







- Next Steps**
- For project implementation**
- Preparation and review of a Memorandum of Understanding between the NDC-PIC and DPWH with the assistance of the JICA Study Team
 - Enactment of a DO by DPWH classifying the existing Molino and Daang Hari roads into national roads. This will clear the way for the proposed upgrading and widening.
 - Preparation of project documents for evaluation and approval of the NEDA-ICC, as to the PPP development of NS1-NS3 into a toll road.
 - Interactions with major property developers to harmonize their subdivision plans with the road alignment, and the signing of corresponding MOUs.
 - Securing a TCA by DPWH and NDC-PIC from the TRB. This will involve detailed analysis of the commercial viability of the toll road, determination of a reasonable toll fee and formulation of key concession terms and conditions.

- Next Steps**
- Others**
- Completion of the remaining tasks of the Feasibility Study
 - Formulation of basic design, intersection design, construction plan, operation and maintenance plan, and traffic management plan, further review of project cost estimates and economic and financial analysis.
 - Further consultation and coordination work regarding proposed implementation arrangement.

Department of Public Works and Highways



Japan International Cooperation Agency



THE FEASIBILITY STUDY AND IMPLEMENTATION SUPPORT
ON THE CALA EAST-WEST NATIONAL ROAD PROJECT

Proceedings of the Seventh Stakeholders' Meeting

June 18 – August 29, 2006

ALMEC Corporation
Nippon Koei Co., Ltd.

**Seventh Stakeholders' Meeting
The Feasibility Study and Implementation Support on the CALA
East-West National Road Project**

PROCEEDINGS

Table of Contents

1.	Introduction.....	1-1
1.1	Background	1-1
1.2	Implementation and Recording of the Stakeholders' Meeting.....	1-2
2.	The Stakeholders' Meeting at Tanza	2-1
2.1	Presentation	2-1
2.2	Open Forum	2-2
3.	The Stakeholders' Meeting at Imus	3-1
3.1	Presentation	3-1
3.2	Open Forum	3-2
4.	The Stakeholders' Meeting at General Trias	4-1
4.1	Presentation	4-1
4.2	Open Forum	4-2
5.	The Stakeholders' Meeting at Bacoor.....	5-1
5.1	Presentation	5-1
5.2	Open Forum	5-2
6.	The Stakeholders' Meeting at Sta. Rosa City	6-1
6.1	Presentation	6-1
6.2	Open Forum	6-2
7.	The Stakeholders' Meeting at Dasmariñas	7-1
7.1	Presentation	7-1
7.2	Open Forum	7-2
8.	The Stakeholders' Meeting at Silang	8-1
8.1	Presentation	8-1
8.2	Open Forum	8-2

Appendices

- A Attendance Sheets
- B Handouts for the Meeting

List of Abbreviations and Acronyms

CALA	-	Cavite and Laguna
DENR	-	Department of Environment and Natural Resources
DPWH	-	Department of Public Works and Highways
EIA	-	Environment Impact Assessment
EIS	-	Environment Impact Statement
EMB	-	Environment Management Board
FGDs	-	Focus Group Discussions
FS	-	feasibility study
JICA	-	Japan International Cooperation Agency
LGU	-	local government unit
MPDC	-	Municipal Planning and Development Coordinator
NIA	-	National Irrigation Administration
PIC	-	Philippine Infrastructure Corporation
PMO F/S	-	Project Management Office for Feasibility Studies
RAP	-	Resettlement Action Plan
ROW	-	right-of-way

1 INTRODUCTION

1.1 Background

The Feasibility Study and Implementation Support on the CALA East-West National Road Project has conducted several stakeholders' meetings since its commencement in January 2005. Table 1.1 shows the timing the meetings. Unlike the previous meetings, the seventh stakeholders' meeting was conducted per municipality with the main purpose of discussing the Resettlement Framework Plan (RAP) with affected households and municipal officials. Presentation per municipality differs to reflect the alignment situation of the area.

For concerns on the RAP, six municipalities in Cavite (i.e., Tanza, Gen. Trias, Bacoor, Imus, Dasmarinas, and Silang) were considered affected and none in Laguna. Nevertheless, a meeting was conducted for the lone local government unit in Laguna (i.e., Sta. Rosa City) to thresh out concerns on alignment and affected landowners.

Table 1.1 Outline of Stakeholder Meetings for the Study

No.	Study Phase	Main Subjects for Discussion/Consultation	Period	Location
1st	Preparation of Scenarios	- Explanation on project and Study process - Explanation on procedure of Stakeholders' Meetings (STM)	March, 2005	Manila
2nd	Evaluation of Scenarios	- Confirmation on principle of preparation of scenarios - Environmental and social considerations study (Initial Environmental Examination level) - Impacts to the area in case of zero or "do nothing" option	June, 2005	Manila
3rd	Preparation of Optimum Project Plan	- Outline of alternatives - Alternative measures in zero option - Scope and evaluation methodologies for Environmental and social considerations study (Environmental Impact Assessment or EIA level)	Sept., 2005	Cavite
4th		- Results of evaluation on alternatives - Progress and interim results of Environmental and social considerations study (EIA level) - Study framework on preparation of optimum project plan	Dec., 2005	Cavite, Laguna and Metro Manila
5th		- Results of Environmental and social considerations study (EIA level) - Overall evaluation on project validity - Mutual consent on optimum project	March, 2006	CALA Area
6th		- Follow-up of Environmental and social considerations study (EIA level), if necessary - Explanation of resettlement policy	June, 2006	CALA Area
7th	F/S	- Explanation of framework of Resettlement Action Plan (RAP)	July – August, 2006	CALA Area
8th		- Mutual consent on framework of RAP	Sept., 2006	CALA Area

1.2 Implementation and Recording of the Eighth Stakeholders' Meeting

The seventh stakeholders' meeting was held on from July 18, 2006 to August 29, 2006 as the schedule per municipality was dependent on the availability of stakeholders. Table 1.2 gives the number and profile of the participants per municipality. The signed attendance sheets are attached as Appendix A while the handouts per municipality are shown in Appendix B.

This report contains the proceedings of all stakeholders' meetings for a total of seven proceedings. Unlike previous reports, only the highlights of the presentation are given as they are repetitive but the open forum are recorded in an almost verbatim nature per meeting to comply with the request of the Department of Environment and Natural Resources – Environmental Management Bureau (DENR-EMB) as it now forms part of the documentation process of the project's Environmental Impact Statement (EIS) procedure. The meetings have also been recorded in an audio-video DVD format for submission to DENR-EMB to support the public hearing requirement in the overall EIS process. It should be further noted that the discussion were in Taglish (or the colloquial Tagalog mixed with English) for ease of rapport among the local participants. Nevertheless, the proceedings herein are the English-translated versions.

The programs of activities vary per municipality in terms of timing but the content of discussions remained the same for all. That is, the presentations and discussions centered on the explanation of the three FS project roads, a detailed account of the alignment shown on aerial photo for respective municipalities and the framework of the Resettlement Action Plan.

Table 1.2 List of Participants of the 7th Stakeholders' Meeting

Date / Place	Type of Participants	Number
July 18, 2006 Municipal Hall Municipality of Tanza Cavite	Planning and Development Office	1
	Environment and Natural Resources Office	1
	Assessor	1
	Social Work and Development Office	1
	Affected Households	3
	DPWH PMO FS	1
	DPWH ESSO representative	1
	CALA study team member and staff	2
	Sub-total	11
July 28, 2008 Municipal Hall Municipality of Imus Cavite	Mayor and staff	2
	Planning and Development Office	3
	Municipal Engineering Office	1
	Assessor	1
	Social Work and Development Office	1
	Affected Households	19
	DPWH PMO FS	1
	CALA study team members and staff	4
	Others (outside consultants)	1
	Sub-total	33
August 2, 2006 Municipal Hall Municipality of Gen. Trias, Cavite	Barangay Leaders	5
	Planning and Development Office	3
	Association of Barangay Captains' Office	1
	Municipal Engineer	1
	Social Work and Development Office	1
	Affected Households	*
	DPWH PMO FS	1
	CALA study team members and staff	3
	Sub-total	15
August 4, 2006 Municipal Hall Municipality of Bacoor Cavite	Barangay Leaders	3
	Planning and Development Office	2
	Office of Mayor (representative)	1
	Affected Households	103
	DPWH PMO FS	2
	CALA study team members and staff	4
	DENR-Environment Mgt. Bureau (EMB) Review Committee Members and Case Handler	3
		Sub-total
August 25, 2006 Municipal Hall Municipality of Sta. Rosa Laguna	SB & staff	5
	Barangay Leaders	2
	Planning and Development Office	2
	Engineering Office	1
	CALA study team members and staff	2
	Sub-total	12
August 26, 2006 San Agustin II Covered Court, Municipality of Dasmariñas, Cavite	Barangay Leaders	3
	Planning and Development Office	1
	Affected Households	46
	DPWH PMO FS	1
	CALA study team members and staff	2
	DENR-Environment Mgt. Bureau (EMB) Review Committee Members and Case Handler	1
	Sub-total	54
August 29, 2006 Villa Julia Resort, Municipality of Silang, Cavite	Barangay Leaders	4
	Planning and Development Office	2
	Environment and Natural Resources Office	1
	Assessor	1
	Affected Households	3
	DPWH PMO FS	1
	CALA study team members and staff	4
	Sub-total	16

* Barangay leaders represented their affected households and landowners.

2. THE STAKEHOLDERS' MEETING IN TANZA

2.1 Presentation

Topics covered in the presentation are as follows:

- Project background and description;
- Framework of the Resettlement Action Plan (RAP); and
- Next steps.

Mr. Alvin Madrid, Environmentalist Specialist of the DPWH counterpart team handled the presentation. For the project background and description, he went on to identify the road projects for the feasibility study and their alternative alignments. He then explained the project flow for the environmental and social considerations and the status of the activities with the corresponding flow of stakeholders' meetings. Slides were shown on the North-South Road, the East-West Road (or Daang Hari Road) and the CALA Expressway. The likely timetable for the road projects was given.

The presentation proceeded with the Framework of Resettlement Action Plan showing the number of affected households, the alignment of the road project traversing the municipality (with the aerial photo of the area in the background), and the summary of relevant policies on land and resettlement. Specifically tackled on the framework of the RAP are the following:

- Payment of Land;
- Payment of Structure;
- Compensation of Trees and Crops;
- Partial Effects on Structures and Lands;
- Relocation;
- Alignment;
- Public Hearing;
- Land Valuation;
- Compensation of Tenants;
- Conversion of Agricultural Land to Road Use;
- Inherited Land; and
- Transparency (of information).

The Next Steps identified the following activities that the project will pursue. These are the complementation of the EIS, further deliberation and improvement of RAP, a final stakeholders' meeting in September, completion of the remaining tasks of the FS (basic design, construction plan, traffic management plan, etc.); and further consultation and coordination work regarding proposed implementation arrangement.

2.2 Open Forum

Mr. Alvin Madrid thanked the participants for listening and encouraged them to ask any question regarding the project. A piece of paper was, likewise circulated to the participants to note down their concerns/questions if they do not wish to speak out.

Question: Ms. Maria Elena Pulido (Planning and Development Officer III, Tanza)

"I am the assistant administrator of large land holdings being traversed by the alignment. The land is open right now with a caretaker that is not tilling the land. He is considered a tenant. You mentioned that tenants will be paid based on their average production income from past harvests but since he has no production, he will not be compensated. Will the tenant have a share in the payment of the land?"

Answer: Mr. Alvin Madrid (DPWH PMO-F/S)

"Only the landowner with proof of ownership will be paid by DPWH. It is the discretion of the landowner to give the tenant something from the sale of the land and DPWH can not interfere in that matter. So, the tenant can not request DPWH to intervene for the landowner to share with him. That is a private matter only between the landowner and the tenant."

Question: Mr. Alvin Madrid (DPWH PMO F/S)

"I would like to encourage large property owners and the local government unit to donate the right-of-way or for a resettlement site to facilitate implementation. Is this possible?"

Answer: Mr. Menandro Dimaranan (Municipal Environmental and Natural Resource Officer, Tanza)

"I would not know about donations from private land owners but lands owned by the Municipality of Tanza are small and already used for schools, churches, etc. There is no available land for resettlement."

Question: Mr. Marcelo Baria (Resident of Barangay Sanja Major, Tanza)

"I am a tenant holding a Certificate of Landownership (CLOA) from the Department of Agrarian Reform under the Comprehensive Agrarian Reform Program of the national government. I have no title for the land. Will the CLOA be a recognized paper for landownership and will I be paid for the land?"

Answer: Mr. Alvin Madrid (DPWH PMO-F/S)

"Yes, the CLOA can be proof of landownership also."

As there were no more questions raised, Mr. Madrid thanked the participants and encouraged them to write down other concerns on the piece of paper circulated and submitted them to the secretariat or give them to the municipal planning officers so that they can brought up/addressed during the next stakeholders' meeting.

3. THE STAKEHOLDERS' MEETING IN IMUS

3.1 Presentation

Mr. Rodel Pelaez, the municipal planning and development coordinator of the municipality of Imus introduced Mr. Alvin Madrid, the Environmental Specialist of the DPWH counterpart team, to the participants. Mr. Madrid handled the presentation.

Topics covered in the presentation are as follows:

- Project background and description;
- Framework of the Resettlement Action Plan (RAP); and
- Next steps.

For the project background and description, Mr. Madrid went on to identify the road projects for the feasibility study and their alternative alignments. He then explained the project flow for the environmental and social considerations and the status of the activities with the corresponding flow of stakeholders' meetings. Slides were shown on the North-South Road, the East-West Road (or Daang Hari Road) and the CALA Expressway. The likely timetable for the road projects was given.

The presentation proceeded with the Framework of Resettlement Action Plan showing the number of affected households, the alignment of the road project traversing the municipality (with the aerial photo of the area in the background), and the summary of relevant policies on land and resettlement. Specifically tackled on the framework of the RAP are the following:

- Payment of Land;
- Payment of Structure;
- Compensation of Trees and Crops;
- Partial Effects on Structures and Lands;
- Relocation;
- Alignment;
- Public Hearing;
- Land Valuation;
- Compensation of Tenants;
- Conversion of Agricultural Land to Road Use;
- Inherited Land; and
- Transparency (of information).

The Next Steps identified the following activities that the project will pursue. These are the complementation of the EIS, further deliberation and improvement of RAP,

a final stakeholders' meeting in September, completion of the remaining tasks of the FS (basic design, construction plan, traffic management plan, etc.); and further consultation and coordination work regarding proposed implementation arrangement.

3.2 Open Forum

Question: Ms. Flor Servida-Colonia (Homeowner at Malagasang 2C, Imus)

"My father is Felixberto Servida. As shown on the aerial photo on the north side is the property of my grandmother. The side of the property is cemented already. It is the road going towards Daang Hari Road. Does the alignment include the portions on the north?"

Answer: Mr. Alvin Madrid (DPWH PMO-F/S)

"The road goes toward General Trias. This is the National Irrigation (NIA) Road. The road crosses over from Stateland. There is a store in the front of the residence of De Guzman family. The Stateland will be affected by some 10 meters within its property. Your grandmother's property is right next to Stateland. About six houses will be affected. From the centerline and with 15 meters on both sides, the alignment will reach the area till the house with the light blue roof."

Question: Mr. Ruel Medina (Homeowner at Malagasang 2C, Imus)

"Our property is on the right side. Will the NIA road be affected and will NIA be modified?"

Answer: Mr. Alvin Madrid (DPWH PMO-F/S)

"The DPWH has actually communicated a request to NIA for the use of the canal for the ROW of the proposed road. Based on the interviews of affected households, the NIA is no longer operational."

Comment: Mr. Ruel Medina (Homeowner at Malagasang 2C, Imus)

"We have also spoken the NIA representative two weeks ago. We were informed that there is a proposal for the use of NIA at the Daang Hari-Molino side. We spoke with DPWH representative and he said that NIA is not covered by DPWH."

Answer: Mr. Alvin Madrid (DPWH PMO-F/S)

"The NIA portion at Molino may undergo modification. And it is correct that NIA is not under DPWH. So, we have to ask their approval. However, we fear that flooding may occur in some places once we cover the canal since it is a waterway. But since it was observed that the canal is always dry, there is a possibility that considering the recommendations of moving the alignment on the NIA area."

Question: Mr. Ruel Medina (Resident at Malagasang 2-C, Imus)

"In the event that NIA approves the use of the canal, how much space will be affected from the centerline of the road? And what are the chances that NIA will approve of this?"

Answer: Mr. Alvin Madrid (DPWH PMO-F/S)

"About seven meters left and right of the road. But that is just a general location. In my personal opinion, it is difficult to know the chances for the approval since it is top level officials that are communicating on this. I can not give any comment for now on that matter. All I know is that the study team is closely coordinating with NIA and that they are entertaining the idea on the use of the canal.

There is also the matter of a valve or flood gate in the area. We may have to resort to some engineering solution to maintain valve."

Comment: Mr. Medina (Resident at Malagasang 2-C, Imus)

"Let us know if you need our support and we can petition NIA for the use or for the modification of canal in the ROW."

Question: Ms. Felixberto Servida (Homeowner at Malagasang 2C, Imus)

"There are two properties adjacent to Daang Hari bought by my mother but the titles were not given. So the titles are still in the name of Victoriano Cristobal. We do not have the deed of sale as the flood destroyed our records and this was bought 45 years ago. How can we solve this?"

Answer: Mr. Alvin Madrid (DPWH PMO-F/S)

"Only those with titles to their land will be paid by DPWH. We can not intervene with any arrangements made between two private parties. The only advise I can give is that you investigate how payment was made and the parties that are still alive that witnessed such transaction. You can come up with some documentation with your lawyer. "

Question: Att. De Leon (Homeowner at Malagasang 2C, Imus)

"We would like to furnish you with copies of titles of the land of the Cristobals so you can invite them to the meetings. This will also let you know the status of the land."

Answer: Mr. Alvin Madrid (DPWH PMO-F/S)

"You do not have to give me your documents. What is important is that you solidify or prepare documents. The alignment may still change. But preparing documents is for your benefit. Now, when time comes, our researchers or ROW agents are the more competent people to deal with those matters. The best step is to save these documents and compile them properly. In time, if it will be required (maybe five years from now) you can give those.

We already have a directory of persons to invite to the meetings. Addresses are given and the MPDC is part of our undertaking. Mr. Rodel Pelaez will know when the next meeting will take place and he will facilitate the invitations."

Question: Mr. Tapawan (Homeowner at Malagasang 2C, Imus)

"I would like to request that the alignment be shifted to avoid our property. Is this possible?"

Question: Mr. Alvin Madrid (DPWH PMO-F/S)

"If the NIA canal will be used, will your property be still affected? I think only the auto repair shop will be disturbed."

Answer: Mr. Tapawan (Homeowner at Malagasang 2C, Imus)

"No it will not be affected if the shift is 7 meters."

There was some identification of households that will be affected even with the shift in the alignment. We hope our homes will be avoided."

Question: Mrs. Jeraldin Viral (Homeowner at Malagasang 2C, Imus)

"Where will we rebuild our houses? My father owns the land and I built my house on that land."

Answer: Mr. Alvin Madrid (DPWH PMO-F/S)

"This is always the difficulty of a project. We can not stop the building of houses and structures on vacant spaces. This is the reason why we select an alignment with the least number of affected structures. Nevertheless, we can not avoid affecting some. If you will all note that in the map of Cavite there are many subdivisions and residential areas. In the same manner, it is difficult to loose a property.

So, now we are coordinating with NIA and we hope that it will fruitful for the benefit of all. We will be keeping you informed through the LGU on the official result. You can also pursue your desire to write a petition letter if needed."

Question: Ms. Jocelyn Mamaril (Homeowner at Malagasang 2C, Imus)

"We are just renting a place in Malagasang for two years now. When the project is realized, we will be made to leave the place? That will be in a long time?"

Answer: Mr. Alvin Madrid (DPWH PMO-F/S)

"Yes, the project will be in a long while. We know that owners of the structures will be compensated. So, renters will not be compensated. If you were renting the place for a long time, you may be considered for the relocation site."

Okey. If there are no more questions, may I have your written comments?" You can submit them to the secretariat if you like and we will try to answer them."

"I would like to thank all of you for attending this meeting and giving us your thoughts and suggestions. This will not be the last time we will be meeting. Results and developments of the project will be communicated to your municipal planning and development office.

Thank you and good day."

4. THE STAKEHOLDERS' MEETING IN GENERAL TRIAS

4.1 Presentation

The presentation was held at the *Sangguniang Bayan* Hall of the Municipality of General Trias. Mr. Jemie Cubillo, the MPDC of General Trias, made a brief introduction of the study and the study team present. He then gave the floor to Mr. Alvin Madrid of DPWH PMO FS for the presentation.

Topics covered in the presentation are as follows:

- Project background and description;
- Framework of the Resettlement Action Plan (RAP); and
- Next steps.

For the project background and description, Mr. Madrid went on to identify the road projects for the feasibility study and their alternative alignments. He then explained the project flow for the environmental and social considerations and the status of the activities with the corresponding flow of stakeholders' meetings. Slides were shown on the North-South Road, the East-West Road (or Daang Hari Road) and the CALA Expressway. The likely timetable for the road projects was given.

The presentation proceeded with the Framework of Resettlement Action Plan showing the number of affected households, the alignment of the road project traversing the municipality (with the aerial photo of the area in the background), and the summary of relevant policies on land and resettlement. Specifically tackled on the framework of the RAP are the following topics, which are self-explanatory as shown in the slides:

- Payment of Land;
- Payment of Structure;
- Compensation of Trees and Crops;
- Partial Effects on Structures and Lands;
- Relocation;
- Alignment;
- Public Hearing;
- Land Valuation;
- Compensation of Tenants;
- Conversion of Agricultural Land to Road Use;
- Inherited Land; and
- Transparency (of information).

The Next Steps identified the following activities that the project will pursue. These are the complementation of the EIS, further deliberation and improvement of RAP, a final stakeholders' meeting in September, completion of the remaining tasks of the FS (basic design, construction plan, traffic management plan, etc.); and further consultation and coordination work regarding proposed implementation arrangement.

4.2 Open Forum

Mr. Cubillo thanked Mr. Madrid for the presentation and opened the floor for questions to be addressed. He also announced the names of the affected families on the Daang Hari (East-West) alignment as follows:

- | | |
|------------------------|----------------------------------|
| 1. Roman Sipat | Brgy Pasong Camachile I |
| 2. Barcilio Sipat | Brgy Pasong Camachile I |
| 3. Morris Bawit | Pulcena Subd., Brgy Pinagtipunan |
| 4. Jeana Morales | Pulcena Subd., Brgy Pinagtipunan |
| 5. Jocelyn Sobremesana | Pulcena Subd., Brgy Pinagtipunan |
| 6. Marietta Dela Cruz | Pulcena Subd., Brgy Pinagtipunan |
| 7. Alberto M Bobadilla | Pulcena Subd., Brgy Pinagtipunan |
| 8. Lorena Dela Soledad | Pulcena Subd., Brgy Pinagtipunan |
| 9. Nemesio Cruzat Sr. | Brgy Pinagtipunan |
| 10. Amara Cuzat | Brgy Pinagtipunan |
| 11. Mary Ann Faustino | Brgy Pinagtipunan |
| 12. Nemesio Cruzat Jr. | Brgy Pinagtipunan |
| 13. Lamberto Ilano | Brgy Pasong Camachile II |

Attendees: Mr. Bert Carampot (Barangay Leader of Pasong Camachile II)
Ms. Marina Culanding (Barangay Leader of Tapia)
Ms. Marcy Madlangbayan (Barangay Leader of Pasong Camachile I)

Question: Mr. Jemie Cubillo (Municipal Planning and Development Coordinator of Gen. Trias)
"We still do not have the cut off date for the inventory prior project implementation so how do we follow through the project?"

Answer: Mr. Alvin Madrid (Counterpart study team member, DPWH PMO FS)
"This is a delicate matter as it is a national highway and we are at the feasibility stage only. That information will follow in the detailed design stage and the study has outlined, as shown in the slides with schedules, the likely timetable of the implementation of projects."

Question: Mr. Honorio Pria (Barangay Leader of Pinagtipunan, Gen. Trias)
"I would like to take this opportunity to ask several questions as I have already met with the affected persons and they have conveyed to me their concerns. I will read these (listed on a paper).

First, will the affected household and property owners be brought together for a discussion on the project?

Second, should the property owner not agree to the alignment in his property, can the alignment be shifted?

Third question, can the alignment avoid subdivision and family compounds?

Fourth, will the properties and structures of the affected parties be compensated by the Department of Public Works and Highways prior the construction of the road?

Fifth, if payment is to be made, how much is a square meter of land and how will the structures be assessed?"

Answer: Mr. Alvin Madrid (Counterpart study team member, DPWH PMO FS)

"Let us tackle the questions one by one.

First question is on the meeting of the affected persons/families. This meeting was called for precisely to meet with the affected parties. There was just a miscommunication between our team and the municipal office. But you as leaders can convey the information to them.

Second question, if the land owner does not agree with the alignment, can the alignment be shifted? I can not answer affirmatively if shifting can be done. It is possible but not 100%. The alignment can be shifted on the condition that the designed line will not be affected in its entirety. If the shifting would create bends and curves that are accident-prone areas then we can not shift. Also, if the shifting will hit more structures or houses, this can not be done as well. We will see if we can accommodate your suggestion."

Question: Mr. Honorio Pria (Barangay Leader of Pinagtipunan, Gen. Trias)

"I visited the affected subdivision owner and he is wondering why the alignment (on the map with him) shows a zigzag alignment. He complained that this does not have a good effect. He implied that there was a big change in the alignment. The request of the subdivision owner is to shift the alignment to the lots which have no houses on them yet. It will just be a small adjustment but still in that area. Avoiding the structures already standing will not comprise that subdivision owner. It will also not be a problem of payment on my part."

Question: Ms. Lynn Sison (CALA Study Team Member)

"May we have the name of the subdivision owner?"

Answer: Mr. Honorio Pria (Barangay Leader of Pinagtipunan, Gen. Trias)

"I will give this to you."

Answer: Mr. Alvin Madrid (Counterpart study team member, DPWH PMO FS)

"We also can not answer that issue right now since it is a technical problem. There are so many things to consider, not only on the engineering aspect alone. It is easy for us to re draw the line to avoid this or that but we have to confer with our engineers and other consultants for other considerations like the stability of the land or bridge requirements, etc.

Be assured that we will convey your suggestions to our engineers and consultants."

Comment: Mr. Honorio Pria (Barangay Leader of Pinagtipunan, Gen. Trias)

"It may be better is Mr. Virgilio Patang himself (subdivision owner) will discuss this with your team so there will be better understanding. Because they may not believe me."

Answer: Mr. Alvin Madrid (Counterpart study team member, DPWH PMO FS)

"That is also our intention. That is the reason why we are securing the name and contact number from you so we can discuss with him. It is our observation that this subdivision just suddenly appeared. Last January to December 2005, we visited the alignment places. There were no subdivisions there yet. Recently, we visited the place and noted this new subdivision. The houses there are new and not yet a year old. Nevertheless, we will consider the affected families. The residents there inquired if there was permission sought from the subdivision owner. We thought that the house and lot belong to the residents already."

Comment: Mr. Honorio Pria (Barangay Leader of Pinagtipunan, Gen. Trias)

"The reason for the inquiry is that the lot is not fully paid. Payment is on an installment basis and made to Mr. Virgilio Patang. So, the land still belongs to him."

Question: Mr. Jemie Cubillo (Municipal Planning and Development Coordinator of Gen. Trias)

"Can I make a comment? I would like to inform you that the Pulcena Subdivision was implemented without a permit from the municipality. It is also not registered with HLURB for selling. This is what we have been telling you for a long time."

Answer: Mr. Honorio Pria (Barangay Leader of Pinagtipunan, Gen. Trias)

"I am aware of this knowledge. But I understand that the documents shown to me by the owner are complete. That is the reason I approved its implementation. If such is wrong, I had no idea what was going on in the municipality. It is not only in General Trias that there are projects for the urban poor. In other municipalities, there is a license given for such project. I gave him one. He is complete. I am not defending him but he informed me that the municipality will not give him the permit."

Question: Mr. Jemie Cubillo (Municipal Planning and Development Coordinator of Gen. Trias)
“That is because he has not shown us any plans. He has not submitted the requirements. He even does not have the title of the land. So, how will the requirements be satisfied?”

Answer: Mr. Honorio Pria (Barangay Leader of Pinagtipunan, Gen. Trias)
“In his defense and for your information, he has a recommendation from me as barangay leader that shows that he indeed bought that land.

That is what I am taking the responsibility for. I can not lie about such matter. That is why as the barangay leader, I gave him the approval to proceed with the project since his objective is to help the municipality and the poor. That is what I know of the matter. Hence, if it is said that there is no evidence of ownership, then probably it is in our municipality. It should be searched and questioned at the municipality as to who is the real owner of the land.”

Answer: Mr. Alvin Madrid (Counterpart study team member, DPWH PMO FS)
“In such instances and issue, there are regulations and ordinances to be followed. The issues regarding the project and its legalities is left up to the municipality. We are looking at the affected households; 12 households in that area. And we are closely coordinating everything with the municipality. So, whatever the municipality will decide, we will accept it. So, it is an issue with Mr. Patang (Pulcena Subdivision).”

Comment: Mr. Honorio Pria (Barangay Leader of Pinagtipunan, Gen. Trias)
“The truth of the matter is, a property can not be bought without sufficient evidence. It only now I will get to know whether what Mr. Patang claims is true or not and whether what the municipality claims is true or not. It is best the matter is brought to our attention. And you claim that there is no evidence of ownership. That is all.

Comment: Ms. Rebecca Generoso (MPDC Staff of Gen. Trias)
“This will become a precedent when it comes to the payment to the affected owners. We are aware that when it comes to paying the residents, this is where the trouble will start.”

Answer: Mr. Alvin Madrid (Counterpart study team member, DPWH PMO FS)
”Yes, with this issue when one is directly hit by the project and the property and structure is under mortgage with GSIS or some other funder, the full payment will still go the residents and they in turn will settle with their mortgagor.

So, if the property and structure is at one million, for example, and you have to pay half to settle the mortgage, then the rest of the money or 500 thousand is for the residents.”

Question: Mr. Jemie Cubillo (Municipal Planning and Development Coordinator of Gen. Trias)
“How is assessment made? For example an agricultural land under one tax declaration that has been subdivided and used as a residential area. The value of the agricultural land is not the same as an ordinary residential subdivision.”

Answer: Mr. Alvin Madrid (Counterpart study team member, DPWH PMO FS)
“The price of agricultural land will influence the price since the area is surrounded by agricultural land (on land use map). This is the case of one such area here (shown on map) if it is not a subdivision but the price of the subdivisions surrounding it will influence the price of the land.”

Comment: Mr. Jemie Cubillo (Municipal Planning and Development Coordinator of Gen. Trias)
“The affected parties will be at a disadvantage. These are poor people and the government will pay them a small amount. Even the residents in subdivision of Mr. Patang will be adversely affected.”

Question: Mr. Honorio Pria (Barangay Leader of Pinagtipun, Gen. Trias)
“You mentioned that the subdivision has no permit. Why will the municipality allow such to happen?”

Answer: Mr. Jemie Cubillo (Municipal Planning and Development Coordinator of Gen. Trias) “I can not answer that.”

Question: Mr. Honorio Pria (Barangay Leader of Pinagtipun, Gen. Trias)
“It seems that he is a powerful person that can just make a subdivision. He wants to help the poor. What he did is for the citizens of this government. Why was that person able to push through with the project? What is the reason?”

Answer: Mr. Jemie Cubillo (Municipal Planning and Development Coordinator of Gen. Trias)
“What he did was underground work.”

Comment: Mr. Honorio Pria (Barangay Leader of Pinagtipun, Gen. Trias)
”So, he should be brought before the law if his actions are really illegal. It is the only way that the truth will come out.”

Comment: Ms. Rebecca Generoso (MPDC Staff of Gen. Trias)
“This is a good venue to clear both sides. It is clear to Barangay Leader Pria. In any case it can be cleared with the people there.”

Question: Mr. Honorio Pria (Barangay Leader of Pinagtipun, Gen. Trias)
“It was explained to me that he wants to help my constituents. This is true. His heart is with the poor. He has the papers to show for the poor. So, which leader will oppose such intent.?”

Answer: Mr. Alvin Madrid (Counterpart study team member, DPWH PMO FS)

"We will consider the realignment not because of him but for the residents of the area."

Comment: Mr. Jemie Cubillo (Municipal Planning and Development Coordinator of Gen. Trias)
"This will avoid the problem."

Comment: Mr. Honorio Pria (Barangay Leader of Pinagtipunan, Gen. Trias)

"But what he is saying that he is amenable that the alignment shift the the area where there are no houses. Just avoid the areas with houses so that he will not be compromised."

Question: Mr. Alvin Madrid (Counterpart study team member, DPWH PMO FS)

"Has these been sold?"

Answer: Mr. Honorio Pria (Barangay Leader of Pinagtipunan, Gen. Trias)

"Yes, that is what it means. It will be a compromise if the government will pay less than the actual price bought."

Question: Mr. Bert Carampot (Barangay Leader of Pasong Camachile II, Gen. Trias)

"Will the roadway be fenced?"

Answer: Mr. Alvin Madrid (Counterpart study team member, DPWH PMO FS)

"No, there will be no fence. Only the North-South road or expressway portions will be fenced and with tollgate."

Comment: Mr. Bert Carampot (Barangay Leader of Pasong Camachile II, Gen. Trias)

"If we put cows there (nearby), they will be isolated or corraled."

Answer: Mr. Alvin Madrid (Counterpart study team member, DPWH PMO FS)

"It would be best to put the cows far from the road. This will avoid accidents."

Going back to the question on compensation, the DPWH will pay the property and structures prior to the construction of the road. As to how much, I still do not know this. There is no agreed price yet. As I mentioned in my presentation, the cost of the structures will be assessed based on the current prices of materials when construction will actually take place. This is not yet the detailed engineering phase of the project and we are not really certain this project will be implemented in 2013.

Is there any other comments? I would like to keep a copy of the comments that Barangay Leader Pria has for documentation.

Answer: Mr. Honorio Pria (Barangay Leader of Pinagtipunan, Gen. Trias)

"Yes, I will put the name and contact number of Mr. Patang."

Question: Ms. Marina Culanding (Barangay Leader of Tapia, Gen. Trias)
"When will the tagging of affected structures be done?"

Answer: Mr. Alvin Madrid (Counterpart study team member, DPWH PMO FS)
"We did not do any tagging yet. This will take place during the detailed engineering stage of the project when it is for certain that it will be implemented."

Question: Mr. Alejandro Potante (Barangay Leader of Buenavista, Gen. Trias)
"Will the number of squatters not increase at that alignment?"

Answer: Mr. Alvin Madrid (Counterpart study team member, DPWH PMO FS)
"We have the aerial photo of the place with the structures found in the overall area. We have a reference of the area as shown to you all now. Come 2010, if there are developments in area, we have basis. We have the video to show regarding this discussion. So, there will be no question as to why we targeted their place but rather why was our alignment targeted?"

Question: Mr. Jemie Cubillo (Municipal Planning and Development Coordinator of Gen. Trias) "May we know when will the information on the alignment be turned over to us?"

Answer: Mr. Alvin Madrid (Counterpart study team member, DPWH PMO FS)
"We can give you the e-file of this presentation with the alignment shown."

Question: Mr. Bert Carampot (Barangay Leader of Pasong Camachile II, Gen. Trias)
"Has those alignments been measured?"

Answer: Mr. Alvin Madrid (Counterpart study team member, DPWH PMO FS)
"The exact measurement will be available during the detailed engineering stage. This is still a general alignment although we have them drawn to scale for us to be able to estimate how many hectares the government needs to acquire. The information on the alignment is only given to selected project-related entities in the municipality. We are not allowed to distribute these to any person without proper authorization from the Department of National Defense. Only the officials as part of the project implementation will be given the portion showing General Trias area."

Question: Mr. Bert Carampot (Barangay Leader of Pasong Camachile II, Gen. Trias)
"Was this shown during the meeting in Island Cove?"

Answer: Mr. Alvin Madrid (Counterpart study team member, DPWH PMO FS)
"Yes, this is the same as Island Cove and is available in the website of Google Earth. We only took an aerial photo of the area within the alignment (from

February to March 2006) as it is expensive to take an aerial of the entire municipality.

If there are no other questions, I would like to thank everyone for attending this meeting.”

Comment: Mr. Jemie Cubillo (Municipal Planning and Development Coordinator of Gen. Trias)
”This is where we end our meeting. Thank you for attending this meeting and our thanks to the representatives from the DPWH CALA East-West National Road Project for presenting their project to us.”