

5. RELOCATION AND RESETTLEMENT PLAN

5.1 Scope of Displacement and Resettlement

The PAPs to be displaced and resettled on account of occupying rented land, legally or illegally, are in total, 395 (NS -266; Daang Hari-129, and CALA Expressway -0). Included in this figure are respondents whose land tenure status could not be ascertained at the time of survey. However, the eligibility of these PAPs for socialized housing will also be verified during project disclosure when their status as property owners (meaning that they have no real estate property elsewhere in the Philippines and their household income is below poverty level) will have been validated. Table 5-1 provides a brief overview of the land tenure status of the affected persons.

In as much as resettlement will be the responsibility of the concerned LGUs, DPWH will assist and coordinate the work with LGUs and National Housing Authority(NHA), which is mandated to arrange resettlement of informal dwellers affected by development projects. Among the affected municipalities, Bacoor has the biggest resettlement requirement (Table 5-2). Unfortunately, the municipality has no government land available.

Table 5-2 Resettlement Requirements per Municipality

Road Project	Municipality	Number to be Resettled
NS-1	Bacoor	238
NS-3	Bacoor	3
	Imus	7
NS-4	Dasmariñas	13
NS-5	Dasmariñas	5
DH-2	Muntinlupa City	111
DH-4	Imus	12
	General Trias	6
	Tanza	0
CE-2	Silang	0
Total		395

5.2 Relocation Choices

The RAP contains several relocation options. These include: (i) *Balik-probinsya* where PAPs will be given financial assistance to return to their respective provinces; (ii) Financial compensation equivalent to replacement value of structures (that is, without deducting depreciation and salvage value). In this alternative, the PAP will be responsible for finding their own residential area. In other words, they will manage their own resettlement – i.e., “self-relocated”; and (iii) Relocation to available government resettlement areas or within private socialized housing developments by NHA. The PAP will pay the cost of developed land through an extended amortization scheme through the HDMF-Community Mortgage Program or the NHA.

During disclosure of the Draft RAP, the PAPs will indicate their choices.

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Table 5-1 Land Tenure Status of PAPs

Municipality / Barangay	No. of Structures	Tenure								Total
		Own Land & House	Rent Land & House	Rent Land/Own House	Illegal Occupancy & Own House	Uncertain	Sub-Total	No Answer		
NORTH-SOUTH ROAD	423	61	86	31	152	83	413	10	423	
NS-1	331	5	86	25	143	70	329	2	331	
Bacoor	331	5	86	25	143	70	329	2	331	
Talaba II	91	5	66	20			91		91	
Talaba III	67		20	1		45	66	1	67	
Talaba VII	28			4		24	28		28	
Zapote V	145				143	1	144	1	145	
NS-3	27	17	0	1	3	6	27	0	27	
Bacoor	13	10	0	0	3	0	13	0	13	
Mambog III	11	8			3		11		11	
Mambog IV	2	2					2		2	
Imus	14	7	0	1	0	6	14	0	14	
Buhay na Tubig	7	6		1			7		7	
Anabu I-G	7	1				6	7		7	
NS-4	41	20	0	0	6	7	33	8	41	
Dasmariñas	41	20	0	0	6	7	33	8	41	
Salitran I	13	12					12	1	13	
Salitran II	5	3				1	4	1	5	
San Agustin II	23	5			6	6	17	6	23	
NS-5	24	19	0	5	0	0	24	0	24	
Dasmariñas	24	19	0	5	0	0	24	0	24	
San Agustin II	24	19		5			24		24	

Table 5-1 Land Tenure Status of PAPs (con't)

Municipality / Barangay	No. of Structures	Tenure							Sub-Total	No Answer	Total
		Own Land & House	Rent Land & House	Rent Land/Own House	Illegal Occupancy & Own House	Uncertain					
EAST-WEST ROAD	172	32	1	3	6	120	162	10	172		
DH-2	112	0	0	0	0	111	111	1	112		
Muntinlupa City	112	0	0	0	0	111	111	1	112		
Poblacion	112					111	111	1	112		
DH-4	60	32	1	3	6	9	51	9	60		
Imus	44	25	0	3	6	3	37	7	44		
Malagasang II-B	7	3				1	4	3	7		
Malagasang II-C	37	22		3	6	2	33	4	37		
General Trias	13	7	0	0	0	6	13	0	13		
Pasong Camachile I	2					2	2		2		
Pasong Camachile II	1	1					1		1		
Pinagtipunan	10	6				4	10		10		
Tanza	3	0	1	0	0	0	1	2	3		
Sanjamajor	3		1				1	2	3		
CALA EXPRESSWAY	10	10	0	0	0	0	10	0	10		
CE-2	10	10	0	0	0	0	10	0	10		
Silang	10	10	0	0	0	0	10	0	10		
Sabutan	10	10					10		10		
Total	605	103	87	34	158	203	585	20	605		

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CALA East-West Highway Project

According to the NHA there are two (2) available sites in the area within or near the study area, namely the NHA-NAIC Resettlement Project, Phases 1 and 2, and the Calauan Resettlement Project in Laguna. The former, in Naic, Cavite, was acquired for the intention of relocating families to be affected by the clearing of Metro Manila *esteros*, creeks and riverbanks. The Calauan Project in Laguna has more than 7,000 units available but is still awaiting the NHA Area Management Office's recommendations for its disposal or allocation (Table 5-3).

Table 5-3 Inventory of National Housing Authority Resettlement Projects

Resettlement Project	Location	Total No. of Units	Balance	Remarks
NHA-NAIC Resettlement Project Phase 1 & 2	Cavite	12,000	12,000	Earmarked for PAPs of Metro Manila estero/riverbank clearing
Calauan Resettlement Project (Phase 2 & 3)	Laguna	7,724	7,724	Awaiting advice of AMO re: disposition/ utilization

Within the municipalities are privately developed socialized housing projects that may be tapped as alternative relocation. The NHA has used this option in its relocation projects in the municipalities of Rodriguez and Tanza. Table 5.4 contains an inventory of socialized housing projects. Availability and costs of the above socialized housing projects will still have to be done.

5.3 Resettlement Assistance

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

5.4 Gender Planning

The Project needs also to take into account the needs of 74 female-headed households and vulnerable groups that have been identified in the project as shown in the table below.

Social and Environmental Concerns on New Roads *	North-South Road		East-West Road		Cavite-Laguna Expressway		Total of 3 Alignments	
	No.	%	No.	%	No.	%	No.	%
Women and vulnerable groups	61	2.00	17	2.06	1	1.72	79	2.00

Additional data processing and FGD have to be undertaken in order to determine their specific concerns, including, older persons, people with disability and to identify their socio-economic profile and needs.

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Table 5-4 Inventory of Socialized Housing Projects

		Location	Name & Address of Owner	Land Area (Has.)	Lot Only or House & Lot	No. of Units
1	GMA Village	Bgy. Poblacion 5, GMA, Cavite	A.J. Ledesma Construction Corp. Valero Tower	5.3902	H&L	715
2	San Augustine Homes	Bgy. Pasong Kawayan Gen. Trias, Cavite	122 Valero St., Makati LGTM Corp.	0.7871	H&L	112
3	Ciudad Verde Homes Ph. 1	Bgy. Paradahán Tanza, Cavite	SOGO Realty & Devt. Corp.	97.0000	HH&L	405
4	Paramount Homes	Gen. Trias, Cavite	UCPB-ACM Prop. Ventures, Inc.	0.3480	H&L	87
5	Green Royal Farm	Bgy. Pulong Bunga Silang, Cavite	Billrock Construction Enterprises	1.6415	L	60
6	Sto. Rosario Villages	Bgy. Pasong Kawayan Gen. Trias, Cavite	Sto. Rosario Land & Property Corp. Amadeo/Gen. Trias, Cavite	5.0744		70
7	Belvedere Towne II	Tanza, Cavite	Filinvest Land, Inc.	3.7000		
8	Villa Lorenzo Subd. Phase IV	Bgys. Mulawin & Amaya Tanza, Cavite	Prime Peak properties, Ltd. Inc. Prestige Tower, Emerald Ave. Pasig	21.0957	H&L	806
9	Vista Rica Village			5.0000	L	196
10	San Rafael Village II-A			3.9000	H&L	231
11	Morning Sun Village			1.2000	L	57
12	Tahanang Yaman Homes	Bgy. Buenavista Gen. Trias	Tahanang Yaman Homes Corp. 2nd Flr., CSP Bldg. 173 EDSA, Mandaluyong	0.9700		158

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5.5 Provision of Social Infrastructures

The affected LGUs, except Bacoor should be able to accommodate the PAPs to be relocated within their respective jurisdictions. Within General Trias and Tanza are sizable privately owned socialized housing sites. Arrangements with local public elementary and high schools should be done to accommodate the displaced school children. Additional health centers may have to be established.

5.6 Income/Livelihood Restoration Program

A total of 192 respondents, equivalent to 31.9% of PAPs, indicated their concerns for the loss of work and livelihood resulting from the project.

Perceived Negative Impacts	North-South Road		East-West Road		Cavite-Laguna Expressway		Total of 3 Alignments	
	No.	%	No.	%	No.	%	No.	%
Loss of work	28	6.62	16	9.30	0	0	44	7.27
Loss of livelihood	26	6.15	26	15.12	0	0	52	8.60
Total	54	12.77	42	24.42	0	0	96	15.87
Total Respondents	423	100.00	172	100.00	10	100.00	605	100.00

Source: Household Inventory Survey conducted by the Feasibility Study on the Implementation Support on the Cavite-Laguna (CALA) East-West National Road Project

Income restoration will be programmed for the 216 PAPs from Bacoor who will be resettled in another municipality. With the assistance of the host LGU, the resettlers will be given priority in Small Enterprise Assistance (SEA-K) Pangkabuhayan initiative of the DSWD. Women who are household heads and out of school youth will be given priority in the SEA-K assistance. Training will be provided in vocational trades to men and women. This will be developed in conjunction with the local labor department and industries, coordinated by the host LGU, and addressed by the Municipal Social Welfare Department. A survey of LGU livelihood assistance programs should be conducted so that the affected PAPs and their respective barangays will be adopted.

In Barangay Biga II, Silang Cavite where the NS road will require the widening of the Aguinaldo Highway, the affected barangay officials raised their concerns on the loss of their livelihood. (FGD with Barangay Officials and residents of Barangay Biga II, Silang Cavite, held on 16 December 2005 at Barangay Biga II-Barangay Captain's residence). Loss of farmland in rural areas where agriculture remains the primary source of income, will, likewise, disturb sources of livelihood and work. Tenants also expressed their concerns in FGDs where they raised their concerns that compensation will be paid to the land owners who, in turn, will be responsible for compensating tenants for disturbances caused by the project.

These costs have already been included in the income losses of all households interviewed (See Section 4.8). The guidelines however, provide a minimum of P15,000/ha for tenants and farmers in addition to P6,000/month equivalent minimum wage for tenants and farmers.

Cavite Provincial Livelihood Program

PAPs needing livelihood assistance can also avail of the livelihood assistance program being sponsored by the Cavite provincial government. The newly formed Entrepreneurial Development Division (under the Office of Economic Opportunity) or OEO-EDD, has on-going livelihood projects among different indigent groups.

The head of this division maintained that PAPs or, more specifically, informal dwellers that would be resettled within the province of Cavite are entitled to this program¹. Even before PAPs are resettled, resource mapping and skills inventory will be coordinated with the appropriate agents to determine the kind of projects or livelihood activities that are feasible.

The Livelihood Program offers assistance in four (4) phases:

- Skills Training
- Micro Financing (P5,000-20,000 for the first cycle at 6 months per cycle; up to 10 cycles allowed per individual)
- Product Development and Packaging
- Promotions and Marketing Assistance

The Grameen Bank “model” of Bangladesh has been adopted as its financing scheme, wherein a group is collectively held accountable for each individual’s loan. Reporting a 100% success rate in terms of loan repayment, the OEO-EDD reports that, at present, a revolving fund of P24 million is being released via two (2) private financing partner-institutions. A budget of P15,000 per affected PAP or P3.9 million will be allocated by this project for livelihood assistance. Additional livelihood assistance will be provided for an additional 158 PAPs who raised this concern. Another P2.37 million will be allocated in the ROW acquisition budget.

5.7 Re-establishing Common Property Resources

Four barangay halls located in Talaba 2, Talaba 7, Buhay na Tubig and Salitran 4 will be affected. There is also a day care center at Buhay na Tubig those structures will be replaced after a relocation site has been found.

5.8 Resettlement Costs

An initial estimate of the costs of ROW acquisition and resettlement has been derived from the results of the household survey. These estimates can be improved with the completion of cadastral survey of affected lands.

In this project, DPWH will be responsible for the ROW acquisition cost. The foreign assistance for the construction of the project will be contingent upon ROW acquisition and resettlement of the affected persons.

The resettlement budget and costs are presented in Table 5-5. This includes costs for land acquisition and development for a resettlement site and basic services, cash

¹ Interview with Ms. Meng Yaun, OEO-EDD Head, December 2005

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compensation requirement for specific categories of losses, social services/training and livelihood. The total cost for resettling the 395 PAPs is P101.6 million.

Table 5-5 Cost of Resettlement

Item		Unit	Total (Php)
1. Land Acquisition and development	Land acquisition	P300/sq.m	9,954,000
	Development of land	P 600/sq.m	19,908,000
	Construction of basic amenities	Lump sum	5,000,000
2. Housing construction		144,000	56,880,000
3. Cost of relocation and transfer		10,000	3,950,000
4. Livelihood assistance and skills training		15,000	5,925,000
Total Resettlement Cost			101,617,000

The assumptions used in the preparation of the resettlement costs are present in the following table (Table 5-6). The total cost per unit/household is P219,600..

Table 5-6 Resettlement Costs per Unit/Household

Design Assumptions	Unit	Total	Cost (Php)
Lot per unit	70 sq.m.	27,650 sq.m.	8,295,000
Roads and open space	20%	5,530 sq.m.	1,659,000
Land Development		33,180 sq.m.	19,908,000
Housing area/unit	24 sq.m.	9,480sq.m.	
	P6,000 unit cost/sq.m.	P144,000	56,880,000
Total			86,742,000
Unit Cost Per PAP			P 219,600

5.9 Land Acquisition and Resettlement Costs

The total costs for land acquisition for ROW and resettlement costs for the project is P 1,139.65 million (Table 5-7). The estimates are still preliminary as the costs for commercial/industrial structures are not included.

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Table 5-7 Total Estimated Costs for Land and Resettlement

Item	Cost/ Peso in Million
Land Acquisition for ROW (Table 4.17)	P 1,038.03
Resettlement (Table 5-5)	P 101.62
TOTAL	P 1,139.65

The costs estimates are in current prices. Since the implementation of the project will take several years, the costs should be indexed annually during implementation.

6. COMMUNITY PARTICIPATION & RAP IMPLEMENTATION FRAMEWORK

6.1 Disclosure and Consultation with PAPs

As soon as the road alignments are determined and approved during the detailed design phase of this project, project disclosure will be undertaken. This will consist of written letters to owners and occupants of properties that will be affected by the road projects, followed by an information drive presenting the financial and material entitlements of PAPs. Meanwhile, DPWH has already conducted eight (8) stakeholders meetings involving all levels of stakeholders. The last two stakeholders' meetings centered on the RAP for feedback from stakeholders. The stakeholders' meetings were held at the municipality level to involve more affected persons in the deliberation process. Details concerning the stakeholders' meetings held so far are available at the project website (www.cala-ew.info). The website was created with the aim to make project studies available to the stakeholders and other concerned.

6.2 Steps Taken to Enhance Community Participation

As indicated earlier, project information has been widely disseminated through a series of stakeholders' meetings. In addition, open discussions in such venues have been instrumental in gathering stakeholders' feedbacks, issues and concerns. The participants of the early stakeholders' meetings were mainly governmental officials from concerned LGUs and large property owners/developers while residential-level stakeholders were made to actively participate in later discussions/meetings (i.e., 7th and 8th meetings). Likewise, to broadly cover residential-level stakeholders and to obtain their consensus on the project implementation, barangay consultations were conducted for all potential project-affected barangays along the proposed road alignments by means of the Focus Group Discussions (FGDs). These were attended by the barangay captains and councilors, project-affected persons including potential residents to be relocated by the proposed project, people's organizations (PO), and non-governmental organizations (NGO). These barangay consultations were conducted in a total of 58 barangays, consisting of 49 barangays in Cavite Province, 7 barangays in Laguna Province and 2 barangays in Muntinlupa City of Metro Manila. In the barangay consultation, outline of the proposed project was explained by a DPWH officer and local social expert hired by the JICA Study Team as well as coordination of the social surveys (see Figure 6.1). Sample of some issues and concerns raised by the participants are shown in Table 6.1.

Table 6.1 Some Issues and Concerns Raised in the Barangay Consultations

<ul style="list-style-type: none">• Is the alignment final?• Will there be compensation for affected assets? When?• Is there a ready relocation site?• How will existing business establishment be compensated?• Will there be alternative income source in the relocation site?• What documents are needed as proof of ownership?

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CALA East-West National Road Project

After the barangay consultations, concerned barangays were requested to issue a resolution endorsing the acceptance of the proposed projects. Subsequent to the issuance of barangay resolutions, concerned municipal governments as well as provincial governments were also requested to issue their respective resolutions endorsing the barangay resolutions. Sample resolutions issued by a barangay and a municipality are shown in Figure 6.2. In terms of acceptability, all barangays, three of the eight municipalities and both provinces have already issued their resolutions.

Figure 6.1 Barangay Consultations and Issuance of Resolution by LGUs

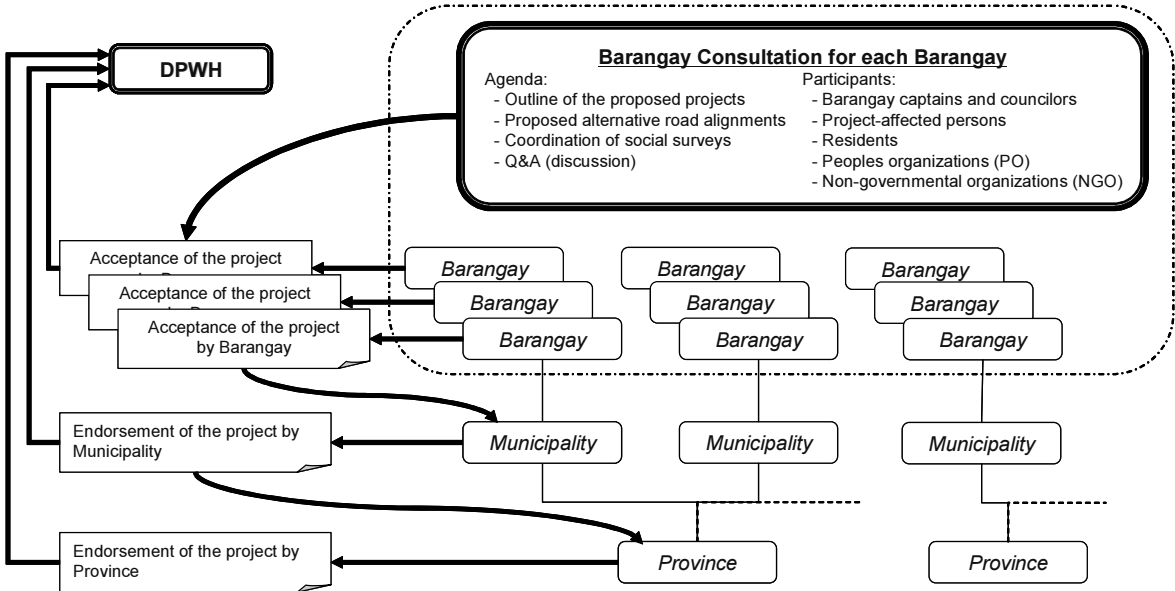


Figure 6.2 Sample Resolutions Issued by LGUs

- Resolution of Municipality
 - General Trias, Cavite

- Resolution of Barangay
 - Talaba III, Bacoor, Cavite

Republic of the Philippines
Region IV-A (CALABARZON)
PROVINCE OF CAVITE
MUNICIPALITY OF GENERAL TRIAS
OFFICE OF THE SANGUNIANG BAYAN

RESOLUTION NO. 01-19

Author: Hon. Carlos P. Campa, SRP President

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Republic of the Philippines
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PROVINCE OF CAVITE
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Republic of the Philippines
Province of Cavite
MUNICIPALITY OF BACOOR
Barangay Talaba III, Bacoor Cavite

RESOLUTION NO. 04, Series of 200

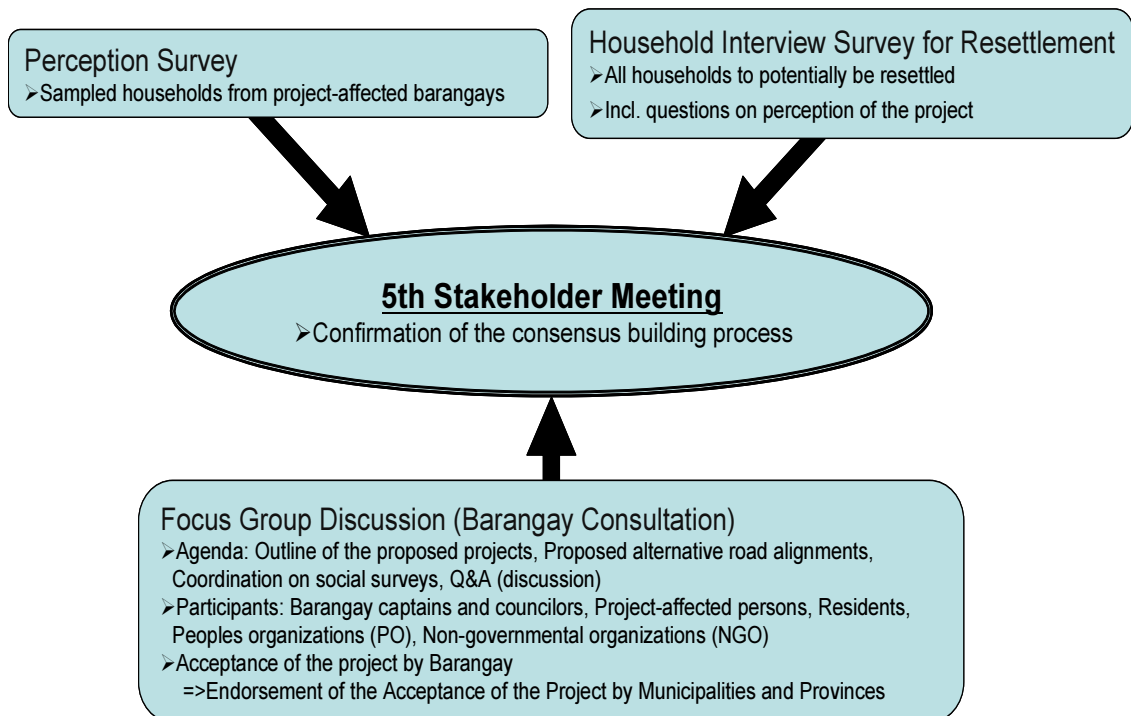
Author: Hon. Carlos P. Campa, SRP President

RESOLUTION NO. 04, Series of 200

Author: Hon. Carlos P. Campa, SRP President

For the households who may be indirectly and directly affected by the proposed project, intentions and opinions on the proposed project were directly inquired through the perception survey and household inventory survey for resettlement, respectively, as shown in the previous chapters. Appropriateness of the consensus building process for implementation of the proposed projects were confirmed after explanation of the process taken so far, in the 5th Stakeholders' Meetings held in Laguna on 14 March 2006 and in Cavite on 15 March 2006 as well as the 4th Steering Committee Meeting on 20 March 2006.

Figure 6.3 Consensus Building Processes in Stakeholders Meetings



In order to further promote community participation, focus group discussions (FGDs) should be held separately per barangay for males, females and youth members of affected households, senior citizens and people with disability. This should continue during the design phase, relocation/transfer and resettlement of the affected persons.

6.3 Resettlement Organization and Framework

The proposed institutional arrangements aim to ensure effective and timely design, planning, consultation and implementation of compensation and resettlement. DPWH will ensure effective coordination with relevant agencies for the implementation of the resettlement plan. The successful implementation of the RAP greatly depends on the commitment of and the systematic coordination among the different agencies. The responsibilities of each agency are established below.

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Role of DPWH:

- (1) Decide and approve the final alignment of the ROW
- (2) Delineate the road boundary and the individual lots along the ROW via a parcellary survey.
- (3) Secure budget for the acquisition and payment of the lots
- (4) Design and construct, by itself or through contractors, the project
- (5) Undertake the relocation of affected utilities

Cavite and Laguna Provinces

- (1) Orchestrate the timely realization of the project
- (2) Provide support to their respective LGUs in fulfilling their obligations on relocation and resettlement
- (3) Assist in the relocation needs of the LGUs

Local Government Units

LGUs in Bacoor, Imus, Dasmariñas, Silang, General Trias, Tanza, Muntinlupa City and Santa Rosa City will:

- (1) Secure the ROW from further encroachment and occupation/use.
- (2) Take the lead in determining the fair and just compensation of the affected property, including the improvements thereof
- (3) Negotiate and persuade land owners to participate in the project
- (4) Make an inventory of and assist the informal dwellers in relocation
- (5) Organize local resettlement and ROW acquisition committees
- (6) Undertake community preparation to include consultation, information dissemination
- (7) Prepare and finalize master list of households for resettlement
- (8) Assist DPWH in dismantling of structures and relocation of families
- (9) Prepare a rehabilitation, social integration program for resettlers
- (10) Ensure the peaceful and orderly procedures for relocation
- (11) Ensure the absorption of displaced school children in local schools

DPWH- Environmental and Social Services Office (ESSO)

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

- (1) Overseeing the RAP implementation
- (2) Submission of RAP budget plans (to include compensation, relocation costs, operation) for approval of allocation of needed resources by DPWH central office;
- (3) Ensuring the availability of funds and the proper accounting of expenses;
- (4) In accordance with the Department's resettlement policies, guiding the RAP Implementation Committees (RICs) in their tasks, such as the verification of PAPs, final inventory of affected assets, and information dissemination;

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- (5) Amending or complementing the RAP in case problems are identified during the internal and/or external monitoring of its implementation;
- (6) In collaboration with its counterpart in the region, following-up with concerned DPWH Regional Office the processing of compensation claims of PAPs;
- (7) In collaboration with its regional and district counterparts, monitoring the actual payment of compensation to PAPs; and
- (8) In collaboration with its regional counterpart, preparing periodic supervision and monitoring reports on RAP implementation for submission to PMO and the funding institution.

DPWH- Regional and District Engineering Offices

Successful implementation of the RAP will require close coordination with the Regional Office, especially the District Engineering Office (DEO). The DEO will be the principal and regular representative of DPWH in the RICs. However, the Regional Office will be the ESSO's principal link with the District. Together with the ESSO at the Central Office, the regional counterpart will extend technical support to the District in relation to RAP implementation.

RAP Implementation Committee (RIC)

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

- (1) Representative of the Municipal Government
- (2) Representative of the PAPs
- (3) A senior member of the staff of DPWH District Engineering Office -ESS staff
- (4) Representative of the concerned Barangay Government
- (5) Representative from an NGO or people's organization (PO)

One of the important functions of the RIC would be to deal with any dispute or grievances arising out of RAP implementation.

Grievances Redressal Procedures

DPWH has established procedures for dealing with disputes and grievances with regard to compensation and other resettlement benefits. Grievances that pertain to valuation of affected assets will be referred to an independent land appraiser or filed with the proper courts. All other grievances will be acted upon by the Resettlement Implementation Committee. If no agreement or amicable solution can be reached, the complainant can appeal to the Office of the DPWH Regional Director, through the ESSO. If still not satisfied with the decision or action of the DPWH Regional Director, the complainant can submit the complaint to the proper courts. The MRIC and the DPWH Regional Director are required to act on these complaints within fifteen (15) days. The complainant is exempted from any administrative or legal fee. The grievance procedures will also be explained to the PAPs through FGDs to be conducted during next detailed design period by ESSO prior to land acquisition and resettlement.

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Steering Committee of Project Implementation

The following are the tasks of the Steering Committee

- (1) Orchestrate the input and activities of the project
- (2) Establish linkage with other entities, particularly the DSWD and DTI, and NHA for successful resettlement and ROW payment operations and provide the framework for collaboration
- (3) Identify/recommend areas needing national government intervention

Taskforce on the ROW Acquisition

- (1) Coordinate the land acquisition on the ROW
- (2) Coordinate the inventory of assets (land and structure) that will be affected by the project
- (3) Coordinate with the appraiser on the valuation of land and structure
- (4) Coordinate the arrangement for the mode and financing of the ROW
- (5) Conduct consultation with PAPs and land owners/developers on ROW plan and relocation
- (6) Identify and make arrangements for the development of sites for relocation, if any
- (7) Report development and progress of the project to the Steering Committee

The final RAP to be prepared during the detailed design stage will further update the consultation aspects and establish plan for further disclosure and consultation during the implementation phase.

CHAPTER SEVEN

7. MONITORING AND EVALUATION

7.1 Need for Monitoring and Evaluation

Monitoring and Evaluation (M&E) are critical activities in resettlement in order to ameliorate problems faced by the PAPs and develop solutions immediately. Monitoring is a periodic assessment of planned activities providing midway inputs, facilitates changes and gives necessary feedback of activities and the directions on which they are going, whereas evaluation is a summing up activity at the end of the project assessing whether the activities have actually achieved their intended goals and purposes. Thus, the M&E mechanism will measure project performance and fulfillment of the project objectives.

7.2 Orientation and Training for Monitoring

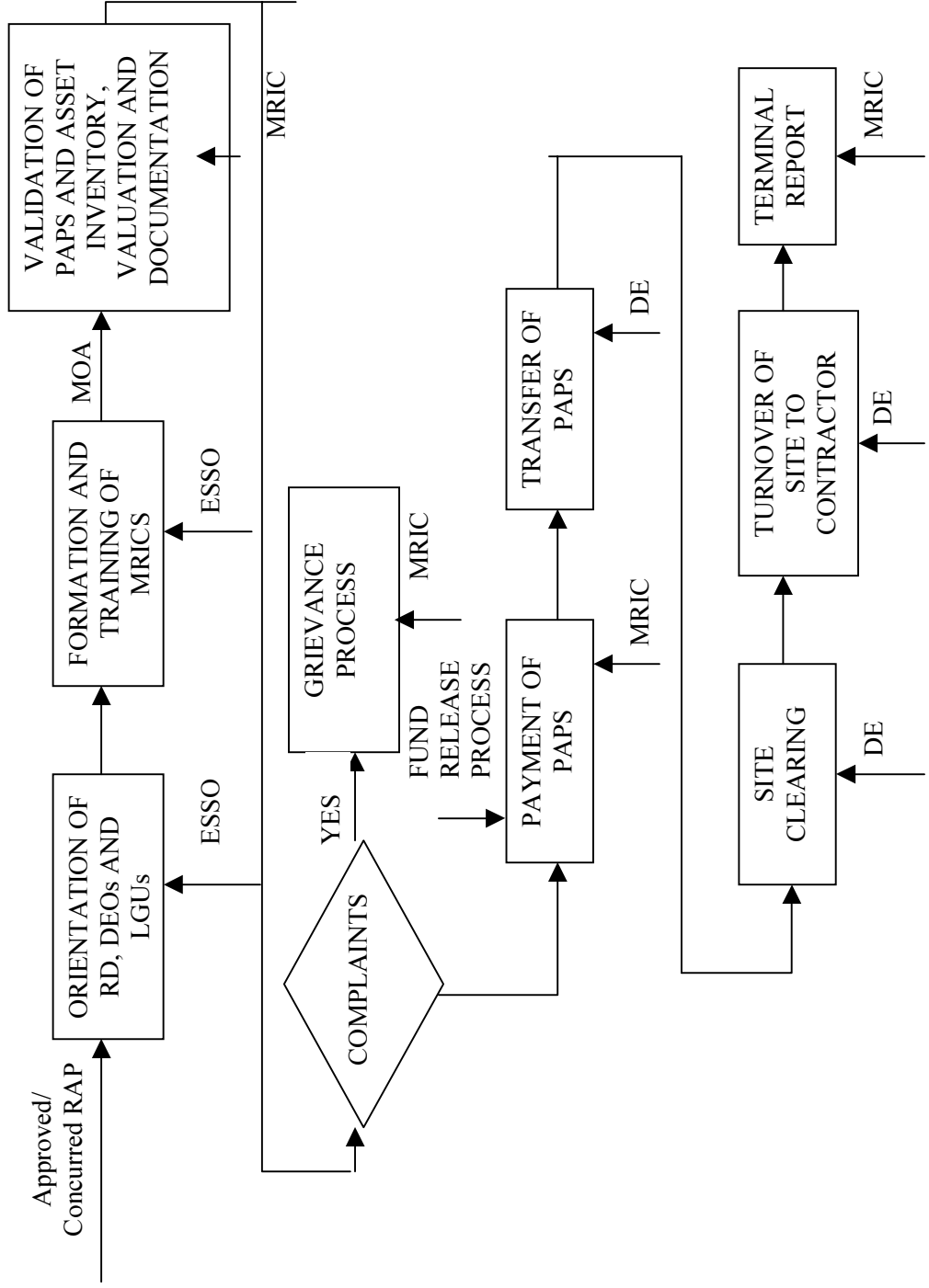
To ensure that resettlement implementation is being undertaken in accordance with the RAP, a system of internal and external monitoring will be established as soon as the project is approved and ready for implementation. The Environmental and Social Service Office (ESSO) of DPWH will plan and conduct orientation and training seminars for regional and district officers on the implementation processes. The DPWH-DEO, with assistance from the ESSO, will mobilize and organize the Municipal RAP Implementing Committee (MRIC) composed of the DPWH-DE and the respective municipal mayor as chair and co-chair respectively. Representatives of the Barangay Captains, PAPs and non-government organizations (NGOs), if any, are included in the MRIC.

The MRIC members are then oriented by the ESSO and the DEO on their roles and responsibilities:

- Validation of bona fide PAPs and inventory of assets affected and supporting documents for the claims
- Conduct of public relations activities
- Resolution of complaints through a grievance mechanism
- Payment of PAPs
- Transfer of PAPs
- Clearing of sites at least one month prior to awarding of contract(s)
- Turnover of cleared sites to Contractor
- Submission of terminal report

The DE will coordinate with the LGU and the National Housing Authority in case relocation sites will be required by the landless PAPs. If relocation to a distant area will be necessary, the DE will coordinate with the appropriate government agencies for training and livelihood assistance to those PAPs who need to change their means of livelihood in their new location. The RAP processes and monitoring activities are presented in Figure 7.1.

Figure 7-1 RAP Processes and Monitoring Agencies



CHAPTER SEVEN

7.3 Two-Tier Monitoring Systems

The monitoring mechanism will have a two-tier system at the EA level – (i) internal monitoring and (ii) external monitoring. The vital tasks for internal monitoring will include:

- Status of land acquisition and payments on land compensation
- Assessment of the disbursement of compensation procedure
- Appraisal of the grievance procedure
- PAPs reaction/ satisfaction with the entitlements, compensation etc.
- Assessment of the resettlement efficiency, effectiveness, impact and sustainability, drawing lessons for future policy implementation, formulation and planning.

The internal monitoring component will be undertaken by the ESSO with assistance from MRIC.

7.4 External Monitoring

External monitoring will be contracted to a local expert or firm. This will be tendered as soon as the RAP has been approved. The external monitor is expected to provide an independent periodic assessment of RAP implementation and impacts to verify internal monitoring and to suggest adjustment of delivery mechanisms and procedures as required. The external monitoring will be carried out for the entire project and will be responsible for the overall monitoring of the RAP implementation. The external monitoring will be carried out every six months during the RAP implementation. The key tasks during external monitoring will include:

- Review and verify the internal monitoring reports prepared by ESSO;
- Review of socio-economic baseline census information of pre-displaced persons;
- Identification and selection of impact indicators;
- Impact assessment through formal and informal surveys with the affected persons;
- Consultation with PAPs, officials, community leaders for preparing review report;
- Assess the resettlement efficiency, effectiveness, impact and sustainability.

The following should be considered as the basis for indicators in monitoring and evaluation of the project: (i) socio-economic conditions of the PAPs in the post-resettlement period; (ii) communication and reactions from PAPs on entitlements, compensation, options, alternative developments and relocation timetables, etc.; (iii) changes in housing and income levels; (iv) rehabilitation of informal settlers; (v) valuation of property; (vi) grievance procedures; (vii) disbursement of compensation; and (viii) level of satisfaction of PAPs in the post resettlement period. The external monitoring reports should be sent to the EA and the funding agencies for review and further mitigative actions, if necessary.

CHAPTER SEVEN

7.5 Reporting Requirements and Formats

The ESSO will submit quarterly internal monitoring reports to the Project Director/IOs on the status of RAP implementation. The EA will prepare a post-construction evaluation report on the resettlement process and detail the extent to which the compensation paid and other measures have enabled PAPs to maintain or enhance their pre-project social and economic living conditions.

For monitoring purposes, the following forms may be used with modifications as appropriate.

1. Report on Project Effectiveness

Project Objectives and Targets	Outputs Attained	Inputs Provided	Performance Indicator		Source of Data
			At Project Start	As of Date	
Submitted by:		Reviewed by:			Approved by:
Date:					

2. The Activity Plan

Activity Description	Outputs	Duration	Budget	Assignees	Resource Requirements
Submitted by:		Reviewed by:		Approved by:	
Date:					

CHAPTER SEVEN

3. Bar Chart: Status Report

For the period: _____

Activity Description	Month												Variance	Explanation	
	1	2	3	4	5	6	7	8	9	10	11	12			
Actions Taken								Recommendations							
Submitted by:					Reviewed by:					Approved by:					
Date:															

 Actual
 Planned

4. Budget Variance Report

For the period: _____

Activity Description	Budget	Expenditures	Variance	Explanation
Submitted by:		Reviewed by:		Approved by:
Date:				

CHAPTER SEVEN

5. Personnel Report

For the period: _____

Personnel Authorized	Existing Personnel	Variance	Explanation
Actions Taken		Recommendations	
Submitted by:	Reviewed by:		Approved by:
Date:			

6. Data and Documentation – Checklist

For the period: _____

Document	Data	Available	Date of Data	Level of Disaggregation
Actions Taken:			Recommendations:	
Submitted by:	Reviewed by:		Approved by:	
Date:				

7. Monitoring Project Efficiency

Strengths	Recommendations	
Weaknesses		
Submitted by:	Reviewed by:	Approved by:
Date:		

CHAPTER SEVEN

Project Management	Level of Adequacy						Recommendations For Improvement
	0	1	2	3	4	5	
Planning							
Long range planning							
Action planning							
Contingency planning							
Directing							
Internal systems and procedures							
Walking around							
Delegation							
Organizing							
Organizational structure							
People: Teamwork and cooperation							
Liaison with other agencies							
Rapport with PAPs							
Decision-making							
Authorities							
Problem identification							
Problem solving							
Communicating skills							
Conduct of regular group meetings							
Conduct of public assemblies							
Internal correspondence							
External correspondence							
One-on-one meetings							
Information-sharing							
Personnel Management							
Recruitment and selection of project personnel based on qualifications							
Knowledge of individual duties and responsibilities							
Reasonableness and appropriateness of assignments according to one's knowledge and skills							
Feedback on individual performance							
System of promotion							
Compensation and incentives							
Time Management							
Reasonableness of deadlines							
Timely performance of activities							
Use of time							
Timekeeping							
Resource Management							
Adequacy of resources							
Timeliness of resources							
System of requisition							

Annex 1 No. of Respondents by Barangay and Type of Roof

Segment/Municipality/ Barangay	Type of Roof				No Data	Total
	GI Sheets	Tiles	Nipa/ Cogon	Others		
NORTH - SOUTH (P)	323	7	-	50	40	420
NS 1	268	6	-	49	36	359
Bacoor						
Brgy. Talaba 2	89	-	-	-	5	94
Brgy. Talaba 3	60	6	-	-	3	69
Brgy. Talaba 7	26	-	-	1	10	37
Brgy. Zapote 5 Bacoor	93	-	-	48	18	159
NS 2	11	-	-	-	-	11
Imus						
Brgy. Buhay na Tubig	11	-	-	-	-	11
NS 4	44	1	-	1	4	50
Dasmariñas						
Brgy. BuroI Main	6	-	-	-	2	8
Brgy. Salitran 1	12	-	-	1	-	13
Brgy. Salitran 2	3	1	-	-	1	5
Brgy. San Agustin 2	23	-	-	-	1	24
NORTH - SOUTH (W)	275	9	1	-	7	292
NS 5	275	9	1	-	7	292
Dasmariñas	268	4	-	-	6	278
Brgy. Sampaloc 1	40	-	-	-	-	40
Brgy. Sampaloc 2	26	2	-	-	5	33
Brgy. San Agustin 1	29	-	-	-	1	30
Brgy. San Agustin 2	173	2	-	-	-	175
Silang	7	5	1	-	1	14
Brgy. Biga 1	5	3	1	-	1	10
Brgy. Biga 2	2	2	-	-	-	4
EAST - WEST	36	-	-	1	3	40
DH-1	36	-	-	1	3	40
Muntinlupa						
Brgy. NBP	36	-	-	1	3	40
DH-6	44	-	4	4	11	63
Tanza						
Brgy. Bunga	9	-	-	-	-	9
Brgy. Mulawin	3	-	1	-	1	5
Brgy. Biga	2	-	1	1	-	4
Brgy. Sanja Mayor	1	-	-	-	-	1

Cont. Annex 1

Segment/Municipality/ Barangay	Type of Roof				No Data	Total
	GI Sheets	Tiles	Nipa/ Cogon	Others		
Imus						
Brgy. Malagasang 2b	6	-	-	-	1	7
Brgy. Malagasang 2c	22	-	-	3	9	34
General Trias						
Brgy. Tapia	1	-	2	-	-	3
CALA	15	2	-	-	4	21
Silang						
CE-6	5	2	-	-	4	11
Brgy. Biga 1	5	2	-	-	4	11
CE-7	10	-	-	-	-	10
Brgy. Sabutan	10	-	-	-	-	10

Annex 1a No. of Respondents by Size of Living Area and Type of Roof

Size of Living Area	Type of Roof				No Data	Total
	GI sheets	Tiles	Nipa/Cogon	Others		
CALA	15	2	-	-	4	21
Brgy. Sabutan Silang	10	-	-	-	-	10
Less than 100	10					10
101 m ² - 150 m ²						-
151 m ² - 200 m ²						-
201 m ² - 250 m ²						-
251m2 - 300 m2						-
Over 300 m2						-
No Data						-
Brgy. Biga 1 Silang Rev	5	2	-	-	4	11
Less than 100	3	1				4
101 m ² - 150 m ²						-
151 m ² - 200 m ²						-
201 m ² - 250 m ²						-
251m2 - 300 m2						-
Over 300 m2						-
No Data	2	1			4	7
NORTH - SOUTH	323	7	-	50	40	420
Brgy. Buhay Na Tubig	11	-	-	-	-	11
Less than 100	10					10
101 m ² - 150 m ²						-
151 m ² - 200 m ²						-
201 m ² - 250 m ²						-
251m2 - 300 m2	1					1
Over 300 m2						-
No Data						-
Brgy. Buroi Main	6	-	-	-	2	8
Less than 100	4					4
101 m ² - 150 m ²	1					1
151 m ² - 200 m ²	1					1
201 m ² - 250 m ²						-
251m2 - 300 m2						-
Over 300 m2						-
No Data					2	2

Cont. Annex 1a

Size of Living Area	Type of Roof				No Data	Total
	GI sheets	Tiles	Nipa/Cogon	Others		
Brgy. Salitran 1	12	-	-	1	-	13
Less than 100	6			1		7
101 m ² - 150 m ²	4					4
151 m ² - 200 m ²	1					1
201 m ² - 250 m ²						-
251m2 - 300 m2						-
Over 300 m2	1					1
No Data						-
Brgy. Salitran 2	3	1	-	-	1	5
Less than 100						-
101 m ² - 150 m ²	1					1
151 m ² - 200 m ²	1					1
201 m ² - 250 m ²		1				1
251m2 - 300 m2						-
Over 300 m2						-
No Data	1				1	2
Brgy. San Agutin 2	23	-	-	-	1	24
Less than 100	13				1	14
101 m ² - 150 m ²	6					6
151 m ² - 200 m ²	3					3
201 m ² - 250 m ²						-
251m2 - 300 m2						-
Over 300 m2						-
No Data	1					1
Brgy. Talaba 2	89	-	-	-	5	94
Less than 100	82				2	84
101 m ² - 150 m ²	2					2
151 m ² - 200 m ²	2					2
201 m ² - 250 m ²	2					2
251m2 - 300 m2	1					1
Over 300 m2						-
No Data					3	3
Brgy. Talaba 3	60	6	-	-	3	69
Less than 100	53	6				59
101 m ² - 150 m ²	1					1

Cont. Annex 1a

Size of Living Area	Type of Roof				No Data	Total
	GI sheets	Tiles	Nipa/Cogon	Others		
151 m ² - 200 m ²	3					3
201 m ² - 250 m ²						-
251m2 - 300 m2	1					1
Over 300 m2						-
No Data	2				3	5
Brgy. Talaba 7	26	-	-	1	10	37
Less than 100	24					24
101 m ² - 150 m ²					1	1
151 m ² - 200 m ²						-
201 m ² - 250 m ²						-
251m2 - 300 m2						-
Over 300 m2	2			1		3
No Data					9	9
Brgy. Zapote 5 Bacoor	93	-	-	48	18	159
Less than 100	40			25	1	66
101 m ² - 150 m ²	22			7		29
151 m ² - 200 m ²	6			8		14
201 m ² - 250 m ²	7			1	1	9
251m2 - 300 m2	2					2
Over 300 m2	10			3		13
No Data	6			4	16	26
EAST - WEST	80	-	4	5	14	103
Brgy. [1] Biga Tanza	2	-	1	1	-	4
Less than 100	2		1	1		4
101 m ² - 150 m ²						-
151 m ² - 200 m ²						-
201 m ² - 250 m ²						-
251m2 - 300 m2						-
Over 300 m2						-
Brgy. [1] Tapia Gen Trias	1	-	2	-	-	3
Less than 100	1		2			3
101 m ² - 150 m ²						-
151 m ² - 200 m ²						-
201 m ² - 250 m ²						-
251m2 - 300 m2						-
Over 300 m2						-

Cont. Annex 1a

Size of Living Area	Type of Roof				No Data	Total
	GI sheets	Tiles	Nipa/Cogon	Others		
Brgy. Mulawin, Tanza	3	-	1	-	1	5
Less than 100	3		1		1	5
101 m ² - 150 m ²						-
151 m ² - 200 m ²						-
201 m ² - 250 m ²						-
251m2 - 300 m2						-
Over 300 m2						-
Brgy. NBP, Muntinlupa	36	-	-	1	3	40
Less than 100	20					20
101 m ² - 150 m ²	7					7
151 m ² - 200 m ²	4					4
201 m ² - 250 m ²						-
251m2 - 300 m2						-
Over 300 m2					1	1
No data	5			1	2	8
Brgy. NBP, Malagasang 2b	6	-	-	-	1	7
Less than 100	6					6
101 m ² - 150 m ²						-
151 m ² - 200 m ²						-
201 m ² - 250 m ²						-
251m2 - 300 m2						-
Over 300 m2						-
No data					1	1
Brgy. Sanja Mayor	1	-	-	-	-	1
Less than 100	1					1
101 m ² - 150 m ²						-
151 m ² - 200 m ²						-
201 m ² - 250 m ²						-
251m2 - 300 m2						-
Over 300 m2						-
Brgy. NBP, Malagasang 2C	22	-	-	3	9	34
Less than 100	9			3	3	15
101 m ² - 150 m ²	1				1	2
151 m ² - 200 m ²	6					6
201 m ² - 250 m ²	1				4	5
251m2 - 300 m2	1				1	2

Cont. Annex 1a

Size of Living Area	Type of Roof				No Data	Total
	GI sheets	Tiles	Nipa/Cogon	Others		
Over 300 m2						-
No data	4					4
Brgy. Bunga, Tanza	9	-	-	-	-	9
Less than 100	9					9
101 m ² - 150 m ²						-
151 m ² - 200 m ²						-
201 m ² - 250 m ²						-
251m2 - 300 m2						-
Over 300 m2						-
No data						-

Annex 2 No. of Respondents by Barangay by Type of Wall

Barangay	Type of Wall						No Data	Total
	All Concrete	Concrete & Wood	All Wood	Wood &	Nipa &	Others		
CALA Expressway	7	9	1	-	-	-	4	21
Brgy Sabutan Silang	4	6						10
Brgy. Biga 1 Silang Rev	3	3	1				4	11
NORTH-SOUTH	129	132	104	10	1	3	41	420
Brgy. Buhay Na Tubig	6	5	0	0	0	0	0	11
Brgy. Burol Main	1	4	1	0	0	0	2	8
Brgy. Salitran 1	11	2	0	0	0	0	0	13
Brgy. Salitran 2	5	0	0	0	0	0	0	5
Brgy. San Agustin 2	4	19	0	0	0	0	1	24
Brgy. Talaba 2	34	46	9	0	0	0	5	94
Brgy. Talaba 3	40	24	0	0	0	0	5	69
Brgy. Talaba 7	20	6	0	0	0	1	10	37
Brgy. Zapote 5 Bacoor	8	26	94	10	1	2	18	159
EAST - WEST	33	40	12	6	-	7	5	103
Brgy. Bunga, Tanza	7	2	-	-	-	-	-	9
Brgy. Mulawin, Tanza	3	-	1	-	-	-	1	5
Brgy. NBP, Malagasang 2b	3	1	-	1	-	1	1	7
Brgy. NBP, Malagasang 2c	4	15	6	3	-	3	3	34
Brgy. NBP, Muntinlupa	14	18	4	1	-	3	-	40
Brgy. Sanja Mayor	1	-	-	-	-	-	-	1
Brgy. [1] Biga Tanza	1	1	1	1	-	-	-	4
Brgy. [1] Tapia Gen Trias	-	3	-	-	-	-	-	3
								-

Annex 2a No. of Respondents by Size of Living by Type of Wall

Size of Living Area	Type of Wall						No Data	Total
	All	Concrete	All	Wood	Nipa	Others		
CALA Expressway	7	9	1	-	-	-	4	21
Brgy. Sabutan Silang	4	6	-	-	-	-	-	10
Less than 100	4	6						10
101 m ² - 150 m ²								-
151 m ² - 200 m ²								-
201 m ² - 250 m ²								-
251m2 - 300 m2								-
Over 300 m2								-
No Data								-
Brgy. Biga 1 Silang Rev	3	3	1	-	-	-	4	11
Less than 100	2	1	1					4
101 m ² - 150 m ²								-
151 m ² - 200 m ²								-
201 m ² - 250 m ²								-
251m2 - 300 m2								-
Over 300 m2								-
No Data	1	2					4	7
NORTH - SOUTH	129	132	104	10	1	3	41	420
Brgy. Buhay Na Tubig	6	5	-	-	-	-	-	11
Less than 100	5	5						10
101 m ² - 150 m ²								-
151 m ² - 200 m ²								-
201 m ² - 250 m ²								-
251m2 - 300 m2	1							1
Over 300 m2								-
No Data								-
Brgy. Burol Main	1	4	1	-	-	-	2	8
Less than 100	1	2	1					4
101 m ² - 150 m ²		1						1
151 m ² - 200 m ²		1						1
201 m ² - 250 m ²								-
251m2 - 300 m2								-
Over 300 m2								-
No Data							2	2

Cont. Annex 2a

Size of Living Area	Type of Wall						No Data	Total
	All	Concrete	All	Wood	Nipa	Others		
Brgy. Salitran 1	11	2	-	-	-	-	-	13
Less than 100	7							7
101 m ² - 150 m ²	3	1						4
151 m ² - 200 m ²		1						1
201 m ² - 250 m ²								-
251m2 - 300 m2								-
Over 300 m2	1							1
No Data								-
Brgy. Salitran 2	5	-	-	-	-	-	-	5
Less than 100								-
101 m ² - 150 m ²	1							1
151 m ² - 200 m ²	1							1
201 m ² - 250 m ²	1							1
251m2 - 300 m2								-
Over 300 m2								-
No Data	2							2
Brgy. San Agutin 2	4	19	-	-	-	-	1	24
Less than 100	2	11					1	14
101 m ² - 150 m ²		6						6
151 m ² - 200 m ²	2	1						3
201 m ² - 250 m ²								-
251m2 - 300 m2								-
Over 300 m2								-
No Data		1						1
Brgy. Talaba 2	34	46	9	-	-	-	5	94
Less than 100	30	43	9				2	84
101 m ² - 150 m ²	1	1						2
151 m ² - 200 m ²		2						2
201 m ² - 250 m ²	2							2
251m2 - 300 m2	1							1
Over 300 m2								-
No Data							3	3
Brgy. Talaba 3	40	24	-	-	-	-	5	69
Less than 100	36	21					2	59
101 m ² - 150 m ²	1							1
151 m ² - 200 m ²	2	1						3
201 m ² - 250 m ²		1						1
251m2 - 300 m2		1						1
Over 300 m2								-
No Data	1						3	4

Cont. Annex 2a

Size of Living Area	Type of Wall						No Data	Total
	All	Concrete	All	Wood	Nipa	Others		
Brgy. Talaba 7	20	6	-	-	-	1	10	37
Less than 100	18	6						24
101 m ² - 150 m ²							1	1
151 m ² - 200 m ²								-
201 m ² - 250 m ²								-
251m2 - 300 m2								-
Over 300 m2	2					1		3
No Data							9	9
Brgy. Zapote 5 Bacoor	8	26	94	10	1	2	18	159
Less than 100	4	14	39	6	1	1	2	67
101 m ² - 150 m ²	1	5	22	1				29
151 m ² - 200 m ²			12	2			1	15
201 m ² - 250 m ²		1	7					8
251m2 - 300 m2			2					2
Over 300 m2	1	4	7	1				13
No Data	2	2	5			1	15	25
EAST - WEST	33	40	12	6	-	7	5	103
Brgy. [1] Biga Tanza	1	1	1	1	-	-	-	4
Less than 100	1	1	1	1				4
101 m ² - 150 m ²								-
151 m ² - 200 m ²								-
201 m ² - 250 m ²								-
251m2 - 300 m2								-
Over 300 m2								-
Brgy. [1] Tapia Gen Trias	-	3	-	-	-	-	-	3
Less than 100		3						3
101 m ² - 150 m ²								-
151 m ² - 200 m ²								-
201 m ² - 250 m ²								-
251m2 - 300 m2								-
Over 300 m2								-
Brgy. Mulawin, Tanza	3	-	1	-	-	-	1	5
Less than 100	3		1				1	5
101 m ² - 150 m ²								-
151 m ² - 200 m ²								-
201 m ² - 250 m ²								-
251m2 - 300 m2								-
Over 300 m2								-

Cont. Annex 2a

Size of Living Area	Type of Wall						No Data	Total
	All	Concrete	All	Wood	Nipa	Others		
Brgy. NBP, Muntinlupa	14	18	4	1	-	3	-	40
Less than 100	7	8	4	1	-	-	-	20
101 m ² - 150 m ²	4	3						7
151 m ² - 200 m ²	2	3						5
201 m ² - 250 m ²								-
251m2 - 300 m2								-
Over 300 m2								-
No data	1	4				3		8
Brgy. NBP, Malagasang	3	1	-	1	-	1	1	7
Less than 100	3	1		1		1		6
101 m ² - 150 m ²								-
151 m ² - 200 m ²								-
201 m ² - 250 m ²								-
251m2 - 300 m2								-
Over 300 m2								-
No data							1	1
Brgy. Sanja Mayor	1	-	-	-	-	-	-	1
Less than 100	1							1
101 m ² - 150 m ²								-
151 m ² - 200 m ²								-
201 m ² - 250 m ²								-
251m2 - 300 m2								-
Over 300 m2								-
Brgy. NBP, Malagasang	4	15	6	3	-	3	3	34
Less than 100	3	4	4	1		3	1	16
101 m ² - 150 m ²	1							1
151 m ² - 200 m ²		6	1	1			2	10
201 m ² - 250 m ²			1	1				2
251m2 - 300 m2		1						1
Over 300 m2		4						4
No data								-
Brgy. Bunga, Tanza	7	2	-	-	-	-	-	9
Less than 100	7	2						9
101 m ² - 150 m ²								-
151 m ² - 200 m ²								-
201 m ² - 250 m ²								-
251m2 - 300 m2								-
Over 300 m2								-
No data								-

