



REPUBLIC OF THE PHILIPPINES

DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS

RIGHT PROJECT, RIGHT COST, RIGHT QUALITY, RIGHT ON TIME, RIGHT PEOPLE

*Abbreviated Resettlement
Action Plan for
Artex Pumping Station
in Malabon City*

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I. PROJECT DESCRIPTION

1.1. Background

The Government of the Philippines, with the technical and financial support of the World Bank is implementing the Metro Manila Flood Management Project (MMFMP) which seeks to improve selected critical drainage areas in Metro Manila to help reduce flooding. The Project has four components namely: (i) Modernization of Drainage Areas and Pumping Stations to be undertaken by the Department of Public Works and Highways (DPWH); (ii) Minimizing Solid Waste in Waterways to be undertaken by the Metropolitan Manila Development Authority (MMDA); (iii) Participatory Housing and Resettlement to be undertaken by DPWH, Key Shelter Agencies (KSAs), MMDA, and concerned Local Government Units (LGUs) and agencies; and (iv) Project Management, Support, and Coordination to be undertaken by DPWH and MMDA.

This Abbreviated Resettlement Action Plan (ARAP) is prepared for the four informal settler families (ISFs) within the technical footprint of the Artex pumping station in Malabon City. These Artex ISFs were initially included in the RAP that is currently being prepared for the third batch of pumping stations to be supported under MMFMP composed of about 10 pumping stations. However, due to the recent typhoons that hit Metro Manila, the dwelling unit of one of the ISFs, collapsed and requested DPWH to be relocated in St. Gregory, the relocation site intended for ISFs in Malabon (see Annex 1 for photos of the current condition of the house and the family). Given the urgency of the request and that the remaining three ISFs are her relatives, this ARAP has been prepared instead.

II. LEGAL FRAMEWORK

This ARAP is prepared in accordance with MMFMP's Resettlement Policy Framework (RPF) which marries the provisions of World Bank's OP 4.12 Involuntary Resettlement and the Philippine legislations related to resettlement of ISFs such as RA 7279 Urban Development and Housing Act, RA 10752 Right-of-Way Acquisition Act, and others. A detailed analysis of the gaps between the World Bank's Involuntary Resettlement Policy and Philippine legal framework is presented in the RPF which has been disclosed at project preparation. There are no new relevant laws since the writing of the RPF.

Based on the RPF, to be considered eligible for project assistance, the ISFs need to be within the subproject's technical footprint which is a defined area in the vicinity of the pumping station that maximizes the water intake into the pump station to allow optimum pumping capacity. Figure 1 shows the technical footprint for Artex which covers the pumping station, the optimum pumping area and the waterway maintenance access points necessary for the pumping station to function effectively. The four ISFs are within this technical footprint.



Figure 1. Artex Technical Footprint

The RPF specifies three different cut-off dates to determine the entitlements due to the project-affected persons. As the four ISFs are being affected during implementation, they are entitled to individual relocation and rehabilitation assistance as described in the succeeding sections. The final cut-off date for Artex is July 2021.

III. SOCIO-ECONOMIC PROFILE

The average household size of the four ISFs is 5 members. The ISFs have stayed in their current location for about 20 years. The household heads are composed of three males and one female; which are either single, married, common law/live-in and widow.

The youngest household head is 29 years old and the oldest is 71 years old. The highest educational attainment among the household heads are: undergraduate in elementary (2) and high school (2). Of these 4 household heads, only one is employed working 40 hours a week while the rest are either unemployed or too old to work. Some of their family members are employed including working in the Artex pumping station.

The household heads are all Tagalog and Roman Catholic. In terms of vulnerability, they can be considered vulnerable as they are unemployed and if unemployed the income is below the poverty threshold which is P12,030 monthly. Moreover, one (1) of the ISF is belongs to the elderly.

IV. RESETTLEMENT SITE AND RELOCATION PROCESS

St. Gregory in Barangay Panghulo in Malabon City is a resettlement site developed by the National Housing Authority to house ISFs in Malabon (see Annex 2). This is the intended resettlement site for the four Artex ISFs as well as other ISFs affected by the pumping stations that the MMFMP will support in the city.

St. Gregory is a gated community with an area of 5 hectares with a total of 1,380 units. There are 23 buildings with 5 floors each. The average floor area of each unit is 24 square meters consisting of a typical one-bedroom unit with toilet and bath, kitchen sink, and an outdoor multi-purpose work area.

Before relocation, notices will be issued to the four ISFs that they need to vacate the area and need to be relocated. Then they will be requested to sign the Agreements to Demolish and Remove Improvements (ADRI) that they are willing to demolish their structures and they are not be forcedly evicted.

As this is an emergency relocation, each of the four ISFs will receive a two (2) months additional inconvenience allowance to cover expenses related to installation of power and water lines, etc. During relocation, each ISF will also receive transportation allowance (trucks and vans) amounting to P10,000 as well as P500 per day food packs for 7 days.

As a result of previous consultations done for the third batch of pumping stations, the ISFs are aware that they need to pay amortization for the resettlement unit. On 14 August 2023, the Project social safeguards consultant paid a visit to Artex and confirmed that the ISFs are able to pay the amortization, they are aware of their entitlements, and they are very much looking forward to move to the relocation site. They are aware that they will enter into an agreement with the NHA including on the amortization schedule for 30 years. The first two years of payment is as follows:

- 1st floor – P550
- 2nd floor – P500
- 3rd floor – P450
- 4th floor – P400
- 5th floor – P300

From the third year, ISFs will pay around P1,500 – P2,000 per month for 28 remaining years depending on the selling price of the unit. After 30 years of successful payment, the unit will be awarded to the families.

V. LIVELIHOOD RESTORATION AND INCOME REHABILITATION PLAN (LRIP)

The LRIP will be provided together with the other ISFs from other pumping stations in Malabon that will be supported by the Project. The four families will receive same assistance and benefits such as:

Table 2. LRIP with Budget

Particulars	Unit Cost (PhP)	Frequency	No. of ISFs	Total (Php)
For Individual Assistance				
Skills Training				
Vocational Training (approximately 10 days)	8,000.00	1 training	4	32,000.00
Daily Training Allowance	300.00	10 days	4	1,200.00
Starter Kit	5,000.00	1 time	4	20,000.00
Subtotal				53,200.00
Start-Up Capital				
Provision of start-up and/or additional capital with previous or no existing business yet and with existing business	15,000.00	1 time	4	60,000.00
Employment				
Financial assistance for documentary requirements, testing and application for Philippine Health Insurance Corporation (PhilHealth), Social Security System (SSS), and Pag-IBIG memberships, among others	3,000.00	1 time	4	12,000.00
Allowance for 30 days upon employment	300.00	1 time	4	1,200.00
Subtotal				192,800.00
LGU Management Fees (12% of direct costs)				23,136.00
Total (Php)				215,936.00

VI. IMPLEMENTATION SCHEDULE

The ISFs have previously visited the resettlement site. DPWH is currently coordinating with NHA and LGU to ensure that the ISFs have not received previous housing awards. DPWH will shoulder expenses related to and assist the ISFs in securing documentary requirements required by the NHA and LGU. Social preparation will be conducted prior to relocation. The following activities will be conducted right after approval of this ARAP:

Table 3. Implementation Schedule

Activity	Within Week 1 after ARAP approval	Within Week 2 after ARAP approval
Issuance of Notice to Vacate	x	

Social Preparation Meeting	X	
Signing of ADRI	X	
TIN and other required IDs	X	
Opening of Land Bank of the Philippines Account	X	X
Final Orientation		X
Relocation		X

VII. BUDGET REQUIREMENT

The budget for these ISFs is at **Four Million Three Hundred Fifty-five Thousand Two Hundred Eleven and 12/100 Pesos (Php 4,355,211.12)** only, including 10% Project Administration Cost and 15% Contingency. The particulars of the RAP Cost are shown in Table 4.

Table 4. RAP Budget

Particulars	Total ISFs	Unit Cost (Php)	Total Cost (Php)	Equivalent in USD
				(USD 1 = Php 55.00)
Inconvenience Allowance due to Emergency Relocation and Vulnerability	4	5,000.00 X 2 months = 10,000	40,000.00	727.27
Transfer assistance for trucking, vehicle for PAFs, and manpower assistance for vulnerable persons	4	10,000.00	40,000.00	727.27
Food allowance at Php 500.00 per PAF per day for 7 days	4	3,500.00	14,000.00	254.55
Livelihood assistance for skills training for employment and micro-enterprises, starter kits, and securing clearances and permits for employment and micro-enterprises	4	15,000.00	60,000.00	1,090.91
Electrical and water connection fees for PAFs	4	1,000.00	4,000.00	72.73
Processing of documents, e.g., notary, PSA, National Bureau of Investigation (NBI)/Police Clearance	4	3,000.00	12,000.00	218.18
Subtotal			170,000.00	3,090.91
Project Administration, Inter-Agency Coordination (10%)			17,000.00	309.09
Subtotal			187,000.00	3,400.00
Contingency (15%)			28,050.00	510.00
Grand Total			215,050.00	3,910.00
Resettlement Cost under MOA with NHA				
Four 5-storey and one 3-storey low-rise building	4	1,035,040.28	4,140,161.12	75,275.66
Overall Cost			4,355,211.12	79,185.66

7.1. Procedures for Flow of Funds

The UPMO-FCMC of DPWH is responsible for providing the needed funds for the implementation of the RAP. DO 119 s. 2017 stipulates the creation of UPMO-ROW Task Force that will manage the acquisition of ROW, and processing and payment of claims. Payment of ROW claims shall also be made by the DPWH Central Office in accordance with the said DO. The resettlement housing units will be paid by the qualified beneficiaries. Funds for social services and livelihood at the relocation site will be provided by DPWH and will be downloaded to LGU and the beneficiaries.

7.2. Funds to be Downloaded to LGU

A MOA will be prepared between the IA and the concerned LGU for the downloading of funds, specifically the budget for CLRDP amounting to Php 15,000,000.00 for each LGU.

7.3. Funds as Financial Assistance for ISFs

A MOA between the IA and the Land Bank of the Philippines (LBP) for the disbursement of financial assistance to each ISF will be prepared, in which the financial assistance will be given directly to them through their LBP personal accounts.

VIII. GRIEVANCE REDRESS MECHANISM

The Project's grievance redress mechanism is available to the four ISFs. They are in touch with DPWH personnel who can respond to them immediately as shown during Ms. Teodora's call for assistance.

Annex 1. Pictures of Devastated Structure and Current Situation of the Deparoco Family



Figure 1 Photos of the Artex PS



Figure 2 Photos of the Artex PS – collapsed house

Annex 2: St. Gregory Resettlement Site in Barangay Panghulo, Malabon City

