW costs are always included in project budgets. (iii) All ROW must be fully acquired and cleared before the issuance before the Notice of Award for the project.

DPWH Department Order No. 130 Series of 2016 provides the guidelines for the Implementation of the Provisions of Republic Act No. 6685 and Republic Act 9710 or the Magna Carta of Women. The Implementing Rules and Regulations mandates that contractors to hire a minimum percentage of 50% of unskilled and 30% skilled manpower requirement from the unemployed bona fide residents of the locality and shall be equally accessible to both women and men.

Republic Act 7279 is an act to provide for a comprehensive and continuing urban development and housing program, establish the mechanism for its implementation, and for other purposes. The law also provides that local government units in coordination with the National Housing Authority (NHA), shall implement the relocation and resettlement of persons living in danger areas such as esteros, railroad tracks, garbage dumps, riverbanks, shorelines, waterways, and in other public places as sidewalks, roads, parks, and playgrounds. The local government unit, in coordination with the National Housing Authority, shall provide relocation or resettlement sites with basic services and facilities and access to employment and livelihood opportunities sufficient to meet the basic needs of the affected households and estate management.

2.2 Objectives and Principles of the Involuntary Resettlement Policy

1. Involuntary resettlement should be avoided where feasible.
2. Where population displacement is unavoidable, it should be minimized by exploring all viable project options.
3. People unavoidably displaced should be compensated and assisted, so that their economic and social future would be generally as favorable as it would have been in the absence of the project.
4. People affected should be fully informed and consulted on resettlement and compensation options.
5. As far as possible, involuntary resettlement should be conceived and executed as part of the project.

2.3 JICA Policies

The key policies and principles governing involuntary resettlement prescribed in the Japan International Cooperation Agency (JICA) Guidelines on Social and Environmental Considerations (2010) are as follow:

1. Involuntary resettlement and loss of means of livelihood are to be avoided when feasible by exploring all viable alternatives.
2. When, after such an examination, avoidance is proved unfeasible, effective measures to minimize impact and to compensate for losses must be agreed upon with the people who will be affected.
3. People who must be resettled involuntarily and people whose means of livelihood will be hindered or lost must be sufficiently compensated and supported by project proponents in a timely manner.
4. Prior compensation, at full replacement cost, must be provided as much as possible.
5. Host countries must make efforts to enable people affected by projects and to improve their standard of living, income opportunities, and production levels, or at least to restore these to pre-project levels. Measures to achieve this may include providing land and monetary compensation for losses (to cover land and property losses), supporting means for an alternative sustainable livelihood, and providing the expenses necessary for the relocation and re-establishment of communities at resettlement sites.

6. Meaningful participation of affected people and their communities must be promoted in the planning, implementation, and monitoring of resettlement action plans and measures to prevent the loss of their means of livelihood.
7. In addition, appropriate and accessible grievance mechanisms must be established for the affected people and their communities.
8. For projects that will result in large-scale involuntary resettlement, resettlement action plans must be prepared and made available to the public.
9. In preparing a resettlement action plan, consultations must be held with the affected people and their communities based on sufficient information made available to them in advance.
10. When consultations are held, explanations must be given in a form, manner, and language that are understandable to the affected people.

2.4 GAP Analysis and Project Principles

To ensure compliance and consistency with JICA Guidelines on Social and Environmental Considerations (2010), the review of JICA guidelines to compare to existing laws and policies on the road right-of-way acquisition has been conducted.

The Table 2-1 presents the results of the Gap Analysis.

Table 2-1: GAP Analysis and GAP Filling Measures

No	JICA Guidelines and World Bank OP 4.12	Legislation of Philippines	Major Gaps	Proposed Gap Filling Measures
1	Involuntary resettlement and loss of means of livelihood are to be avoided when feasible by exploring all viable alternatives. (JICA GL)	No person shall be deprived of life, liberty, or property without due process of law, nor shall any person be denied the equal protection of the laws (Article III, Bill of Rights, Section 1) Private property shall not be taken for public use without “just compensation (Article III, Bill of Rights, Section 9).	There is no notable gap.	The project will compare and analyze different project alternatives considering the economic, environmental, and social impacts with priority given to the option that minimizes the scale of involuntary resettlement.
2	When population displacement is unavoidable, effective measures to minimize impact and to compensate for losses should be taken. (JICA GL)	RA 10752 – provide just compensation for affected assets and properties within road right-of-way	There is no notable gap.	The impact on the PAPs will be analyzed in view of the land, structure, crops, trees. Once the impacts have been identified, efforts to minimize such impacts would be undertaken and an appropriate level of compensation would be considered and described in the RAP for implementation.
3	People who must be resettled involuntarily and people whose	Monetary compensation will be made to people that legally own the land and structures affected by the project (RA10752, Article 5).	LARRIPP covers compensation against lost livelihood including	Compensation policy and package will be formulated based on the census, lost-asset

No	JICA Guidelines and World Bank OP 4.12	Legislation of Philippines	Major Gaps	Proposed Gap Filling Measures
	means of livelihood will be hindered or lost must be sufficiently compensated and supported, so that they can improve or at least restore their standard of living, income opportunities and production levels to pre-project levels. (JICA GL)	<p>The government, in coordination with DHSUD and NHA, will discuss with LGUs about identifying the resettlement site and developing them (RA10752 No.9)</p> <p>Government shall provide adequate appropriations that will allow Implementing Agencies to acquire ROW for national government projects. These appropriations include cost of development and implementation of resettlement projects including planning, and social preparation. Where necessary, this may include land development and housing construction, provision of basic services and community facilities, livelihood restoration and improvement (RA10752 Section 15).</p> <p>For illegal residents, LGUs and NHA will collaborate to provide low-cost housings or a resettlement site to the PAPs (RA7279).</p>	loss attributed to impact on business activities and therefore, there is no notable gap while there are limitations for the compensation amount.	inventory, and socioeconomic surveys and will consider the project impact on livelihood including that caused by project impact on business activities based on their socioeconomic status, the laws, and regulations in the Philippines and JICA Guidelines. Impact on business activities will be avoided as much as possible.
4	Compensation must be based on the full replacement cost as much as possible. (JICA GL)	<p>In negotiating the level of compensation, project proponents must pay to the owner:</p> <ol style="list-style-type: none"> 1) Current market price of land; 2) For negotiated sale, payment of capital gains tax (CGT), the documentary stamp tax, transfer tax and registration fees are shouldered by the Implementing Agency (IA). 3) Replacement cost for structure and other assets; and 4) Current market value of the crops and trees (RA 10752 No.5, No.6). 	There is no notable gap for the negotiated sale.	Compensation will be provided to the PAPs based on the full replacement cost measured based on the current market value.
5	Compensation and other kinds of assistance must be provided prior to displacement. (JICA GL)	<p>Under R.A. 10752, PAPs will be paid only 50% of the negotiated price of the affected land and 70% of the negotiated price of the affected structures, improvements, crops, and trees upon the execution of a deed of sale. The balance of payment is paid as stated below provided that the land is already completely cleared of structures, improvements, crops, and trees.</p> <ol style="list-style-type: none"> 1. At the time of the transfer of title in the name of the Republic of the Philippines, in cases where the land is wholly affected; or 	Compensation and other support to the PAPs are not provided fully prior to displacement	All compensation and support will be provided to the PAPs prior to displacement.

No	JICA Guidelines and World Bank OP 4.12	Legislation of Philippines	Major Gaps	Proposed Gap Filling Measures
		2. At the time of the annotation of a deed of sale on the title, in cases where the land is partially affected.		
6	For projects that entail large-scale involuntary resettlement, resettlement action plans must be prepared and made available to the public. (JICA GL)	<p>National Economic and Development Authority (NEDA) ICC Policy requires the project proponent to acquire the ROW and to prepare and submit a resettlement action plan.</p> <p>DPWH ROW Manual states that the RAP will be disclosed at the validation stage during the DED stage.</p>	There is no notable gap.	RAP will be prepared and be made available on DPWH's webpage under this project.
7	In preparing a resettlement action plan, consultations must be held with the affected people and their communities based on sufficient information made available to them in advance. (JICA GL)	<p>No resettlement of urban or rural dwellers shall be undertaken without adequate consultation with them and the communities where they are to be relocated. (Philippine Constitution: Section 10).</p> <p>Adequate consultations on the matter of resettlement with the duly designated representatives of the families to be resettled and the affected communities in the areas where they are to be relocated shall be mandatory (RA 7279 Section 28).</p> <p>Conduct barangay Public Consultation Meetings (PCMs). PCMs must be held in each barangay that will be traversed by the project. (DPWH DO 152 2017)</p>	There is no notable gap.	PAPs will be invited to attend the stakeholder meetings from the early stage of the project to implementation stage.
8	When consultations are held, explanations must be given in a form, manner, and language that are understandable to the affected people. (JICA GL)	All information on the project must be made public in a language and form easily understandable to the people (DENR Administrative Order No. 96-37 Article 2).	While the laws in the Philippines do not clearly mention affected people (*instead they use the word beneficiaries), there appears to be no notable gap in essence.	Stakeholder meetings and public consultations will be held in a language widely used in the local area with visual aids.
9	Appropriate participation of affected people must be promoted in planning, implementation, and monitoring of resettlement action plans. (JICA GL)	<p>No. 23 of RA 7279 states that the beneficiaries of the project must, in coordination with the Presidential Commission for the Urban Poor (PCUP) and relevant government bodies, participate in the decision-making process concerned with protecting and promoting legal collective interest.</p> <p>Public Consultation Meetings (PCMs) must be held in each barangay that will be traversed by the project. Venues for PCMs must be neutral grounds such as barangay halls, day care centers, public schools, and the like (DPWH ROW</p>	There is no notable gap.	Participation of the PAPs will be promoted by having discussions with the PAPs from early stage of RAP preparation at the scoping stage throughout the survey. Their livelihood will be monitored continuously into the implementation stage of the project.

No	JICA Guidelines and World Bank OP 4.12	Legislation of Philippines	Major Gaps	Proposed Gap Filling Measures
		Acquisition Manual Section 2.4 and 2.5).		
		With regard to monitoring, Chapter VIII of LARRIPP 2007 stipulates the objective, scope, monitoring mechanism, stages and frequency of monitoring, schedule of implementation, reporting and monitoring indicators		
10	Appropriate and accessible grievance mechanisms must be established for the affected people and their communities. (JICA GL)	<p>RA9285 (Alternative Dispute Resolution (ADR) Act of 2004) recommends that disputes be resolved through an alternative dispute resolution (ADR).</p> <p>A grievance redress procedure is described in Chapter VI of the LARRIPP that if the complaint is not satisfactorily resolved in 15 days or the PAP does not receive any response from the RIC, the PAP can forward the complaint to or file an appeal at the DPWH Regional Office (RO) and if the complaint is not satisfactorily resolved in 15 days or the PAP does not receive any response from the DPWH RO, the PAP can file a legal complaint in any appropriate Court of Law.</p>	There is no notable gap.	A grievance redress mechanism (i.e. municipal and city RAP implementation committee/ M/CRIC) will be formed based on LARRIPP prior to implementation of the RAP and finalized in consultation with DPWH and other relevant government bodies.
11	Affected people are to be identified and recorded as early as possible to establish their eligibility through an initial baseline survey (including population census that serves as an eligibility cut-off date, asset inventory, and socioeconomic survey), preferably at the project identification stage, to prevent a subsequent influx of encroachers of others who wish to take advance of such benefits. (WB OP4.12 Para.6)	<p>LGUs must prepare an inventory of informal settler families (ISFs) (RA7279).</p> <p>According to Article 4 of the rules for registers of welfare housing:</p> <ul style="list-style-type: none"> Under each LGU, the city/town will be responsible for registering socially vulnerable and homeless people; and Registration will take place at the barangay level in the barangay registration committee with the barangay captain taking responsibility <p>DRAM stipulates the procedures of preparing a RAP, which mentions carrying out census and socioeconomic surveys as well as tagging of affected structures.</p> <p>DRAM stipulates that PAPs shall be determined based on the cut-off date.</p>	There is no notable gap.	Affected people will be identified at an early stage of the study as part of the RAP survey, which consists of census, lost-asset inventory, and socioeconomic surveys. A cut-off date will be set at the commencement day of the census survey and announced at the first stakeholder meeting and/or through other appropriate means.
12	Eligibility of benefits includes, the PAPs who have	Compensation of structures and improvements - among the non-regular residents of the public land, those	Many informal settlers that do not meet the	Based on the findings of socioeconomic survey, an

No	JICA Guidelines and World Bank OP 4.12	Legislation of Philippines	Major Gaps	Proposed Gap Filling Measures
	formal legal rights to land (including customary and traditional land rights recognized under law), the PAPs who don't have formal legal rights to land at the time of census but have a claim to such land or assets and the PAPs who have no recognizable legal right to the land they are occupying. (WB OP4.12 Para.15)	<p>eligible for relocation based on RA 10752 Section 5 (b) are those:</p> <ul style="list-style-type: none"> • having Filipino nationality; • be a homeless citizen below the poverty level; • do not own real estate in urban and rural areas; and • not a member of a professional squatter or squatter syndicate. <p>According to RA Implementation Rule 10 of 10752, informal settlers of private land is: those that do not meet the above four requirements but have proof of ownership of the structure (such as a disclaimer certificate issued by the owner or a local government) and have the right to compensation.</p> <p>The government, through the Housing and Urban Development Coordinating Council (HUDCC) and the National Housing Authority (NHA), in coordination with the LGUs and implementing agencies concerned, shall establish, and develop resettlement sites for informal settlers. Eligible Residents (RA 7279) who are informal settlers are:</p> <ul style="list-style-type: none"> • having Filipino nationality; • be a homeless citizen below the poverty level; • do not own real estate in urban and rural areas; and • not a member of a professional squatter or squatter syndicate. 	requirements may occupy the site of the government but unless they: (a) meet the requirements set forth in RA10752 and RA7279; or (b) have a certificate that shows the consent of the owner, they cannot receive compensation for their structure.	entitlement matrix will be prepared for both formal and informal settlers.
13	Preference should be given to land-based resettlement strategies for displaced persons whose livelihoods are land-based. (WB OP4.12 Para.11)	According to Chapter III A-4-d of LARRIPP 2007, Land swapping if feasible, 'land for land', will be provided in terms of a new parcel of land of equivalent market value, at a location acceptable under zoning laws, or a plot of equivalent value, whichever is larger, in a nearby resettlement area with adequate physical and social infrastructure.	There is no legal rule that prioritize land-based resettlement strategies.	Preference would be given to the extent possible, subject to availability of land and other circumstances, to land-based resettlement strategies for displaced persons whose livelihoods are land-based. FGDs will be held based on the socioeconomic survey to ensure that there is no negative change when compared with the

No	JICA Guidelines and World Bank OP 4.12	Legislation of Philippines	Major Gaps	Proposed Gap Filling Measures
				affected people's income before relocation (land-based livelihoods etc.).
14	Provide support for the transition period (between displacement and livelihood restoration). (WB OP4.12 Para.6)	DO 327 ANNEX B Guideline for Infra project stipulates the “Transitional allowance” for house tenants: equivalent to one month rent and shop owners: income loss during demolition and reconstruction of their shop maximum one month.	There is no notable gap.	Support for the transition period will be offered to the dislocated PAPs under this project.
15	Particular attention must be paid to the needs of the vulnerable groups among those displaced, especially those below the poverty line, landless, elderly, women and children, ethnic minorities etc. (WB OP4.12 Para.8)	RA 8381 section II declare that the states shall recognize and promote all the rights of Indigenous Cultural Communities /Indigenous Peoples. DO 327 ANNEX B Guideline for Infra project stipulates the “Rehabilitation Assistance” in the form of special skill trainings for severely affected PAPs. LARRIPP 2007 Chapter II stipulated the provision of appropriate assistance to the vulnerable group.	There is no notable gap.	During the public consultation, the socially vulnerable groups will be invited to know their needs and solicit comments and suggestions on what assistance they need. In addition to this, they will be identified during the RAP survey and necessary support will be provided.
16	For projects that entail land acquisition or involuntary resettlement of fewer than 200 people, abbreviated resettlement plan is to be prepared. (WB OP4.12 Para.25)	The Resettlement Action Plan (RAP) refers to the planning document that describes what will be done to address the direct social and economic impacts associated with involuntary taking of land or land acquisition.	There is no notable gap.	

3 IMPACTS AND MITIGATION MEASURES

The detailed engineering design study aimed to identify the optimum road design alignment that would result in minimal disturbance in the affected municipalities of Parang, Sultan Kudarat, and Pigcawayan, especially in terms of involuntary displacement. Nevertheless, the study showed that complete avoidance of existing properties was impossible, and displacement would still occur.

Project impacts are classified into four (4) main types: impacts on land, structure & improvement, crops and trees.

3.1 Summary of Project Impacts

The SP-9 Manuangan-Parang Road project survey has provided valuable insights into the diverse impacts that households, individuals, land, structures, trees, and crops in the project area will experience.

Data revealed that CP-1A registered the highest number of affected households (19), followed by CP-1B (12). CP-2 did not report any affected households. This suggests that CP-1A and CP-1B will require greater focus and resources for successful resettlement initiatives compared to CP-2.

Furthermore, the number of project-affected persons (PAPs) was highest in CP-1B (73), followed by CP-1A (52), and CP-2 (12). This highlights the social impact on a larger number of individuals in CP-1B, requiring comprehensive support and assistance during resettlement.

Analyzing land loss data, CP-1B had the highest number of affected persons (40), followed by CP-1A (25), and CP-2 (11). Additionally, affected land parcels were most significant in CP-1A, totaling 231,030 square meters. This emphasizes the substantial land loss in this contract package.

The survey reveals significant losses of structures and improvements across the three contract packages. CP-1B had the highest total number of project-affected persons (33). Notable impacts include residential and commercial structures, with the most residential structures lost in CP-1A and the most commercial structures lost in CP-1B. A substantial number of improvements, such as community structures, utility structures, and other structures, were also affected, particularly in CP-1B.

Finally, the data shows that CP-1B had the most affected persons regarding the loss of crops and trees (40). This section also had the largest agricultural crop area and the most affected coconut and palm trees. These findings highlight the impact on agricultural livelihoods in CP-1B and emphasize the need to support agricultural restoration during resettlement.

The Table 3-1 provides a comprehensive summary of the project impacts, while Appendix A offers a complete list of Project-Affected Persons (PAPs).

Table 3-1: Summary of Project Impacts

Summary of Project Impacts		Unit	Contract Package			Total
			CP-1A	CP-1B	CP-2	
No. of Project Affected Households		household	19	12	0	31
No. of Project-Affected Persons		person	52	73	12	137
Loss of Land	No. of Project-Affected Persons	person	25	40	11	76
	No. of Affected Parcel of Land	no.	27	44	11	82
	Land Area of Affected Land Parcel	sq.m.	231,030	214,694	83,576	529,300
Loss of Structures and Improvements	No. of Project-Affected Persons	person	27	33	1	61
	No. of Residential Structures	no.	17	10	0	27
	No. of Residential-commercial Structures	no.	2	2	0	4
	No. of Commercial Structures	no.	3	8	1	12

Summary of Project Impacts		Unit	Contract Package			Total
			CP-1A	CP-1B	CP-2	
	No. of Improvements	no.	7	22	0	29
	No. of Community Structures	no.	3	2	0	5
	No. of Utility Structures	no.	21	3	0	24
	No. of Other Structures	no.	8	15	0	23
Loss of Crops and Trees	No. of Project-Affected Persons	person	22	37	11	70
	Land Area of Affected Agricultural Crops	sq.m.	10,472	13,426	1,208	25,106
	No. of Affected Coconut and other Palm Tree	no.	983	813	195	1,991
	No. of Affected Forest / Fruit Trees / Other Forest Products	no.	520	1,602	189	2,311

3.2 Impacts

The project will involve road construction and improvements that require road right-of-way acquisition of public/government and private land. Land acquisition will cause physical and economic displacement such as (i) permanent loss of land along the required ROW, (ii) loss/damage to structures and improvement, (iii) loss of crops and trees, (iv) loss of income/business, (v) increase vulnerability, and (vi) temporary loss or disruption of land use or other assets during construction works; specifically, the nature of the movement of construction materials to and from work sites is also anticipated.

3.2.1 Impact on Land

The project spans a length of 17.42 kilometers and will impact a total of 82 land parcels, requiring a land area totaling 529,300 square meters. This figure excludes areas containing creeks (672 sq.m.), rivers (7,749 sq.m.), and existing roads (16,652 sq.m.) as shown in Table 3-2. The project is divided into three contract packages, namely CP-1A, CP-1B, and CP-2, primarily used for agricultural purposes. CP-1A, the longest package at 7.68 kilometers, will involve acquiring 231,030 square meters of land. CP-1B, spanning 6.94 kilometers, will require the acquisition of 214,694 square meters of land. Lastly, CP-2, covering 2.8 kilometers, will necessitate the acquisition of 83,576 square meters of land.

Table 3-2: Land Acquisition and Areas to be Affected

Contract Package	DD Cut-off Station	Total No. of Land Parcels	Length (km)	Total area to be acquired (m ²)*	Land Use
CP-1A	0+000 to 7+680	27	7.68	231,030	Coco Land, Corn Land, Cogon Land, & Rice Land
CP-1B	10+480 to 17+418	44	6.94	214,694	Banana Land, Coco Land, Corn Land, Cogon Land, Rice Land, & Oil Palm Land
CP-2	7+680 to 10+480	11	2.8	83,576	Coco Land, Corn Land, Rice Land, & Sorghum Land
Total		82	17.42	529,300	

*Excluding creek (672 sq.m.), river (7,749 sq.m.), and road (16,652 sq.m.).

The **Table 3-3** shows the total land area (in square meters) required for the SP-9 Manuagan-Parang Road. It also shows how much land area will be affected, remaining, and the severity of the impact on the PAPs. Based on the table below, Contract Package 1A (CP-1A) has the largest total land area at 3,327,920 sqm, while CP-2 has the least at 1,159,098 sqm. However, CP-1B has the most affected land area at 214,694 sqm, while CP-2 has the least at 83,576 sqm. This translates to a 10% severity for CP-1B and an 8% severity for CP-2. In total, the SP-9 Manuagan-Parang Road will affect 529,300 sqm of land, which is 8% of the total land area. There are a total of 82 land parcels affected by the project, with 76 being marginally affected PAPs.

Table 3-3: Loss of Land

Contract Package	Land Area (m ²)*			Severity (parcels)			No. of PAPs
	Total	Affected	Remaining	% of Severity	Marginally Affected	Severely Affected	
CP-1A	3,327,920	231,030	3,096,890	7%	27	-	25
CP-1B	2,329,085	214,694	2,114,391	10%	44	-	40
CP-2	1,159,098	83,576	1,075,522	8%	11	-	11
Total	6,816,103	529,300	6,286,803	8%	82	-	76

The project alignment, which extends across the barangays of Orandang and Cabuan in the Municipality of Parang, Ulas and Matengen in the Municipality of Sultan Kudarat, and New Culasi, South and North Manuangan in the Municipality of Pigcawayan, is situated within the geographical boundaries outlined in the accompanying cadastral maps featured in Figure 3-1. Cadastral and Tax Maps.

These meticulously prepared cadastral maps function as crucial points of reference, delineating property boundaries, land parcels, and geographical features within the specified region. Their precise depiction ensures that the project's alignment conforms to the established land divisions and geographical constraints, thereby facilitating efficient planning and execution of the proposed SP-9 Manuangan-Parang Road.

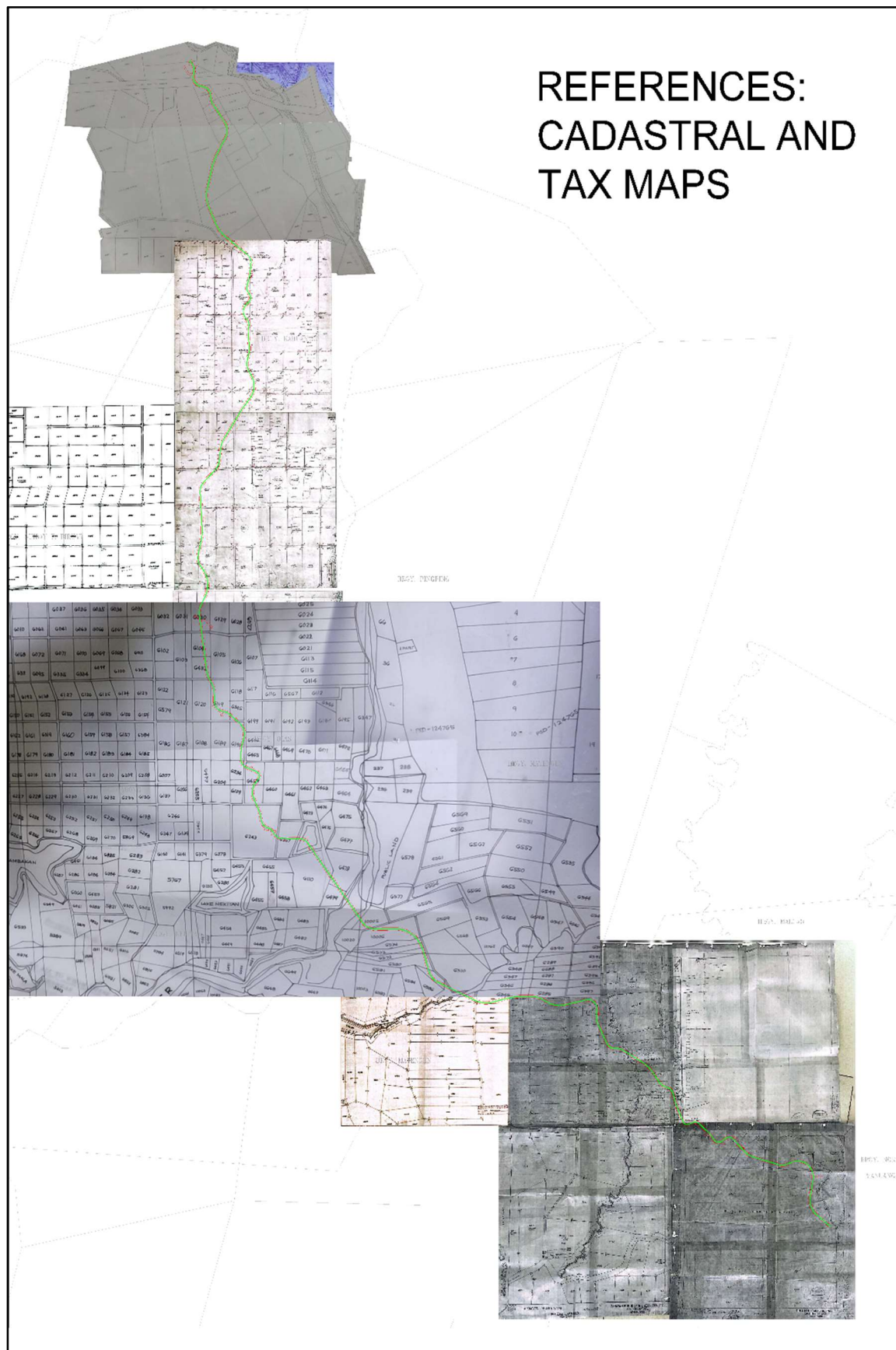


Figure 3-1. Cadastral and Tax Maps

The affected LGUs have no available comprehensive land use plan (CLUP) and land valuation map.

3.2.2 Impacts on Structures and Improvements

and **Appendix F** shows the location of each structure.

Table 3-4 reveals a total of 124 structures to be removed across three contract packages (CP-1A, CP-1B, and CP-2). CP-1B has the highest number of structures at 62, with a mix of residential, residential-commercial, commercial, improvements, community, utility and other structures such as cottage, rest house, etc. CP-1A follows with 61 structures, primarily comprising improvements and other structures. CP-2 has the least number of structures at 1, which is a commercial structure and Appendix F shows the location of each structure.

Table 3-4: Loss of Structures and Improvements

Contract Package	Type of Structures							Total Structures	No. of PAPs	No. of AHs
	Residential	Residential-commercial	Commercial	Improvements	Community	Utility	Others			
CP-1A	17	2	3	7	3	21	8	61	27	19
CP-1B	10	2	8	22	2	3	15	62	33	12
CP-2	0	0	1	0	0	0	0	1	1	0
Total	27	4	12	29	5	24	23	124	61	31

The Table 3-5 reveals significant findings regarding the severity and impact of structures within different contract packages. The data shows that Contract Package 1B has the highest severity percentage at 95%, with a total of 62 structures and an affected area of 2,087. This indicates a critical need for action and mitigation strategies to address the severe impact on the affected households. In contrast, Contract Package 2 has only one commercial structure with 100% severity, highlighting the localized nature of the impact. Overall, the total number of structures affected across all packages is 124, with a severity percentage of 80%.

Table 3-5: Severity of Affected Structures

Contract Package	Type of Structures	Total Structures	Total Area	Affected Area	Severity (structures)			No. of PAPs	No. of AHs
					% Severity	Marginally Affected	Severely Affected		
CP-1A	Residential	17	615	318	52%	-	17	27	19
	Residential-commercial	2	161	63	39%	-	2		
	Commercial	3	55	38	69%	-	3		
	Improvements	7	146	100	68%	-	7		
	Community	3	150	22	15%	-	3		
	Utility	21	120	120	100%	-	21		
	Others	8	214	170	79%	-	8		
Sub-total		61	1,461	831	57%	0	61	33	12
CP-1B	Residential	10	335	280	84%	-	10		
	Residential-commercial	2	54	27	50%	-	2		
	Commercial	8	189	158	84%	-	8		
	Improvements	22	839	839	100%	-	22		
	Community	2	537	537	100%	-	2		
	Utility	3	18	18	100%	-	3		
	Others	15	228	228	100%	-	15		
Sub-total		62	2,200	2,087	95%	0	62	1	0
CP-2	Commercial	1	29	29	100%	-	1		
Sub-total		1	29	29	100%	0	1	61	31
Total		124	3,690	2,947	80%	0	124		

3.2.3 Impacts on Crops

The Table 3-6 indicates that Contract Package 1A has the largest area allocated for agricultural crops, with the majority of the land dedicated to rice cultivation. Contract Package 1B, on the other hand, focuses on a diverse range of crops, including bananas, calamansi, and coffee. Contract Package 2 has a smaller area for crops, with a significant portion allocated to eggplant and pineapple cultivation.

In terms of coconut and palm trees, as shown in Table 3-7, Contract Package 1B stands out as having a substantial number of coconut trees. The data highlights the varied agricultural activities across the different contract packages.

Table 3-6: Loss of Crops (Agricultural Crops)

Contract Package	Agricultural Crops (sq.m.)										Total
	Bamboo	Banana	Calamansi	Cassava	Coffee	Dalandan	Eggplant	Petchay	Pineapple	Rice	
CP-1A	266	1,751	12	3,340	3	0	0	0	0	5,100	10,472
CP-1B	637	5,672	16	300	272	5	0	300	444	5,780	13,426
CP-2	134	374	0	0	0	0	600	0	100	0	1,208
Total	1,037	7,797	28	3,640	275	5	600	300	544	10,880	25,106

Table 3-7: Loss of Crops (Coconut and other Palm Trees)

Contract Package	Coconut / Palm (n)				Total
	Anahaw	Coconut	Palm Oil	Rattan	
CP-1A	0	983	0	0	983
CP-1B	25	707	73	8	813
CP-2	0	195	0	0	195
Total	25	1,885	73	8	1,991

3.2.4 Impacts on Trees

While Contract Package CP-1B had the highest number of trees planted (forest, fruit trees, and other forest products) at 1,602, it may also have the most affected trees during construction. Contract Packages CP-1A and CP-2 follow with 520 and 189 planted trees, respectively. Table 3-8 details the distribution of these planted trees, with antipolo trees having the highest number (291 plantings) and bayabas (guava) having the fewest (47 plantings).

Table 3-8: Loss of Trees

Contract Package	Forest / Fruit Trees / Other Forest Products (n)											Total
	Alim	Antipolo	Bayabas	Binayuyu	Kakauate	Lansones	Mahogany	Mangga	Marang	Yemane	Others*	
CP-1A	27	73	22	42	31	25	16	27	50	27	180	520
CP-1B	115	180	25	22	104	17	139	107	60	115	718	1,602
CP-2	7	38	0	5	8	4	0	4	2	7	114	189
Total	149	291	47	69	143	46	155	138	112	149	1,012	2,311

*Others include cacao, ipil-ipil, ninol, nangka, mangosteen, etc.

3.3 Avoidance/Preventive Measures

As much as possible, the number of structures during the detailed engineering design study for the selection alignment of the SP-9 Manuangan-Parang Road has been minimized and mitigated.

3.4 Mitigation Measures

3.4.1 Mitigating Measures on Land

Affected landowners will be compensated fairly. Landowners with lots that will be severely affected will be compensated at fair market values of the land and replacement cost of the structures (if any). Landowners that will be left with economically viable portions of land shall be mitigated through careful design of bridge alignment.

3.4.2 Mitigating Measures on Structures and Improvements

To assuage the impacts on affected structures and improvement, the DPWH will provide payment promptly to facilitate immediate resettlement. Families whose average annual income is below the poverty threshold set by the National Statistical Coordination Board (NSCB) should be assisted to have access to a Community Mortgage Program (CMP) by the government to acquire their land at affordable monthly amortizations.

The said program is a mortgage financing program of the Social Housing Finance Corporation (SHFC), which assists legally organized associations of underprivileged and homeless citizens in purchasing and developing a tract of land under the concept of community ownership. The program's primary objective is to assist residents of blighted areas in owning the lots they occupy or where they choose to relocate to and eventually improve their neighborhoods and homes to the extent of their affordability.

Under Republic Act (RA) No. 7279, known as the Urban Development and Housing Act of 1992, the sale of real property which shall be utilized for a socialized housing project under the CMP is exempt from the Capital Gains Tax or ordinary Income Tax and its corresponding creditable withholding tax. The said sale, however, is subject to the Documentary Stamp Tax (DST) payment.

Additional disturbance compensation and transportation assistance¹ must be provided to the affected households, as stipulated in the DRAM of 2017.

4 SOCIOECONOMIC INFORMATION AND PROFILE

This section presents the Socioeconomic Profile of the project-affected areas and persons in the municipality of Parang, Maguindanao, Bangsamoro Autonomous Region in Muslim Mindanao (BARMM).

Only Project-Affected Persons (PAPs) residing in, conducting business, cultivating land, or holding rights over resources within the Right of Way (ROW) were considered during the survey to assess the extent of the project's impact on them.

The survey questionnaire (Appendix G) includes information about respondents, household demographics, household members, business activities, income, expenditures, savings, skills, training needs, business interests, utilities, facilities, equipment, and the project awareness of the affected persons. Furthermore, the results offer socioeconomic profiles of these individuals.

4.1 Project Affected Municipalities

The municipality of Parang covers a land area of approximately 380 square kilometers with a population density of 1,200 individuals per square kilometer. Sultan Kudarat, on the other hand, spans 520 square kilometers with a population density of 1,000 individuals per square kilometer. Lastly, Pigcawayan in Cotabato has a land area of 290 square kilometers, accommodating a population density of 800 individuals per square kilometer. These figures provide valuable insights into the distribution and concentration of residents within these municipalities, which can be crucial for strategic planning and decision-making in various sectors.

Demographic Profile: The municipalities of Parang and Sultan Kudarat in the Province of Maguindanao have a combined population of approximately 168,000 people. Parang has a population of around 64,000, while Sultan Kudarat has a population of approximately 104,000. The majority of the population in these municipalities belong to the Maguindanao tribe, with a small percentage of other ethnic groups.

In contrast, the Municipality of Pigcawayan in the province of Cotabato has a population of around 52,000 people, with a mix of different ethnic groups such as Maguindanao, Cebuano, and Ilonggo.

Population Distribution and Density: Parang and Sultan Kudarat have a relatively dense population due to their proximity to urban centers and economic opportunities. The population is concentrated in the town centers and along major roadways, with some rural areas experiencing lower population density.

Pigcawayan, on the other hand, has a more dispersed population distribution, with settlements spread out across the municipality. The population density is lower compared to Parang and Sultan Kudarat, with more agricultural and rural communities.

Socioeconomic Profile: The residents of Parang and Sultan Kudarat are primarily engaged in agriculture, particularly rice and corn farming. There is also a growing number of residents involved in trading and small businesses. The poverty incidence rate in these municipalities is relatively high, with limited access to basic services and economic opportunities.

In Pigcawayan, agriculture also plays a significant role in the local economy, with crops such as rice, corn, and coconut being the main products. The municipality has a more diverse economy compared to Parang and Sultan Kudarat, with some residents engaged in agribusiness and trading activities.

Infrastructure and Investments: Parang and Sultan Kudarat have basic infrastructure such as roads, schools, and health facilities, but there is a need for further investment in improving connectivity and access to services. The municipalities are also exploring opportunities for infrastructure development to support economic growth and attract investments.

Pigcawayan has seen some improvements in infrastructure in recent years, with road projects and the construction of new public buildings. The municipality is also attracting investments in agriculture and agribusiness, with some companies setting up operations in the area.

Social Activities: Parang and Sultan Kudarat have a vibrant cultural scene, with traditional festivals and events celebrating the rich heritage of the Maguindanao people. There are also community gatherings and social activities that promote unity and cooperation among residents.

Pigcawayan also has a strong sense of community, with residents participating in various social activities such as fiestas, sports tournaments, and religious events. The municipality values its cultural traditions and promotes social cohesion among its diverse population.

Overall, the municipalities of Parang, Sultan Kudarat, and Pigcawayan offer unique opportunities for business and investment, with a focus on agriculture, infrastructure development, and community engagement. These areas have the potential for growth and development, making them attractive destinations for entrepreneurs and investors looking to make a positive impact in the region.

As with many areas in Maguindanao, security concerns have been present in the past due to conflicts and insurgent activities. However, efforts have been made to improve stability and security in the region.

4.2 Project Affected Households²

Table 4-1 provided highlights that out of the 31 surveyed households, interviews were conducted with 30 owners, representing 97% of the total residing households. Unfortunately, only one household who was abroad could not be interviewed, and there were no residing households in CP-2. The survey results reflect a commendable level of cooperation from owners in sharing information, leading to a thorough insight into their perspectives. The substantial interview rate indicates a robust engagement from the community in the resettlement action plan process.

Table 4-1: Interviewed vs. Not Interviewed Households

Interviewed vs. Not Interviewed Households	SP-9 Manuangan-Parang Road			Total	
	CP-1A	CP-1B	CP-2	No	%
Interviewed Households (Owner)	18	12	0	30	96.8%
Not Interviewed Household (Abroad)	1	0	0	1	3.2%
Total	19	12	0	31	100.0%
%	61%	39%	0%		

4.2.1 Information of the Respondent

The socioeconomic survey offers valuable insights into the demographic composition of respondents impacted by the SP-9 Manuangan-Parang Road project. The data reveals that a majority of respondents are spouses (57%), followed by household heads (33%), underscoring the pivotal role of family units in the resettlement process. The age distribution is relatively even, with a significant proportion falling within the 30-34 age bracket (23%).

Notably, there is a pronounced gender imbalance, with females making up 80% of the respondents. These results underscore the necessity for implementing gender-sensitive strategies in the resettlement plan to cater to the specific requirements of female participants.

4.2.2 General Information of the Affected Households

All households that were interviewed are owners of their structures (100%). Household sizes vary, with three-member households being the most common (30%), and households with one child (23%) being the most prevalent. The length of residence varies widely, with a significant portion residing for more than 20 years

² Project Affected Households -- It consists of all members of a household residing under one roof and operating as a single economic unit, who will be adversely affected by the project. For resettlement purposes, the affected “Persons” will be dealt with as members of Project Affected households.

(27%). The majority of households originated within the Local Government Unit (LGU) (87%), primarily due to proximity to livelihood opportunities (73%) as the main reason for establishing residence.

Additionally, the data reveals a predominant ethnic group composition, with the majority identifying as Iranun (60%), followed by Ilonggo (37%).

These insights offer a detailed understanding of the demographic and socio-economic characteristics of the households affected by the project. This information is crucial in crafting tailored interventions and support mechanisms to address their specific needs effectively.

4.2.3 Information on Household Member/s

The socioeconomic survey reveals several key findings in terms of relationship to the household head; the survey shows that household heads make up 29% of the total, followed closely by spouses and children at 25% each. Gender distribution is nearly equal, with 50% male and 50% female.

The age distribution is varied, with the largest percentage falling within the 0-4 and 5-9 age groups at 11% and 10%, respectively. Civil status is evenly split between single and married individuals at 48% and 50%, respectively, with a small percentage of separated and widowed individuals.

The primary language spoken at home is Iranun, accounting for 64% of the households, followed by Ilonggo and Ilocano at 21% and 15%, respectively.

In terms of educational attainment, the majority of individuals surveyed have completed elementary education, with 19% being elementary graduates and 23% being elementary undergraduates. Additionally, 65% of the respondents identified as Muslim, while 35% identified as Roman Catholic. When it comes to physical health, all individuals surveyed reported having normal health. In the context of schooling status (on schooling ages 5-22 years old), 82% were enrolled in school, while 18% were not enrolled.

Regarding the employment status, occupation, monthly income, employment nature, and place of work of the individuals surveyed. The survey indicates that 41% of the respondents are employed, with the majority being farmers (48%) and vendors (15%). In terms of monthly income, most respondents earn between PhP 2000-5999 (22%) and PhP 12000-15999 (15%).

Furthermore, the employment nature of the respondents shows that 15% are temporary/casual workers, while 7% have permanent positions. Regarding the place of work, the majority (78%) work within the LGU, highlighting the importance of local employment opportunities.

The information gathered provides important insights for crafting customized interventions and support systems to effectively tackle the distinct needs and obstacles faced by individuals impacted by the project. These discoveries form the basis for creating specialized programs and interventions that can meet the precise demands of the affected community. Furthermore, the demographic and characteristic details obtained from the survey can inform future strategic planning and support endeavors, ultimately improving the efficiency of resettlement initiatives.

4.2.4 Information on Household Income, Expenditure and Savings

Among the surveyed households, the majority fall within the income brackets of PhP 2000-3999 (17%) and PhP 4000-5999 (17%), indicating a concentration of individuals within the lower to middle-income range. Interestingly, the expenditure pattern mirrors the income distribution, with the highest percentage falling within the same income brackets. However, it is worth noting that despite the lower income levels, individuals are managing to save, with one individual (100%) falling within the PhP 30000-49999 savings bracket. This data suggests a prudent approach to financial management among the surveyed group, with a focus on savings even in the face of limited income.

4.2.5 Information on Household Skills, Training Needs, and Business Interests

The survey reveals key insights into the existing skills, training preferences, and business interests of the individuals ages 15 and above within the affected community. The gathered data indicates that cooking and driving are the most prevalent skills among the community members, with 41% and 36%, respectively. In terms of skills/training preferences, culinary arts emerged as the top choice with 49%, followed by automotive training at 33%.

Furthermore, the business interests/preferences of the community members highlight a strong inclination towards eateries/restaurants, with 49% expressing interest in this sector. Spare parts supplies also attract a significant portion of the community, with 33% indicating a preference for this business. These findings can guide the development of tailored training programs and entrepreneurial opportunities to support the economic empowerment and sustainable livelihoods of the resettlement community.

4.2.6 Information on Household Utilities, Facilities and Equipment

A significant insight is revealed into the living conditions and resources of the affected households. The majority of households utilized GI sheets for roofing (100%), concrete for outer walls (47%), and electric power for lighting (73%). Pump wells were the main source of drinking water (67%), while wood was the primary fuel for cooking (83%). In terms of appliances and equipment ownership, electric fans were the most common (29%), followed by televisions (25%) and refrigerators/freezers (10%). Mobile phones were the most prevalent communication tool (88%), and motorcycles were the most popular mode of transport (68%).

Among the surveyed households, ownership or possession of appliances and equipment varies. Electric fans were the most common, with 29% of households having them, followed by televisions at 25% and heaters at 12%. In terms of communication tools or gadgets, mobile phones were the most prevalent, with 88% of households owning one, while cable and internet ownership stood at 8% and 4%, respectively. Regarding transportation, motorcycles were the most common mode of transport, with 68% of households owning one, followed by tricycles at 21%.

This information offers crucial insights into the living conditions and lifestyle preferences of the affected households, providing valuable inputs for future planning and development endeavors in the affected municipalities. The data underscores the significance of comprehending the infrastructure and resources accessible to the affected households for strategic planning and support purposes.

4.2.7 Information on Household Project Awareness

Based on the data gathered it is evident that there is a high level of project awareness among households, with the majority supporting the proposed project (97%). The benefits perceived from the project include improved access to social and economic facilities and services (45%) and the potential for creating employment opportunities (3%). However, concerns were raised regarding damage to houses (48%) and disturbance to wildlife (17%).

To address these issues, stakeholders recommended compensating affected structures and providing relocation (48%) and conducting tree planting activities (17%). It is crucial for the project management team to take these concerns into account and implement appropriate mitigation measures to ensure the successful implementation of the project while addressing the needs and concerns of the affected communities.

5 COMPENSATION AND ENTITLEMENTS

Compensation and entitlements are designed to enhance or at least restore the livelihoods of all displaced persons in real terms relative to pre-project levels and to improve the living standards of the displaced poor and other vulnerable groups.

DPWH will offer to the property owner concerned, as compensation price, the sum of:

1. replacement cost of land based on the current market value of land, free of taxes;
2. the replacement cost of structures and improvements also in the current market value of the materials used; and
3. the current market value of crops and trees.

Replacement cost is necessary to replace the affected structure or improvements with a similar asset based on current market prices. The replacement structure must perform the same functions and meet the performance of specifications as the original structure.

To determine the appropriate price offer for the acquisition of ROW through negotiated sale, DPWH will engage the services of a government financial institution (GFI) with adequate experience in property appraisal or an independent property appraiser (IPA) accredited by: (1) the Bangko Sentral ng Pilipinas (BSP) or (2) a professional association of appraisers recognized by BSP.

In terms of entitlements and compensation, these are determined according to the nature of the impacts. Compensation, transitional allowances, and resettlement assistance will be provided in full to PAPs prior to displacement, land clearance, and commencement of works in any affected areas.

If PAPs are unable or unwilling to receive their entitlements due to contested ownership, PAPs being absent and unreachable, or PAPs contest the compensation offered and following reasonable efforts to identify owners and adjudicate resolution of disputes as required under RA10752, DPWH will deposit the full amount of compensation and allowances due in an escrow account until such time as the money can be released to the PAPs.

Project Affected Persons (PAPs) are those who stand to lose, as a consequence of the project, all or part of their physical and non-physical assets, including homes, communities, productive lands, and resources such as forests, range lands, fishing areas, or important cultural sites, commercial properties, tenancy, income-earning opportunities, social and cultural networks and activities. Such impacts may be permanent or temporary. To sum up, PAPs are:

1. Persons with formal legal rights to land and structures lost in its entirety or in part;
2. Persons who have no formal legal rights to such land and/or structures wholly or in part but who have claims to such lands that are recognized or recognizable under national laws; and
3. Persons who lost the land they occupy in entirety or in part who have neither legal rights nor recognized or recognizable claims to such land.

Specific to the project, the following types of PAPs are qualified:

1. Landowners and Land Users.
 - a. Legal owners (e.g., agricultural, residential, commercial and institutional) who have full title, tax declaration, or who are covered by customary law (e.g., possessory rights, usufruct, etc.) or other acceptable proof of ownership over the affected land.
 - b. Users or occupants that have no land title or tax declaration over the affected land.
2. PAPs with Structures
 - a. Owners of structures who have full title, tax declaration, or other acceptable proof of ownership (e.g., possessory rights, usufruct, etc.)

- b. Owners of structures, including shanty dwellers, who have no land title or tax declaration or other acceptable proof of ownership
3. PAPs with Crops, Fruit Trees, and other Perennials
 - a. Owners of affected crops, fruit trees and perennials who have full title, tax declaration, or other acceptable proof of ownership (e.g., possessory rights, usufruct, etc.)
 - b. Owners of affected crops, fruit trees and perennials who have no land title or tax declaration or other acceptable proof of ownership.
4. PAPs Affected by the Loss of Livelihood and Sources of Income
 - a. Owners of registered or unregistered shops, regardless of land tenure status, whose business operation will be disrupted temporarily or permanently due to the project.

Cut-off date is the date of commencement of the census of PAPs within the project boundaries. Persons not covered at the time of census-taking will not be eligible for claims of compensation entitlements. For formal PAPs, cut-off date is reckoned upon receipt of Notice of Taking but the value of the land will be based on the agreed values of the land at the time of taking.

In this Project, the cut-off date of eligibility for structures and entitlements is provisionally set on **July 15, 2023**, though the official cut-off date shall be set in accordance with the parcellary survey.

Determination of informal PAPs and affected improvements shall be based on cut-off date, which is the start of the census of PAPs and tagging for improvements.

5.1 Compensation and Entitlement Matrix

A range of entitlements is provided in Table 5-1.

Table 5-1: Compensation and Entitlement Matrix³

Type of Loss	Entitled Person	Compensation/ Entitlements	Responsible Organization
Loss of Land (76 PAPs)			
Land (Classified as Agricultural, Residential, Commercial, or Institutional)	<p>PAPs with Original Certificate of Title (OCT), Transfer Certificate of Title (TCT), emancipation patents (EP), or Certificates of Land Ownership Award (CLOA) granted under the Comprehensive Agrarian Reform Act.</p> <p>PAPs who are not original patent holders of lands granted through CA 141 (i.e., those who have bought the patent for land previously granted through CA 141 and where any previous acquisition is not through the gratuitous title (e.g., donation or succession)</p> <p>For untitled land, PAPs with a) Tax Declaration showing 30 or more years of continuous</p>	<p>[Severely Affected] Cash compensation for the loss of entire land based on the current market value free of taxes including capital gain tax (CGT), documentary stamps tax (DST), transfer tax and registration fees.</p> <p>[Marginally Affected] Cash compensation for the affected portion of the land based on the current market value free of taxes including CGT, DST, transfer tax and registration fees.</p>	DPWH-UPMO (RMC I)

³ All claims and documents will be subject to validation.

Type of Loss	Entitled Person	Compensation/ Entitlements	Responsible Organization
	possession; b) DENR certification showing that land is alienable and disposable; or c) other documents that show proof of ownership PAPs who were formerly ISFs but now hold the title of land because of social government housing program.		
	PAPs who are original patent holders of lands granted through CA 141 which have not been subject to previous government exercise of its lien	No compensation for land up to 20 m in width if a patent was granted prior to 1975 or up to 60 m in width for patents granted thereafter. For areas more than government lien, same as PAPs with OCT	
Loss of Structures and Improvements (62 PAPs)			
Structures (Residential, Commercial, Industrial/ Institutional)	PAPs that own affected structures including absentee owners	[Severely Affected] Cash compensation for the entire structure at replacement cost including transaction costs without deduction for depreciation or salvaged materials [Marginally Affected] Cash compensation for the affected portion of the structure at replacement cost	DPWH-UPMO (RMC I)
Improvements/ Assets	PAPs that own affected improvements/assets	Cash compensation for affected improvements/assets at replacement cost.	
Loss of Crops and Perennials (70 PAPs)			
Crops, Trees and Perennials	PAPs that own land directly involved in farming	Cash compensation for affected crops at replacement cost ⁴	DPWH-UPMO (RMC I) with support from MAO and DENR
	PAPs that are lessees directly involved in farming	Disturbance compensation equivalent to five times the average gross harvest over the last five years	
	Displaced tenants and settlers on agricultural land	Financial assistance equivalent to the average gross harvest over the last three years and not less than PhP15,000/ha	
	PAPs growing crops, trees, and perennials informally	Permission to harvest crops prior to commencement of construction AND Cash compensation for affected crops at replacement cost	
Government Structure and Utilities			
Government Structure and Utilities	Government agencies that own affected structures	Replacement costs at current market value.	
Other Entitlements			

⁴ Cost for land preparation is already included in the cash compensation

Type of Loss	Entitled Person	Compensation/ Entitlements	Responsible Organization
Income Earning/ Business Activities	PAPs who own affected fixed micro businesses (e.g., small shops)	Transitional allowance is computed income loss during demolition and reconstruction of their shops but not to exceed one month period.	DPWH-UPMO (RMC I) with support from concerned government agencies
	PAPs who own affected small, medium, or large businesses		
Employment Loss	PAPs who are employed in affected business entities	Priority in employment during the construction and operation stage AND Rehabilitation assistance in the form of skills training and other development activities	
Vulnerable Groups	Severely PAPs that are classified as any of the following groups: Vulnerable groups include (i) households with elderly (aged 60 years old and above); (ii) indigenous people (IP); (iii) poor households whose income falls below the poverty threshold; (iv) households with a member who has a disability (PWD); (v) solo parent; and (vi) women-headed households (WHH)	Rehabilitation assistance in the form of skills training and other development activities equivalent to PhP15, 000 per training will be provided in coordination with other government agencies if the present means of livelihood is no longer viable and the AF will have to engage in a new income activity AND For PAPs that need special assistance and/or medical care, respective LGUs provide support before and during the resettlement	DPWH-UPMO (RMC I) with support from NHA and LGUs
Relocation (31 PAPs)			
Loss of residential structure	PAPs/Informal Settlers Families (ISFs) ⁵ who are relocating	Free transportation to ISFs and PAPs who transfer to the relocation site.	DPWH-UPMO (RMC I) with support from NHA and LGUs
	Qualified Informal Settlers Family	Provided option for relocation at a resettlement site in coordination with the LGUs. PAPs will be provided with relocation options suitable to their preference. Options are (i) self-relocation, (ii) on-site relocation, and (iii) relocation to project- sponsored resettlement sites in cooperation with key actors – local governments and other entities as mandated by law	

For PAPs that are willing to donate their properties, including structures, the donation is the appropriate mode of acquisition. The Donation, as defined under Art. 2725 of the Civil Code “is an act of liberality whereby a

⁵ Informal Settler Families (ISFs) are identified as poor, not owners of land they occupy and their residential and/or combined residential – commercial structures will be severely affected in terms of both area and foundation and/or structural integrity.

person disposes gratuitously of a thing or right in favor of another who accepts it.” Moreover, the Involuntary Resettlement Sourcebook of the World Bank will be observed. The deed of donation should be simple and unconditional and contain clauses to the effect that:

- Donation is made by the donor not to defraud his creditors.
- Donor reserved for himself enough property for his and his family’s subsistence, sustenance, and support.
- Deed of donation should be registered with the Registry of Deeds.
- The implementing agency may utilize donation or a similar mode of acquisition if the landowner is a government-owned or government-controlled corporation.

Expropriation should be the last resort in acquiring infrastructure ROW. In accordance with RA 10752-IRR Section 7, the IO may resort to the mode of expropriation to acquire real property for the ROW for a national government infrastructure in any of the following cases: a. If the negotiated sale fails, i.e., if, within thirty (30) days after receiving the price offer from the IO, the property Owner: (1) refuses or fails to accept the price offer for negotiated sale; or, (2) fails and/or refuses to submit the documents necessary for payment under the negotiated sale; or, b. When negotiation is not feasible, including cases where, after due diligence: (1) the Owner of the property cannot be found or (2) the Owner is unknown or (3) the Owner is deceased and the estate has not been settled or (4) there are conflicting claims over the Ownership of the property and improvements and/or structures thereon.

DPWH will initiate expropriation proceedings. The IO shall immediately deposit to the Court in favor of the Owner, the sum of: the value of the land based on the current relevant BIR zonal valuation, the replacement cost at current market value of the structures and improvements, and the current market value of crops and trees.

Gender key considerations. Regardless as to whether the designated household head is a man or a woman, both spouses heading PAPs will be invited when the compensation is disbursed. New titles at resettlement sites will be issued in the names of both spouses heading household recipients of resettlement site plots. In the long term, the road project is expected to improve women’s access to social services, economic or financial resources or opportunities, and other basic infrastructure.

5.2 Livelihood Restoration Program

The Livelihood Restoration Program (LRP) is an essential component of a RAP. It provides the PAPs assistance whose livelihoods are directly adversely affected by the Project by restoring their income generating capacity to at least pre-project levels. For vulnerable PAPs, the LRP is also aimed at improving their living standards. The livelihood restoration measures are to be planned to take account of each individual situation. Sufficient time for planning and substantial interaction with the PAPs is deemed essential requisites to developing a more robust plan that will promote both immediate and long-term self-sufficiency. As such, while this plan outlines the necessary livelihood restoration measures, further consultations with the PAPs are needed to plan specific livelihood restoration and improvement measures.

As explained above, the following groups of people are considered to have their livelihood hindered because of the project and hence be eligible to participate in the program.

- 1) Business entities and employees;
- 2) Displaced persons; and
- 3) Vulnerable groups

5.2.1 Livelihood Restoration of Business Entities and Employees

In terms of business entities, the assistance and entitlements that can be provided by DPWH, with support from concerned government agencies are summarized in Table 5-1. under the “Other Entitlements.” They are grouped based on the following:

- 1) PAPs who own affected fixed micro businesses (e.g., small shops)

2) PAPs who own affected small, medium or large businesses

PAPs who are employed in affected business entities who lose their job due to the project implementation will be given priority in employment during the construction and operation stage of the project and or rehabilitation assistance in the form of skills training and other development activities.

5.2.2 Livelihood Restoration of Displaced Persons and Vulnerable Groups

The LRP for individuals including displaced employees is designed based on the existing relevant programs at the national, regional, provincial and LGU levels. While DPWH carries the ultimate responsibility for the entitlement program, LGUs are expected to play an equally, if not more, important role in ensuring that the PAPs' livelihood is restored and/or improved in a long run and that the LRP is in line with the existing programs and institutions.

The program should start prior to implementation stage of the project and may extend as far as the end of its completion yet not less than one year after commencement of construction. In order to ensure social inclusion, development outcomes should pay a special attention to integrating the different needs and concerns of women and men, people with disability, and the elderly as agents and beneficiaries of the programs and services.

As part of its function in providing livelihood restoration program to its constituents, the Municipality of Parang will assist the PAPs in availing the following livelihood programs from MBHTE and MSWD.

5.2.2.1 Vocational Training offered by MBHTE

Vocational training will be provided to the PAPs by the Ministry of Basic, Higher and Technical Education (MBHTE). MBHTE is the government agency tasked to manage and supervise technical education and skills development in the region. Training activities will be delivered through the following three modes.

- a. **Training Centers operated by MBHTE** - MBHTE provides certificates of completion after each training course. The certificates of the completion are presented to would-be employers who will provide permanent employment and a regular stream of income. Trainings cost an average of Php 10,000/course but may be as high as Php 15,000. MBHTE, in collaboration with the LGUs, industries that provide funds, implement the Training for Work Scholarship Program (TWSP) where successful scholars are chosen to undergo trainings based on industry requirements. The scholars, before being chosen, undergo a rigid selection process. PAFs and/or vulnerable groups may avail of this program after they pass the tests or assessments.
- b. **Private Institutions** - Vouchers are allocated by MBHTE at least three to four times a year to accredited training centers. The number of vouchers is based on demand and is usually determined through surveys on the training courses needed in each barangay.
- c. **Community-based Programs** - Community-based Training for Enterprise Development Program is primarily addressed to the poor and marginal groups who cannot access formal training provisions. They may have low skills, limited management abilities, and have few economic options. They may have no access to capital and hence unqualified for formal credit programs. The program goes further than just skills trainings. It is purposefully designed to help form livelihood enterprises that will be implemented by the trainees immediately after the training. Likewise, it is designed to assist partner agencies such as LGUs, NGOs, people organizations and other agencies and organizations tasked to help the poor people engage in productive activities to help themselves and their communities.
- d. **Vocational Trainings** - those provided by MBHTE in particular, should ensure women's enrollment in non-traditional skills training (e.g., welding, carpentry and plumbing) as it offers higher income compared to being engaged in traditional livelihood activities (Sec. 13, RA 9710). MBHTE should ensure the full implementation of the gender sensitive TVET curriculum in all training courses regardless of the mode of delivery of these trainings.

5.2.2.2 Sustainable Livelihood Program offered by the Ministry of Social Services and Development (MSWD)

The Sustainable Livelihood Program (SLP) is a community-based capacity building program that seeks to improve the program participants' socioeconomic status.

The program design has two tracks: the Microenterprise Development Track and the Employment Facilitation Track.

- a. **Track 1: Microenterprise Development** - The Microenterprise Development Track is a capacity building program that focuses on micro-enterprise development, skills enhancement, networking and partnership building, and provision of capital assistance to poor families. The participants shall be organized by their economic or livelihood activity, depending on the local field implementer's assessment of the most appropriate form.
- b. **Track 2: Employment Facilitation** - The Employment Facilitation Track provides assistance to unemployed members of poor families preferring a job rather than start an enterprise for income generation. They shall be provided with technical skills training, occupational guidance and counselling, and job referrals or placement.

Given the necessary interventions identified for both tracks, the field implementers are expected to serve as process facilitators and partnership builders to generate and bridge opportunities for the program participants.

Both tracks are executed based on the Community-Driven Enterprise Development (CDED) approach, which equips program participants to actively contribute to production and, labor markets by looking at available resources and accessible markets. The CDED approach promotes the Local Economic Development (LED) strategy and Value Chain Production of each community.

The Community-Driven Enterprise Development (CDED) is an important instrument for the realization of potential among marginal and deprived communities and is important in bringing social upliftment. It is a low cost, easy to implement training approach for helping entrepreneurs and development partners. It is one of the strategies being implemented by the national and local governments in addressing the issue of poverty.

5.3 Relocation and Resettlement Plan

5.3.1 Qualified PAPs

Pursuant to the RA 7279 (Urban Development and Housing Act of 1992), the LGUs in coordination with NHA, are tasked with the resettlement of persons living in danger areas (esteros, railroad tracks, garbage dump, riverbanks shorelines and waterways). They are to provide relocation or resettlement sites with basic services and facilities and access to employment opportunities sufficient to meet the basic needs of the affected households.

All qualified informal settlers that are affected by the project are eligible to be relocated into relocation sites. Those project-affected ISFs that do not meet the following criteria will be compensated in cash for their affected assets such as structures at replacement cost. Relocation of PAPs will ensure their security of tenure that they will not be evicted nor their dwellings be demolished without just or acceptable reason and ample consultation with the affected people in accordance with the compensation policy adopted in the project.

The qualifications for the PAPs to avail of the Socialized Housing Program under the provisions of RA 7279 are as follows:

- a. Must be a Filipino citizen;
- b. Must be an underprivileged and homeless citizen, as defined in Section 3 of RA 7279;
- c. Must not own any real property whether in the urban or rural areas; and
- d. Must not be a professional squatter or a member of squatting syndicates

5.3.2 Resettlement Options Available to PAPs

Self-Relocation: In this approach, displaced individuals choose to move to a location they prefer rather than settling in relocation sites endorsed by the project. This often works in their favor since they maintain control over significant decisions related to social ties, material concerns, and economic stability. Even though they move with all their entitlements, they may still need support in terms of social integration or job assistance to achieve their previous living standards. The support extended to these individuals depends on their household category, but it's primarily aimed at facilitating a burden-free self-relocation.

Supported Resettlement: Under this arrangement, the project-affected persons are relocated to the possible LGUs sponsored housing project or to housing projects offered by Key Shelter Agencies, tailored to the qualifications of the affected persons, which are determined collaboratively by the LGU and the respective government shelter entities.

The **relocation site sponsored by the project** is the ideal choice for those who are potential candidates for socialized housing. However, the modest count of 31 potential beneficiaries doesn't warrant the establishment of a full-blown resettlement site for the project-affected persons. Instead, the DPWH will assist these project-affected households to the existing or upcoming housing ventures of the LGUs or agencies like NHA, SHFC, and MHSD.

Following discussions with the affected LGUs, it was emphasized that the relocation of PAPs falls within the purview of the three (3) LGUs and Ministry of Human Settlements and Development. While they do not currently possess a specific relocation site, they have expressed their commitment to providing relocation assistance.

6 RAP BUDGET

The cost of implementing the RAP for the Parang East Diversion Road Project is estimated at **PhP132,269,053 (USD2,387,744)**. In addition, the budget includes costs for acquiring land and non-land assets, relocation and resettlement assistance, livelihood programs to PAPs, and utility relocation, among others.

The estimated RAP Implementation Cost is provided in Table 6-1. In addition, the summary of the cost budget estimate for affected lands, structures, crops, and trees is presented in Appendices B.2, C.3, D.1, and E.1.

Table 6-1: RAP Implementation Cost

Kind of Affected Assets	No. / Unit		Cost				
			CP-1A	CP-1B	CP-2	Total (PhP)	Total (USD)
1. Land	554,373	m²	9,288,165	10,464,870	2,616,070	22,369,105	403,811
1.1 Agricultural (banana, coco, corn, cogon, rice, etc.)	529,300	m ²	9,288,165	10,464,870	2,616,070	22,369,105	403,811
1.2 Others (creek, river, and road)	25,073	m ²	-	-	-	-	-
2. Structures	124	no.	14,194,052	11,261,549	277,974	25,733,575	464,547
2.1 Residential	27	no.	6,353,123	3,959,344	-	10,312,467	186,162
2.2 Residential- commercial	4	no.	2,445,836	919,223	-	3,365,059	60,747
2.3 Commercial	12	no.	143,425	1,570,503	277,974	1,991,902	35,958
2.4 Improvements	29	no.	-	1,074,169	-	1,074,169	19,391
2.5 Community	5	no.	994,900	1,413,500	-	2,408,400	43,477
2.6 Utility	24	no.	3,433,402	560,598	-	3,994,000	72,100
2.7 Others	23	no.	823,366	1,764,212	-	2,587,578	46,711
3. Crops	25,106 sq.m/ 1,991	m² / no.	15,357,108	38,654,447	3,436,010	57,447,565	1,037,053
Agricultural crops	25,106	m ²	10,959,254	34,343,256	2,364,388	47,666,897	860,491
Coconut/Palm	1,991	no.	4,397,854	4,311,191	1,071,623	9,780,667	176,562
4. Trees	2,311	no.	724,341	2,814,884	367,970	3,907,195	70,533
5. Relocation and Resettlement	31	PAP	c/o LGU				-
6. Other Entitlements	31	PAP	285,000	180,000	-	465,000	8,394
7. Other Assistance			1,831,153	2,610,390	652,586	5,094,128	91,960
7.1 Capital Gains Tax (6%)			557,290	627,892	156,964	1,342,146	24,229
7.2 Documentary Stamp Tax (1.5%)			139,322	156,973	39,241	335,537	6,057
7.3 Transfer Tax (50% of 1% of the Selling Price)			46,441	52,324	13,080	111,846	2,019
7.4 Cost of Registration (PhP40,000/transaction)			1,080,000	1,760,000	440,000	3,280,000	59,211
7.5 Notarial Fee (PhP300/transaction)			8,100	13,200	3,300	24,600	444
Administrative Costs (5% of Direct Costs: 1-7)			2,083,991	3,299,307	367,530	5,750,828	103,815
Cost Contingencies (10% of Direct Costs: 1-7)			4,167,982	6,598,614	735,061	11,501,657	207,630
Total			47,931,792	75,884,060	8,453,201	132,269,053	2,387,744

6.1 The Current Market Value of the Land

The compensation offer will be at the current market value at the time of taking. DPWH will pay, for the account of the PAP, the capital gains tax, documentary stamp tax, transfer tax, and registration fee. The property owner will pay any unpaid real property tax.

Other modes of compensation will be explored when feasible, such as land swap (exchange or barter) for a new parcel of land on a value-for-value basis. The owner of the property needed for ROW of a national government project may request the DPWH to exchange or barter an old, abandoned road or other government property near the project with his property.

Holders of Certificates of Land Ownership Award (CLOA) granted under the Comprehensive Agrarian Reform Act will be compensated at the current market value at the time of land acquisition. In case of lands granted through Commonwealth Act No 141, otherwise known as "The Public Land Act", the Project will:

- 1) Follow modes of acquisition enumerated in RA 10752 if the landowner is not the original patent holder and any previous acquisition of said land is not through a gratuitous title; or
- 2) Follow the provisions under CA No. 141, as amended, regarding the acquisition of ROW on patent lands as the original patent holder or the acquisition of the land from the original patent holder is through a gratuitous title.

For reference to the current market value of the land, the following are included in the IPA Valuation Report (Appendix B.1) as annexes:

- 1) Pricing of Land Based on BIR Zonal Value.
- 2) Pricing of Land Based on Tax Declaration.
- 3) Recent Prices of Comparable Properties in the Area.
- 4) OCTs/TCTs and Tax Declarations with Lot Descriptions.

The cost for land compensation is computed at:

Current Market Value of Land⁶

Based on the inventory, **529,300 sq.m.** (excluding creek, 672 sq.m.; river, 7,749 sq.m; and road, 16,652 sq.m.) land belonging to **76 PAPs** will be subject to valuation and eventual compensation. Therefore, the total value is **PhP22,369,105** for the **82** parcels, as presented in Appendix B.2.

Transaction costs for land acquisition, based on the Bureau of Internal Revenue (BIR) and Land Registration Authority (LRA) schedule of fees amounting to **PhP 5,094,128** shall be shouldered by DPWH as follow:

1. PhP1,342,146 – Capital Gains Tax⁷ (6%)
2. PhP 335,537 – Documentary Stamp Tax⁸ (1.5%)
3. PhP 111,846 – Transfer Tax⁹ (50% of 1%)
4. PhP3,280,000 – Registration Fee¹⁰
5. PhP 24,600 – Notarial Fee

The final cost for land, therefore, is **PhP27,463,233**. The owner, however, will pay any unpaid real property tax.

⁶ To be prepared by an independent property appraiser (IPA) accredited by either (1) the Bangko Sentral ng Pilipinas (BSP) or (2) a professional association of appraisers recognized by BSP.

⁷ Capital Gains Tax: equivalent to 6 percent of the selling price on the Deed of Sale or the zonal value, whichever is higher

⁸ Commonly set at 1.5 percent of the selling price, or its zonal value or fair market value, depending on which is higher

⁹ Transfer Tax (Local Treasurer's Office): this is tax is imposed on the sale, barter, or any other mode of transferring of ownership or title of real property, at the maximum rate of 50 percent of 1 percent of a property's worth.

¹⁰ LRA Circular No. 11-2020, Schedule of Fees.

6.2 Replacement Cost of Structures and Improvements

The replacement cost of a structure or improvement affected by the project per IRR of RA 10752 is based on the current market prices of materials, equipment, labor, contractor's profit and overhead, and all other attendant costs associated with the acquisition and installation of a similar asset in place of the affected asset. If the affected structure has been damaged, then the Replacement Cost shall be based on the pre-damaged condition of that structure. The Replacement Cost of the structure may vary from the market value of the existing structure since the structure that would replace it may have a different cost at the current market price. The replacement structure must perform the same functions and meet the performance specifications as the original structure. The following thus applies:

- 1) Cash compensation at replacement cost for the affected structures belonging to the government or non-government agencies or the community.
- 2) Cash compensation to cover the cost of reconnecting damaged facilities, such as water, power, and telephone lines.

The replacement cost shall be composed of the Estimated Direct Cost (EDC) and the Estimated Indirect Cost (EIC) of the replacement structure to be finalized by the IPA and validated by DPWH.

The EDC¹¹ consists of the following:

1. Current market cost of materials to be used in doing the work item called for, which shall include the following:
 - a. Cost at source including processing, crushing, stockpiling, loading, royalties, local taxes, construction and/or maintenance of haul roads, etc.;
 - b. Expenses for hauling to project site;
 - c. Handling expenses;
 - d. Storage expenses; and
 - e. Allowance for waste and/or losses, at five percent (5%) of materials requirement.
2. Current market cost of labor to be used for:
 - a. Salaries and wages, within the limits authorized by the Department of Labor and Employment; and
 - b. Fringe benefits, such as vacation and sick leaves, benefits under the Workmen's Compensation Act, Social Security System (SSS) contributions, allowances, 13th month pay, bonuses, etc.
3. Equipment Expenses:
 - a. Rental of equipment – usually based on the current Associated Construction Equipment Lessors, Inc. (ACEL) rental rates. For simple computation, the operated rental rates are preferred to the bare rental rates as the former includes operator's wages, fringe benefits, fuel, oil, lubricants and equipment maintenance.
 - b. Mobilization and demobilization – at one percent (1%) of the EDC of the civil works items.

The EIC¹² comprised of the following based on accepted construction industry practices:

1. Overhead Expenses not exceeding eight percent (8%) of the EDC, which include the following, as applicable:
 - a. Engineering and Administrative Supervision, including expenses for office equipment and supplies, power and water consumption, communication and maintenance;
 - b. Transportation allowances;
 - c. Premium on Contractor's All Risk Insurance, where necessary; and
 - d. Financing Cost, e.g., premium on bonds.

¹¹ DPWH ROW Acquisition Manual

¹² DPWH ROW Acquisition Manual

2. Contingencies and Miscellaneous not exceeding four percent (4.0%) of the EDC. These include expenses for unforeseen events and other activities.
3. Contractor's Profit Margin not exceeding eight percent (8%) of the EDC for projects with an EDC of more than PhP 5 million and ten percent (10%) for projects with an EDC of PhP 5 million and below.
4. Value Added Tax (VAT) Component in accordance with the law, five percent (5%) in the case of a property owned by a government agency, or twelve percent (12%) in the case of a property owned by a private party, of the sum of the EDC, Overhead, Contingencies, Miscellaneous, and Profit.

Estimated Direct Cost + Estimated Indirect Cost = Total Replacement Cost¹³

A total of **124** structures owned by **61** PAPs will be affected, of which **27** are residential structures, **four (4)** residential-commercial, **12** commercial, **29** improvements, **five (5)** community structures **24** utility structures and **23** other structures. The total replacement cost of **PhP 25,733,575**. (see Appendix C)

6.3 Current Market Value of Crops and Trees

The total value of compensable crops and trees (including seedling replacement, charges and fees) is estimated at **PhP61,354,760**. (see Appendices D & E)

6.4 Livelihood Restoration Program Cost

All listed households were included in the LRP; DPWH will coordinate with the concerned government agencies and provide PAP with a PhP **15,000** budget for skills training and other development activities. The total cost of LRP is **PhP465,000**.

6.5 Resettlement Site Development Cost

As a national policy, involuntary resettlement should be avoided where feasible by the government. Where population displacement is unavoidable, it should be minimized by exploring all viable project options. Furthermore, people who are unavoidably displaced should be compensated and assisted so that their economic and social future would generally be as favourable as it would have been in the absence of the project. Lastly, the PAPs should be informed and consulted on resettlement and compensation options.

Based on the surveyed PAPs, the project will affect a total of 31 project affected households and all are eligible for the resettlement site option.

Below are the prevailing price ceilings for socialized housing issued by the Department of Human Settlements and Urban Development:

For horizontal subdivision projects:

- i. ₱ 480,000.00 – 22 sqm. with a loft of 50% of the base structure; or 24 sqm.
- ii. ₱ 530,000.00 – 24 sqm. with a loft of 50% of the base structure; or 28 sqm.
- iii. **₱ 580,000.00 – 28 sqm. with a loft of 50% of the base structure; or 32 sqm.; or 2-storey structure (16sqm. per floor with 4×4 meter dimension)¹⁴**

For condominium projects located in the National Capital Region, Cainta and Antipolo City in Rizal Province, San Pedro City in Laguna, Carmona, and the Cities of Imus and Bacoor in Cavite Province:

¹³ For houses, buildings, and other structures, estimates must be based on Section 6.6 of the IRR for RA10752 (DPWH DO No. 197, series of 2016)

¹⁴ The selected option for the Relocation and Resettlement budget computation was due to the size of its land area, which ensures decent housing accommodations for the Project-Affected Households.

- i. ₱ 700,000.00 – 22 sqm;
- ii. ₱ 750,000.00 – 24 sqm

For condominium projects in all other areas:

- i. ₱ 600,000.00 – 22 sqm;
- ii. ₱ 650,000.00 – 24 sqm.

7 GRIEVANCE PROCESS

7.1 Objectives and Advantages of Developing a Grievance Redress Mechanism

A well-designed grievance redress mechanism can help ensure the sound implementation of the project. The mechanism shall provide PAPs a platform to lodge their complaints, if any, towards the project especially on matters relating to land acquisition and resettlement. It shall facilitate accessible and efficient delivery of concerns directly to the decisionmakers as compared to the formal judicial process. This mechanism shall also allow the DPWH to get hold of the concerns immediately so that corresponding response measures can be formed and implemented in a timely manner. Recognizing and addressing grievances early on makes them more manageable and resolvable and will therefore benefit both parties. A good grievance redress mechanism also helps build trust between the parties.

A grievance is examined in RAP Implementation Committee (RIC) which is composed of wide ranges of people including representatives of PAPs from each affected barangay and Peoples Organization (POs) as necessary. Thus, reliability can be secured in addition to transparency and easy access.

Thus, a proper grievance redress mechanism shall be established for this project. A person within the DPWH and/or the RIC shall be assigned to receive and process the grievances. His/her name and contact information shall be shared with all PAPs. The DPWH shall also ensure that the PAPs know and understand the mechanism including the people involved, the procedure, and the time and costs needed to be functional and effective. Special consideration shall be given to vulnerable people such as the illiterate, for which the DPWH may wish to explain the mechanism in a different manner (e.g., verbally instead of by paper). Grievances received must then be properly treated and discussed, and the resolution or conclusion delivered to the complainants within a reasonable time.

7.2 Composition of the RAP Implementation Committee

The RIC will be established where the road project will traverse. The RIC is an inter-agency committee composed of the following:

- | | |
|--|-----------------|
| 1) DPWH-UPMO-RMC1 Project Director or his/her duly Authorized Project Manager | -Co-Chairperson |
| 2) MPWH - BARMM or his/her representative | -Member |
| 3) Ministry of Environmental, Natural Resources And Energy (MENRE) | -Member |
| 4) Ministry of Agriculture Fisheries and Agrarian Reform (MAFAR) | -Member |
| 5) Chairperson of the Barangay or his/her representative | -Member |
| 6) Municipal Division Chiefs or his/her representative | -Members |
| 7) A duly authorized representative of the PAPs in each affected barangay | -Member |
| 8) A duly authorized representative from the Ministry of Human Settlements and Development, BARMM | -Member |
| 9) A duly authorized representative of a municipal wide Non-government Organization (NGO, if there is any, endorsed by other members of the MRIC | -Member |

The Barangay Chairperson or his/her representative and the representative of the PAP will take active part in the activities of the RIC on matters concerning their respective communities. The RIC will have the following functions:

1. Assist in the validation of the list of PAPs.
2. Assist in the validation of assets that will be affected by the project and compute the compensation and other entitlements due to the PAPs as per RA 10752, DPWH Resettlement Policy and pertinent Department Guidelines and submit the same to the DPWH for appropriate action.

3. Assist the Implementing Office in the conduct of public information campaign, public participation and consultation.
4. Assist the DPWH in the payment of compensation to PAPs
5. Receive complaints/grievance from PAPs and other stakeholders and act on the same within 15 days upon receipt thereof, except for complaints and grievances that specifically pertain to the valuation of affected assets, since such will be decided upon by the proper courts. (The PAP may refer his/her grievance to the DPWH UPMO, RMC 1 Director, or even to a court of law, if he/she is not satisfied with the action of the RIC or the DPWH.
6. Maintain a record of all public meetings, complaints, and actions taken to address complaints and grievances
7. Assists the DPWH and NCIP staff in identifying who among the PAP's are Ips or belong to ICCs
8. In coordination with the concerned government authorities, assist in the enforcement of laws/ordinances regarding encroachment in the project site or ROW

7.3 Composition of DPWH-UPMO ROW Task Force

The DPWH Secretary issued Department Order (DO) No. 203, series of 2016 which created the UPMO-ROW Task Force (URTF) and its Technical Working Group (TWG). This Order is in line with the Department's decentralization efforts to streamline procedures for a more effective and expeditious implementation of urgent national roads, bridges and various flood control projects being implemented by the Unified Project Management Offices which are hampered by the delay in the ROW acquisition.

The URTF is composed of the Undersecretary for UPMO Operations as Chairman, the Director of the LA as Vice-Chairman, and the UPMO Cluster Directors as Members. The URTF shall be supported by a TWG composed of representatives of the URTF members.

The URTF shall perform the following functions:

1. Organize a ROW Team for each UPMO Cluster that will handle the ROW acquisition of its projects, to be headed by the Project Managers assigned to the project.
2. Monitor the ROW acquisition status and recommend appropriate actions on projects with problematic ROW.
3. Execute and recommend appropriate resolutions pertaining to payment of ROW affected by various UPMO projects which are beyond the authority of the Project Directors.
4. Review the validation of supporting documents undertaken by its TWG and recommend payments after evaluation as to propriety of the claims.

The TWG shall exercise the following functions:

1. Ensure that all relevant papers and documents in support of the ROW claim are carefully screened and verified as to their authenticity and genuineness in order to forestall fraud, pursuant to the provisions of the Simplified Guidelines for Validation and Evaluation of ROW Claims.
2. Ensure that the computation of land valuations and disturbance compensation (structures and other improvements) are based on the RA 10752 and its IRR and other applicable laws, policies and department orders.

7.4 Procedures of Grievance Redress

A framework for the grievance redress mechanism for land acquisition, compensation and other concerns on the project is provided in the LARRIPP (2007) mentioned above. Grievances related to any aspect of the project will be dealt with through dialogue and negotiations with the aim of rapidly and amicably addressing the concerns in a less costly manner compared to those dealt with as legal cases.

Under this framework, a Municipal RAP Implementation Committee (MRIC), a local coordinating and consultative body organized for the implementation of RAP and established by UPMO through a Memorandum of Understanding (MOU) with concerned parties prior to commencement of the project, will

play a key role. Among their responsibilities is to receive and record the voices, complaints, opinions, and suggestions provided by the PAPs, and address them as the first level of decisionmakers. If the response to the complaint is deemed inadequate in the view of the PAPs, the PAPs may elevate their grievance to the ROW Task Force that consists of higher-level officials of the DPWH CO. Should the grievance still not be settled, the PAPs may finally resort to filing a case with the court. Under this project, grievances from the PAPs shall be handled in the following manner:

1. Grievance shall be filed by the PAP with the MRIC. The MRIC shall act on the grievance within 15 days upon receipt, with the exception of complaints and grievances that specifically pertain to the valuation of affected assets, since such will be decided upon by the proper courts;
2. If no understanding or amicable solution can be reached, or if the PAP does not receive a response from the MRIC within 15 days of the filing of the complaint, he or she can appeal to the ROW Task Force which should then act on the complaint or grievance within 15 days from the day of its filing;
3. If the PAP is still not satisfied with the decision of ROW Task Force, he/she, as a last resort, can submit the complaint to any court of law.

PAPs shall be exempted from all administrative and legal fees incurred pursuant to the grievance redress procedures as guaranteed by the LARRIP (2007). All complaints received in writing (or written when received verbally) from PAPs will be documented and shall be acted upon immediately according to the procedures detailed above.

In the event that the PAP/F rejects the compensation offered by the DPWH, the DPWH or the PAP/F may take the matter to court. When court cases are resorted to by either the DPWH through expropriation or by the PAP/Fs through legal complaints, the DPWH will deposit to the court the (100%) value of the land based on the current relevant BIR Zonal Value.

7.5 Formation of Municipal RAP Implementation Committee

The MRIC is the responsible body organized for the smooth implementation Right-of-Way Action Plan. In the formation of the MRIC, the following activities were undertaken jointly by DPWH and the Municipality of Parang:

1. Consultation on who will be the members of the committee and their roles and responsibilities.
2. Drafting of Memorandum of Understanding (MOU) for the Creation of the MRIC for the Parang East Diversion Road Project
3. Review of the draft MOU by the Municipality of Parang.

The Memorandum of Understanding is in Appendix H.

8 IMPLEMENTATION SCHEDULE OF THE RAP

The RAP implementation schedule, highlighted and integrated within the project's overall timeline (see Figure 8-1), emphasizes DPWH's role in initiating land acquisition and relocation procedures. This includes payments for land, structures, crops, and trees before construction begins, ensuring the project's right-of-way. DPWH must align ROW acquisition closely with the construction schedule. This guarantees that land and structure owners receive adequate compensation and are relocated away from the construction site.

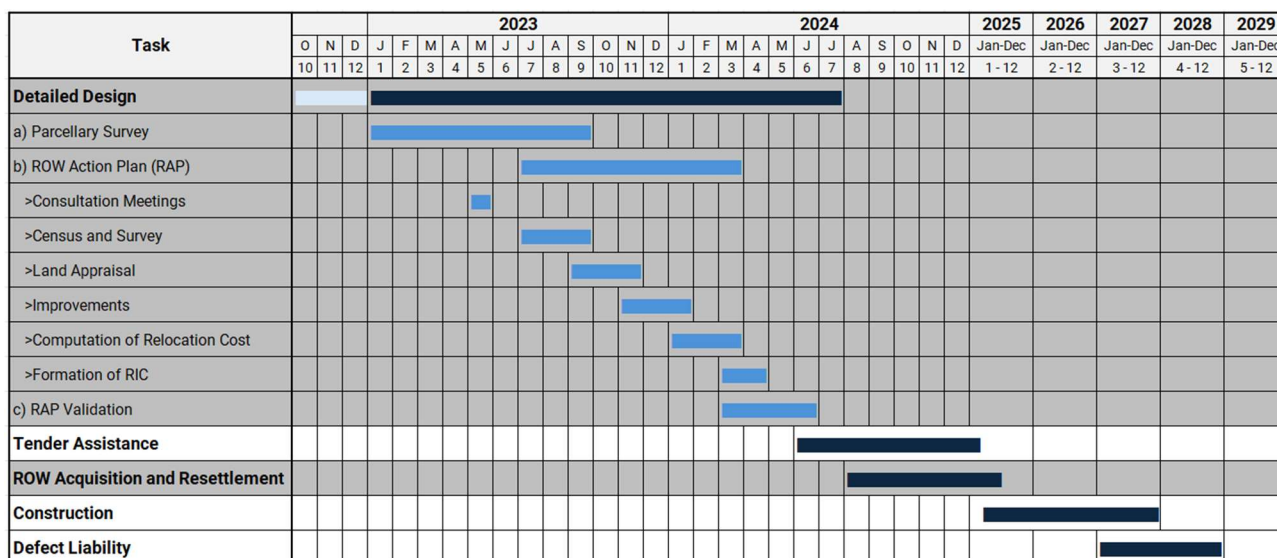


Figure 8-1: Implementation Schedule

9 MONITORING AND EVALUATION

The main objective of monitoring the implementation of the RAP is to determine whether these RAP is carried out in accordance with the Resettlement Policy. It involves the monitoring of land acquisition, payment of compensation for lost assets and resettlement of severely PAPs. The key points for monitoring are but not limited to the following:

1. Payment of compensation to all PAPs in various categories, according to the compensation policy described in the RAP;
2. Delivery of livelihood restoration and social support entitlements;
3. Public information dissemination and consultation procedures;
4. Adherence to grievance procedures and outstanding issues requiring management's attention;
5. Priority of PAPs regarding the options offered; and
6. The benefits provided from the project.

Supervision and Internal Monitoring

The DPWH Environmental and Social Safeguards Division (ESSD) shall conduct the supervision and in-house monitoring of RAP implementation.

The tasks of the Internal Monitoring Agency (IMA) are to:

1. Regularly supervise and monitor the implementation of the RAPs in coordination with the concerned DPWH RMC1-UPMO and the Resettlement Implementation Committee. The findings will be documented in the quarterly report to be submitted to the to the JICA.
2. Verify that the re-inventory baseline information of all PAPs has been carried out and that the valuation of assets lost or damaged, the provision of compensation and other entitlements, and relocation if there is any has been carried out in accordance with the RAP Policy and the RAP Report.
3. Supervise that the RAP is implemented as designed and approved.
4. Verify that funds for implementing the RAP is provided by the RMC1-UPMO in timely manner and in amounts sufficient for the purpose.
5. Record all grievances and their resolution and ensure that complaints are dealt with, in timely manner.

External Monitoring and Evaluation

An External Monitoring Agent (EMA) shall do the external monitoring and evaluation. The EMA for this Project is a consultancy firm with qualified and experienced staff with Terms of Reference acceptable to the DPWH and JICA.

The external monitoring is to provide an independent periodic review and assessment of (i) achievement of resettlement objectives; (ii) changes in income, living standards and livelihoods; (iii) restoration and/or improvement of the economic and social base of the affected people; (iv) effectiveness and sustainability of entitlements; and (v) the need for further mitigation measures.

The tasks of the EMA are the following:

1. Verify results of internal monitoring;
2. Verify and assess the results of the information campaign for PAPs rights and entitlements,
3. Verify that the compensation process has been carried out with the procedures communicated with the PAPs during the consultations;

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The tasks of the EMA are the following:

1. Verify results of internal monitoring;
2. Verify and assess the results of the information campaign for PAPs rights and entitlements,
3. Verify that the compensation process has been carried out with the procedures communicated with the PAPs during the consultations;
4. Assess whether resettlement objectives have been met; specifically, whether livelihood and living standards have been restored or enhanced;
5. Assess efficiency, effectiveness, impact and sustainability of RP implementation drawing lessons as a guide to future resettlement and indigenous people's policy making and planning;
6. Ascertain whether the RAP entitlements were appropriate to meet the objectives, and whether the objectives were suited to PAPs conditions;
7. Suggest modification in the implementation procedures of the RP, if necessary, to achieve the principles and objectives of the RAP Policy;
8. Review on how compensation rates were evaluated; and
9. Review of the handling of compliance and grievance cases.

The services of the EMA will be procured through the selection process of DPWH. Relative to compliance monitoring during resettlement implementation, the main activities of external monitoring will revolve around the following:

1. Verify whether the overall project and resettlement objectives are being met in accordance with the RP, and if not, suggest corrective measures;
2. Assess the extent to which implementation of the social safeguards document/plan complies with JICA's Policies;
3. Identify problems or potential problems;
4. Identify methods of responding immediately to mitigate problems and advise the DPWH accordingly; and;
5. Verify if the livelihoods and the standard of living of PAPs, including those displaced persons with no legal titles, are restored or improved.

9.3 Stages and Frequency of Monitoring

The stages and monitoring frequency of the contract packages by the IMA and EMA as follows:

9.3.1 Internal Monitoring

This is the first activity that shall be undertaken to determine whether the RAP was carried out as planned and according to Right of Way Acquisition Policy.

9.3.2 External Monitoring

The EMA will be required to conduct a year-end monitoring of RAP implementation activities. The EMA will prepare and submit an annual report, 15 days after the reporting period.

9.3.3 Final Evaluation

Final evaluation of the implementation of RAP will be conducted three months after the completion of payments of compensation to PAPs and three months after completion of RAP.

9.3.4 Post-Evaluation

This activity will be undertaken a year after the completion of the project, to determine whether the social and economic conditions of the PAPs after the implementation of the project have improved. This will be led by a third-party evaluator.

9.4 Schedule of Implementation of RAP and Monitoring

The RMC1-UPMO in coordination with the ESSD shall establish a schedule for the implementation of RAPs and the required monitoring considering the project's implementing schedule. It is expected that one month prior to the start of the RAP implementation, all RAP-related activities have been determined by the IMA and EMA.

The internal and external monitoring will be conducted every month and end of the year, respectively.

9.5 Reporting

The EMA is accountable to the RMC1 UPMO and reports to the ESSD. The UPMO RMC1 submits copy of EMA's and IMA's Reports to JICA.

9.6 Monitoring Indicators

Table 9-1: Monitoring Indicators

Monitoring Indicators	Basis for Indicators
For the Internal Monitoring (IMA)	
1. Budget and timeframe	<ul style="list-style-type: none"> <input type="checkbox"/> Have all land acquisition and resettlement staff been appointed and mobilized for the field and office work on schedule? <input type="checkbox"/> Have capacity building and training activities been completed on schedule? <input type="checkbox"/> Are resettlement implementation activities being achieved against the agreed implementation plan? <input type="checkbox"/> Are funds for resettlement being allocated to resettlement agencies on time? <input type="checkbox"/> Have resettlement offices received the scheduled funds? <input type="checkbox"/> Have funds been disbursed according to the RAP? <input type="checkbox"/> Has the social preparation phase taken place as scheduled? <input type="checkbox"/> Has all land been acquired and occupied in time for project implementation?
2. Delivery of Compensation and Entitlements	<ul style="list-style-type: none"> <input type="checkbox"/> Have all AFs received entitlements according to numbers and categories of loss set out in the entitlement matrix? <input type="checkbox"/> Have AFs received payments for <u>affected structures and lands</u> on time? <input type="checkbox"/> Have AFs losing from temporary land ROW been compensated? <input type="checkbox"/> Have all received the agreed transport costs, relocation costs, income substitution support and any resettlement allowances, according to schedule? <input type="checkbox"/> Have all replacement land plots, or contracts been provided? Was the land developed as specified? Are measures in train to provide land titles to PAPs? <input type="checkbox"/> <u>How many PAPs opted to donate their land to the government?</u> <input type="checkbox"/> <u>How many PAPs did not receive payment because their title is covered by the provisions of Sec. 112 of CA 141?</u> <input type="checkbox"/> <u>How many landholdings were subjected to quit claim? Easement?</u> <input type="checkbox"/> <u>How many PAPs resorted to expropriation?</u> <input type="checkbox"/> How many PAPs have received land titles? <input type="checkbox"/> How many PAPs have received housing as per relocation options in the RAP? <input type="checkbox"/> Does house quality meet the standards agreed? <input type="checkbox"/> Have relocation sites been selected and developed as per agreed standards? <input type="checkbox"/> Are the PAPs occupying the new houses? <input type="checkbox"/> Are assistance measures being implemented as planned for host communities? <input type="checkbox"/> Is restoration proceeding for social infrastructure and services? <input type="checkbox"/> Are the PAPs able to access schools, health services, cultural sites, and activities at the level of accessibility prior to resettlement? <input type="checkbox"/> Are income and livelihood restoration activities being implemented as set out in income restoration Plan? For example, utilizing replacement land, commencement of production, numbers of PAPs trained and provided with jobs, micro-credit disbursed, number of incomes generating activities assisted? <input type="checkbox"/> Have affected businesses received entitlements including transfer and payments for net losses resulting from lost business and stoppage of production?
3. Public Participation and Consultation	<ul style="list-style-type: none"> <input type="checkbox"/> Have consultations taken place as scheduled including meetings, groups, and community activities? Have appropriate resettlement leaflets been prepared and distributed? <input type="checkbox"/> How many PAPs know their entitlements? How many know if they have been received? <input type="checkbox"/> Have any PAPs used the grievance redress procedures? What were the outcomes? <input type="checkbox"/> Have conflicts been resolved? <input type="checkbox"/> Was the social preparation phase implemented? <input type="checkbox"/> Was separate consultation done for indigenous peoples? <input type="checkbox"/> How was the participation of IP women and children? <input type="checkbox"/> Were they adequately represented? <input type="checkbox"/> Were special measures for indigenous peoples implemented?
4. Benefit Monitoring	<ul style="list-style-type: none"> <input type="checkbox"/> What changes have occurred in patterns of occupation, production and resources use compared to the pre-project situation? <input type="checkbox"/> What changes have occurred in income and expenditure patterns compared to pre-project situation? What have been the changes in cost of living compared to pre-project situation? Have PAPs' incomes kept pace with these changes?

Monitoring Indicators	Basis for Indicators
	<input type="checkbox"/> What changes have taken place in key social and cultural parameters relating to living standards? <input type="checkbox"/> What changes have occurred for vulnerable groups? <input type="checkbox"/> Has the situation of ICCs/IPs improved, or at least maintained, because of the project? <input type="checkbox"/> Are IP women reaping the same benefits as IP men? <input type="checkbox"/> Are negative impacts proportionally by IP men and women?
Monitoring Indicators	Basis for Indicators
For the External Monitoring (EMA)	
1. Basic information on PAP households	<input type="checkbox"/> Location <input type="checkbox"/> Composition and structures, ages, education, and skill levels <input type="checkbox"/> Gender of household head <input type="checkbox"/> Ethnic group <input type="checkbox"/> Access to health, education, utilities, and other social services <input type="checkbox"/> Housing type <input type="checkbox"/> Land use and other resource ownership patterns <input type="checkbox"/> Occupation and employment patterns <input type="checkbox"/> Income sources and levels <input type="checkbox"/> Agricultural production data (for rural households) <input type="checkbox"/> Participation in neighbourhood or community groups <input type="checkbox"/> Access to cultural sites and events <input type="checkbox"/> Value of all assets forming entitlements and resettlement entitlements
2. Restoration of living standards	<input type="checkbox"/> Were house compensation payments made free of depreciation, fees, or transfer costs to the PAP? <input type="checkbox"/> Have PAPs adopted the housing options developed? <input type="checkbox"/> Have perceptions of “community” been restored <input type="checkbox"/> Have PAPs achieved replacement of key social cultural elements?
3. Restoration of Livelihoods	<input type="checkbox"/> Were compensation payments free of deduction for depreciation, fees, or transfer costs to the RAP? <input type="checkbox"/> Were compensation payments sufficient to replace lost assets? <input type="checkbox"/> Was sufficient replacement land available of suitable standard? <input type="checkbox"/> Did transfer and relocation payments cover these costs? <input type="checkbox"/> Did income substitution allow for the re-establishment of enterprises and production? <input type="checkbox"/> Have enterprises affected received sufficient assistance to re-establish themselves? <input type="checkbox"/> Have vulnerable groups been provided income-earning opportunities? Are these effective and sustainable? <input type="checkbox"/> Do jobs provided restore pre-project income levels and living standards?
4. Levels of PAP Satisfaction	<input type="checkbox"/> How much do AFs know about resettlement procedures and entitlements? Do PAPs know their entitlements? <input type="checkbox"/> Do they know if these have been met? <input type="checkbox"/> How do PAPs assess the extent to which their living standards and livelihood have been restored? <input type="checkbox"/> How much do PAPs know about grievance procedures and conflict resolution procedures? How satisfied are those who have used said mechanisms?
5. Effectiveness of Resettlement Planning	<input type="checkbox"/> Were the PAPs and their assets correctly enumerated? <input type="checkbox"/> Were any land speculators assisted? <input type="checkbox"/> Was the time frame and budget sufficient to meet objectives? <input type="checkbox"/> Were entitlements too generous? <input type="checkbox"/> Were vulnerable groups identified and assisted? <input type="checkbox"/> How did resettlement implementers deal with unforeseen problems?
6. Other Impacts	<input type="checkbox"/> Were there unintended environmental impacts? <input type="checkbox"/> Were there unintended impacts on employment or incomes?
7. IP Indicators	<input type="checkbox"/> Are special measures to protect IP culture, tradition resources rights, and resources in place? <input type="checkbox"/> How are these being implemented? <input type="checkbox"/> Are complaints and grievances of affected IPs/ICCs being documented?

Monitoring Indicators	Basis for Indicators
	<ul style="list-style-type: none"><input type="checkbox"/> Are these being addressed?<input type="checkbox"/> Did the project proponent respect customary law in dispute resolution process, in the conduct of public consultation, in IPAP and MOA implementation?

10 INFORMATION DISCLOSURE AND PUBLIC CONSULTATION

10.1 Principles

Pursuant to the operational framework for Public Participation and Consultation, all LGUs and PAPs traversed by the road project, other stakeholders and Non-Government Organization NGOs should be fully informed and consulted on resettlement and compensation options. This is to ensure that the implementation of the RAP will be done systematically in accordance with the resettlement policy of the Department.

Using the definition of DPWH of meaningful participation, it is a process that (i) begins early in the project preparation stage and is carried out on an on-going basis throughout the project cycle; (ii) provides timely disclosure of relevant and adequate information that is understandable and readily accessible to affected people; (iii) is undertaken in an atmosphere free of intimidation or coercion; (iv) is gender inclusive and responsive, and tailored to the needs of disadvantaged and vulnerable groups; and (v) enables the incorporation of all relevant views of affected people and other stakeholders into decision making, such as project design, mitigation measures, the sharing of development benefits and opportunities, and implementation issues.

In the conduct of public consultation, the following step-by-step progression of activities were undertaken:

- 1) When and where participation is required;
- 2) Who should be participating;
- 3) How they should participate; and
- 4) What results are expected of their participation.

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.

10.2 Stakeholders

The formulation of the RAP has been achieved through close collaboration and consultation with the Municipality of Parang.

The consultation meeting aimed to:

- a) Provide background on the project titled "Road Network Development Project in Conflict Affected Areas in Mindanao - Parang East Diversion Road"
- b) Provide background on the Road Right of Way Act (RA 10752), and the DPWH Policies and Process on Road Right of Way Acquisition.
- c) Provide an avenue to solicit inputs, comments, suggestions, and recommendations from the local stakeholders.
- d) Provide project updates to the stakeholders including the formation of the RAP Implementation Committee (RIC).

There were a series of consultation meeting conducted by the study team in May and June 2023. The first meeting was a Stakeholders' Meeting held last May 4, 2023. It was attended by representatives of DPWH and concerned National Government Agencies and LGU. The next public consultation meetings were conducted at the Municipal and PAP levels.

10.3 Methods for Consultation and Participation

The public consultations were conducted with the LGU, PAPs and Non-Government Organization (NGOs) as participants. The meeting was designed to present and inform the stakeholders on the Land Acquisition Resettlement Rehabilitation and Indigenous Peoples Policy (LARRIPP) of the DPWH as per RA 10752, Legal

Framework for Infrastructure Right-of-Way (ROW) Acquisition and Management and other Provisions of the Road Right of Way Act (RA 10752). Highlighted, during the public consultation and discussed clearly are the modes and process of acquisition for affected properties. During the meeting, the team informed the stakeholders that the RAP team will be conducting socioeconomic survey and inventory of affected assets after the consultations in all municipalities traverse by the project.

Further, the team requested permission to enter their premises to conduct the survey/ assessment and informed the affected households on the cut off dates.

10.4 Activities Undertaken

Initial data gathering and review of the scope of services, previous studies, plans, and design standards were undertaken by the Study Team. Among the initial data gathered and reviewed by the Study Team were the socioeconomic profiles of the affected cities and municipalities, Google maps of the road alignment, construction materials price data, materials source, and topographic maps.

Information regarding the existing condition of the project road was gathered through an initial ocular inspection. Video footage and photographs were taken in areas, particularly with concerns. Coordination with the Municipality of Parang was done to access the barangay-level officials for the survey activities.

Table 10-1 summarizes the meetings undertaken by the RNDP-CAAM Consultant Team and the DPWH-RMC1 staff. Appendix I shows the highlights of the series of public consultation meetings.

Table 10-1: Coordination/Consultation Meeting

Coordination/Consultation Meeting	Date	Venue
Stakeholders' Meeting (Inter-Agency)	May 4, 2023	Hall 4, 3 rd Floor, Mall of Alnor, Cotabato City
Stakeholders' Meeting (Municipal- Level)		
Municipality of Parang	May 10, 2023	Sangguniang Bayan Hall, Municipality of Parang, Maguindanao del Norte
Municipality of Sultan Kudarat	May 11, 2023	Conference Hall of Municipality of Sultan Kudarat, Maguindanao del Norte
Municipality of Pigcawayan	May 12, 2023	Conference Hall of Municipality of Pigcawayan, North Cotabato
Public Consultation Meeting (Barangay-Level)		
Barangay Public Consultation Meeting - Cabuan	May 24, 2023	ASFP School Building, Cabuan, Parang, Maguindanao del Norte
Barangay Public Consultation Meeting - Matengen	May 25, 2023	Matengen, Sultan Kudarat, Maguindanao del Norte
Barangay Public Consultation Meeting - Olas	May 25, 2023	Daycare Center, Barangay Olas, Sultan Kudarat, Maguindanao del Norte
Barangay Public Consultation Meeting - New Culasi	May 26, 2023	Barangay Hall of New Culasi, Pigcawayan, North Cotabato
Barangay Public Consultation Meeting - Barangay North and South Manuangan	May 26, 2023	Covered Court, Barangay North Manuangan, Pigcawayan, North Cotabato

10.5 Stakeholders Issues and Concerns

During the open forum, the stakeholders were encouraged to raised questions, issues and concerns with regards to the RAP policy. The major issues and concerns commonly raised/asked during consultations are summarized in Table 10-2.

Table 10-2: Major Issues and Concerns Raised during Stakeholders Consultation Meeting

Question	Raised by	Response
Stakeholders Consultation Meeting (LGU-Level) – Municipality of Parang		
1. What is the timing of payment? Is it before, during or after the construction?	Hon. Mayor Cahar P. Ibay	DPWH RMC1, Mr. Paul Erick Villaluz, responded as to payment for the land. The letter offer shall be released before the start of the implementation/construction of the project. The process of payment will be provided once all the requirements stipulated in the letter offer are submitted to DPWH. Engr. Muhammad Abubakr Omar, DPWH RMC1, responded that for payment for the structures, DPWH will send a letter of offer. Once the offer sale is accepted, and all the necessary requirements stated in the letter of offer have already been submitted to the DPWH, 70% of the cost of the structures /improvements will be processed and released upon signing of the Agreement to Demolish and Remove Improvements (ADRI). Once the removal of the structures and improvement is complete, the remaining 30% will be released, for a total of 100% payment.
		Engr. Scott Deo Ramos, DPWH RMC1, answered that for the payment of trees and crops, after the valuation of the assessors, a letter offering to the owners/claimants will be provided. When the offer is accepted and upon complete submission of the requirements, the signing of ADRI will follow. Subsequently, 70% percent of the cost will be processed, and the remaining 30% will be released once all trees and crops are removed.
2. In remote areas, it is usually common that owner of the house/structure is not the owner of lot. But the house was built with permission from the land owner. What would be the process in this situation?	Ms. Farhana Aron, Brgy. Chairwoman of Orandang, Parang	Mr. Paul Erick Villaluz responded for the house/structures; he responded that the lot owner had a “Waiver of Rights” to the structure in favor of the House Owner.
3. What if the affected area is considered timberland? What will be the process?	Mr. Datu Daud Mamalangkat, FMS Chief-MENRE BARMM	Mr. Villaluz responded that since Timberland cannot be titled, then this will not be covered.
4. It is mentioned that the timing of payment should be before the implementation starts. But why is it that in other areas, there are still unpaid or unsettled claims? Others even resort to barricading roads because of these unsettled claims.	Mr. Datu Daud Mamalangkat, FMS Chief-MENRE BARMM	Mr. Villaluz, cited that different departments of the Government of the Philippines have their own Accounting and Finance Divisions. Once they receive the documents for processing, they have their own process and timetable for preparing the payments. This issues is beyond the control of the DPWH-UPMO RMC1.

Question	Raised by	Response
5. For those lots that are under Military Reservation, what will be the process?	Mr. Joel Elacion/BLGU Gumagadong Calawag	Mr. Villaluz responded that Section 1 of Executive Order No. 75 series of 2019, for those areas that are under Military Reservation and are affected by the alignment, if the Department of Justice (DOJ) and the Department of Agrarian Reform (DAR) which are the lead agencies for the EO 75, deem these areas alienable and disposable public lands, these can be awarded thru Certificate of Land Ownership Award (CLOA). On the DPWH's part, as long as the requirements are provided, will compensate the claimant.
6. What type of crops will the DPWH be paying for?	Mr. Anwar Macalawan – Municipal Assessor	Mr. Villaluz responded that all agricultural crops would be subject to compensation
7. How about those areas that were believed to be and were previously identified as Military Reservations but turned out that these are under Group Settlement Survey (GSS), which according to MENRE is now considered alienable and disposable? What if they were not able to secure the land title for these areas, by all means, and with all effort, what will happen to them?	Mr. Anwar Macalawan – Municipal Assessor	Mr. Villaluz cited that the basic rule is if complete requirements are provided, DPWH will process the payment. But for cases like titling is possible but the claimant was unable to secure it with his best effort, we can ask the consultants team what support they can provide to the claimants.
		Mr. Daisaku Kiyota – RAP Specialist of RNDP CAAM, responded that creating a committee Municipal RAP Implementation Committee (MRIC) with different agencies to provide support.
8. Is there a step-by-step process for applying titles for free patents from the MENRE office? Can we request a copy of this so we can include it during the information campaign to project affected persons?	Engr. Nasser Sinarimbo – Deputy Project Manager, RNDP - CAAM	Mr. Datu Daud Mamalangkat responded that they have and the said copy can be provided and shared with the Consultant.
9. There are three (3) Sub-Projects that will benefit Parang, SP 8, SP 9, and SP 2. What will come first?	Hon. Mayor Cahar P. Ibay	Engr. Nasser Sinarimbo, Deputy Project Manager, RNDP-CAAM, stated that the instruction is to start with SP 9. The Team is trying to bid out SP 8 this year, and SP 9 will follow.
Stakeholders Consultation Meeting (LGU-Level) – Municipality of Sultan Kudarat		
Who are the qualified property owners to be compensated? Aer the PAPs already been identified?	Datu Raiz A. Mamadra, MPDC- Sultan Kudarat	After the parcellary plan prepared by the consultants is completed, the team will await its submission for review. Once the department approves the final alignment, the affected properties and persons of interest (PAPs) can be identified. The team will then proceed to evaluate and appraise the properties in the affected area during their visit.
For example, an Original Certificate of Title (OCT) was bought but it was not yet transferred to the name of the buyer and what he has is Deed of Absolute Sale only, will he be compensated while he is still processing for titling?	Datu Raiz A. Mamadra, MPDC- Sultan Kudarat	Transfer Certificate of Title (TCT) upon transfer or sale to another owner. Alternatively, it can be a Certificate of Land Ownership Award (CLOA) issued by DAR/MAFAR, which also warrants compensation, particularly if the process follows an ordinary proceeding. For example, if a CLOA is granted by DAR/MAFAR to a beneficiary with payments made to Landbank over a 10-year period, and the beneficiary is affected by the alignment with five years remaining on their amortization, compensation is still possible provided the remaining amortizations are fully paid by the beneficiary. Hence, they are requesting different jurisdictions in various

Question	Raised by	Response
		municipalities, prior to implementation, to assist in obtaining the necessary legal requirements from DENR/MENRE or the municipal assessor's office. The DPWH cannot provide payment without the requisite documentation presented.
Based on the experience of DPWH, how do you deal with the PAPs who are displaced from their property? Is there a resettlement plan considered for them?	Janine Kader, Legal Officer- MAFAR	<p>For instance, if the PAPs are beneficiaries of CLOA and there is nearby agricultural land available, MAFAR may assist in prioritizing the relocation of PAPs to this agricultural land if feasible.</p> <p>For PAPs who are eligible for compensation, land for relocation is no longer provided since their properties have already been compensated. Therefore, beneficiaries with CLOA can be assured that they will be compensated accordingly.</p> <p>However, if the properties affected by the project are not owned by the government, such as those owned by Informal Settler Families (ISFs) without consent from the private landowner, the DPWH will collaborate with the National Housing Authority (NHA) to establish a Local Interagency Committee, as NHA has the mandate to relocate ISFs.</p> <p>Affected ISFs will be given the option to choose between receiving payment for their structure or relocation. Opting for payment will remove them from NHA's relocation list, while choosing relocation will involve proceeding with NHA's relocation process.</p>
To what extent the DPWH can offer help to the PAPs who are still processing for titling so they can be compensated?	Nur-amin Caludtia, CARPO- MAFAR Maguindanao	<p>Based on our experiences, there have been instances where they asked the LGUs to provide support to the PAPs to expedite the processing, aiming for smoother project implementation.</p> <p>Additionally, as mentioned by Kiyota-san during his presentation, a committee will be formed to address these kinds of issues.</p> <p>Furthermore, the DPWH, along with the consultant team, is requesting and hoping for support from MAFAR/MENRE to prioritize the PAPs of this project, speeding up the issuance of titles.</p>
What if the affected structure is a public utility for example church, mosque, public market, or school building, what are the processes, and will it be relocated? Who will receive the payment?	Datu Raiz A. Mamadra, MPDC- Sultan Kudarat	<p>In the case of public utilities such as electric posts, fair payment is provided if they are erected on private property. However, if the structure is constructed within the property or road right-of-way of DPWH, no compensation will be given.</p> <p>Regarding churches and mosques, if they are erected on private properties with the consent of the landowner, compensation will be provided. If the property is donated, efforts will be made to find a solution for compensation. For payment purposes, the assessor will be approached to provide a tax declaration, enabling the construction of a new facility. However, it's worth noting that public utilities are typically avoided during feasibility studies, minimizing the chance of alignment passing through a church or mosque.</p>
It was mentioned that affected properties with Free Patent/Latent OCTs have annotations at the back stating that if the government uses these lands for project purposes, there will be no compensation for the owner. The office of MENRE has	Datu Iro L. Simpal, LMO I- MENRE- BARMM	If there is no annotation, there is a possibility that affected parties can be compensated. Nonetheless, the information provided regarding this type of free patent title is appreciated. An official letter will be sent to DENR and DOJ to inquire about the necessary actions regarding this issue. Additionally, there is pending official communication with the DOJ central office to clarify whether the CLOA issued by DENR under virtue of EO 75 is compensable or not. As of now, there has been no reply from DOJ.

Question	Raised by	Response
<p>issued/awarded many free patent titles without the annotation. Will these free patent titles be subject to compensation?</p> <p>Additional information shared: MENRE sometimes does not require a Tax Declaration but it is only optional for applying for land titling because most of the LGUs will not issue a Tax Declaration without a title.</p>		<p>Consideration should also be given to what is cited in RA 10752, which states that the acquisition of awarded (meaning free) OCTs and TCTs through inheritance does not involve compensation, regardless of whether the land has an annotation or not, unless it is sold to another owner. However, further inquiry will be made to DOJ for clarification.</p> <p>Regarding the shared information, this underscores the importance of the local interagency committee that has been established to discuss and address these problems. The primary focus remains on finding solutions rather than creating problems. Therefore, efforts will be made to assist these affected parties in expediting their application for title.</p>
<p>How about the land without title, will they be compensated?</p>	<p>Bacer P. Aro, Brgy. Secretary of Matengen, Sultan Kudarat</p>	<p>The speaker reiterated the importance of adhering to the previously discussed requirements, emphasizing that the project is funded through a loan, which constitutes public funds. Compensation for affected properties will only be considered with the submission of the specified requirements. As the project utilizes public funds, the justification for property payments relies on meeting these requirements.</p> <p>Regarding structures, trees, and crops, the team has no issues, as long as tax declaration, tax clearance, and two valid government IDs with signatures are provided. However, for affected land, the inclusion of a land title is necessary. To address this, it is suggested that assistance be provided to the affected persons to facilitate the acquisition of the required documentation for land titling, thereby enabling them to receive compensation.</p>
Stakeholders Consultation Meeting (LGU-Level) – Municipality of Pigcawayan		
<p>During the operation of the construction, will the barangay provide the labor force (manpower)?</p>	<p>Project Affected Person</p>	<p>Workers can also be sourced from the barangay if there are available unskilled workers for endorsement. Endorsed workers are welcomed as they not only contribute to road construction but also provide job opportunities for locals. To expedite transactions, it is preferable to endorse workers to the municipal mayor or punong barangay. These local workers are given priority in case of any vacancies during construction.</p> <p>As for their wages, it will be determined by a wage board in accordance with existing minimum wage laws.</p>
<p>How many days will it take for the processing and completion of papers for landowners impacted by the project?</p>	<p>Project Affected Person</p>	<p>Assuming all documents are complete, the standard processing time for the transaction ranges from 5 to 30 days. Once submitted, the documents are forwarded to the accounting department, where they undergo a review process involving the Directors and the Undersecretary's signatures. It's imperative that the affected parties are compensated and provided with regular updates on the status of their case.</p> <p>The deed of sale is essential, as it allows the next step: obtaining a Permit to Enter (PTE). Failure to secure the PTE means potential trespassing upon entering the land. To ensure timely payment, securing the PTE is crucial.</p> <p>In the scenario where the entire lot is impacted by the project and all documents are in order, once the deed of sale is processed, half of the compensation amount is disbursed upfront. For instance, if the compensation amounts to 1 million pesos, 500,000 pesos will be paid initially, with the remaining sum transferred upon</p>

Question	Raised by	Response
		<p>completion of the transfer to the Republic of the Philippines. DPWH undertakes the responsibility of covering any outstanding taxes, with the agreement documented through a letter to DPWH.</p> <p>If the landowner disagrees with the negotiated sale of a property valued at 1 billion pesos, the DPWH proceeds with expropriation, provided the owner settles a 60 million pesos capital gains tax. In negotiated sales, DPWH covers the tax obligations, while all other dues become the responsibility of the landowner. However, failure to obtain tax clearance or to pay outstanding realty taxes will result in the withdrawal of the transaction.</p>
In the just compensation, if the project will impact the land with crops but it has no title, will you still pay?	Engr. Muhammad Abubakr Omar	<p>For structures, trees, crops, and lots, compensation is contingent upon proper documentation, including a valid title, tax clearance, and tax declaration. Specifically for structures such as houses, a tax declaration is essential as mandated by accounting and COA regulations. Structure owners are eligible for compensation provided they possess both tax declaration and tax clearance (IPs). To facilitate this, the assessor's assistance is available to aid individuals in filing for the necessary tax declaration.</p> <p>Stakeholder meetings are convened to address pertinent issues and engage the relevant government agencies capable of providing the required documentation.</p> <p>Regarding trees and crops, compensation requirements include a tax declaration, tax clearance, and presentation of two government-issued IDs. Pricing falls outside the purview of the mandate, thus necessitating the formation of a Provincial Appraisal Committee (PAC). In cases where no such committee exists, assessment referrals are made to assessors from agencies such as the Department of Agrarian Reform (DAR) or the Department of Environment and Natural Resources (MENRE). It's important to note that compensation is reserved exclusively for agricultural crops.</p>
If a portion of private property is impacted, will it only be annotated in the title that this portion is impacted and shall not be transferred to the Republic of the Philippines?	Project Affected Person	If the property was fully affected, it will be transferred to Philippine Government. If it's partially affected, annotate only.
Will the Landowners who were beneficiaries of awarded CLOA be compensated? They want to secure that these CLOA holders will be compensated.	Project Affected Person	<p>As per Executive Order 75, all agricultural lands across the country that are not in use are mandated to be utilized by farmers, including those situated within military reservations and similar areas. The Department of Agrarian Reform (DAR) has issued titles, particularly Certificate of Land Ownership Awards (CLOA), to numerous individuals in various municipalities, facilitating land distribution.</p> <p>However, there is a pending official inquiry with the Department of Justice (DOJ) concerning the CLOA, specifically regarding whether it is permissible to proceed with providing just compensation for these awarded lands. Pending the official response from the DOJ, there is a hold on issuing notices of disallowance until clarity is attained on the matter.</p>
For impacted lands with OCT titles and have not been transferred to heirs, what will they do for them to be compensated?	Project Affected Person	The heirs, who are set to inherit the land, will be approached for the negotiated sale. As part of the process of transferring the title to the heirs, an extrajudicial settlement of the estate is necessary. This settlement will be publicized in at least three local newspapers. Once the settlement is published, the heirs can proceed to apply for a Transfer Certificate of Title (TCT) in their

Question	Raised by	Response
		names. Upon successful acquisition of the TCT, ownership of the land will be transferred accordingly. If the land is fully affected by the project, it will be transferred to the ownership of the Philippine Government. However, if only a portion of the land is affected, the title will be annotated accordingly but ownership will not be transferred.
In case the affected land is granted or awarded (OCT), how many meters are the strips of land that the government will take for public use?	Project Affected Person	Under the provisions of Commonwealth Act 141, Section 12, a right-of-way (ROW) strip not exceeding 2 meters in width within the land acquired under that law is reserved by the government for public use, with damages to improvements only. Commonwealth Act 141 was amended by Presidential Decree (PD) No. 635, dated January 7, 1975, which increased the ROW strip reserved for public use to a width not exceeding 60 meters.
When will be the implementation/construction of the project?	Project Affected Person	We are here to construct a road network, and yes, we already have funds available for the right-of-way. Therefore, we are undertaking these preparatory activities for acquisition. We aim to commence construction this year, with the expectation that it will begin next year.

Table 10-3: Major Issues and Concerns Raised during Public Consultation Meeting

Question	Raised by	Response
Public Consultation Meeting – Barangay Cabuan, Parang, Maguindanao del Norte (May 24, 2023)		
The land title was lost. What will be the process	Project Affected Person	Dr. Paul Erick Villaluz stated to check the copy from the Registry of Deeds. He further explained that there are two types of issuances of lost title: 1. Re-issuance of Land Title (2nd owner copy)- petition to the court (usually 6 months process) 2. Reconstitution of Title- if the ROD was burned – but the owner still the one to pay the expenses.
Together with his friend they bought land around 8 hectares with one mother title. What will be the process?	Project Affected Person	Dr. Villaluz suggested to subdivide the land title.
If our land will be traversed by the alignment. Is it entitled to the road right of way? Is it possible for us to claim (ROW) from other agencies such as DENR?	Project Affected Person	Dr. Villaluz responded that all affected lots, structures, crops, and trees will be justly compensated. Structures/Buildings will be compensated based on the current market value price. Moreover, Engr Nasser Sinarimbo informed them that if the land is affected, DPWH will compensate those affected by their project.
If the land is under CLOA?	Project Affected Person	Dr. Villaluz said that in basic principle, since the tiller/tenant is paying for the land and he did not acquire it for free, under ROWA, the DPWH will pay for any affected area. All the details will be indicated in the Letter Offer of the DPWH such as the area of the property, how much will be affected, how much per square meter, and the total cost. It will also include CLOA / TCT. So, the tiller/ tenant who has been issued CLOA by the DAR and is paying for the land through the Landbank will be paid by the government since he is paying the land to the government. He encouraged the PAPs to go to Negotiated Sale. Advantage of Negotiated Sale DPWH will extend their help in terms of compliance

Question	Raised by	Response
		with the requirements.
What are the requirements for ROW?	Project Affected Person	<p>Dr. Villaluz enumerated the requirements for Lots of compensation which are a Title, Tax Declaration, Tax Clearance and 2 Valid ID. He reiterated that while completing their requirements, he requested to allow the study team to enter in their land/property. DPWHs surely will pay them, provided they submit all the requirements.</p> <p>Engr. Nasser Sinarimbo added that the project has 5 years duration. They have plenty of time to comply with the requirements, but before that allow the surveyors to enter their area such as Parcellary and Social Survey. Engr. Sinarimbo mentioned that this is one of the reasons for project delays. He further explained the process (process explained by Mr. Villaluz) through local dialect.</p>
I am a registered resident of Brgy. Cabuan but I have a corn farm in Orandang but the land is owned by another person.	Mr. Mama Acob (Project Affected Person)	<p>Engr. Ramos reminded that the DPWH is strict with requirements. He said to secure certificate of the Brgy. Chairman that they own the farm. Crops are different payments from land and structures. Waivers from the landowner should also be secured.</p> <p>Dr. Villaluz asked if they asked permission from the landowner? If yes, then declare it and pay their tax.</p>
During the implementation, is it possible the people of Cabuan can apply as laborers on this project?	Mr. Mama Acob (Project Affected Person)	Dr. Villaluz answered in affirmative. DPWH can endorse them to the contractor. But the priority will be the affected PAPs.
Four of us bought land and are not yet subdivided to each of us. Initially, we had already subdivided the land, we've identified our part but no legal documents yet. Based on your survey, I think my part will be affected by the alignment. The other landowner is entitled to claim or not?	Sawyah Abdulsamad (Project Affected Person)	Mr. Villaluz said to subdivide the land title, and only the affected will be compensated by DPWH.
What if our trees are affected and you will cut them, do you get the tree?	Project Affected Person	Dr. Villaluz said that all paid by the government will be taken by the government. The government will take it away and donate it to government agencies or can be used for the project.
Public Consultation Meeting – Barangay Matengen, Sultan Kudarat, Maguindanao del Norte (May 25, 2023)		

Question	Raised by	Response
He owned 9 hectares, and a portion of his land is affected by the road alignment. Originally, he bought it from a private individual. They had a Deed of Sale (notarized) but had not yet transferred under his name. He has not yet paid the tax.	Abdila Sawal (Project Affected Person)	Dr. Paul Erick Villaluz explained that under the law, one of the evidence of landownership is the Deed of Sale. Deed of Sale is honored by the law and department. He advised the PAPs to visit Municipal Assessor Office and declared their property in the Tax Declaration and secure clearance. He further advised the PAPs to transfer the land title under his name because DPWH will compensate the property under his name. If it is notarized, within 30 days you need to settle your tax. If not, they will owe penalties and interest on the amount they didn't pay.
On the claims, is payment first before the project or after the project?	Nor Baladsal (Project Affected Person)	Dr. Villaluz explained that ideally payment first before the project. Sometimes, DPWH ask for considerations while they are processing the lacking documents of the PAPs they are constructing for those portions that will be affected by the project first not spoiling the project durations or else DPWH cannot finish the project if they wait for the unresolved properties (with lacking documents). But in the process, DPWH will be helping those PAPs secure their documents.
For example, issues in the diversion road in Brgy Unggap.	Nor Baladsal (Project Affected Person)	Engr Nasser Sinarimbo added that the issue with that diversion road, it was originally funded by Saudi Funded but did not finish using that fund. After the Loan term, it becomes Government Fund. Payment of ROW will be after the agreement was signed DPWH will process the payment (50%), and the remaining will be after the demolition. In case of lot (fully affected) transfer to the Philippine Government, but if partly, the annotation will do. In that case, 50% was paid, the remaining is on the process. Engr. Sinarimbo reminded everyone that they should secure Peace first- continue open communication to avoid conflict or misunderstanding. In their case, they still have 5 years (project duration) to process the documents (requirements)
We owned almost 19 hectares under the name of our Grandparents. Our grandparents have 3 heirs, one of them is my mother(dead) and we are 9 in the siblings. My mother's 2 siblings are still alive. What will be the process for lots? We are currently paying our taxes. We've seen those marks in our land, it is the final alignment.	Nashiba Daro (Project Affected Person)	Engr. Sinarimbo said that the alignment is already done, but they are still identifying the owner of the affected lots. He said that this is not only the consultations, but they will conduct more series of consultations in the near future to discuss the process of ROW. The next activity will be social and parcellary survey. He discussed what are social and parcellary surveys. Those marks done by RASA are not the exact alignment. Hementioned that any other questions, or clarification, they can freely visit their office located at 2nd Floor of the Alnor Building, beside Infinita. If they wanted to donate their property, they are very much welcome. If not, the agency (DPWH) is willing to pay. Dr. Villaluz said that he does not know the rules of Sharia'h on property. Under the law on succession: Automatically the heirs will inherit the property of the 3 children entitling them for payment. They can identify representatives among the family to transact to DPWH office.
In case of trees and crops? Payment for the: 1. Fruit Bearing and Non-Fruit Bearing. 2. Newly planted and Old Trees.	Project Affected Person	Dr. Villaluz explained that the IPA will evaluate and count those trees, so it would be better to accompany those appraisers so that the owner will secure the exact number of trees counted by the appraiser. Right there they will know the cost of your tree. Dr. Villaluz said that old trees have a higher cost. Engr. Omar added that Fruit Bearing and Non-Fruit Bearing have different costs.
Public Consultation Meeting – Barangay Olas, Sultan Kudarat, Maguindanao del Norte (May 25, 2023)		

Question	Raised by	Response
If in case our cultivated land will be traversed by the road alignment, but we don't possess land title?	Zaide A. Manguramas (Project Affected Person)	Dr. Paul Erick G. Villaluz said that all affected properties will be paid for by DPWH as long as there are complete documents. The Government of the Philippines will pay for properties provided there is proof.
We owned the land, but we are not paying our taxes. What will happen?	Project Affected Person	Dr. Paul Erick Villaluz said to secure the tax declaration, and tax clearance before the payment for the property affected.
We are very happy about this project. Hope this will start soon. But how will we know if our land will be affected?	Project Affected Person	Dr. Paul Erick Villaluz said that DOWH will send you a letter of notice of taking. Prior to that, consultants are conducting a series of site verifications including parcellary and social surveys. He said that the PAPs are very much welcome if they can be present during the actual survey so that they will know the exact affected area. Engr. Sinarimbo said that if they own the lands that were marked with red paints (centerline) by RASA, most probably that's the alignment, and most probably they will be affected.
Public Consultation Meeting – Barangay New Culasi, Pigcawayan, North Cotabato (May 26, 2023)		
Original Land title is not yet transferred to the new owner, what will be the process?	Mr. Raul G. Medel (Project Affected Person)	Dr. Paul Erick Villaluz responded that OCT transfer to TCT thru a Deed of Sale or inheritance from your parents. There are different effects.
The land Title is still in OCT, and if land title will be transferred to her name, is it entitled for payment? And how about the building, crops and trees?	Ms. Rita Fernando Varou (Project Affected Person)	Dr. Paul Erick Villaluz clarified that not all land title needs to transfer to another name by inheritance or donation, only those Free Patent, if it's an ordinary land title such as CLOA (paid it to LBP for 10 years or grant), it is entitled to ROW compensation.
I have bought a portion of the land that was not yet subdivided (mother title only). This was not yet transferred to my name but we have executed a deed of sale. The original landowner named in the mother title is deceased, what should I do?	Mrs. Nilda S. Curutan (Project Affected Person)	Dr. Villaluz said that DPWH will honor the registered owner. He advised the new landowner to subdivide the mother title. Ask the heirs to settle through Extrajudicial partition until amnesty is ongoing.
The original land title was named under their parents, when his father died, his younger brother was the caretaker/OIC of the land title under his name. But he already died, and he has no descendants. Only a portion of the land will be traversed by the road alignment.	Mr. Raul G. Medel (Project Affected Person)	Dr. Villaluz advised the PAPs to visit the ROD to secure a certified true copy for verification. He also said to apply extrajudicial partition of estate among all the siblings while the amnesty is still ongoing. He convinced the siblings to donate that portion of their land.
If the land was loaned through bank?	Ms. Ida Pacheco Claud (Project Affected Person)	Dr. Villaluz responded that if the offer is bigger than the loan, then DPWH can pay the loan of landowner to the bank.

Question	Raised by	Response
Can you illustrate further the right-of-way acquisition? What is the right of the landowner, what is covered, and to what extent?	Ms. Eva V. Ayupan (Project Affected Person)	<p>Dr. Villaluz explained that the 1987 Philippine Constitution, states that no private property shall be taken for public purpose without just compensation. That is the highest form of law in the Philippines. Implemented thru the guidelines of the RA 10752 known as An Act facilitating the acquisition of right-of-way site or location for National Government Infrastructure projects. Furthermore, he emphasized, no private property shall be taken as enunciated by the highest form of law. Meaning, the coverage of the acquisition of the right of way is only pertaining to private property. He defined private property; under the law on property, it simply states that what is not owned by the private owners shall be considered owned by the government. For example, if the Free Patent was awarded to the qualified beneficiaries/applicants, it infers that title issued by the government is no longer described as public. However, if the free patent was transferred gratuitously, the government will not pay any. As to CLOA as issued by DAR, it is considered private property. And it is entitled for payment. As well as the Ordinary title.</p> <p>In regard to trees and crops and to the structure or other improvements, were entitled to compensation provided it has complete requirement such as:</p> <ol style="list-style-type: none"> 1. Tax Declaration 2. Tax Clearance 3. 2 Valid ID issued by Government with picture and signature on it. 4. Brgy. Certification
The Property owner was a resident of Brgy. New Culasi, but his property was in Matengen, Sultan Kudarat?	Antonio S. Rafael (Project Affected Person)	<p>Dr. Villaluz said that DPWH is flexible, transactions can be in Matengen or in New Culasi, as long as the claimant is identified and as long as you will coordinate with the consultants.</p> <p>He quoted “According to our personnel in the main office, they will make an account for the claimants for direct downloading to avoid interactions”. If it is not possible here, DPWH will issue a check- 70-30 or 50-50 under the name of the claimant, as the case may be.</p>
When will be the implementation of these subprojects?	Antonio S. Rafael (Project Affected Person)	Dr. Villaluz said that when the final alignment will be done by the consultant and approved by the DPWH, the procurement process will follow, and it takes 3 to 6 months for the bidding process, and most probably the implementation of this project will commence within the end of the quarter or next year’s 1st quarter, after the procurement.
Are there any job opportunities for the locals? And how much is the rate?	Antonio S. Rafael (Project Affected Person)	Dr. Villaluz responded in affirmative. They can request the winning contractor to hire local laborers. He also asked what the minimum wage here was in the area. He explained that in every region, there is a Regional Tripartite Wage Board, in charge in prescribing the minimum wage.
Public Consultation Meeting – Barangay North and South Manuagan, Pigcawayan, North Cotabato (May 26, 2023)		
The land traversed by the alignment is under CARP but has already been applied by the tenant to the DAR but is still in process.	Joselyn Taub (Project Affected Person)	Mr. Paul Erick Villaluz advised the PAPs to visit the office of the DAR to verify their applications and fast-track the process. As for the trees and crops, it can be compensated.

Question	Raised by	Response
If the landowner will not allow the project to traverse his property? What will happen? The landowner already donated many for the Government of the Philippines.	Salvador Andol (Project Affected Person)	<p>Dr. Paul Erick Villaluz said that according to Dr. Villaluz the landowner has the right to refuse. He explained the process:</p> <ol style="list-style-type: none"> 1. DPWH will endorse the case to the Office of Solicitor General (OSG) for the preparation and filing of the complaint before the concerned RTC. The Public Domain will prevail. If both parties will not agree on the price based on GFI. The determination of the just compensation by the judge will prevail; he will only determine the public purpose and just compensation (price). 2. Certificate to file action 3. Government inherits the power of the state: <ol style="list-style-type: none"> a. Power of Taxation b. Police Power c. Eminent Domain <p>He further discussed eminent domain as public domain; the landowner has the right to reject the offer. One way or another; Government will acquire the property legally. He added- If the donation is not applicable; proceed with the negotiated sale and expropriate the property if necessary. Unlike, if negotiated sale, the appraisal is based on the current/fair market value and the landowner will not incur additional expenses for the expropriation proceedings and capital gains tax.</p>
Two (2) hectares CLT issued subdivided by 4 siblings used for farming, and that very small part of the land will be traversed by the road alignment. To balance the agriculture and infrastructure projects which one will be prioritized?	Project Affected Person	Dr. Villaluz said to wait for the notice of taking for the final alignment, the alignment is subject for approval.
He bought a 200sq.m lot with the deed of sale, but not yet transferred to his name.	Niel Sumandi (Project Affected Person)	<p>Dr. Villaluz said that there are options and these are:</p> <ol style="list-style-type: none"> 1. To secure MOA with the previous landowner, accept the offer/payment through the previous owner. 2. Transfer the land title to your name.
There is the land title, will the plants/crops be entitled to payment?	Eddie Canja (Project Affected Person)	Engr. Ramos said that as long as all the requirements are complied.
Will coconut trees that are used by coconut wine producers be compensated?	Eddie Canja (Project Affected Person)	Engr. Ramos said that as long as all the requirements are complied.
Property was owned by a certain name Jose Medel, the owner died without transferring the land title.	Fidel Tanoja (Project Affected Person)	Dr. Villaluz said that Offer will be issued to the original landowner whose name is in the land title. If the landowner was already dead, the heirs will inherit the property and they are recognized by the law to claim the payment for the property affected. Requirements have been explained well.
Public Consultation Meeting – Barangay Olas, Sultan Kudarat, Maguindanao del Norte (May 25, 2023)		
If in case our cultivated land will be traversed by the road alignment, but we don't possess land title?	Zaide Manguramas A. (Project Affected Person)	Dr. Paul Erick G. Villaluz said that all affected properties will be paid for by DPWH as long as there are complete documents. The Government of the Philippines will pay for properties provided there is proof.

Question	Raised by	Response
We owned the land, but we are not paying our taxes. What will happen?	Project Affected Person	Dr. Paul Erick Villaluz said to secure the tax declaration, and tax clearance before the payment for the property affected.
We are very happy about this project. Hope this will start soon. But how will we know if our land will be affected?	Project Affected Person	Dr. Paul Erick Villaluz said that DOWH will send you a letter of notice of taking. Prior to that, consultants conduct a series of site verifications including parcellary and social surveys. He said that the PAPs are very much welcome if they can be present during the actual survey so that they will know the exact affected area. Engr. Sinarimbo said that if they own the lands that were marked with red paints (centerline) by RASA, most probably that's the alignment, and most probably they will be affected.

11 CONCLUSIONS AND RECOMMENDATIONS

The Resettlement Action Plan Report outlines a comprehensive strategy for fair and just compensation. It is essential that this aspect of the project is meticulously planned and executed to mitigate any adverse impacts on residents, ensuring their well-being during the construction phase.

Given the compelling evidence presented in this report, it is evident that the Construction of the SP-9 Manuangan-Parang Road is a pressing infrastructure need and aligns with broader socioeconomic development goals.

The proposed implementation plan will include recommendations that will be closely coordinated with the municipality's future expansion plan as well as roadside development policy guidelines to maintain the diversion road's role as an arterial road.

The overall intent is to ensure that future developments alongside the diversion road will not result in congestion and slowing down of through traffic that will need the construction of another diversion road in the future.

Furthermore, various implementation strategies will be explored depending on the availability of funding. The general approach will be to acquire all the needed RROW immediately and secure it.

Should funding allocations only come at regular intervals over an extended period the best possible strategy is to implement the construction in phases. This can be accomplished by constructing the project by segments ending say 20m beyond an existing road intersection. The idea is to make the completed segment usable while the next construction phase can continue without disturbing the existing traffic flow on the complete segment.

These strategies may not be needed should enough funds be allocated to complete the whole project.

11.1 Next Steps

After completion of the Detailed Engineering Design, the following activities will be undertaken with their corresponding timelines:

- Disclosure of the Updated RAP: -June 2024
- Notification of PAPs: -July 2024
- Compensation: -August 2024
- Income Restoration: -August 2024
- ROW Acquisition: -August 2024 to May 2025
- Construction/Civil Works: -February 2025 to December 2027

Monitoring and Evaluation

- Internal Monitoring: -August 2024 to December 2027
- External Monitoring: -August 2024 to December 2027



Republic of the Philippines
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