

CHAPTER 4

SOCIAL CONDITION SURVEY

CHAPTER 4

SOCIAL CONDITION SURVEY

4.1 INTERVIEW SURVEY

Interview survey of 200 households was undertaken at each bridge site. The coverage of the survey area covered 50 m each in length and 30 m each in width on the upstream/downstream sides along both dikes, and 250 m each in length and 30 m each in width on both sides of the approach roads on both banks of the river. The number of interviewees per bridge site was based on the density of present settlers. That is, the number of respondents for bridges that are densely populated is greater than those sites which are sparsely populated. **Table 4.1-1** shows the distribution of interviewees per bridge site.

Table 4.1-1 Distribution of Interviewees Per Bridge Site

	Bridge	Density* of Informal Settlers	No. of Respondents
Manila			
	Delpan (Roxas) Bridge	Heavy	23
	Jones Bridge	None	0
	McArthur Bridge	None	0
	Quezon Bridge	Heavy	18
	Ayala Bridge	Light	1
	Nagtahan Bridge	Heavy	22
	Pandacan Bridge	Heavy	20
	Lambingan Bridge	Medium	9
Makati & Mandaluyong			
	Makati-Mandaluyong Bridge	Medium	9
	Guadalupe Bridge	Light	2
Pasig City			
	C-5 Bridge	Heavy	32
	Bambang Bridge	Light	3
	Vargas Bridge	Heavy	26
Pasig City & Quezon City	Rosario Bridge	Heavy	32
Marikina City			
	Marcos Bridge	None	0
	Marikina Bridge	None	0
Montalban Rizal			
	San Jose Bridge	Light	3
TOTAL			200
Density of Informal Settlers:			
Heavy – more than 20 households			
Medium – more than 10 but less than 20 households			
Light – less than 10 households			

During the site inspection, it was noted that most of the people that may be adversely affected by any construction activity will be informal settlers whose dwellings are either abutting the bridge, or are underneath the structures. As such the interview was confined to these **informal settlers** from the 17 bridge sites under study.

4.1.1 Basic Socio-Economic Profile

The basic socio-economic information on all 200 respondents, including their names, age, and annual income were obtained and inputted on a database for future reference. The types of dwelling, average household size, annual household income, and land tenure are depicted by the following charts.

Figure 4.1.1-1 shows the most common type of dwelling among the informal settlers living under and at the side of the bridges. **Figure 4.1.1-2** shows that the average household size varies from 1 to 4. **Figure 4.1.1-3** shows that around 60% of the respondents from all the bridges occupy the land for free, but with permit. Since the land they occupy are almost entirely government-owned, the permit they were referring to may have come from the local government units.

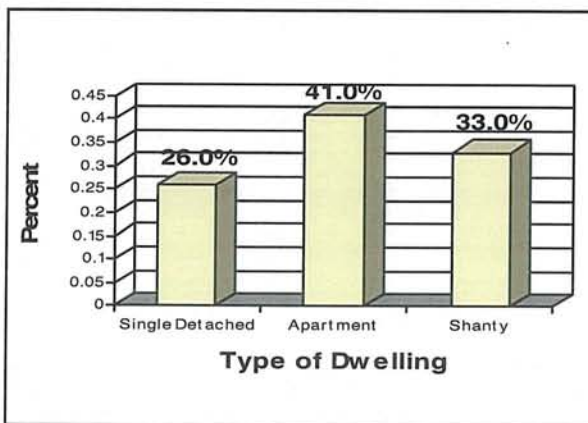


Figure 4.1.1-1 PAFs' Type of Dwelling

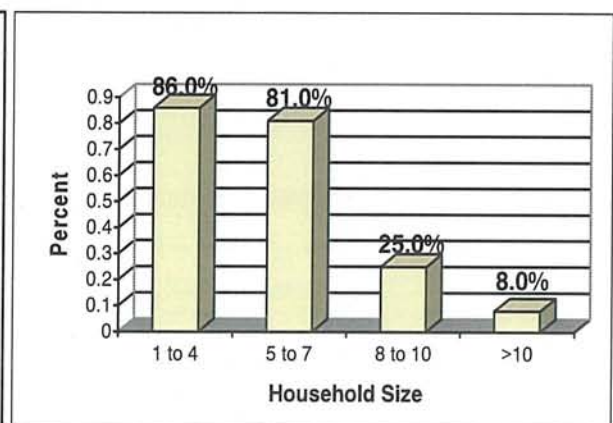


Figure 4.1.1-2 Household Size of PAFs'

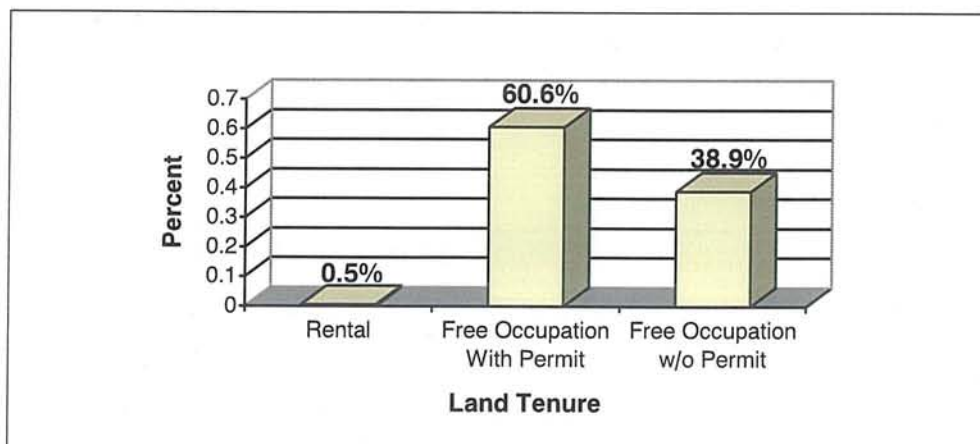


Figure 4.1.1-3 Land Tenure Among PAFs'

4.1.2 Occupation

Figure 4.1.2-1 show the different types of occupation the respondents are engaged in. Based on survey results, a relatively high percentage—**46.0%** or 92 out of 200 interviewees are unemployed; **20.5%** are business operators (mostly small *sari-sari* stores); **12.5%** are employed as unskilled laborers (buyer and seller of bottles, old newspapers, and other items in the junkyard, manual laundry services, etc.); and only **12.0%** are skilled laborers (carpenters, dressmakers, cosmetologists).

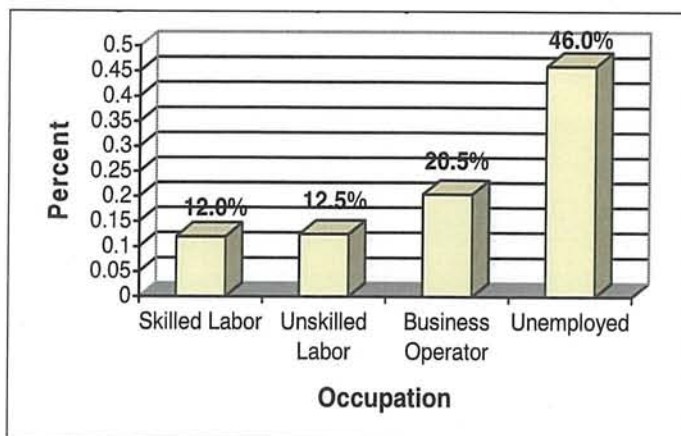


Figure 4.1.2-1 Primary Occupation of PAFs'

4.1.3 Education

The educational attainment of husbands and wives are shown in Figures 4.1.3-1 and 4.1.3-2 respectively. As inferred from these bar charts, the highest level of education is High School or Secondary Education, both for the husbands (**50.3%**) and the wives (**57.1%**). A very small percentage of the respondents have no education; i.e., **4.9%** for the husbands, and **1.5%** for the wives.

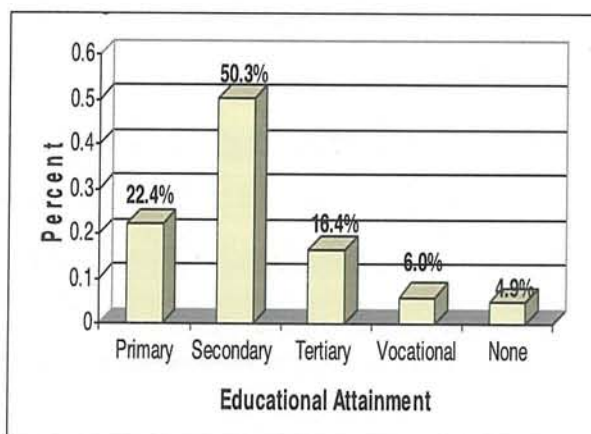


Figure 4.1.3-1 Educational Attainment of Husbands

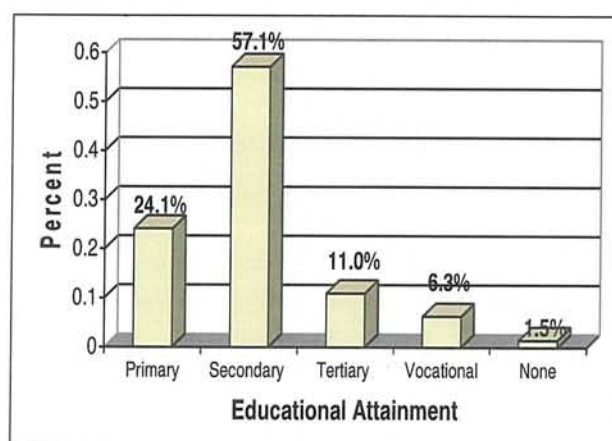


Figure 4.1.3-2 Educational Attainment of Wives

4.1.4 Income and Expenditures

Results of the interviews conducted showed that **60.5%** of the respondents have annual incomes **below** the poverty threshold for a family of 5, which is equivalent to P55,292.00, based on the 2002 Philippine Statistical Yearbook (Please refer to **Figure 4.1.4-1**). When asked how they cope with this situation, most of them replied that they borrow money from Indian nationals who lend money at 20% interest.

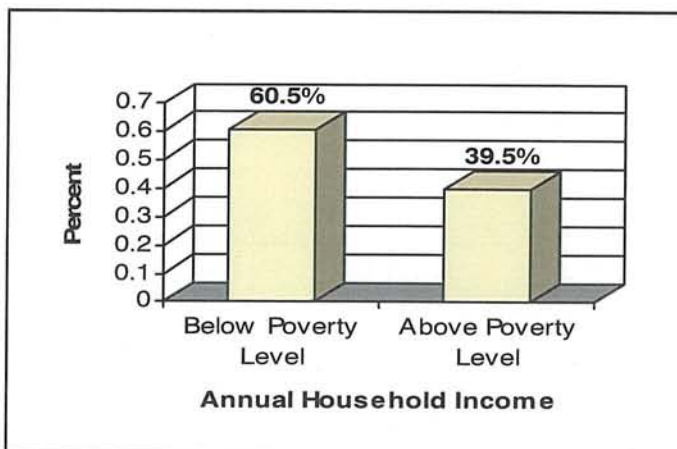


Figure 4.1.4-1 Poverty Level of PAFs'

Figure 4.1.4-2 shows the percentage distribution of the interviewees' annual household expenditure. As seen from the pie chart, a huge portion (**66%**) of the household respondents' income is spent on food. Other major expenditures include, utility (**10%**), medical (**8%**), and allowance (**16%**) for the children's schooling.

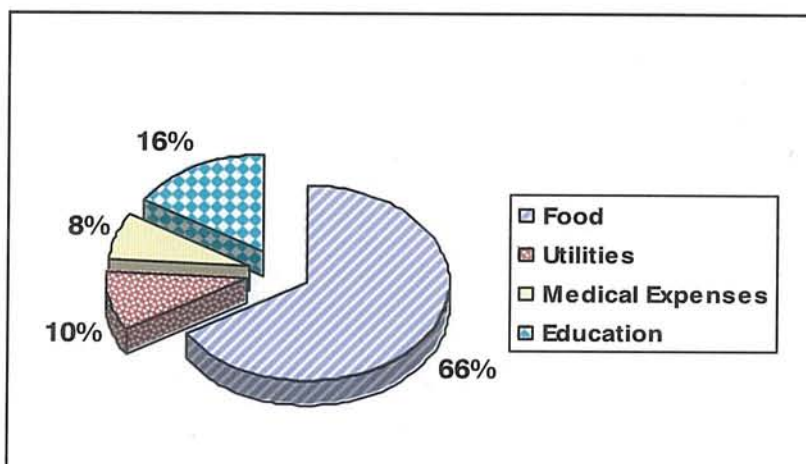


Figure 4.1.4-2 Percentage Distribution of Annual Household Expenditures

4.2 Land Use

Site survey to determine present land uses was conducted from 26 November, to 12 December, 2002, and on 03 January 2003. After the site investigation, a 1:10,000 map was prepared for each bridge site. Each of these maps cover the area of 500 m each in length and 50 m each in width on the upstream/downstream sides along both dikes, and the area of 250 m each in length and 50 m each in width on both sides of the approach roads on both banks. Please refer to **Table 4.3-1** for the existing land uses or zoning within the vicinity of each bridge site.

4.3 Land Acquisition Issues

Survey related to land acquisition was completed through research work, particularly the gathering of the following data from the respective City Assessors' Offices: (i) Cadastral Maps; (ii) Schedule of Valuation for Land (based on tax declaration); and (iii) Schedule of Valuation for Improvements. The cadastral maps obtained are kept for future reference.

The survey area for land boundary and land price survey in each bridge covers 50 m each in length and 30 m each in width on upstream/downstream sides along both dikes, and 250 m each in length and 30 m each in width on both sides of the approach roads on both banks. **Table 4.3-1** shows the summary of information obtained, including the name of the barangays where the bridge and survey area are located, the location (street/avenue), the existing land use or zoning in the area, and the price of land (per square meter). **Table 4.3-2** on the other hand presents the name of the barangays where the bridge and survey area are located, the type of structure, and the price of improvement/structure (per square meter).

Table 4.3-1 Land Valuation of Areas along the Bridge Sites (Based on Tax Declaration) (1/2)

City/Municipality	Barangay	Location (Street/Avenue)	Land Use/Zoning	Price (Peso/sq. m)	Year
MANILA CITY					
Ayala Bridge	Ermita	Ayala Blvd. to Taft Ave.	4 th Class Commercial	12,800.00	As of 1996
Jones Bridge	San Miguel	P. Casal (from General Solano to Estero)	4 th Class Commercial	7,800.00	As of 1996
Mc Arthur Bridge	Binondo	Quintin Paredes	1 st Class Commercial	24,490.00	As of 1996
Nagtahan Bridge	Sta. Cruz	Plaza Lacson	1 st Class Commercial	36,980.00	As of 1996
Pandacan Bridge	Pandacan	Jesus Palumpong to Pasig River	3 rd Class Residential	3,370.00	As of 1996
Pandacan Bridge	Samplaloc	Pasig River to C. Nadelco St.	4 th Class Commercial	8,030.00	As of 1996
Pandacan Bridge	Pandacan	Calle Paz Mendoza Guazon to Bridge	4 th Class Commercial	9,180.00	As of 1996
Lambingan Bridge	Sta. Ana	Flyover	-	-	-
Quezon Bridge	Quiapo	New Panaderos	3 rd Class Residential	3,290.00	As of 1996
Delpan Bridge	Intramuros	New Panaderos	3 rd Class Residential	3,290.00	As of 1996
		Quezon Blvd. (Carlos Palanca Sr. St. to Gonzalo Puyat St.)	1 st Class Commercial	30,000.00	As of 1996
		Plaza Lawton (P. Burgos to Magallanes)	3 rd Class Commercial	15,000.00	As of 1996
		Bonifacio Drive (Pasig River to 11 th St.)	4 th Class Commercial	12,240.00	As of 1996
PASIG CITY					
Bambang Bridge	Bambang	A. Luna St.	Commercial Residential Zone	1,600.00	-
C-5 Bridge	San Joaquin	A. Luna St.	Commercial Residential	2,000.00	-
Marcos Bridge (Pasig-Marikina Boundary)	Bagong Ilog	Flyover	-	-	-
Rosario Bridge	Santolan	Marcos Highway	Commercial/Residential Zone	2,500.00	-
	Rosario	Ortigas Ave. Ext.	Commercial/residential/Industrial Zone	2,500.00	-
	Ugong	Ortigas Avenue (from R. Lanuza Ave. to Rosario Bridge)	Industrial Zone	5,000.00	-
	Bagong Ilog	Pasig Blvd. (from B. Masilang to Vargas Bridge)	Commercial/Residential Zone	2,500.00	-
	Capasigan	Pasig Blvd.	Commercial/Residential	3,500.00	-
MARIKINA CITY					
Marikina Bridge	Jesus de la Peña	A. Bonifacio Ave.	Medium Density Commercial Zone	5,000.00	As of 2002

Table 4.3-1 Land Valuation of Areas along the Bridge Sites (Based on Tax Declaration) (2/2)

City/Municipality	Barangay	Location (Street/Avenue)	Land Use/Zoning	Price (Peso/sq. m)	Year
MARIKINA CITY					
Marikina Bridge	Sto. Niño	J.P. Rizal St.	Medium Density Commercial Zone	10,000.00	As of 2002
		Sumulong Highway (from Shoe Ave. to Marikina Bridge)	Low Density Commercial Zone	10,000.00	As of 2002
Marcos Bridge	Barangka	Marcos Highway (from A. Bonifacio to Marcos Bridge)	Parks/Open Spaces/Recreation	1,500.00	As of 2002
	Industrial Valley	Marcos Highway	Parks/Open Spaces/Recreation	5,000.00	As of 2002
	Calumpang	Marcos Highway (from Old J.P. Rizal to Marcos Bridge)	Parks/Open Spaces/Recreation High Density Commercial Zone	6,000.00	As of 2002
MAKATI CITY					
Makati-Mandaluyong Bridge	Poblacion	P. Burgos St. (from A. Bonifacio to J.P. Rizal Ave.)	5 th Class Residential Zone	1,900.00	As of 1996
Guadalupe Bridge	Guadalupe Viejo	EDSA (from Estrella St. to Makati-Mandaluyong Bdry.)	4 th Class Commercial Zone	10,000.00	As of 1996
	Guadalupe Nuevo	EDSA (from Escuela St. to Makati-Mandaluyong Bdry.)	4 th Class Commercial Zone	10,000.00	As of 1996
C-5 Bridge	West Rembo	No Available Data	No Available Data	No Available Data	
MANDALUYONG CITY					
Makati-Mandaluyong Bridge	Hulo	Coronado St.	Residential Zone	2,500.00	As of 1994
Guadalupe Bridge	Barangka Ilaya	EDSA (from Boni Ave. to Mandaluyong-Makati Bdry.)	Commercial Zone	8,000.00	As of 1994
QUEZON CITY					
Rosario Bridge	Ugong Norte	E. Rodriguez Ave.	Commercial	3,000.00	As of 1997
RODRIGUEZ, RIZAL					
San Jose Bridge	San Jose	E. Rodriguez Highway	Commercial/Residential	2,900.00/2,400.00	As of 2000
SOURCE: Land Valuation from the City Assessor's Office of Makati, Pasig, Mandaluyong, Marikina, Manila, and Quezon, and the Municipal Assessor's Office of San Jose, Rodriguez, Rizal					

Table 4.3-2 Valuation of Improvements Along the Bridge Sites (1/9)

City/Municipality Bridge	Location/Barangay	Type of Structure	Price (per square meter)		Year
			Upper Limit	Lower Limit	
MANILA CITY					
Ayala Bridge	Ermita	Office Bldg. (PLDT)	9,400.00	5,700.00	As of 1996
		Robert Bright Warehouses	5,800.00	2,200.00	As of 1996
		Commercial/Residential Area	11,000.00	7,300.00	AS of 1996
	San Miguel	Office Bldg. (Gov't. Office-Dep't. of Budget)	9,400.00	5,700.00	As of 1996
		Industrial Bldg. (Elite Auto Shop)	6,800.00	3,200.00	As of 1996
		Office Bldg. (Don Mariano Bldg., Universal Mills Corp.)	9,400.00	5,700.00	As of 1996
		Warehouse (Jet M Gas Station)	5,800.00	2,200.00	As of 1996
		None (Vacant Lot)	4,800.00	2,000.00	As of 1996
		Industrial Bldg. (Sinophil Phil., Inc)	6,800.00	3,200.00	As of 1996
		Comm'l./Residential Bldg.	11,000.00	7,300.00	As of 1996
		Office Bldg. (A & I Bldg.)	9,400.00	5,700.00	As of 1996
Jones Bridge	Binondo	Restaurant (Savory Chicken)	8,700.00	6,400.00	
		AIC Center (Office Bldg)	9,400.00	5,700.00	As of 1996
		Office Bldg. (Malayan Insurance/RCBC)	9,400.00	5,700.00	As of 1996
		Office Bldg. (Pacific Bldg.)	9,400.00	5,700.00	As of 1996
		Commercial Condominium (Commercial Bldg.)	11,000.00	7,300.00	As of 1996
		Office Bldg. (Philam Life Insurance)	9,400.00	5,700.00	As of 1996
		Office/Commercial Bldg. (Jollibee/Paramount Insurance Corp.)	10,500.00	6,800.00	As of 1996
		Bank (Allied Bank)	9,400.00	5,700.00	As of 1996
		Commercial Condominium (Binondo Center)	10,500.00	6,800.00	As of 1996
		Commercial Condominium (G.A. CU Unjieng Center)	10,500.00	6,800.00	As of 1996
		Commercial Condominium (Worldwide Sale)	10,500.00	6,800.00	As of 1996
		Commercial Condominium (Old Commercial Bldg.)	10,500.00	6,800.00	As of 1996
		None (Vacant Lot)	5,800.00	2,200.00	As of 1996

Table 4.3-2 Valuation of Improvements Along the Bridge Sites (2/9)

City/Municipality	Location/Barangay	Type of Structure	Price (per square meter)		Year
			Upper Limit	Lower Limit	
MANILA CITY					
Jones Bridge	Binondo	Commercial Condominium (Lim Yee Wan Co. Inc.)	10,500.00	6,800.00	As of 1996
		Bank (Security Bank & Trust Co.)	9,400.00	5,700.00	As of 1996
		Office Bldg. (Ewan Bldg.)	9,400.00	5,700.00	As of 1996
		Residential Condominium (3-Storey Concrete Bldg.)	11,000.00	7,300.00	As of 1996
		Hospital (National Press Club Medical Clinic)	9,900.00	6,200.00	As of 1996
		Bank (United Overseas Bank)	9,400.00	5,700.00	As of 1996
		Restaurant (Delifrance)	8,700.00	4,500.00	As of 1996
		Apartment Bldg. (8 Doors/2 Storey Comm'l/Res'l Apartment Bldg.)	9,700.00	6,000.00	As of 1996
		Commercial Condominium (3-Storey Res'l/Comm'l Bldg.)	10,500.00	6,800.00	As of 1996
		Office Bldg. (Sunlife Financial)	9,400.00	5,700.00	As of 1996
		Bank (China Bank)	9,400.00	5,700.00	As of 1996
		Bank (Philtrust Banking Corp.)	9,400.00	5,700.00	As of 1996
		Commercial Condominium (Moraga Mansion)	10,500.00	6,800.00	As of 1996
		Office Bldg. (Singson Bldg.)	9,400.00	5,700.00	As of 1996
		Office Bldg. (Government Office, Property GSIS)	9,400.00	5,700.00	As of 1996
	Liwasang Bonifacio	Bank (Postal Bank)	9,400.00	5,700.00	As of 1996
Mc Arthur Bridge	Sta. Cruz	School (FEATI University)	8,000.00	4,300.00	As of 1996
		School (City College of Manila Annex)	8,000.00	4,300.00	As of 1996
		Church (Sta. Cruz Church)	9,100.00	6,400.00	As of 1996
		Bank (Prudential Bank Bldg.)	9,400.00	5,700.00	As of 1996
		Office Bldg. (Sta. Cruz Bldg.)	9,400.00	5,700.00	As of 1996
		Commercial Condominium (Overseas Mansion)	10,500.00	6,800.00	As of 1996
		Office Bldg. (Equitable PCI Bldg.)	9,400.00	5,700.00	As of 1996
		Bank (Equitable PCI Bank)	9,400.00	5,700.00	As of 1996
		Office Bldg. (Regina Bldg.)	9,400.00	5,700.00	As of 1996
		Commercial Condominium (Goiti Bldg.)	10,500.00	6,800.00	As of 1996

Table 4.3-2 Valuation of Improvements Along the Bridge Sites (3/9)

City/Municipality	Location/Barangay	Type of Structure	Price (per square meter)		Year	
			Upper Limit	Lower Limit		
MANILA CITY						
Mc Arthur Bridge	Liwasang Bonifacio	Office Bldg. (Central Post Office Annex)	9,400.00	5,700.00	As of 1996	
	Quiapo	Residential Condominium (4 Storey Commercial Residential Bldg.)	11,000.00	7,300.00	As of 1996	
		Commercial Condominium (Demetria Bldg.)	10,500.00	6,800.00	As of 1996	
		School (Ricky Reyes Learning Institute)	8,000.00	4,300.00	As of 1996	
		Market (Quinta Market)	6,400.00	2,800.00	As of 1996	
		Commercial Condominium (Don Juan Santos Bldg.)	10,500.00	6,800.00	As of 1996	
		Commercial Condominium (Commercial Bldg.)	10,500.00	6,800.00	As of 1996	
	Lawton	Theater (Metropolitan Theater)	10,100.00	6,400.00	As of 1996	
		Residential Condominium (Residential Bldg.)	11,000.00	7,300.00	As of 1996	
		None (Arrocetos Forest Park)	4,800.00	2,000.00	As of 1996	
		Theater (Metropolitan Theater)	10,100.00	6,400.00	As of 1996	
	Nagtahan Bridge	Sampaloc	Residential Area	7,900.00	4,200.00	
			Office Bldg. (Government – DPWH)	9,400.00	5,700.00	As of 1996
		Residential Area	7,900.00	4,200.00	As of 1996	
		Townhouse (Bay Bridge Townhouses)	7,600.00	4,000.00	As of 1996	
		Warehouse	5,800.00	2,200.00	As of 1996	
		Informal Settlements	No Available Data	No Available Data		
		Office Bldg. (Government – City Engineers Office)	9,400.00	5,700.00	As of 1996	
Pandacan		Warehouse	5,800.00	2,200.00	As of 1996	
		Residential Area	7,900.00	4,200.00	As of 1996	
		Residential Area	7,900.00	4,200.00	As of 1996	
		Office Bldg. (Government – Mla. Girl Scout Council)	9,400.00	5,700.00	As of 1996	
		Office Bldg. (Government – Phil. Institute for the Deaf)	9,400.00	5,700.00	As of 1996	
Pandacan Bridge			Office Bldg. (Government – Brgy. Hall)	9,400.00	5,700.00	As of 1996
		Residential Area	7,900.00	4,200.00	As of 1996	
	Sta. Mesa	Informal Settlements				

Table 4.3-2 Valuation of Improvements Along the Bridge Sites (4/9)

City/Municipality Bridge	Location/Barangay	Type of Structure	Price (per square meter)		Year	
			Upper Limit	Lower Limit		
MANILA CITY						
Pandacan Bridge	Sta. Mesa	Office Bldg. (Government – Sister of Mary Boys Town and Girls Town)	9,400.00	5,700.00	As of 1996	
		Informal Settlements	No Available Data	No Available Data		
		None (Vacant Lot)	4,800.00	2,000.00	As of 1996	
	Pandacan	Residential Area	7,900.00	4,200.00	As of 1996	
		Informal Settlements	No Available Data	No Available Data		
		Residential Area	7,900.00	4,200.00	As of 1996	
		Apartment Building	9,700.00	6,000.00	As of 1996	
		Commercial Condominium (6 Door Commercial Bldg.)	10,500.00	6,800.00	As of 1996	
		Commercial Condominium (LHR Bldg.)	10,500.00	6,800.00	As of 1996	
		Gasoline Station (Petron Station)	7,800.00	4,100.00	As of 1996	
		Warehouse (Unix Container Yard)	5,800.00	2,200.00	As of 1996	
		Gasoline Station (Shell Station)	7,800.00	4,100.00	As of 1996	
		None (Dr. Francisco Property)	4,800.00	2,000.00	As of 1996	
		Commercial Condominium (UNISER Bldg.)	10,500.00	6,800.00	As of 1996	
Lambingan Bridge		Commercial Condominium (3 Storey Bldg.)	10,500.00	6,800.00	As of 1996	
		Townhouse (Euro Villas Townhomes)	7,600.00	4,000.00	As of 1996	
		Gasoline Station (Caltex Station)	7,800.00	4,100.00	As of 1996	
		Hospital (Trinity Woman and Child Center)	9,900.00	6,200.00	As of 1996	
		Commercial Condominium (Commercial Estate)	10,500.00	6,800.00	As of 1996	
		Office Bldg. (Mabini Properties Bldg.)	9,400.00	5,700.00	As of 1996	
		Factory (Apco Manufacturing)	6,000.00	2,400.00	As of 1996	
		Informal Settlements	No Available Data	No Available Data		
		Warehouse (Old Warehouses)	5,800.00	2,200.00	As of 1996	
		Residential Area	7,900.00	4,200.00	As of 1996	
	Delpan Bridge	San Nicolas	Informal Settlements	No Available Data	No Available Data	
			Warehouse (Old Warehouses)	5,800.00	2,200.00	As of 1996
			Residential Area	7,900.00	4,200.00	As of 1996

Table 4.3-2 Valuation of Improvements Along the Bridge Sites (5/9)

City/Municipality	Location/Barangay	Type of Structure	Price (per square meter)		Year	
			Upper Limit	Lower Limit		
MANILA CITY						
Delpan Bridge	San Nicolas	Auditorium (Delpan Sports Complex)	10,100.00	6,400.00	As of 1996	
		Office Bldg. (Government – Barangay Hall)	9,400.00	5,700.00	As of 1996	
		Informal Settlements	No Available Data	No Available Data		
		Warehouse (Orient Freight Int'l. Inc.)	5,800.00	2,200.00	As of 1996	
	Intramuros	Clubhouse (Club Intramuros Golf Course)	10,100.00	6,400.00	As of 1996	
		Office Bldg. (Government – NCR – DPWH)	9,400.00	5,700.00	As of 1996	
		Office Bldg. (MNA Bldg.)	9,400.00	5,700.00	As of 1996	
	PASIG CITY*					
Bambang Bridge	Sumilang	School (Dr. Sixto Antonio School)	8,000.00	4,300.00	As of 1997	
		Hospital (Mary's Infant Gen. Hospital)	9,900.00	6,200.00	As of 1997	
		Church (Bisita Nina Sn. Felipe at Santiago)	9,100.00	5,400.00	As of 1997	
		Hospital (Bacaya Medical Clinic)	9,900.00	6,200.00	As of 1997	
		Residential Condo. (Commercial and Residential Area)	11,000.00	7,300.00	As of 1997	
	San Joaquin	Residential Condo. (Commercial and Residential Area)	11,000.00	7,300.00	As of 1997	
		Commercial Condo. (ANC Commercial)	10,500.00	6,800.00	As of 1997	
		Commercial Condo. (AJB Bldg.)	10,500.00	6,800.00	As of 1997	
		Commercial Condo. (FGB Bldg.)	10,500.00	6,800.00	As of 1997	
		Industrial (San Joaquin Lumber)	6,800.00	3,200.00	As of 1997	
		Bank (Metrobank)	9,400.00	5,700.00	As of 1997	
		Church (San Joaquin Chapel)	9,100.00	5,400.00	As of 1997	
		Industrial (Tau De Tuls Pet Farms)	6,800.00	3,200.00	As of 1997	
		Hospital (St. Agatha Maternity Clinic)	9,900.00	6,200.00	As of 1997	
	C-5 Bridge	Bagong Ilog	Residential Area	7,900.00	4,200.00	As of 1997
			Informal Settlements	No Available Data	No Available Data	
		Industrial (Universal Robina Corp. Compound)	6,800.00	3,200.00	As of 1997	
		Building (under construction)	No Available Data	No Available Data		

Table 4.3-2 Valuation of Improvements Along the Bridge Sites (6/9)

City/Municipality	Location/Barangay	Type of Structure	Price (per square meter)		Year
			Upper Limit	Lower Limit	
PASIG CITY*					
Marcos Bridge (Pasig-Marikina Boundary)	Santolan	Commercial Condo. (Evergreen Vinyl Mfg. Corp.)	10,500.00	6,800.00	As of 1997
Rosario Bridge	Ugong South	Residential Area	7,900.00	4,200.00	As of 1997
		Gas Station	7,800.00	4,100.00	As of 1997
		Supermarket (Mercury Drug)	7,400.00	3,800.00	As of 1997
		Commercial Condominium (Impulse Health Palace)	10,500.00	6,800.00	As of 1997
		Overpass	No Available Data	No Available Data	As of 1997
		Supermarket (Farmacia Peralta)	7,400.00	3,800.00	As of 1997
		Gymnasium (Playground Basketball Court)	7,000.00	3,400.00	As of 1997
		Commercial Residential Area	10,500.00	6,800.00	As of 1997
Vargas Bridge	Kapasigan	Residential Condo. (Residential Commercial Area)	11,000.00	7,300.00	As of 1997
		Commercial Condo. (V Star Body & Painting Shop)	10,500.00	6,800.00	As of 1997
		Commercial Condo. (FL Bernardo Optical)	10,500.00	6,800.00	As of 1997
		Informal Settlements	No Available Data	No Available Data	
		Restaurant (Jollibee)	8,700.00	5,000.00	As of 1997
		Industrial (Rizal Pasig Lumber)	6,800.00	3,200.00	As of 1997
		Commercial Condo. (Mitsubishi Motors)	10,500.00	6,800.00	As of 1997
		Commercial Condo. (Pines Bldg.)	10,500.00	6,800.00	As of 1997
		School (St. John Bosco Computer Institute)	8,000.00	4,300.00	As of 1997
		Emmanuel Bldg.	10,500.00	6,800.00	As of 1997
		Residential Area	7,900.00	4,200.00	As of 1997
	Bagong Ilog	Church (Pasig Christian Church)	9,100.00	5,400.00	As of 1997
		Residential Condo. (Commercial and Residential Area)	11,000.00	7,300.00	As of 1997
		Gymnasium (Basketball Court)	7,000.00	3,400.00	As of 1997
		School (Pasig Christian Academy)	8,000.00	4,300.00	As of 1997
		Commercial Condo. (Comedy.com Bldg.)	10,500.00	6,800.00	As of 1997
		Industrial (Silkscreen Printing Bldg.)	6,800.00	3,200.00	As of 1997

Table 4.3-2 Valuation of Improvements Along the Bridge Sites (7/9)

City/Municipality	Location/Barangay	Type of Structure	Price (per square meter)		Year
			Upper Limit	Lower Limit	
PASIG CITY*					
Vargas Bridge	Bagong Ilog	Overpass (Government Property)	No Available Data	No Available Data	
		Commercial Condo. (Commercial Area)	10,500.00	6,800.00	As of 1997
		Commercial Condo. (P & J Bldg.)	10,500.00	6,800.00	As of 1997
		Residential Condo. (Residential and Commercial Area)	11,000.00	7,300.00	As of 1997
		School (Sta. Rosa Parochial School)	8,000.00	4,300.00	As of 1997
		School (Mother Goose Playskol School)	8,000.00	4,300.00	As of 1997
MARIKINA CITY					
Marikina Bridge	Sto. Niño	Commercial Condo (Emilio S. Lim Appliance Store)	14,700.00	8,700.00	As of 2001
		Commercial Condo (ACEBEDO Optical)	14,700.00	8,700.00	As of 2001
		Commercial Condo (Farmacia Peralta)	14,700.00	8,700.00	As of 2001
		Commercial Condo. (DMW Sales)	14,700.00	8,700.00	As of 2001
		Commercial Condo. (Unlad Pawnshop)	14,700.00	8,700.00	As of 2001
		Commercial Condo. (Pawnshop Establishment)	14,700.00	8,700.00	As of 2001
		Commercial Condo. (de la Paz Bldg.)	14,700.00	8,700.00	As of 2001
		Commercial Condo. (LOL Bldg.)	14,700.00	8,700.00	As of 2001
		Supermarket (Bingo Supermarket)	8,900.00	4,600.00	As of 2001
		Residential Condo. (Commercial and Residential Area)	16,000.00	10,000.00	As of 2001
		Residential Condo. (Commercial and Residential Area)	16,000.00	10,000.00	As of 2001
		Residential Condo. (Commercial and Residential Area)	16,000.00	10,000.00	As of 2001
		Commercial Condo. (L.E. San Pascual Alcantara Bldg.)	14,700.00	8,700.00	As of 2001
		Apartelle (Munsan 3 Mansion)	12,600.00	7,800.00	As of 2001
		Commercial Condo. (S.P. Lazaro Bldg.)	14,700.00	8,700.00	As of 2001
		Commercial Condo. (Rollbit Advertising)	14,700.00	8,700.00	As of 2001
Marcos Bridge	Barangka	Residential Area	10,000.00	5,500.00	As of 2001
	Industrial Valley	Residential Area	10,000.00	5,500.00	As of 2001
	Calumpang	Shopping Bldg. (Otto Factory Outlet)	8,900.00	4,600.00	As of 2001

Table 4.3-2 Valuation of Improvements Along the Bridge Sites (8/9)

City/Municipality	Location/Barangay	Type of Structure	Price (per square meter)		Year
			Upper Limit	Lower Limit	
MARIKINA CITY					
Marcos Bridge	Calumpang	Residential Condo. (Commercial Residential Bldg.)	16,000.00	10,000.00	As of 2001
		School (Jesus Flock Academy)	10,400.00	5,800.00	As of 2001
MAKATI CITY*					
Makati-Mandaluyong Bridge	Poblacion	Restaurant (Kalde-Kaldero Ihaw-Ihaw)	8,700.00	4,500.00	As of 1997
		Apartelle (Bridge View Apartelle)	9,700.00	6,000.00	As of 1997
Guadalupe Bridge	Guadalupe Viejo	Restaurant (Café Lupe Restaurant)	8,700.00	5,000.00	As of 1997
		Recreational (Mini Park)	7,000.00	3,400.00	As of 1997
		MRT Station	No Available Data	No Available Data	
		Mini Park	7,000.00	3,400.00	As of 1997
C-5 Bridge	Guadalupe Nuevo	Shopping Bldg. (Guadalupe Commercial Complex)	7,400.00	3,800.00	As of 1997
	West Rembo	Residential Area	7,900.00	4,200.00	As of 1997
		School (EIC Learning Center)	8,000.00	4,300.00	As of 1997
MANDALUYONG CITY					
Makati-Mandaluyong Bridge	Hulo	(3 Storey Residential)	7,900.00	4,200.00	As of 1997
Guadalupe Bridge	Barangka Ilaya	Office Bldg. (Guada Bldg.)	9,400.00	5,700.00	As of 1997
		Commercial Condo (Searle)	14,700.00	8,700.00	As of 1997
		Restaurant (Pugon de Manila)	8,700.00	5,000.00	As of 1997
		Office Bldg. (Carlito Suacay Jr. Bldg.)	9,400.00	5,700.00	As of 1997
		Office Bldg. (3 Storey Bldg.)	9,400.00	5,700.00	As of 1997
		Apartelle (Robinsons Apartelle)	9,700.00	6,000.00	As of 1997
		Shopping Bldg. (Sogo Warehouse)	7,400.00	3,800.00	As of 1997
QUEZON CITY					
Rosario Bridge	Ugong Norte	Informal Settlements	No Available Data	No Available Data	
		Office Bldg. (Government - Ugong Multi-Purpose Center)	9,400.00	5,700.00	As of 1997
		Office Bldg. (FF Cruz Construction Corp.)	9,400.00	5,700.00	As of 1997

Table 4.3-2 Valuation of Improvements Along the Bridge Sites (9/9)

City/Municipality	Location/Barangay	Type of Structure	Price (per square meter)		Year
			Upper Limit	Lower Limit	
QUEZON CITY					
San Jose Bridge	San Jose	Commercial Residential Area	No Available Data	No Available Data	As of 2000
		Recreational (Villamonica Resort)	No Available Data	No Available Data	
		Industrial (7 Stars Scrap Dealer)	No Available Data	1,860.00	As of 2000
RODRIGUEZ RIZAL					
San Jose Bridge	San Jose	Residential House	No Available Data	1,900.00	As of 2000
		Informal Settlements	No Available Data	No Available Data	
		School (Jesus Christ Saves Outreach Academy)	No Available Data	1,580.00	As of 2000
		Church (7 th Day Adventist Church)	No Available Data	No Available Data	
		Residential Houses	No Available Data	1,900.00	As of 2000
		Residential Houses	No Available Data	1,900.00	As of 2000
		Allano Bldg.	No Available Data	No Available Data	
		Residential Houses	No Available Data	1,900.00	As of 2000
		Industrial (T.E.R. Motor Repair Shop)	No Available Data	1,860.00	As of 2000
		Commercial (Viva Aggregates Marketing)	No Available Data	No Available Data	
SOURCE:	Schedule of Values for Various Improvements from the City Assessor's Office of Mandaluyong, Marikina, Manila, and Quezon, and the Municipal Assessor's Office of San Jose, Rodriguez, Rizal				

Note: * Mandaluyong Land Valuation

4.4 Resettlement Issues

Figure 4.4-1 shows that majority, or 85.0% are willing to be relocated, but they prefer to be transferred within the City proper. Some (12.0%) refuse to be relocated, and some are willing to go back to their provinces (3.0%). Most of the respondents were previously relocated but returned as

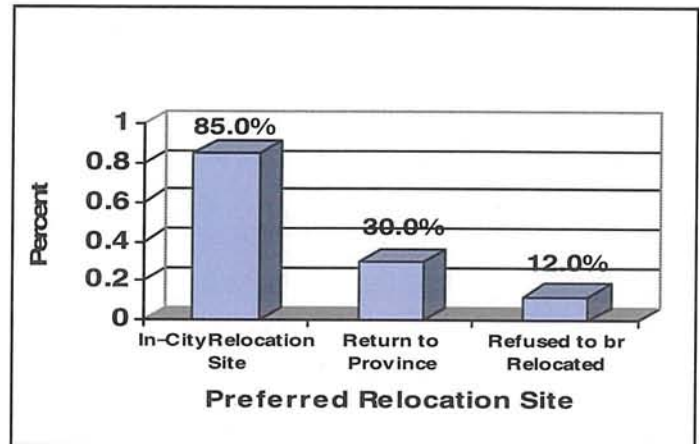


Figure 4.4-1 Willingness to Relocate

informal settlers again, living at one of the danger zones (river banks and *esteros*) specified under Republic Act 7279. When asked why they prefer to live at the risk instead of staying at the relocation sites, they responded that even if they will be tenured at the provided relocation sites, they went back because of the following main reasons: (i) there are no jobs or means of livelihood in, or near the relocation sites; (ii) there were no basic, nor access to social services, such as schools, markets, church; and (iii) there were no means of transportation, and if available, the fares are too high, and they cannot afford it.

4.5 Public Facilities

4.5.1 Source of Drinking Water

Based on the interviews, 50% of the households purchase their drinking water from private well owners. Others have piped connections (26.5%), while a significant percentage (20.0%) has illegal connections. A very small number of respondents depend on dug or artesian wells as their source of drinking water. Please refer to Figure 4.5.1-1.

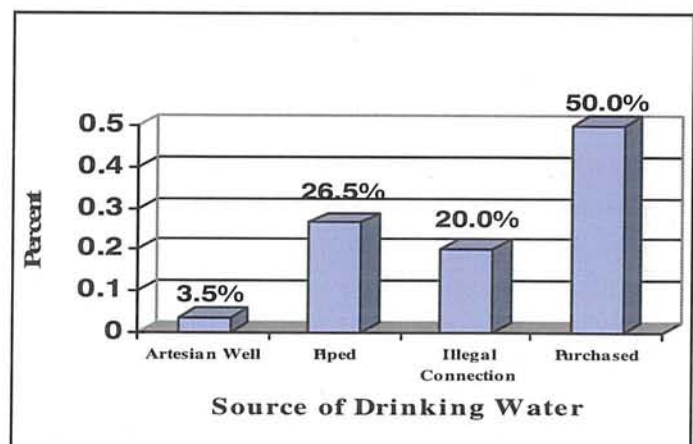


Figure 4.5.1-1 Source of Drinking Water

4.5.2 Source of Electricity/Lighting

Figure 4.5.2-1 shows that 51% are serviced by MERALCO. However, a high percentage of the respondents (47.0%) tap illegal connections as source of electricity. The rest use kerosene lamps for lighting their abodes.

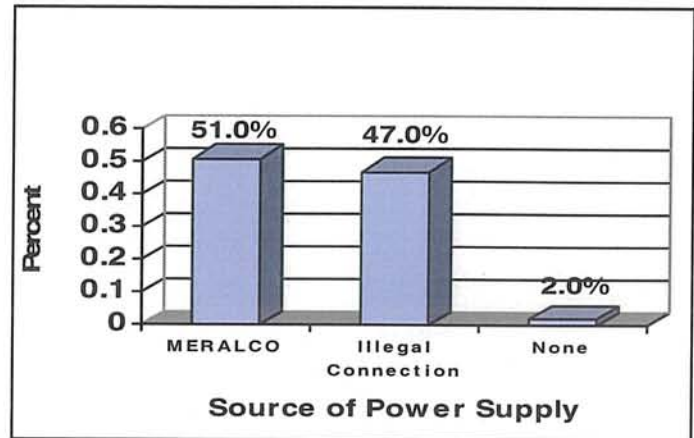


Figure 4.5.2-1 Source of Power Supply

4.5.3 Toilet Facilities

Majority of the respondents (65.0%) have semi-flush toilets. However, it is very alarming that 30.0% have no toilet facility, and that their domestic wastes are either burned or directly dumped into the river. The rest either make use of open pits, or *antipolo*-type of toilets. Please refer to Figure 4.5.3-1.

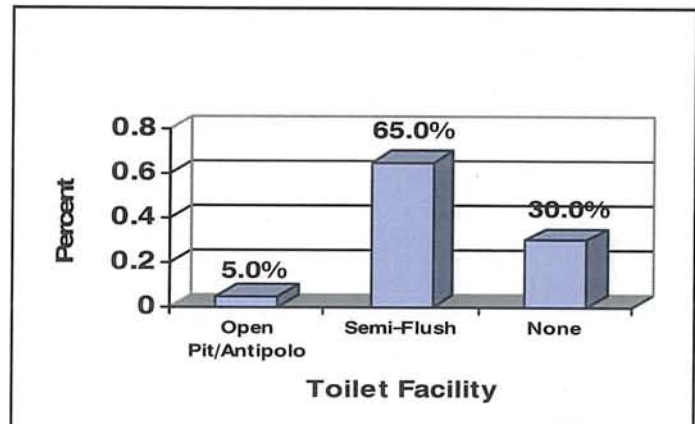


Figure 4.5.3-1 Toilet Facilities

4.5.4 Educational Facilities

In terms of educational facilities, Figure 4.5.4-1 shows that the respondents have access to all levels of education, with the primary/elementary level having the highest number of facilities with 56.5%; secondary/high school, 9.0%, and tertiary/college, 0.2%. This is predictable since all the bridge sites are located in Cities within Metro Manila, except for San Jose Bridge, which is located in the Municipality of Rodriguez.

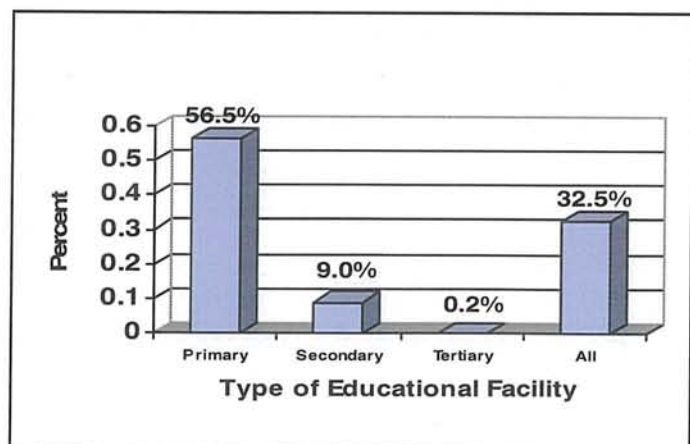


Figure 4.5.4-1 Educational Facilities

4.5.5 Health Facilities

Figure 4.5.6-1 shows that the respondents have good access to all types of health facilities (57.5%), others go to barangay health centers (38.5%), hospital (3.0%), and private clinics (1.0%). Again, this trend can be expected since the settings are within Metro Manila and immediate fringes.

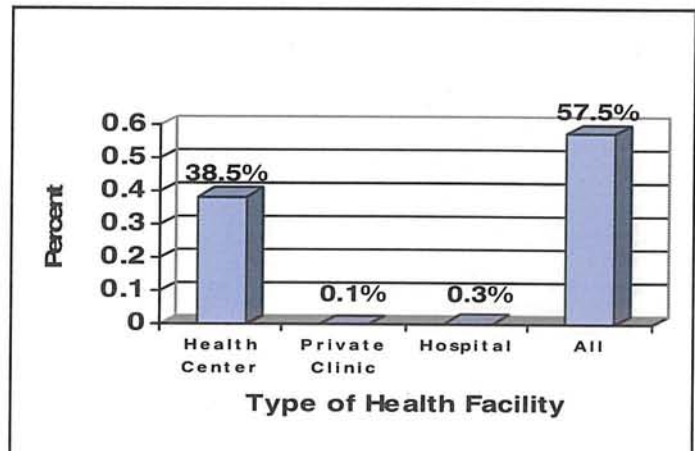


Figure 4.5.6-1 Health Facilities

4.5.6 Solid Waste Disposal

Figure 4.5.7-1 shows a very high number of respondents with good solid waste disposal method. That is, 92.0% dispose their garbage through the City Garbage Collectors. However, a small percentage, or 5.0% still dump their garbage into the river. The rest either burn their wastes, or bury in an open pit.

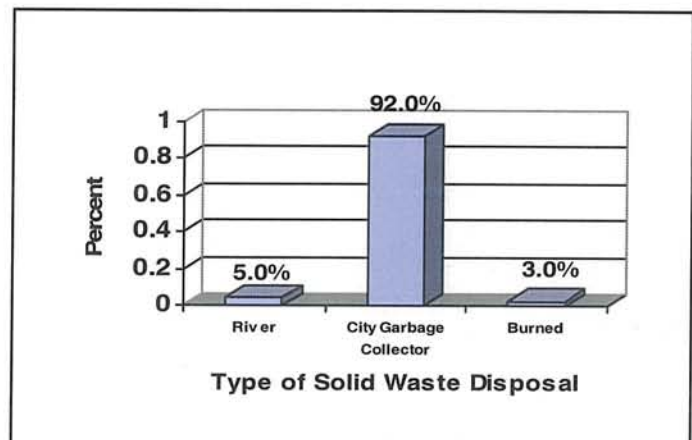


Figure 4.5.7-1 Solid Waste Disposal