

**THE PREPARATORY STUDY
FOR
CENTRAL LUZON LINK EXPRESSWAY
PROJECT
IN
THE REPUBLIC OF THE
PHILIPPINES**

RESETTLEMENT ACTION PLAN

August 2011



**DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
THE REPUBLIC OF THE PHILIPPINES**

Resettlement Action Plan

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CHAPTER 1 - DESCRIPTION OF THE PROJECT

1.1 BACKGROUND AND PURPOSE

The proposed Central Luzon Link Expressway or CLLEX (Phase-1) has an extension of 30.7 kilometer, 4-lane, access-controlled expressway that is designed to provide a faster and safer connection between Regions 3 and Metro Manila. The project also aims to improve access to the 'food baskets' of Central Luzon (or Region III), and to boost the developmental of the areas traversed.

The CLLEX Project aims in meeting the following specific objectives:

- Provide a free-flowing alternative route for the heavily-congested Pan-Philippine Highway (PPH) serving the provinces of Bulacan, and Nueva Ecija;
- Provide a linkage between the existing Subic-Clark-Tarlac Expressway (SCTEX) and PPH to strengthen the lateral (or east-west) linkage in Region III.
- Provide a highway of international standards access controlled facility.

1.2 NECESSITY OF PROJECT

1) Traffic Congestion on Pan Philippine Highway

Eastern areas of Region III and whole Region II are served by Pan Philippine Highway, which passes through urban areas at 5-10 km interval. Urban sections of Pan Philippine Highway suffer chronic traffic congestions due to sharp increase of local traffic such as jeepneys and tricycles, and travel speed becomes less than 20 km/hr.

With the completion of SCTEX, some traffic of long distance trips, such as between Metro Manila and Cabanatuan City or Region II, are already diverting to the route of NLEX-SCTEX-Tarlac-Sta. Rosa Road from Pan Philippine Highway. When Tarlac-Sta. Rosa Road is replaced by CLLEX, more traffic will be diverted to this route from Pan Philippine Highway, thus traffic congestion of Pan Philippine Highway will be mitigated.

2) Need of Strengthening of Lateral (East-West) Road Network

Figure 1-1 shows the distribution of population in Region III and road network. For north-south direction, traffic is served by NLEX-SCTEX-TPLEX, Manila North Road and Pan Philippine Highway along which major urban centers are distributed. However, road network in the east-west direction is still weak and needs to be strengthened, thereby socio-economic inter-action in that direction is stimulated and overall socio-economic activities will be activated for socio-economic development of the Region and the country as a whole.

3) Need to Develop Regional Growth Pole Cities

Overconcentration of socio-economic activities in Metro Manila has been one of the critical issues of the country. To mitigate such conditions, Regional Growth Pole Cities must be developed, so that socio-economic activities of Metro Manila can be shared with such Regional Growth Pole Cities as Tarlac City and Cabanatuan City.

Tarlac has a special economic zone where there are metalworking plants and feed processing plants. Cabanatuan has processing plants of feed and foods using crops harvested in surrounding area. Municipality of Aliaga is now developing the Trading Center where CLLEX interchange is connected and has also a plan to develop an agro-industrial zone near the boundary with Cabanatuan City. It is expected that CLLEX project will contribute to developing these industries. There are some tourist attractions such as Camp Pangatian, General Luna Statue and Marker in Cabanatuan City. The number of tourists is expected to increase and tourism might be revitalized by CLLEX

4) Need to Develop Impoverish Area

Pacific Ocean Coastal area in Region III is one of the impoverished areas of the country. Cabanatuan City is the base city (or hub city) for the development of Pacific Ocean Coastal area. If accessibility to Cabanatuan City is improved, the impact will be extended to Pacific Ocean Coastal area (see **Figure 1-2**).

5) Need to Develop Integrated Multi-modal Logistics/Transport System

In order to achieve faster, safer, more cost effective and reliable logistics/transport system, an expressway network development in the Region is vitally needed.

The approach sections of Rio Chico River Bridge along Tarlac-Sta. Rosa Road which is currently an important to provide transport services in the east-west direction is often flooded and traffic is interrupted. More reliable transport facility is needed.

6) Need to Develop Emergency and Disaster Response Road

Emergency and disaster response road is necessary in order to move services and supplies to where they are needed in the event of major disasters and calamities. Within the project area, Tarlac-Sta. Rosa Road is currently the only access that connects the cities of Tarlac and Cabanatuan, however during the heavy rains; this link road becomes impassable for several days due to high level of flood. This concern becomes significant as a number of big typhoons pass through the area every year. As this happens, rescue and relief operations to adjoining municipalities are sometimes delayed until flood water recedes to manageable level. Since CLLEX will be constructed as an embankment type with high standard features, it will play the role of the much needed emergency and disaster response road.

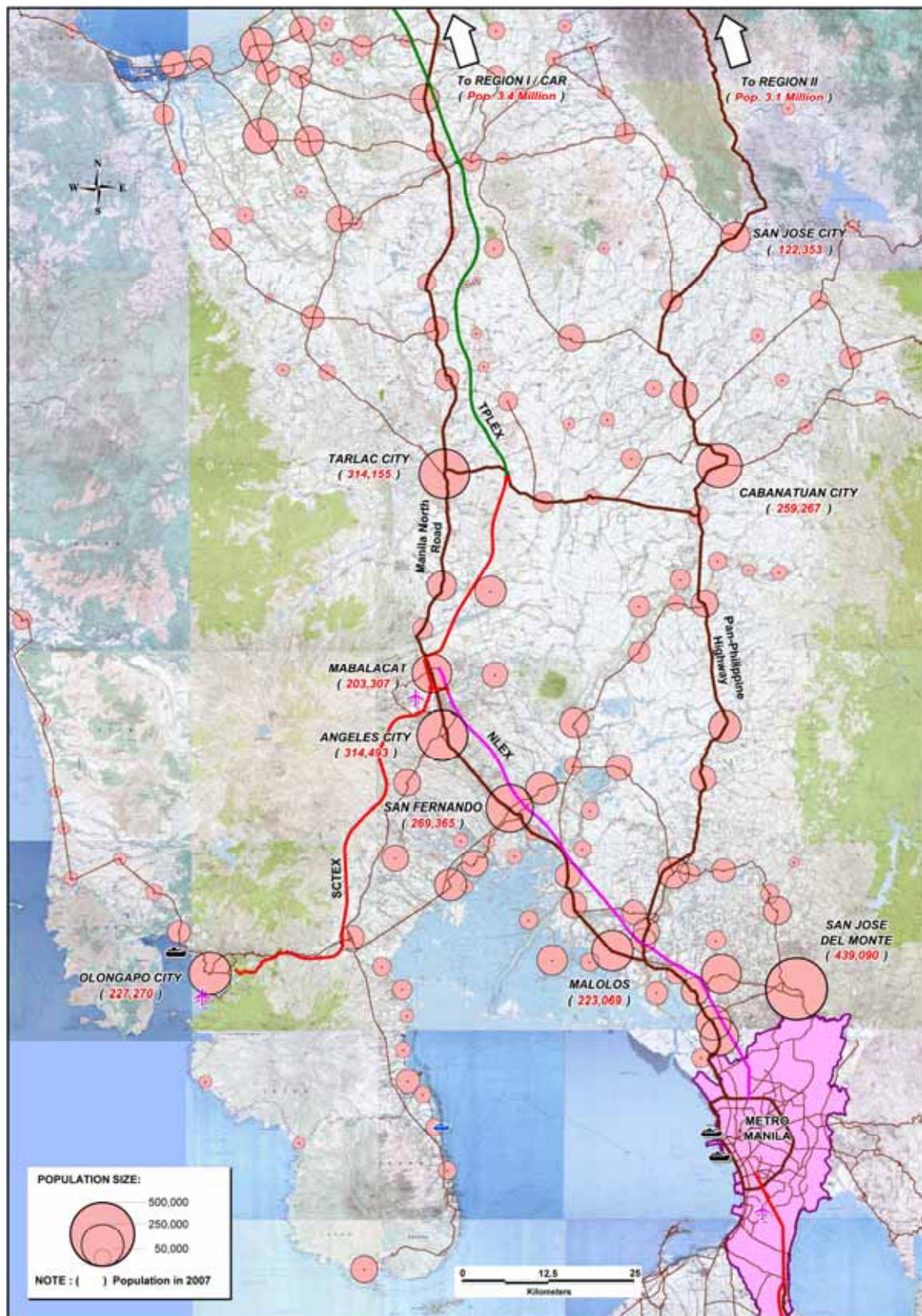


FIGURE 1-1 DISTRIBUTION OF POPULATION IN REGION III AND ROAD NETWORK

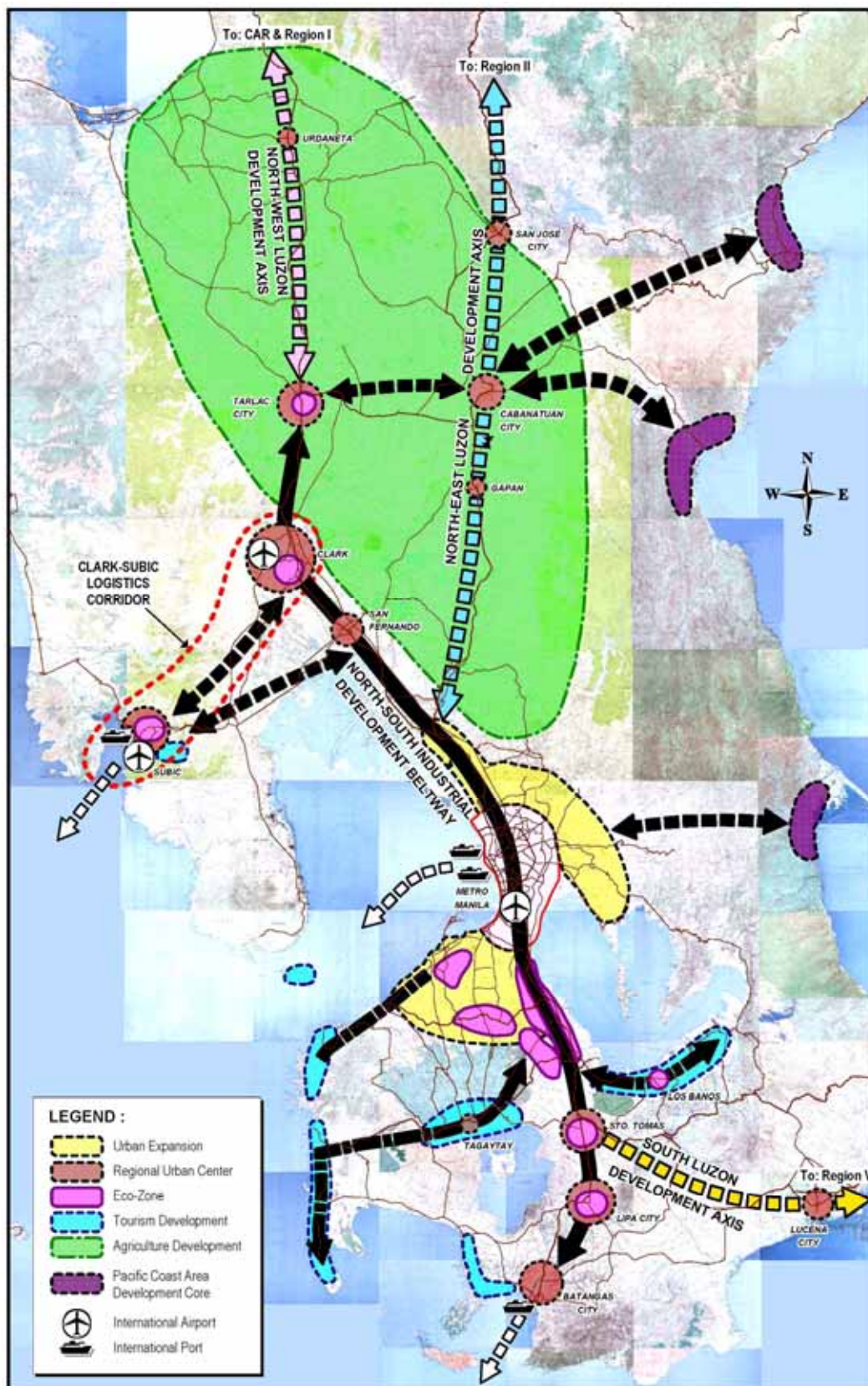


FIGURE 1-2 DEVELOPMENT STRATEGY: 200KM RADIUS SPHERE OF METRO MANILA

1.3 PROJECT COMPONENT

The proposed CLLEX is to be constructed in the provinces of Tarlac and Nueva Ecija, which are part of Region III. The starting point of the expressway is at Tarlac City (about 125km. from Manila), and ends at Cabanatuan City (CLLEX Phase I). The proposed Project has a ROW of 60 meters in width, and a length of 30.7 kilometers.

TABLE 1-1 PROJECT PROFILE

Project Name	Central Luzon Link Expressway (CLLEX) Project : PHASE 1
Project Proponent	Department of Public Works and Highways (DPWH)
Project Contents	Expressway construction through La Paz, Aliaga and Cabanatuan City including 7 bridges.
Road Length	30.7km
Number of Lane	4-lane
ROW (width)	60m
Number of I/C	5
Total Cost (Peso)	Php 13,457 Million (in 2011 Prices)

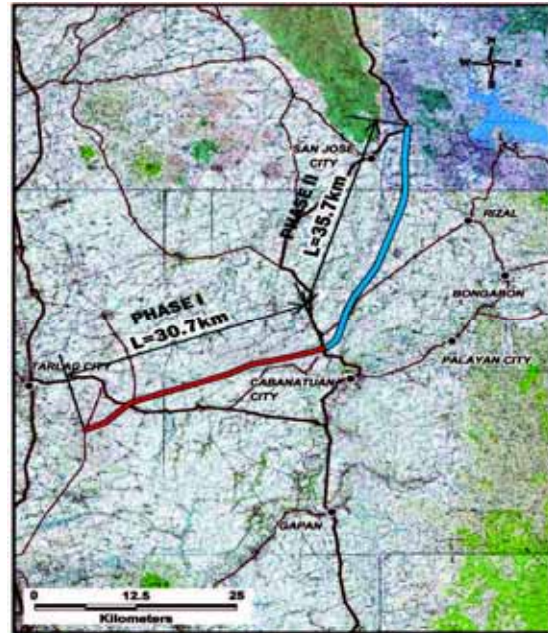


FIGURE 1-3 PROPOSED PROJECT AREA

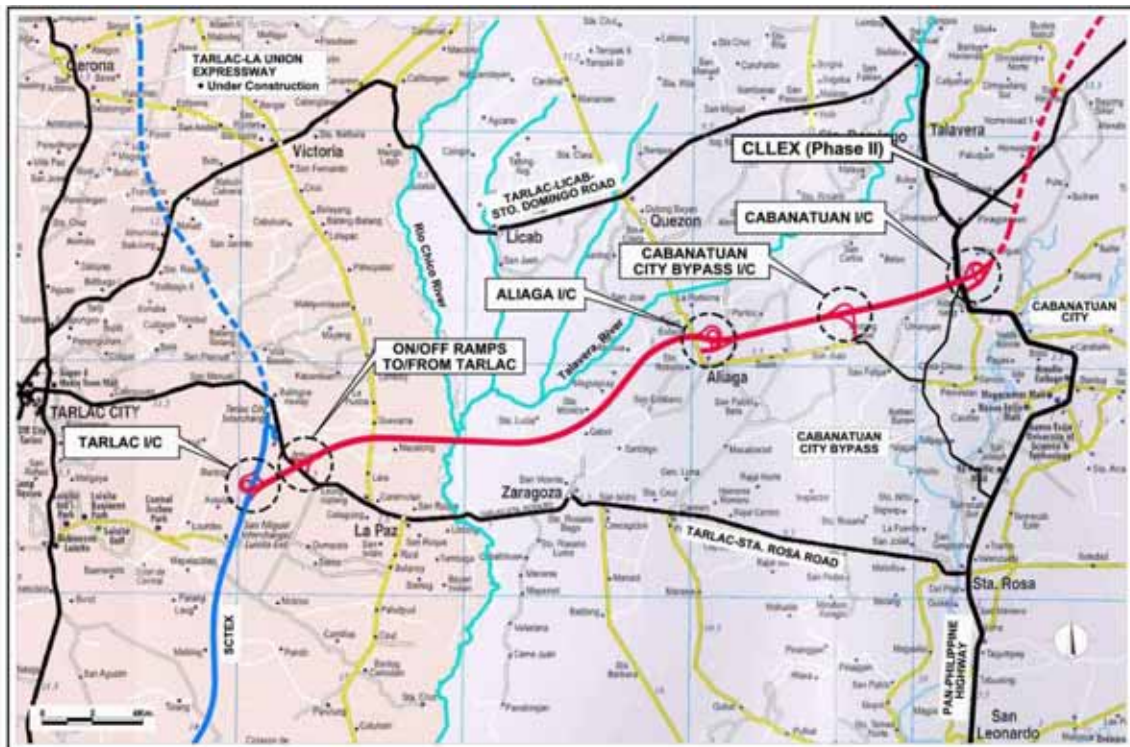


FIGURE 1-4 ROUTE OF PROPOSED ROAD

CHAPTER 2 - OBJECTIVES OF THE RESETTLEMENT ACTION PLAN

2.1 OBJECTIVES OF THE RAP

The main objective of this Resettlement Action Plan is to ensure that no affected persons shall be worsened off as a result of the Project and that:

- (i) Adverse social and physical impacts are avoided, minimized, and mitigated;
- (ii) Stakeholders, and more importantly the Project-Affected Persons (PAPs), will benefit from the Project;
- (iii) PAPs are provided with sufficient compensation and assistance for lost assets which will help them improve or at least restore their pre-project standard of living; and
- (iv) Resettlement activities are implemented with appropriate disclosure of information, consultation, and the informed participation of those affected.

CHAPTER 3 – RELOCATION POLICY

3.1 RELOCATION POLICY

Since CLLEX is located in a rural area, DPWH's relocation policy in LARRIPP which has been created for the World Bank funded project, i.e. satisfies OP4.12, can be applied.

- The Government of the Republic of Philippines is bound to follow the Project Resettlement Policy (the Project Policy) for the CLLEX (Phase-1) specifically which is intended to comply with JICA's guidelines.
- Where there are gaps between the Republic of Philippines legal framework for resettlement and JICA's Policy on Involuntary Resettlement, practicable mutually agreeable approaches will be designed consistent with Government practices and JICA's Policy.
- Land acquisition and involuntary resettlement will be avoided where feasible, or minimized, by identifying possible alternative project designs that have the least adverse impact on the communities in the project area.
- Where displacement of households is unavoidable, all PAPs (including communities) losing assets, livelihoods or resources will be fully compensated and assisted so that they can improve, or at least restore, their former economic and social conditions.
- Compensation and rehabilitation support will be provided to any PAPs, that is, any person or household or business which on account of project implementation would have his, her or their standard of living adversely affected;

- Right, title or interest in any house, interest in, or right to use, any land (including premises, agricultural and grazing land, commercial properties, tenancy, or right in annual or perennial crops and trees or any other fixed or moveable assets, acquired or possessed, temporarily or permanently;
 - Income earning opportunities, business, occupation, work or place of residence or habitat adversely affected temporarily or permanently; or
 - Social and cultural activities and relationships affected or any other losses that may be identified during the process of resettlement planning.
- All affected people will be eligible for compensation and rehabilitation assistance, irrespective of tenure status, social or economic standing and any such factors that may discriminate against achievement of the objectives outlined above.
- Lack of legal rights to the assets lost or adversely affected tenure status and social or economic status will not bar the PAPs from entitlements to such compensation and rehabilitation measures or resettlement objectives.
- All PAPs residing, working, doing business and/or cultivating land within the project impacted areas as of the date of the latest census and inventory of lost assets (IOL), are entitled to compensation for their lost assets (land and/or non-land assets), at replacement cost, if available and restoration of incomes and businesses, and will be provided with rehabilitation measures sufficient to assist them to improve or at least maintain their pre-project living standards, income-earning capacity and production levels.
- PAPs that lose only part of their physical assets will not be left with a portion that will be inadequate to sustain their current standard of living. The minimum size of remaining land and structures will be agreed during the resettlement planning process.
- People temporarily affected are to be considered PAPs and resettlement plans address the issue of temporary acquisition.
- Where a host community is affected by the development of a resettlement site in that community, the host community shall be involved in any resettlement planning and decision-making. All attempts shall be made to minimize the adverse impacts of resettlement upon host communities.
- The resettlement plans will be designed in accordance with Land Acquisition, Resettlement, Rehabilitation and Indigenous Peoples' Policy (LARRIPP) of DPWH (February, 2007) and JICA's Policy on Involuntary Resettlement.
- The Resettlement Plan will be translated into local languages and disclosed for the reference of PAPs as well as other interested groups.
- Payment for land and/or non-land assets will be based on the principle of replacement cost.
- Compensation for PAPs dependent on agricultural activities will be land-based wherever possible.

- Resettlement assistance will be provided not only for immediate loss, but also for a transition period needed to restore livelihood and standards of living of PAPs. Such support could take the form of short-term jobs, subsistence support, salary maintenance, or similar arrangements.
- The resettlement plan must consider the needs of those most vulnerable to the adverse impacts of resettlement (including the poor, those without legal title to land, ethnic minorities, women, children, elderly and disabled) and ensure they are considered in resettlement planning and mitigation measures identified. Assistance should be provided to help them improve their socio-economic status.
- PAPs will be involved in the process of developing and implementing resettlement plans.
- PAPs and their communities will be consulted about the project, the rights and options available to them, and proposed mitigation measures for adverse effects, and to the extent possible be involved in the decisions that are made concerning their resettlement.
- Adequate budgetary support will be fully committed and made available to cover the costs of land acquisition (including compensation and income restoration measures) within the agreed implementation period.
- Displacement does not occur before provision of compensation and of other assistance required for relocation.
- Sufficient civic infrastructure must be provided in resettlement site prior to relocation.
- Acquisition of assets, payment of compensation, and the resettlement and start of the livelihood rehabilitation activities of PAPs, will be completed prior to any construction activities, except when a court of law orders so in expropriation cases
- Livelihood restoration measures must also be in place but not necessarily completed prior to construction activities, as these may be ongoing activities.
- Organization and administrative arrangements for the effective preparation and implementation of the resettlement plan will be identified and in place prior to the commencement of the process; this will include the provision of adequate human resources for supervision, consultation, and monitoring of land acquisition and rehabilitation activities.
- Appropriate reporting (including auditing and redress functions), monitoring and evaluation mechanisms, will be identified and set in place as part of the resettlement management system.
- An external monitoring group will be hired by the project and will evaluate the resettlement process and final outcome. Such groups may include qualified consultants, NGOs, research institutions or universities.
- Monitoring reports shall be forwarded directly to the JICA.

CHAPTER 4 - SUMMARY OF RELOCATION AND ASSETS

4.1 HOUSEHOLD INTERVIEW SURVEY

Households in the project area were classified into the following three (3) types;

Type-A: Households who are living in the residential houses which are affected by the project. A total of 67 households were identified and 64 (or 96%) households answered the interview.

Type-B: Households who are doing the farming and their farm lands are affected by the project. Estimated number of farm lots is about 505, of which 160 households (about 32%) were interviewed.

Type-C: Households who are living in the project area, but their houses and farm lands are not affected by the project. A total of 160 households were interviewed.

Household structure, income, assets, expenditures, household and business expenditure, education, available skills, available facilities, about relocation, affected land, affected structure, land validity, structure validity, perception on the project, project awareness, and project acceptability were included in the interview.

4.2 SUMMARY OF PROJECT AFFECTED PERSONS (PAPS)

Summary of Survey Result

Table 4-1 shows the summary of the number of households and people whose houses are affected and to be relocated. **Table 4-2** shows the summary of the number of household who will lose their farm land.

TABLE 4-1 NUMBER OF HOUSEHOLD WHOSE RESIDENTIAL HOUSES ARE AFFECTED AND TO BE RELOCATED

Municipality/ City	No. of Residential Household affected	No. of Residential Household relocated (a)*	Status of (formal/ informal) of (a)	No. of People relocated	Size of relocation areas (ha)	PAPs with Loss of Income	Note (if any)
La Paz	3	3	3 (informal)	14	2 sites (2ha., 2ha.)	-	All free occupation w/ permit of land owner
Aliaga	32	32	32 (informal)	158	2 sites (0.48ha., 0.8ha.)	-	3 informal settlers on public land. 29 free occupation with permit of land owner
Cabanatuan City	32	32	1 (formal) 31 (informal)	162	1 site (1.5ha.)	4 households	1 tenant, all others free occupation with permit of land owner
Total	67	67	1 (formal) 66 (informal)	334	5 sites (6.78ha.)	4 households	

*Only if PAPs opted to be relocated

TABLE 4-2 NUMBER OF HOUSEHOLD WHO WILL LOSE FARM LAND

Municipality/ City	No. of Farm Lot Affected (1)	No. of Household who will lose Farm Land (2)	Ownership of Land (3)			No. of People who lose Farm Land (4)
			Owner	Tenant	Free Occupation with Permit	
Tarlac City	2	2	2	-	-	9
La Paz	73	73	70	3	-	360
Zaragosa	186	186	186	-	-	610
Aliaga	216	216	203	-	13	986
Cabanatuan City	28	28	28	-	-	168
Total	505	505	489	3	13	2,133

Note: (1) Approximate number. Final number will be determined through legal research on land title and parcellary survey during the D/D Stage.

(2), (3), (4): Estimated based on the sample survey of the 160 households. To be confirmed by the parcellary survey.

(3) Assumed that there is no lot owner of the same household. To be confirmed by the parcellary survey.

Survey Results

Table 4-3 shows number of residential houses, households and people affected and relocated.

TABLE 4-3 NUMBER OF RESIDENTIAL HOUSE, HOUSEHOLD AND PEOPLE AFFECTED

Municipality/ City	Barangay	No. of Residential Houses Affected	No. of Household Affected	No. of People Affected	PAPs with Loss of Income
La Paz	Macalong	2	2	14	0
	Laungcapang	1	1		
	Sub-Total	3	3	14	0
Aliaga	Pantoc	3 (note-1)	3	158	0
	Betes	2	2		
	Bucot	1	1		
	Umangan	25	26		
	Sub-Total	31	32	158	0
Cabanatuan City	Caalibang-bangan	27 (note-2)	32	162	4
Total		61	67	334	4

Source: JICA Study Team (2011)

Note-1: Informal settlers on the public land

Note-2: One (or 5 persons) out of 27 respondents is a tenant. All others are free occupation of the private land

Note-3: All others (excluding Notes-1 and 2) are informal settlers on the private land. They are settling on the private land with the permission of the land owners. No lease fee is paid, nor lease contract. In the Philippines, they are classified as informal settlers.

Note-4: All of above (61 residential houses, 67 households and 334 PAPs) are severely affected, and need to be relocated.

Note-5: PAPs with loss of income: sari-sari store owner

Number of lots of farm land was counted based on the Cadastral Map. Since the parcellary survey is not undertaken, number of farm land lots is approximate only and still tentative number. (see **Table 4-5**).

Land tenure of residential houses affected is shown in **Table 4-4**. Out of 67 household, 1 is classified as formal settlers (5 persons) and remaining 66 households (329 persons) are classified as informal settlers.

TABLE 4-4 LAND TENURE OF RESIDENTIAL HOUSES AFFECTED

Unit : No. of Respondents

Municipality/ Province	Barangay	Private Land				
		Own	Tenant	Free Occupation with Permit	Public Land	Total
La Paz, Tarlac	Macalog	-	-	2 (2)	-	2 (2)
	Laungcapang	-	-	1 (1)	-	1 (1)
Aliaga, Nueva Ecija	Pantoc	-	-	-	3 (3)	3 (3)
	Betes	-	-	2 (2)	-	2 (2)
	Bucot	-	-	1 (1)	-	1 (1)
	Umangan	-	-	25 (26)	-	25 (26)
Cabanatuan City	Caalibangbangan	-	1 (1)	26 (31)	-	27 (32)
Total		-	1 (1)	57 (63)	3 (3)	61 (67)

Source: JICA Study Team (2011)

Note: Figure in () is no. of families. Families in the houses affected living with free occupation status are classified as informal settlers.

As shown in **Table 4-4**, one family is formal settler and the remaining 66 families are informal settlers.

TABLE 4-5 NUMBER OF LOT OF FARM LAND AFFECTED (APPROXIMATE ONLY)

Province	Permanent LOSS (No. of lot)		
	Severe (more than 20%)	Marginal	Total
Tarlac	6	69	75
Nueva Ecija	25	405	430
Total	31	474	505

Source: JICA Study Team (2011)

Note: Farm Land in this case means rice field

Sample survey result of land tenure of farm land is shown in **Table 4-6**.

TABLE 4-6 LAND TENURE: FARM LAND (SAMPLE SURVEY ONLY)

City/Municipality		Own	Tenant	Free Occupation w/ Permit	Total
Tarlac	La Paz	43	2	-	45
Nueva Ecija	Zaragoza	25	-	-	25
	Aliaga	80	-	5	85
	Cabanatuan City	5	-	-	5
	Sub-Total	110	-	5	115
Total		153 (95.6%)	2 (1.3%)	5 (3.1%)	160 (100%)

Source: JICA Study Team (2011)

Other improvements affected are summarized in **Table 9.6.2-7**.

TABLE 4-7 OTHER IMPROVEMENTS AFFECTED

	Unit	Permanent LOSS											
		Severe (more than 20%)				Marginal				Total			
		Tarlac	Aliaga	Cabanatuan	Total	Tarlac	Aliaga	Cabanatuan	Total	Tarlac	Aliaga	Cabanatuan	Total
Sugarland	ha.	-	-	-	-	3	-	-	3	3	-	-	3
Auxiliary Structure	No.	9	19	9	37	3	6	4	13	12	25	13	50
Public Infrastructure	No.	1	1	4	6	-	-	-	-	1	1	4	6
Fruit Bearing & Crops	No.	294	498	105	897	-	-	-	-	294	498	105	897
Non Bearing Trees	No.	188	75	18	281	-	-	-	-	188	75	18	281

Source: JICA Study Team (2011)

Note: Sugarland: property of Hacienda Luisita.

Auxiliary Structured: Fish pond, carabao shed, pig pen, deep well. Fence/gate, etc.

Public Infrastructure: Waiting shed, electrical post.

Fruit Bearing: Mango, Avocado, Santol, Jack Fruit, etc.

Crops: Banana, Coconut, etc.

None Bearing Tree: Narra, Ipil-Ipil, palm tree, etc.

Size of farm land affected by the project is shown in **Table 4-8**. About 47.4% of farm lands are less than 2 ha.

**TABLE 4-8 SIZE OF FARM LAND AFFECTED BY THE PROJECT
(TYPE-B: SAMPLE SURVEY)**

Unit: No. of Respondents

Municipality/ Province	Farm Land Size Affected (Unit: Ha)						Total
	Less than 0.99	1.00-1.99	2.00-2.99	3.00-3.99	4.00-4.99	Over 5.001	
La Paz, Tarlac	9	15	2	3	4	7	40
Zaragoza, Nueva Ecija	2	6	4	4	4	5	25
Aliaga, Nueva Ecija	12	27	10	5	6	25	85
Cabanatuan City	2	-	-	-	-	2	4
Total	25 (16.2%)	48 (31.2%)	16 (10.4%)	12 (7.8%)	14 (9.1%)	39 (25.3%)	154 (100%)

Source: JICA Study Team (2011)

Note: Not all of respondents answered.

Number of respondents who have land other than affected by the Project is 121 as shown in **Table 4-9**.

**TABLE 4-9 SIZE OF FARM LAND CULTIVATING OTHER THAN AREA
(TYPE-B: SAMPLE SURVEY)**

Unit: No. of Respondents

Municipality/ Province	Farm Land Size Cultivating (Unit: Ha)						Total
	Less than 0.99	1.00-1.99	2.00-2.99	3.00-3.99	4.00-4.99	Over 5.001	
La Paz, Tarlac	1	5	21	-	-	4	31
Zaragoza, Nueva Ecija	-	1	24	-	-	-	25
Aliaga, Nueva Ecija	-	3	60	-	1	-	64
Cabanatuan City	-	-	-	-	-	1	1
Total	1 (0.8%)	9 (7.4%)	105 (86.8%)	-	1 (0.8%)	5 (4.1%)	121 (100%)

Source: JICA Study Team (2011)

Note: Not all of respondents answered.

Estimated income from the affected farm lands is shown in **Table 4-10**. About 68% of respondents have income of less than 200,000 pesos from the affected farm lands.

**TABLE 4-10 INCOME FROM FARMING
(TYPE-B: SAMPLE SURVEY)**

Unit: No. of Respondents

Municipality/ Province	Income Range (Pesos per Year)						Total
	Less than 100,000	100,000- 200,000	200,000- 500,000	500,000- 1,000,000	1,000,000- 2,000,000	Over 2,000,000	
La Paz, Tarlac	19	9	8	3	1	-	40
Zaragoza, Nueva Ecija	12	8	2	1	2	-	25
Aliaga, Nueva Ecija	43	13	10	10	4	5	85
Cabanatuan City	-	1	-	1	1	1	4
Total	74 (48.1%)	31 (20.1%)	20 (13.0%)	15 (9.7%)	8 (5.2%)	6 (3.9%)	154 (100%)

Source: JICA Study Team (2011)

Note: Not all of respondents answered.

Table 4-11 shows marketing status. About 83% of respondents sell palay through middlemen.

TABLE 4-11 MARKETING

Unit: No. of Respondents

Municipality/Province	Middleman	Thru Cooperative	Direct to Consumers	Total
La Paz, Tarlac	35	-	10	45
Zaragoza, Nueva Ecija	17	1	7	25
Aliaga, Nueva Ecija	76	4	5	85
Cabanatuan City	5	-	-	5
Total	133 (83%)	5 (3.1%)	22 (13.8%)	160 (100%)

Source: JICA Study Team (2011)

There are some respondents who do farming other than palay production as shown in **Table 4-12**.

TABLE 4-12 OTHER FARMING THAN PALAY PRODUCTION

Unit: No. of Respondents

Municipality/Province	Vegetable Production	Poultry	Total
La Paz, Tarlac	3	1	4
Zaragoza, Nueva Ecija	1	-	1
Aliaga, Nueva Ecija	2	1	3
Cabanatuan City	-	-	-
Total	6	2	8

Source: JICA Study Team (2011)

Overall RAP requirements are shown in **Table 4-13**.

TABLE 4-13 OVER-ALL RAP REQUIREMENTS

	Compensation Structure	LARRIPP, 2007	This Project
Compensation	For Structure	<ul style="list-style-type: none"> Cash including cost of restoring the remaining structure Determined by Appraisal Committee No deduction for salvaged building materials (Replacement Cost) 	<ul style="list-style-type: none"> No. of residential houses affected: 61 (67 HH, 334 persons) 1 is tenant, 63 are occupation of private land and 3 on public land (a total of 66 are informal settlers) 1 formal settler and 66 informal settlers 61 (67 HH) shall be provided with relocation site by respective LGUs
	For Other Improvement	<ul style="list-style-type: none"> Cash Replacement cost for the affected portion of <u>public structure</u> to the Government or non-Government agencies or to the community Cost for reconnecting the facility such as water, power and telephone 	<ul style="list-style-type: none"> Sugar land: 3 ha. Auxiliary Structure: 50 Public Infrastructure: 6
	For Crops, Trees and Perennials	<ul style="list-style-type: none"> Cash Commercial value as determined by DENR or Appraisal Committee PAFs given sufficient time to harvest crops Compensation for <u>damaged</u> crops (palay, corn) at market value Fruit-bearing trees based on assessment of Provincial/Municipal Assessors 	<ul style="list-style-type: none"> Fruit bearing/crops: 897 None Fruit Bearing Trees: 281
	For Land	<ul style="list-style-type: none"> Replacement Cost <ul style="list-style-type: none"> Initial Offer: Zonal Valuation Second Offer: Market Value Land Swapping if feasible (Land for Land) (Cash compensation when affected holding has a higher value than relocation plot.) 	<ul style="list-style-type: none"> Residential house land: 9 lots (9 owners, all severe) Farm Land: Approximately 505 lots (Severe 31, Marginal 474) Sample Survey Result...95.6% are land owners, 1.3% are tenants and 3.1% are free occupation with permit.
	Other Types of Assistance or Entitlement	Disturbance Compensation <ul style="list-style-type: none"> Lessees: 5 times the average of gross harvest for the past three years, but not less than Php15,000. Tenant: Value of gross harvest of 1 year and not less than Php15,000 per ha. (E.O. 1035) 	<ul style="list-style-type: none"> About 95.6% of farm lands are owned. No Lessee 4.4% are classified as tenant farmers
		Income Loss <ul style="list-style-type: none"> Loss of business/income, entitled to an <u>income rehabilitation assistance</u> not to exceed Php15,000 or based on tax record. 	<ul style="list-style-type: none"> Four (4) Sari-sari store owners are affected.
		Inconvenience Allowance <ul style="list-style-type: none"> Php10,000 to PAF when severely affected structures which require relocation and new construction. 	<ul style="list-style-type: none"> Sixty one (61) residential houses (67 households)
		Rehabilitation Assistance <ul style="list-style-type: none"> Skills training and other development activities equivalent to Php15,000 per family 	<ul style="list-style-type: none"> Max. Sixty seven (67) households who lose income. Some farmers who become land less.
		Rental Subsidy <ul style="list-style-type: none"> Without sufficient additional land to allow reconstruction of their <u>lost house</u>. Equivalent to prevailing average monthly rental. Period between delivery of house compensation and the delivery of land compensation 	<ul style="list-style-type: none"> When availability of relocation sites is delayed, this should be considered (maximum of 67 households)
		Transportation Allowance and Assistance	<ul style="list-style-type: none"> 67 households

Note: Severe – More than 20% of Total Land/Properties affected
Marginal – Less than 20% and still viable for continued use.

Source: JICA Study Team (2011)

CHAPTER 5 – HOUSEHOLD SURVEY RESULT

Socioeconomic survey of PAPs was conducted from July 23, 2011 to August 13, 2011.

5.1 BIO DATA OF PAFS

Majority of the respondents have an average household size of 1 to 4 with 53.1%; 44.6% have household size of 5 to 10; and 2.2% have household size greater than 10. (see **Table 5-1**).

The residency history of the respondents is shown table below. Majority (93.7%) of the respondents have been residing in these areas before 1970's; 5.8% in 1980s; only 0.4% who are recently residing in the area in 1990s. This table indicates that majority of the PAPs are original settlers in the area, most of them inherited the ownership from the original tenants/awardees of CARP (Comprehensive Agrarian Reform Program)

TABLE 5-1 PAPS HOUSEHOLD SIZE

City/Municipality		1-4	5-10	More than 10	Total
Type A – Structure Owner					
TARLAC					
La Paz	Count	2	1	-	3
	%	66.7%	33.3%	-	100.0%
NUEVA ECIJA					
Zaragoza	Count	1	-	-	1
	%	100.0%	-	-	100.0%
Aliaga	Count	15	17	-	32
	%	46.9%	53.1%	-	100.0%
Cabanatuan	Count	11	15	2	28
	%	39.3%	53.6%	7.1%	100.0%
Sub-total 1	Count	29	33	2	64
	%	45.3%	51.6%	3.1%	100.0%
Type B – Landowner					
TARLAC					
La Paz	Count	19	26	-	45
	%	42.2%	57.8%	-	100.0%
NUEVA ECIJA					
Zaragoza	Count	19	6	-	25
	%	76.0%	24.0%	-	100.0%
Aliaga	Count	50	33	2	85
	%	58.8%	38.8%	2.4%	100.0%
Cabanatuan	Count2	2	2	1	5
	%	40.0%	40.0%	20.0%	100.0%
Sub-total 2	Count	90	67	3	160
	%	56.3%	41.9%	1.9%	100.0%
Grand Total	Count	119	100	5	224
	%	53.1%	44.6%	2.2%	100.0%

Source: JICA Study Team (2011)

TABLE 5-2 RESIDENCY OF RESPONDENTS

City/Municipality		70's and below	1980s	1990s	Total
Type A – Structure Owner					
TARLAC					
La Paz	Count	3	-	-	3
	%	100.0%	-	-	100%
NUEVA ECIJA					
Aliaga	Count	26	5	1	32
	%	81.3%	15.6%	3.1%	100%
Cabanatuan	Count	21	7	-	28
	%	75.0%	25.0%	-	100%
Sub-total 1	Count	50	12	1	63
	%	79.4%	19.0%	1.6%	100%
Type B – Landowner					
TARLAC					
La Paz	Count	45	-	-	45
	%	100%	-	-	100%
NUEVA ECIJA					
Zaragoza	Count	24	1	-	25
	%	96.0%	4.0%	-	100%
Aliaga	Count	85	-	-	85
	%	100%	-	-	100%
Cabanatuan	Count	5	-	-	5
	%	100%	-	-	100%
Sub-total 2	Count	159	1	-	160
	%	99.4%	0.6%	-	100%
Grand Total	Count	209	13	1	223
	%	93.7%	5.8%	0.4%	100%

Source: JICA Study Team (2011)

5.2 COMMUNICATION/LANGUAGE

The most common dialect is Ilocano. This dialect is used by 48.7% of the respondents, followed by ‘Ilocano’ with 45.5%. The remaining 5.8% are shared among “Kapampangan” and ‘Ilonggo’ dialects. (see **Table 5-3**)

TABLE 5-3 MOTHER TONGUE

City/Municipality		Tagalog	Kapampangan	Ilocano	Ilonggo	Total
Type A – Structure Owner						
TARLAC						
La Paz	Count	0	1	1	1	3
	%	0.0%	33.3%	33.3%	33.3%	100%
NUEVA ECIJA						
Zaragoza	Count	0	0	0	1	1
	%	0.0%	0.0%	0.0%	100.0%	100%
Aliaga	Count	1	0	30	1	32
	%	3.1%	0.0%	93.8%	3.1%	100%
Cabanatuan	Count	0	0	28	0	28
	%	0.0%	0.0%	100.0%	0.0%	100%

Sub-total 1	Count	1	1	59	3	64
	%	1.6%	1.6%	92.2%	4.7%	100%
Type B – Landowner						
TARLAC						
La Paz	Count	32	0	7	6	45
	%	71.1%	0.0%	15.6%	13.3%	100%
NUEVA ECIJA						
Zaragosa	Count	23	1	1	0	25
	%	92.0%	4.0%	4.0%	0.0%	100%
Aliaga	Count	53	0	31	1	85
	%	62.4%	0.0%	36.5%	1.2%	100%
Cabanatuan	Count	0	1	4	0	5
	%	0.0%	20.0%	80.0%	0.0%	100%
Sub-total 2	Count	108	2	43	7	160
	%	67.5%	1.3%	26.9%	4.4%	100%
Grand Total	Count	109	3	102	10	224
	%	48.7%	1.3%	45.5%	4.5%	100%

Source: JICA Study Team (2011)

5.3 EDUCATIONAL ATTAINMENT

The level of educational attainment of the project affected respondents in the host city/municipality: 71.9% of the respondents were able to finish the primary education. Those who finished secondary education are 15.2% of PAPs. In terms of respondent PAPs who finished college, there are 8.9% and 4.0% took vocational courses. (see **Table 5-4**)

TABLE 5-4 EDUCATION LEVEL

City/Municipality	Primary	Secondary	Tertiary	Vocational	Total
Type A – Structure Owner					
TARLAC					
La Paz	Count	2	1	-	3
	%	66.7%	33.3%	-	100 %
NUEVA ECIJA					
Zaragosa	Count	-	-	1	1
	%	-	-	100%	100%
Aliaga	Count	20	9	1	32
	%	62.5%	28.1%	3.1%	100%
Cabanatuan	Count	16	9	2	28
	%	50%	32.1%	14.3%	100%
Sub-total 1	Count	38	19	5	64
	%	59.4%	29.7%	7.8%	100%
Type B – Landowner					
TARLAC					
La Paz	Count	28	5	9	45
	%	62.2%	11.1%	20 %	100%
NUEVA ECIJA					

Zaragosa	Count	24	-	1	-	25
	%	96%	-	40%	-	100%
Aliaga	Count	68	9	4	4	85
	%	80%	10.6%	4.7%	4.7%	100%
Cabanatuan	Count	3	1	1	-	5
	%	60%	20%	20%	-	100%
Sub-total 2	Count	123	15	15	7	160
	%	76.9%	9.4%	9.4%	4.4%	100%
Grand Total	Count	161	34	20	9	224
	%	71.9%	15.2%	8.9%	4%	100%

Source: JICA Study Team (2011)

5.4 MAIN OCCUPATION OF PAPS

Of 63 respondents whose houses are affected, main occupation of the 12 households (19.0%) is farming, 40 households (63.5%) is employment and 11 household (17.5%) is commerce.

Of 160 respondents whose farm lands are affected, main occupation of 100 households (62.5%) is farming, 47 households (29.4%) is employment and 13 households (8.1%) is commerce.

5.5 FAMILY ECONOMY

Majority of the heads of families of PAFs are male with 87.5% followed by female with only 5.8%.

The surveyed households (37.5%) earning above Php 69,192 which is Region III Central Luzon annual poverty threshold (based on incidences in 2006, Philippine Statistical Yearbook, 2010). Majority of these are engaged in large-scale farming and businesses. The remaining 62.5% are earning below the poverty threshold. Of these, 58.5% have incomes that are below the annual food threshold of Php 43,588 for a family of four.

PAFs have livelihoods that are primarily derived from farming; bulk of their expenditures are allocated for food (80.4%), followed by utilities (11.9%). (see **Table 5-5**)

TABLE 5-5 HOUSEHOLD INCOME OF PAFs

City/Municipality		<P43,588	P43,588 to P69,192	>P69,192	Total
		Below the annual food threshold		Above the poverty threshold	
Type A – Structure Owner					
TARLAC					
La Paz	Count	2	-	1	3
	%	66.7%	-	33.3%	100%
NUEVA ECIJA					
Zaragosa	Count	-	-	1	1
	%	-	-	-	100%
Aliaga	Count	18	3	11	32
	%	56.3%	9.4%	34.4%	100%

Cabanatuan	Count	2	5	21	28
	%	7.1%	17.9%	75%	100%
Sub-total 1	Count	22	8	34	64
	%	34.4%	12.5%	53.1%	100 %
Type B - Landowners					
TARLAC					
La Paz	Count	24	1	20	45
	%	53.3%	2.2%	44.4%	100%
NUEVA ECIJA					
Zaragosa	Count	25	-	-	25
	%	100%	-	-	100%
Aliaga	Count	59	-	26	85
	%	69.4%	-	30.6%	100%
Cabanatuan	Count	1	-	4	5
	%	20%	-	80 %	100%
Sub-total 2	Count	109	1	50	160
	%	68.1%	0.6%	31.3%	100%
Grand Total	Count	131	9	84	224
	%	58.5%	4%	37.5%	100%

Source: JICA Study Team (2011)

5.6 INCOME SOURCES

The main source of income of PAPs who lose structures is via employment while the PAPs who lose land are by farming. Employment here refers to jobs in government and private offices including skilled workers. Small-scale business operations consist of “sari-sari” stores and “carinderia” (small eateries). Aside from the primary occupation of the PAPs there are others sources of income of their household members but majority (49.3%) of them has no secondary source of income.

5.7 LAND OWNERSHIP

Inquiries and data gathered from the City/Municipal Assessors’ show that most of these land properties are still under the names of the original owners or their legal heirs.

The respondents dwelling at Caalibangbangan, Cabanatuan City have permit from the landowner. Dwellers at Barangay Umangan, Aliaga are children of the original Emancipation Paten title (“EP”) holder. Majority of the respondents owns their land constitutes of 96.6% but most of them do not have other land to construct to relocate their house or other farm land to cultivate. (see **Table 5-6**)

TABLE 5-6 LAND TENURE OF THE RESPONDENTS

City/Municipality		Own	Tenant	Free occupation w/ permit	Total
Type A – Structure Owner					
TARLAC					
Tarlac City		-	-	-	-
	%	-	-	-	-
La Paz	HH	3	-	-	3
	%	100.0%	-	-	100.0%
NUEVA ECIJA					
Zaragoza	HH	1	-	-	1
	%	100.0%	-	-	100.0%
Aliaga	HH	32	-	-	32
	%	100.0%	-	-	100.0%
Cabanatuan	HH	2	1	25	28
	%	7.1%	3.6%	89.3%	100.0%
Sub Total A	HH	38	1	25	64
	%	59.4%	1.6%	39.0%	100.0%
Type B - Landowners					
TARLAC					
Tarlac City	HH	-	-	-	-
	%	-	-	-	-
La Paz	HH	43	2	-	45
	%	95.6%	4.4%	-	100.0%
NUEVA ECIJA					
Zaragoza	HH	25	-	-	25
	%	100.0%	-	-	100.0%
Aliaga	HH	80	-	5	85
	%	100.0%	-	-	100.0%
Cabanatuan	HH	5	-	-	5
	%	100.00%	-	-	100.0%
Sub-total B	HH	153	2	5	160
	%	96.6%	1.3%	3.1%	100.0%
Grand Total	HH	191	3	30	224
	%	85.3%	1.3%	13.4%	100.0%

Source: JICA Study Team (2011)

The rest of the respondents (Tenants and Free Occupation with Permit) are 7 (4.4%). As estimated based on the sample survey of 160 households, the assumed number of NOT landowner is 16 (Tenant - 3, Free Occupation with Permit - 13) shown in **Table 4-2**. The income of six (6) respondents is below the annual food threshold of Php 43,588 for a family of four. Only one (1) respondent is earning above Php 69,192 which is Region III's annual poverty thresholds. Four (4) respondents are earning from farming as their prime source of income and three (3) respondents are earning from farming as their secondary source of income.

5.8 STRUCTURE OWNERSHIP

A majority or 92.2% of the PAPs own the structures they are occupying. Only a few are either sharing (6.2%) or occupying the structures (1.6%) with permission from owners. (see **Table 5-7**)

TABLE 5-7 OWNERSHIP OF STRUCTURES

City/Municipality		Owner	Sharer	Free occupation with permit	Total
TARLAC					
La Paz	HH	3	-	-	3
	%	100.0%	-	-	100%
NUEVA ECIJA					
Zaragoza	HH	1	-	-	1
	%	100.0%	-	-	100%
Aliaga	HH	32	-	-	32
	%	100.0%	-	-	100%
Cabanatuan	HH	23	4	1	28
	%	82.1%	14.3%	3.6%	100%
Total	HH	59	4	1	64
	%	92.2%	6.2%	1.6%	100%

Source: JICA Study Team (2011)

5.9 PAP'S WILLINGNESS TO RELOCATE AND PREFERRED SITES

Out of 67 PAFs 64 are interviewed. There are 68.8% of PAPs agreed to be relocated. (see **Table 5-8**) 93.55% of them are opting to be relocated in the same city/municipality. The remaining 6.5% are willing to be relocated within the provinces of Tarlac and Nueva Ecija. (see **Table 5-9**)

TABLE 5-8 PAPS WILLING TO BE RELOCATED

City/Municipality		YES	NO	Total
Type A – Structure Owner				
TARLAC				
La Paz	Count	2	1	3
	%	66.7%	33.3%	100
NUEVA ECIJA				
Zaragoza	Count	1		1
	%	100.0%		100%
Aliaga	Count	16	16	32
	%	50.0%	50.0%	100%
Cabanatuan	Count	25	3	28
	%	89.3%	10.7%	100%
Total	Count	44	20	64
	%	68.8%	31.3%	100%

Source: JICA Study Team (2011)

TABLE 5-9 PREFERRED RELOCATION SITE OF PAPS TYPE A

City/Municipality		Relocation site within the City/Municipality	Relocation site within the Province	Total
Type A– Structure Owner				
TARLAC				
La Paz	Count	2		2
	%	100.0%		100%
NUEVA ECIJA				
Zaragoza	Count	1		1
	%	100.0%		100%
Aliaga	Count	17	1	18
	%	94.4%	5.6	100%
Cabanatuan	Count	23	2	25
	%	92.0%	8.0%	100%
Total	Count	43	3	46
	%	93.5%	6.5%	100%

Source: JICA Study Team (2011)

For those who answered “No” to be relocated, the following are their reasons;

La Paz

1 PAF: Currently they live under the permission of the landlord for free and because they have their own farm land in other place, they want to transfer there.

Aliaga

16 PAFs: The proposed relocation site is very far from present location. It is far from their working place. They want the relocation site at the same barangay area.

Cabanatuan City

3PAFs: They want to find the relocation site by and relocate themselves.

5.10 RELOCATION/COMPENSATION PREFERENCE BY FARMLAND OWNERS

When asked about the compensation preference of farm PAPs (Type B), they prefer to receive just compensation (53.8%). (see **Table 5-10**) They fear that a land for land agreement might totally displace them from the provinces of Tarlac and Nueva Ecija. They believe that the only land available is in part of Mindanao. They also said that the land that might be given to them is unproductive.

TABLE 5-10 COMPENSATION PREFERENCE OF FARMLAND OWNER

City/Municipality		Just Compensation (payment)	Job Employment	Livelihood Assistance	Land for Land	Total
Type B– Land Owner						
TARLAC						
La Paz	Count	18	16	9	2	45
	%	40.0%	35.6%	20.0%	4.4%	100%
NUEVA ECIJA						
Zaragoza	Count	11	11	2	1	25
	%	44.0%	44.0%	8.0%	4.0%	100%
Aliaga	Count	53	17	14	1	85
	%	62.4%	20.0%	16.5%	1.2%	100%
Cabanatuan	Count	4		1		5
	%	80.0%		20.0%		100%
Total	Count	86	44	26	4	160
	%	53.8%	27.5%	16.3%	2.5%	100%

Source: JICA Study Team (2011)

In terms of additional assistance, the PAPs preferred provision of business capital or funds (65%) to augment the loss of income from farming. Their second preference is to give them a permanent job employment (21.9%) in replacement to their loss livelihood. (see **Table 5-11**)

TABLE 5-11 ACCEPTABLE LIVELIHOOD ASSISTANCE FOR PAPS TYPE B

City/Municipality		Provision of another farmland	Provision of job employment	Provision of business capital/funds	Total
Type B– Land Owner					
TARLAC					
La Paz	Count	7	15	23	45
	%	15.6%	33.3%	51.1%	100%
NUEVA ECIJA					
Zaragoza	Count	14	3	8	25
	%	56.0%	12.0%	32.0%	100%
Aliaga	Count		16	69	85
	%		18.8%	21.2%	100%
Cabanatuan	Count		1	4	5
	%		20.0%	80.0%	100%
Total	Count	21	35	104	160
	%	13.1%	21.9%	65.0%	100%

Source: JICA Study Team (2011)

5.11 AVAILABILITY OF SOCIAL SERVICES

All the barangays are served by electricity namely Tarlac Electric Cooperative (TARELCO), Nueva Ecija Electric Cooperative (NEECO) and Cabanatuan Electric Corporation (CELCOR). In terms of water supply, majority respondents get their drinking and domestic water supply from artesian well.

Health

Health personnel visit all the barangays, but for more modern health facilities the nearest hospitals are located in Poblacion: Tarlac Provincial Hospital, a government hospital located in Barangay San Vicente; La Paz Community and Medicare Hospital is located in barangay San Roque Poblacion; only private clinics are available in Zaragoza. The nearest hospital in Aliaga is ELJ Bitas Hospital in Cabanatuan and Talavera District Hospital. There are eight (8) hospitals and forty seven (47) clinics available in Cabanatuan City.

Education

With regard to educational facilities, elementary schools are available in every barangay. There are 22 secondary schools in Tarlac City and four (4) schools that offer Tertiary education: Tarlac State University and three (3) private schools. There are four (4) secondary schools in the Municipality of La Paz; of these three (3) are public schools namely Guevarra High School, Comillas High School, and La Paz National High School. In the Municipality of Zaragoza, there are two (2) secondary schools available National High School and Vicentian Catholic School located in Poblacion. There are four (4) secondary schools in Aliaga located in Bibiclat (2), Poblacion East II and Sto. Tomas. There are no school offering tertiary education in the municipalities of La Paz, Zaragoza and Aliaga. There are seven (7) secondary schools strategically located in the different barangays of Cabanatuan City. There are fourteen (14)

universities in Cabanatuan City, five (5) of them obtains large number of enrollees namely Nueva Ecija University of Science and Technology, Wesleyan-University Philippines, Aurallo University, College of the Immaculate Conception and Nueva Ecija College. There are twenty two (22) vocational and technical schools in Cabanatuan City

Life in Province

The collection of garbage is only in Poblacion. The project affected barangays mostly bury or burn they waste. The common means of transportation in the project area is tricycle. Barangays along the provincial roads are accessible by bus and jeepneys.

Barangay tanods and other barangay officials and some volunteers maintain peace and order in the barangays of all host municipalities and cities. Police stations are located near the city and municipal hall.

CHAPTER 6 – LEGAL FRAMEWORK

6.1 PHILIPPINES' LEGAL FRAMEWORK

(1) Republic Act 8974 and its implementation (IRR)

In November 2000, another law was passed by the Philippine congress to avoid delays in the implementation of development projects due to ROW acquisition-related problems. Republic Act 8974, otherwise known as “An Act to Facilitate the Acquisition of Right-of-Way, Site or Location for National Government Infrastructure Projects and For Other Purposes” prescribed new standards for assessment of the value of the land subject of negotiated sale or expropriation proceedings, namely:

- The classification and use for which the property is suited shall be based “on the approved land use plan and/or zoning ordinance, if any, of the city concerned”;
- The size, shape or location, tax declaration and zonal valuation of the land;
- The price of the land as manifested in the ocular findings, oral, as well as documentary evidence presented;
- The reasonable disturbance compensation for the removal and/or demolition of certain improvement on the land and for the value of improvements thereon;
- The development costs for improving the land (this shall be based on the records and estimates of the City or Municipal Assessor concerned);
- The value declared by the owners (as shown in their latest Tax Declaration Certificates or Sworn Statements);
- The current price of similar lands in the vicinity (This shall be based on the records on the Deeds of Sale in the Office of the Register of Deeds Concerned); and

- Such facts and events as to enable the affected property owners to have sufficient funds to acquire similarly-situated lands of approximate area as those required from them by the government, and thereby rehabilitate themselves as early as possible.

Another feature of R.A. 8974's IRR that makes ROW acquisition more acceptable to property owners is Section 10 which prescribes valuation of affected improvements and/or structures to be computed based on replacement cost method. The replacement cost of improvements/structures is defined as "the amount necessary to replace the improvements/structures, based on the current market prices for materials, equipment, labor, contractor's profit and overhead, and all other attendant cost associated with the acquisition and installation in place of the affected improvement/structures".

Compared to the previous statutes, valuation of land and improvements using this legislation is by far the most equitable and practical. Adherence to these provisions would also close the gap between Philippine legislation and compliance to WB O.P. 4.12 smaller.

Shown below are other important and applicable provisions of the IRR:

- Section 4 states that any Implementing Agency which requires acquisition of ROW for its projects may explore donation as the first option;
- Sets the 1st offer for negotiated sale of land (just compensation) as the price indicated in the current zonal valuation issued by the BIR for the area where the property is located;
- Provides for the engagement of government financing institutions or private appraisers as an option to undertake appraisal of the land and/or improvements/structures, to determine its fair market value (if PAFs refused the first two offers);
- Tasked the National Housing Authority (NHA) to establish and develop informal settlers (squatter) relocation sites, including provision of adequate utilities and services

(2) Executive Order 152 (2002)

- Designated the Presidential commission for the Urban Poor (PCUP) as the sole clearing house for the conduct of demolition and eviction activities involving the homeless and underprivileged citizens.
- Mandated the PCUP to ensure strict compliance to the requirements of just and humane demolition and eviction under the UDHA of 1992 and the implementing Rules and Regulations of Section 28.

(3) DPWH Department Order No. 5, Series of 2003

- Created the Infrastructure Right of Way and Resettlement Project Management Office

(IROW-PMO) and the Implementation of the Improved IROW Process;

- Implementing Office (IO) shall ensure that IROW costs are always included in project budgets;
- The IO shall provide an estimated cost breakdown of each project to the IROW-PMO and the CFMS prior to any disbursement of funds. The first priority of the budget for a project shall be all costs prior to construction (note that this includes ROW acquisition);
- If ROW costs differ from the approved ROW budget after detailed design has been finalized, a budget adjustment shall be approved;
- A Land Acquisition Plan and Resettlement Action Plan (LAPRAP) shall be prepared for all projects, whether local or foreign funded, that will require ROW acquisitions, using a standardized compensation package;
- Determination of Affected Persons (AP) and improvements shall be based on the cut-off date, which is the start of the census of APs and tagging for improvements; and
- The IO shall prepare the final as-built ROW Plan upon completion of the project, for submission to the IROW and Resettlement PMO.

(4) Land Acquisition, Resettlement, Rehabilitation, and Indigenous Peoples (LARRIP) Policy, 3rd Edition, (2007)

- The Land Acquisition Plan and Resettlement Action Plan (LAPRAP) document shall describe the project, expected impacts and mitigation measures, socio-economic profile of the APs, compensation package, timetable of implementation, institutional arrangements, participation, consultation, and grievance procedures;
- LAPRAP shall be prepared using inputs from the IROW Action Plan, the census and socio-economic survey conducted, detailed engineering study, and parcellary survey results;
- LAPRAP shall be the basis for qualifying and compensating APs for lands, structures and/or improvements, that are partially or fully affected by the Department's infrastructure projects; and
- Provision of resettlement sites shall be the responsibility of the Local Government Units (LGUs) concerned, with assistance from the concerned government agencies tasked with providing housing.

(5) Executive Order 708 (2008)

EO 708 (2008) has devolved the clearing house functions of the PCUP to the respective cities and municipalities in whose territorial jurisdiction the proposed demolition and eviction activities of government agencies are to be undertaken.

(6) Civil Code of the Philippines, Chapter 3, Prescription of Actions, Article 1141

This Article specifies the prescription of thirty (30) years for real actions over immovable objects. All lands which shall have been used by the public as a highway, airport, etc. for a period of thirty (30) years or more, shall be a highway, airport, etc. with the same force and effect as if it had been duly laid out and recorded as a highway, airport, etc. in the cadastral map.

(7) DPWH Department Order No. 187 (Series of 2002)

DO 187 requires all offices to include the cost of ROW acquisition, informal settler (squatter) relocation, and the development of a resettlement site in the total construction cost of any proposed projects.

(8) Republic Act 7160 (1991): “Local Government Code”

RA 7160 allows the local government units (LGU) to exercise the power of eminent domain for public use. The law also empowers the concerned LGU to open or close roads within its territorial jurisdiction.

(9) Republic Act 8371: “Indigenous People’s Rights Act” (IPRA law)

A “certification precondition” (consent) is required from affected indigenous peoples before any land taking and/or relocation from their ancestral domain by the project. The process will be closely followed by representatives of the National Commission on Indigenous Peoples (NCIP). The IPRA together with the “Free and Prior Informed Consent” (FPIC) guidelines of 2006, will serve as the guiding framework on addressing IP issues.

(10) Republic Act 7279 (Urban Development and Housing Act of 1992) and its IRR

Section 5 of the Act, and Sections 3.1 and 6.6 of its Annex (Guidelines for the inventory and identification of Lands and Sites for Socialized Housing) states that lands or portions thereof, set aside by government offices, facilities, and other installations, whether owned by the National Government, its agencies and instrumentalities, including government-owned and controlled corporations, or by the Local Governments Units, but which have not been used for the purpose for which they have been reserved or set aside for the past 10 years from the effective of the Act (i.e. as of 2002) shall be covered. As such, these areas, when identified as suitable for socialized housing, shall immediately be transferred to the NHA, subject to the approval of the President of the Philippines, or by the LGU concerned, as the case may be, for proper disposition with the Act;

- Section 8 of the Act and its Annex “A” mandated all local government units in coordination

with the NHA HLURB, NAMRIA, and the DENR land Management Bureau (LMB) to identify lands for socialized housing and resettlement areas for the immediate and future needs of the underprivileged and homeless in the urban areas;

- Section 6.3 of the Act's Annex sets the following criteria to be used for evaluating the suitability of sites for socialized housing:
- To the extent feasible, socialized housing and resettlement projects shall be located in new areas where employment opportunities are available;
- Priority shall be given to areas where basic services and facilities are already existing or where they can be introduced within a short time;
- Transportation costs to work places and other services should be affordable considering that the target beneficiaries are the homeless and underprivileged;
- The site shall not require excessive leveling, cutting and filling. Sites requiring excessive engineering works shall be avoided. Likewise, sites on steep slopes and/or weak soil foundation shall not be considered;
- Environmentally critical areas like those that are flood prone or earthquake zones or areas near rivers and canal shall be avoided;
- Compatibility with existing zoning; and
- Financial feasibility and viability where land valuation offer is low; and
- Tenurial status.
- Section 16 of the Act provides the eligibility criteria for program beneficiaries as follows:
- Must be a Filipino citizen;
- Must be an underprivileged and homeless citizen i.e. as defined in Section 3 of the same Act, refers to beneficiaries of the Act and to individuals or families residing in urban and urbanizing areas whose income or combined household income falls within the poverty threshold as defined by the NEDA and who do not own housing facilities, including those who live in makeshift dwelling units and do not enjoy security of tenure;
- Must not own any other real property whether in the urban or rural area; and
- Must not be a professional squatter or a member of squatting syndicates.
- Section 28 of the Act stipulates that eviction or demolition as a practice shall be discouraged; however it may be allowed under the following conditions;
- When persons or entities occupy danger areas such as esteros, railroad tracks, garbage dumps, riverbanks, shorelines, waterways, and other public places such as sidewalks, roads, parks and playgrounds;
- When government infrastructure projects with available funding are about to be implemented; or
- When there is a court order for eviction and demolition.
- In the execution of the above Section 28, the following shall be mandatory:

- Notice upon the affected persons or entities at least thirty (30) days prior to date of eviction and demolition;
- Adequate consultations on the matter of resettlement with the duly designated representatives of the families to be resettled and the affected communities in the areas where they are to be relocated;
- Presence of local government officials or their representatives during eviction or demolitions;
- Proper identification of all persons taking part in the demolition;
- Execution of eviction or demolition only during regular office hours from Mondays to Fridays and during good weather unless the affected families consent otherwise;
- No use of heavy equipment for demolition except for structures that are permanent and others of concrete materials;
- Proper uniforms for members of the Philippine National Police who shall occupy the first line of law enforcement and observe proper disturbance control procedures; and
- Adequate relocation, whether temporary or permanent; provided however, that in cases of eviction and demolition pursuant to a court order involving underprivileged and homeless citizens, relocation shall be undertaken by the LGU concerned and the NHA with assistance of other government agencies within 45 days from service of notice of final judgment by the court, after which period the said order shall be executed; provided further that should relocation not be possible within the said period, financial assistance in the amount equivalent to the prevailing minimum daily wage multiplied by 60 days shall be extended to the affected families by the LGU concerned.

6.2 JICA POLICIES ON INVOLUNTARY RESETTLEMENT

The key principle of JICA policies on involuntary resettlement is summarized below.

1. Involuntary resettlement and loss of means of livelihood are to be avoided when feasible by exploring all viable alternatives.
2. When, population displacement is unavoidable, effective measures to minimize the impact and to compensate for losses should be taken.
3. People who must be resettled involuntarily and people whose means of livelihood will be hindered or lost must be sufficiently compensated and supported, so that they can improve or at least restore their standard of living, income opportunities and production levels to pre-project levels.

4. Compensation must be based on the full replacement cost¹ as much as possible.
5. Compensation and other kinds of assistance must be provided prior to displacement.
6. For projects that entail large-scale involuntary resettlement, resettlement action plans must be prepared and made available to the public. It is desirable that the resettlement action plan include elements laid out in the World Bank Safeguard Policy, OP 4.12, Annex A.
7. In preparing a resettlement action plan, consultations must be held with the affected people and their communities based on sufficient information made available to them in advance. When consultations are held, explanations must be given in a form, manner, and language that are understandable to the affected people.
8. Appropriate participation of affected people must be promoted in planning, implementation, and monitoring of resettlement action plans.
9. Appropriate and accessible grievance mechanisms must be established for the affected people and their communities.

The above principle is complemented by World Bank OP 4.12, since it is stated in JICA Guideline that “JICA confirms that projects do not deviate significantly from the World Bank’s Safeguard Policies”. Additional key principle based on World Bank OP 4.12 is as follows.

10. Affected people are to be identified and recorded as early as possible in order to establish their eligibility through an initial baseline survey (including population census that serves as an eligibility cut-off date, asset inventory, and socioeconomic survey), preferably at the project identification stage, to prevent a subsequent influx of encroachers of others who wish to take advance of such benefits.
11. Eligibility of Benefits include, the PAPs who have formal legal rights to land (including customary and traditional land rights recognized under law), the PAPs who don’t have formal legal right to land at the time of census but have a claim to such land or assets and the PAPs who have no recognizable legal right to the land they are occupying.
12. Preference should be given to land-based resettlement strategies for displaced persons whose

¹ Description of “replacement cost” is as follows”

Land	Agricultural Land	The pre-project or pre-displacement, whichever is higher, market value of land of equal productive potential or use located in the vicinity of the affected land, plus the cost of preparing the land to levels similar to those of the affected land, plus the cost of any registration and transfer taxes.
	Land in Urban Areas	The pre-displacement market value of land of equal size and use, with similar or improved public infrastructure facilities and services and located in the vicinity of the affected land, plus the cost of any registration and transfer taxes.
Structure	Houses and Other Structures	The market cost of the materials to build a replacement structure with an area and quality of the affected structure, or to repair a partially affected structure, plus the cost of transporting building materials to the construction site, plus the cost of any labor and contractors’ fees, plus the cost of any registration and transfer taxes.

livelihoods are land-based.

13. Provide support for the transition period (between displacement and livelihood restoration).
14. Particular attention must be paid to the needs of the vulnerable groups among those displaced, especially those below the poverty line, landless, elderly, women and children, ethnic minorities, etc.
15. For projects that entail land acquisition or involuntary resettlement of fewer than 200 people, abbreviated resettlement plan is to be prepared.

In addition to the above core principles on the JICA policy, it also laid emphasis on a detailed resettlement policy inclusive of all the above points; project specific resettlement plan; institutional framework for implementation; monitoring and evaluation mechanism; time schedule for implementation; and, detailed Financial Plan, etc. (JICA Guidelines for Environmental and Social Considerations.

6.3 GAPS BETWEEN PHILIPPINES' LEGAL FRAMEWORK AND JICA GUIDELINES

Since DPWH's resettlement policy has been improved to satisfy World Bank's OP4.12, which is also JICA's requirement, employing the policy frame work is appropriate for the Project. (*Land Acquisition, Resettlement, Rehabilitation, and Indigenous Peoples (LARRIP) Policy, 3rd Edition, (2007)*). If it is found necessary, DPWH-ESSO will have to amend the LARRIP to meet a specific needs and characteristic of CLLEX (Phase I) Project. **Table 6-1** shows analysis of and means to fill the gap. Detailed Relocation Policy for CLEEX (Phase 1) is discussed in Section 9.6.1

TABLE 6-1 SUMMARY OF GAP ANALYSIS ON RELOCATION POLICY

JICA Guidelines	Laws and Guidelines of the Philippines	Gap relative to JICA GL	Project Policy
Involuntary resettlement and loss of means of livelihood are to be avoided when feasible by exploring all viable alternatives. (JICA GL)	Land Acquisition, Resettlement, Rehabilitation and Indigenous Peoples' Policy, 2007 (LARRIP), (=WB OP4.12)	None	Involuntary resettlement and loss of means of livelihood are to be avoided when feasible by exploring all viable alternatives.
When population displacement is unavoidable, effective measures to minimize impact and to compensate for losses should be taken. (JICA GL)	LARRIP	None	When population displacement is unavoidable, effective measures to minimize impact and to compensate for losses should be taken. (JICA GL)

JICA Guidelines	Laws and Guidelines of the Philippines	Gap relative to JICA GL	Project Policy
People who must be resettled involuntarily and people whose means of livelihood will be hindered or lost must be sufficiently compensated and supported, so that they can improve or at least restore their standard of living, income opportunities and production levels to pre-project levels. (JICA GL)	LARRIP	None	People who must be resettled involuntarily and people whose means of livelihood will be hindered or lost must be sufficiently compensated and supported, so that they can improve or at least restore their standard of living, income opportunities and production levels to pre-project levels. (JICA GL)
Compensation must be based on the full replacement cost as much as possible. (JICA GL)	LARRIP	None	Compensation must be based on the full replacement cost.
Compensation and other kinds of assistance must be provided prior to displacement. (JICA GL)	DO#5 (2003): unless ROW is purchased project notice of award to contractor cannot be issued, i.e. all kind of compensation is paid before project is commenced	None	Compensation and other kinds of assistance must be provided prior to displacement. (JICA GL)
For projects that entail large-scale involuntary resettlement, resettlement action plans must be prepared and made available to the public. (JICA GL)	LARRIP	None	For projects that entail large-scale involuntary resettlement, resettlement action plans must be prepared and made available to the public. (JICA GL)
In preparing a resettlement action plan, consultations must be held with the affected people and their communities based on sufficient information made available to them in advance. (JICA GL)	LARRIP	None	In preparing a resettlement action plan, consultations must be held with the affected people and their communities based on sufficient information made available to them in advance. (JICA GL)
When consultations are held, explanations must be given in a form, manner, and language that are understandable to the affected people. (JICA GL)	LARRIP	None	When consultations are held, explanations must be given in a form, manner, and language that are understandable to the affected people. (JICA GL)
Appropriate participation of affected people must be promoted in planning, implementation, and monitoring of resettlement action plans. (JICA GL)	LARRIP	None	Appropriate participation of affected people must be promoted in planning, implementation, and monitoring of resettlement action plans. (JICA GL)
Appropriate and accessible grievance mechanisms must be established for the affected people and their communities. (JICA GL)	LARRIP	None	Appropriate and accessible grievance mechanisms must be established for the affected people and their communities. (JICA GL)
Affected people are to be identified and recorded as early as possible in order to establish their eligibility through an initial baseline survey (including population census that serves as an eligibility cut-off date, asset inventory, and socioeconomic survey), preferably at the project identification stage, to prevent a subsequent influx of encroachers of others who wish to take advance of such benefits. (WB OP 4.12 Para. 6)	LARRIP states the cut-off date as the date of commencement of the census. Resettlement project conducted by LGUs nationwide notifies to public the last day of the census work, and use the date as the cut-off date, so that no eligible PAFs are left uncouneted.	None	Affected people are to be identified and recorded as early as possible in order to establish their eligibility through an initial baseline survey (including population census that serves as an eligibility cut-off date, asset inventory, and socioeconomic survey), preferably at the project identification stage, to prevent a subsequent influx of encroachers of others who wish to take advance of such benefits. The cut-off date for this RAP is the date of commencement of the census. For those who are eligible for compensation but absent during the census work shall be encouraged

JICA Guidelines	Laws and Guidelines of the Philippines	Gap relative to JICA GL	Project Policy
			to communicate with barangay captains and to attend community consultation meetings to be validated by DPWH.
Eligibility of benefits includes, the PAPs who have formal legal rights to land (including customary and traditional land rights recognized under law), the PAPs who don't have formal legal rights to land at the time of census but have a claim to such land or assets and the PAPs who have no recognizable legal right to the land they are occupying. (WB OP 4.12 Para. 15)	Professional Squatters (as defined by Republic Act 7279) applies to persons who have previously been awarded home lots or housing units by the government but who sold, leased or transferred the same to settle illegally in the same place or in another urban area, and non bona fide occupants and intruders of lands reserved for socialized housing. Squatting Syndicates (as defined by Republic Act 7279) refers to groups of persons who are engaged in the business of squatter housing for profit or gain. Those persons are ineligible for structure compensation, relocation, and rehabilitation/ inconvenience/ income-loss assistance in case their structures are to be demolished in resettlement project according to Republic Act 7279. This definition excludes individuals or groups who simply rent land and housing from professional squatters or squatting syndicates.	Professional Squatters and Squatting Syndicates are not eligible for compensation. They may salvage the structure materials by themselves if demolition is carried out by him/herself.	All affected people (except professional squatters) will be eligible for compensation and rehabilitation assistance, regardless of tenure status, social or economic standing and any such factors that may discriminate against achievement of the objectives of JICA Guidelines. However, those who have previously been awarded home lots or housing units by the government but who sold, leased or transferred the same to settle illegally in the same place or in another urban area, and non bona fide occupants and intruders of lands reserved for socialized housing will not be eligible for compensation.
Preference should be given to land-based resettlement strategies for displaced persons whose livelihoods are land-based. (WB OP 4.12 Para. 11)	If feasible, land for land will be provided in terms of a new parcel of land of equivalent productivity, at a location acceptable to PAFs. (LARRIP)	None	Preference should be given to land-based resettlement strategies for displaced persons whose livelihoods are land-based. (In this project, no PAFs are farmers, agricultural lesser, or fishers.)
Provide support for the transition period (between displacement and livelihood restoration). (WB OP 4.12, para.6)	<p>* Income Loss. For loss of business/income, the PAF will be entitled to an income rehabilitation assistance to be based on the latest copy of the PAFs' Tax record for 3 months, or not to exceed P 15,000 for severely affected structures.</p> <p>*Inconvenience Allowance The amount of P 10,000 shall be given to PAFs with severely affected structures, which require relocation and new construction.</p> <p>*Rehabilitation assistance Skills training and other development activities equivalent to P 15,000 per</p>	Upper limit of cash disturbance compensation is limited to Php15,000 according to Philippine laws. The amount of planned Financial assistance and eligibility are explained in the community consultation, Only objection given to the Study Team was to change	<p>The Commission of Audit (COA) and DPWH of Philippine government must amend Departmental Order to pay more than Php15,000 of disturbance and other compensation.</p> <p>DPWH will target all PAFs for Livelihood Rehabilitation Assistance. DPWH will conduct quarterly monitoring about the change of living standard of the PAFs before and after the resettlement. When the PAF are found that their living standard worsen, or whose present means of livelihood became not-viable, DPWH, in coordination with other appropriate institutions, will provide assistances, such as skills and livelihood trainings</p>

JICA Guidelines	Laws and Guidelines of the Philippines	Gap relative to JICA GL	Project Policy
	family will be provided in coordination with other government agencies, if the present means of livelihood is no longer viable and the PAF will have to engage in a new income activity. *Transportation allowance or assistance. If relocating, PAFs to be provided free transportation. Also, informal settlers in urban centers who opt to go back to their place of origin in the province or be shifted to government relocation sites will be provided free transportation. (LARRIP (April, 2007, p. 18, 19)	alignment and not to cause loss of farming lands.	
Particular attention must be paid to the needs of the vulnerable groups among those displaced, especially those below the poverty line, landless, elderly, women and children, ethnic minorities etc. (WB OP 4.12 Para. 8)	LARRIP	None	Particular attention must be paid to the needs of the vulnerable groups among those displaced, especially those below the poverty line, landless, elderly, women and children, ethnic minorities etc. (WB OP 4.12 Para. 8)

Source: JICA Guidelines for Environmental and Social Considerations (2010), World Bank Operational Policy 4.12 (2001), Land Acquisition, Department of Public Works and Highways Resettlement, Rehabilitation and Indigenous Peoples' Policy (2007), Republic of the Philippines

CHAPTER 7 - COMPENSATION AND LIVELIHOOD RESTORATION PLAN

7.1 ASSETS INVENTORY

Number of residential houses affected is shown in **Table 4-1**. Approximate number of farm land lot affected is shown in **Table 4-2**. Other improvement affected is shown in **Table 4-7**.

7.2 ELIGIBILITY

Legal owners of residential, commercial and institutional land who have full title, tax declaration or other acceptable proof of ownership shall be eligible for compensation. On the other hand, owners of structures, whether these are based on legitimate or informal occupation of lands including, shanty dwellers, who have no land title or tax declaration or other acceptable proof of ownerships, shall be compensated based on replacement cost, as defined in the IRR of R.A. 8974. LARRIPP clearly agreed to WP OP4.12 stating in its CHAPTER 2 section E.2 (pp8):

Quote:

- a. The absence of a formal legal title to land by some affected groups should not be a bar to compensation, especially if the title can be perfected; particular attention should be paid to households headed by women and other vulnerable groups, such as indigenous peoples and

ethnic minorities, and appropriate assistance provided to help them improve their status.

- b. In case of severe impacts on agricultural land use, rehabilitation measures shall be given to PAFs
- c. If possible, income restoration entitlements may also be given to informal settlers affected by non-severe loss of agricultural land.

Unquote.

- (1) the majority of the respondents who owns their land constitutes of 96.6% but do not have other land to construct to relocate their house or other farm land to cultivate
- (2) A majority or 92.2% of the PAPs own the structures they are occupying. Only a few are either sharing (6.2%) or occupying the structures (1.6%) with permission from owners.
- (3) mostly situated in private lands which they inherited from relatives who were former tenants of vast haciendas of landed families in Nueva Ecija.
- (4) These residential properties through the years were transferred down to several generations up to the present occupants and real ownership status nobody really knows. Most responses gathered from the structure occupants were that they inherited the land where their houses are now situated. (No title)

With the foregoing premises, for most of the structure occupants, ownership of the lots where their houses were built is considered free occupation on private land with permit.

TABLE 7-1 ENTITLEMENT MATRIX

Type of Loss	Application	Entitled Person	Compensation/Entitlements	Actions For Each Compensation/Entitlement	Organization Responsible For Each Action
LAND (classified as Agricultural, Residential, Commercial or Institutional).	More than 20% of the total landholding lost or where less than 20% lost but the remaining land holding become economically unviable.	Project affected Family (PAF) with Torrens Certificate of Title (TCT) or tax declaration (Tax declaration can be legalized to full title).	PAF will be entitled to: <ul style="list-style-type: none"> • Cash compensation for loss of land at 100% replacement cost at the informed request of PAFs. • If feasible, land for land will be provided in terms of a new parcel of land of equivalent productivity, at a location acceptable to PAFs. • Cash compensation for damaged crops at market value at the time of taking. • Cash compensation for disturbance allowance equivalent to 5 times of average gross harvest, but not greater than P 15,000.00 • Rehabilitation assistance in the form of skills training equivalent to the amount of P15,000.00, per family, if the present means of livelihood is no longer viable and the Affected Family (AF) will have to engage in a new income activity. 	(1) Public consultation meeting (2) Parcellary survey to identify land owners, area to be acquired, preparation of subdivision map, etc. (3) Assessment of land value, damaged crops, disturbance compensation, etc. (4) Validation of assessment (5) Preparation of RAP Report (6) Approval of RAP (7) Disclosure of Compensation Package (8) Land purchase contract with land owners (9) Payment to land owners (10) Transfer of Title	(1) DEO with D/D Consultant (2) DEO with D/D Consultant (3) DEO with Independent Asset Assessor (4) DEO, MRIC/CRIC (5) D/D Consultant (6) DPWH Secretary (7) DEO (8) DEO (9) DEO (10) DEO
		AF without TCT	<ul style="list-style-type: none"> • Cash compensation for damaged crops at market value at the time of taking. • Agricultural lessees are entitled to disturbance compensation equivalent to five times the average of the gross harvest for the past 3 years but not less than P15,000.00. (E.O. 1035) • Tenant farmers are entitled to disturbance compensation equivalent to the value of gross harvest for one year based on the average annual gross harvest for the last three years. (E.O. 1035) 		

Type of Loss	Application	Entitled Person	Compensation/Entitlements	Actions For Each Compensation/Entitlement	Organization Responsible For Each Action
	Less than 20% of the total landholding lost or where less than 20% lost or where the remaining landholding still viable for use.	AF with TCT or tax declaration (Tax declarations that are legalizable to full title).	PAF will be entitled to: <ul style="list-style-type: none"> • Cash compensation for loss of land at 100% replacement cost at the informed request of PAFs. • Cash compensation for damaged crops at market value at the time of taking. • Cash compensation for disturbance allowance equivalent to 5 times of average gross harvest, but not greater than P 15,000.00. 		
		AF without TCT	<ul style="list-style-type: none"> • Cash compensation for damaged crops at market value at the time of taking. • Agricultural lessees are entitled to disturbance compensation equivalent to five times the average of the gross harvest for the past three years but not less than P15,000.00. • Tenant farmers are entitled to disturbance compensation equivalent to the value of gross harvest for one year based on the average annual gross harvest for the last three years. 		
STRUCTURES (classified as Residential, Commercial & Industrial)	More than 20% of the total landholding loss or where less than 20% loss but the remaining structure no longer functions as intended or no longer viable for continued use.	AF with TCT or tax declaration (Tax declaration can be legalized to full title).	AF will be entitled to: <ul style="list-style-type: none"> • Cash compensation for entire structure at 100% replacement cost. • 3 months rental subsidy for the time between the submission of complete documents and the release of payment on the land. 	(1) Public Consultation Meeting (2) Parcellary Survey to identify asset owners, assets to be acquired, (3) Valuation (4) Validation of assets	(1) DEO with D/D Consultant (2) DEO with D/D Consultant, Independent Asset Assessor (3) Independent Asset Assessor (4) DEO, MRIC/CRIC
		AF without TCT.	AF will be entitled to: <ul style="list-style-type: none"> • Cash compensation for entire structure at 100% of replacement cost. • 3 months rental subsidy for the time between the submission of complete 		

Type of Loss	Application	Entitled Person	Compensation/Entitlements	Actions For Each Compensation/Entitlement	Organization Responsible For Each Action
	Less than 20% of the total landholding lost or where the remaining structure is still functional and is viable for continued use.		documents and the release of payment on land.	(5) Preparation of RAP	(5) D/D Consultant
		PAF with TCT or tax declaration (Tax declaration can be legalized to full title).	• Compensation for affected portion of the structure	(6) Approval of RAP (7) Disclosure of Compensation Package (8) Pledge of undertakings	(6) DPWH Secretary (7) DEO (8) DEO
		PAF without TCT	• Compensation for affected portion of the structure.	(9) Payment (10)Relocation (11)Demolition	(9) DEO (10)DEO (11)DEO
Improvements	Severely or marginally affected	PAF with or without TCT, tax declaration	Cash compensation for affected improvements at replacement cost.	Same as “Structure”	Same as “Structure”
Trees and perennials	Severely or marginally affected	PAF with or without TCT, tax declaration	Cash compensation for affected trees and perennials at current market value as prescribed by the concerned LGUs and/or DENR.	Same as “Structure”	Same as “Structure”
Income loss	Severely or marginally affected	PAF that own Small shops with or without TCT, or tax declaration (small shops are for example Sari-sari store, carinderia, fruit-stand, etc.)	Cash compensation equivalent to one month minimum wage as prescribed by the Regional Wage Board; or Cash compensation equivalent to income loss during demolition and reconstruction of their shop but not to exceed one month period; Rehabilitation assistance in the form of skills training equivalent to the amount of P15,000.00 per family, if their current means of livelihood is no longer viable in the relocation site, and the PAF will have to engage in a new income generating activity.	(1) Public consultation meeting (2) Socio-economic survey to identify income loss families (3) Evaluation of income loss (4) Validation	(1) DEO with D/D Consultant (2) DEO with D/D Consultant (3) DEO with Independent Asset Assessor (4) DEO, MRIC, CRIC
		PAPs that own large scale commercial establishments with or without TCT, or tax declaration	Cash compensation equivalent to one month net income based on the average monthly net income over the period of 3 years, as declared by the PAPs at the Bureau of Internal Revenue (BIR),	(5) Payment	(5) DEO

Type of Loss	Application	Entitled Person	Compensation/Entitlements	Actions For Each Compensation/Entitlement	Organization Responsible For Each Action
Unemployed Women/wives	Severely or marginally affected	Women/wives who lose a job	Vocational training equivalent to the amount of P 15,000.00	Same as “Income Loss”	Same as “Income Loss”
Additional allowance	Vulnerable persons	Person with disability, senior citizens	Additional allowance to be determined by RAP preparer.	Same as “Income Loss”	Same as “Income Loss”

Source: JICA Study Team (2011)

7.3 VALUATION AND COMPENSATION FOR LOSSES

Valuation for compensating loss of land shall be in accordance with Section 5 of R.A. 8974; for dwellings and other structures, on replacement cost as defined in Section 10 of its Implementing Rules and Regulations (IRR), as well as the LARRIPP of the DPWH. Small-scale commercial establishments like sari-sari stores, which will incur temporary decrease in income due to limited access/frontage, shall also be provided income rehabilitation assistance. Inconvenience allowance shall be given to PAPs with severely affected structures, which require relocation and new construction.

For informal settlers, affected families shall be provided free transportation (including those who opt to go back to their province) upon their transfer to the relocation sites. Rehabilitation assistance such as skills training and other development activities per family will be provided in coordination with other government agencies, if the present means of livelihood is no longer viable and the PAPs will have to engage in a new income activity. Rental Subsidy will be given to PAPs without sufficient additional land to allow the reconstruction of their lost house.

1) Principle of Replacement Cost

All compensation for land and non-land assets owned by households/shop owners who meet the cut-off-date will be based on the principle of replacement cost.

Replacement cost is the amount calculated before displacement which is needed to replace an affected asset without depreciation and without deduction for taxes and/or costs of transaction.

- Existing regulations, methods and market price survey results of DPWH, DENR, DA, and LGUs will be used where ever available for compensation calculations for building, crops and trees.
- Independent asset assessor is employed to value lands, structures, trees and other compensations.
- Houses and other related structures based on actual current market prices of affected materials, labor and mark-up costs. Unit cost for the materials is updated every year, using standard price in each region. Labor cost is added as 25 % of the material cost. In addition to the total estimated direct cost, 20 % mark-up is included in the grand total of replacement cost, covering transfer cost and taxes.
- Annual crops equivalent to current market value of crops at the time of compensation;
- For perennial crops, cash compensation at replacement cost that should be in line with local government regulations, if available, is equivalent to current market value given the type and age at the time of compensation.

For timber trees, cash compensation at replacement cost that should be in line with local government regulations, if available, will be equivalent to current market value for each type, age and relevant productive value at the time of compensation based on the diameter at breast height of each tree.

Land	Agricultural Land	The pre-project or pre-displacement, whichever is higher, market value of land of equal productive potential or use located in the vicinity of the affected land, plus the cost of preparing the land to levels similar to those of the affected land, plus the cost of any registration and transfer taxes.
	Land in Urban Areas	The pre-displacement market value of land of equal size and use, with similar or improved public infrastructure facilities and services and located in the vicinity of the affected land, plus the cost of any registration and transfer taxes.
Structure	Houses and Other Structures	The market cost of the materials to build a replacement structure with an area and quality of the affected structure, or to repair a partially affected structure, plus the cost of transporting building materials to the construction site, plus the cost of any labor and contractors' fees, plus the cost of any registration and transfer taxes.

2) Standards to determine market value.

Negotiated sale between DPWH and the PAF based on the following standards to determine the market value:

- The classification and use for which the property is suited;
- The development costs for improving the land;
- The value declared by the owners;
- The current selling price of similar lands in the vicinity;
- The reasonable disturbance compensation for the removal and/or demolition of certain improvements on the land and for the value for improvements thereon;
- The size, shape and location, tax declaration and zonal valuation of the land;
- The price of the land as manifested in the ocular findings, oral as well as documentary evidence presented; and
- Such facts and events as to enable the affected property owners to have sufficient funds to acquire similarly-situated lands of approximate areas as those required from them by the government, and thereby rehabilitate themselves as early as possible.

CHAPTER 8 - RELOCATION SITE DEVELOPMENT PLAN

8.1 IDEAL RELOCATION SITE

With the foregoing premises, for most of the structure occupants, ownership of the lots where their houses were built is considered free occupation on private land with permit.

In the consultation meeting for the Project, affected families of Barangay Umangan, Municipality of Aliaga and Barangay Caalibangbangan, Cabanatuan City, both in the Province of Nueva Ecija have expressed their desire for an in-barangay relocation. This concern was echoed by their respective city/municipal and barangay officials. Coordination with the host LGUs of these PAPs, despite the above circumstances are willing to provide relocation sites.

Out of 67 PAFs 63 (i.e. 63families) are interviewed for relocation site preference. Their

willingness to relocate is shown in **Table 5-8** and their preferences are in **Table 5-9**. There are 68.3% of PAPs very much willing to be relocated 93.0% of them are opting to be relocated in the same city/municipality. The remaining 7.0% are willing to be relocated in nearby provinces of Tarlac and Nueva Ecija.

8.2 AVAILABLE RELOCATION SITES

1) Municipality of La Paz

The municipality of La Paz was not able to provide proposed a relocation site at the time of Stakeholders meeting. There are identified three (3) families/structure owners to be severely affected by the proposed project. The said households are also considered landless citizens who are occupying private lands that need to be relocated. The presently proposed relocation sites in La Paz are Brgy. Balanoy and Brgy. Dumarais is shown in **Figure 8-1**.

2) Municipality of Aliaga

The Municipality of Aliaga through its Municipal Planning and Development Office (MPDO) have a ready relocation site to accommodate the thirty two (32) severely affected families of Barangays Pantoc (3 families), Barangay Bucat (1 family), Barangay Betes (2 families) and Umangan (26 families). The said original relocation site which is owned by the municipality is situated in Brgy. Pantoc (see **Figure 8-2**). It has a total area of 4,844 square meters, large enough to contain above number of families.

Affected families of Brgy. Umangan do not agree to be relocated in Brgy. Pantoc, since they would be far-off from their present places of work and business. They would rather stay and find a place within the barangay. This prompted the MPDO and Office of the Vice-Mayor to look for a lot within Brgy. Umangan, to be purchased by the municipality, for the PAPs' in-barangay relocation site. The presently proposed relocation site for the affected families of Brgy. Umangan is within the same barangay as shown in **Figure 8-3**.

3) Cabanatuan City

During the consultation meetings with the City Planning and Development Coordinator, Cabanatuan City have various relocation sites within the city for its marginalized constituents. But a formal response to the JICA Study Team has to be made by the city government regarding the PAPs (29 families, severely affected) of Brgy. Caalibangbangan.

Suggestion was also made during the Public Consultation Meeting and socio-economic survey of the Caalibangbangan PAPs, that they formally organize themselves and be recognized as an entity so that they can have access and be illegible for the national government's Community Mortgage Program (CMP) for Socialized Housing. Definitely this will be collaboration with their LGU. The

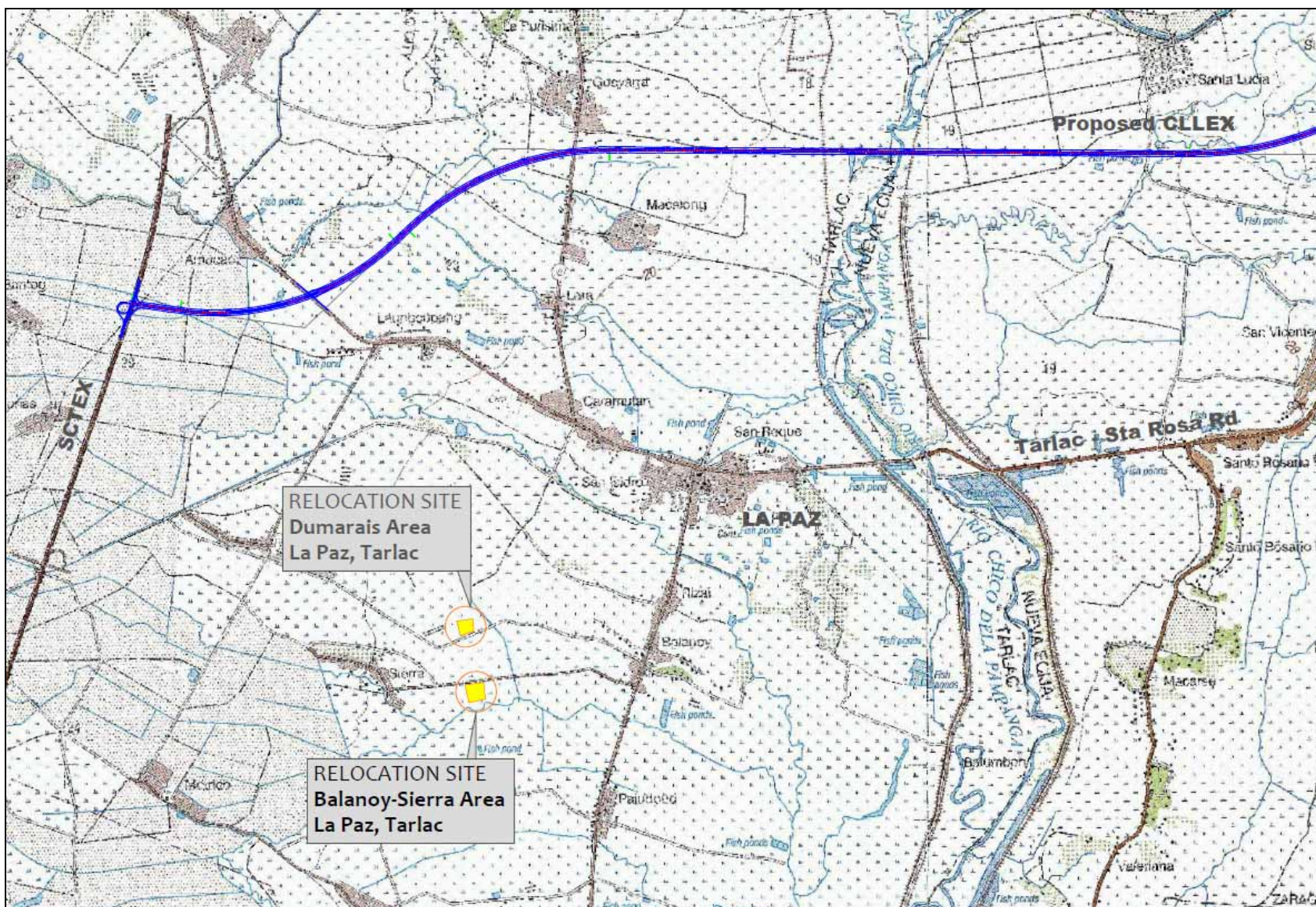
presently proposed relocation site for the affected families of Cabanatuan City is shown in **Figure 8-3**.

TABLE 8-1 PROPOSED RELOCATION SITES

Item No.	Relocation Site Location		Total Area of Proposed Relocation Site (M ²)	PAPs To Be Relocated		Remarks
	Sitio, Barangay City/ Municipality, Province	Geographical Coordinates		Present Location of PAPs	Total No. of PAPs	
1.0	<u>LA PAZ, TARLAC</u> Brgy. Balanoy, La Paz, Tarlac (along Balanoy-Sierra Road in front of Municipal Solid Waste Materials Recovery Facility)	15° 25' 37.2" N Latitude / 120° 42' 23.6" E Longitude	~ 20,000	Brgy. Laungcupang, La Paz, Tarlac (bet. CLLEX Sta. 1+900 & Sta. 2+200)	1	Two lots (Balanoy & Dumarais) for relocation sites owned by the Municipality of La Paz, Tarlac. Presently leased for agriculture purpose
	Brgy. Dumarais, La Paz, Tarlac (along NIA irrigation canal/ maintenance road in Brgy. Dumarais)	15° 25' 53.7" N Latitude / 120° 42' 21.4" E Longitude	~ 20,000	Brgy. Macalong, La Paz, Tarlac (between CLLEX Sta. 3+660 & Sta. 4+800)	2	(planted with palay), wherein LGU has a percentage share from the palay/rice production as payment.
2.0	<u>ALIAGA, NUEVA ECILJA</u> Brgy. Pantoc, Aliaga, Nueva Ecija (along Poblacion-Pantoc Road, Pantoc Centro)	15° 31' 42.4" N Latitude / 120° 50' 44.8" E Longitude	~ 4,844	Along Pantoc Creek, Brgy. Pantoc, Aliaga, Nueva Ecija (at ~ CLLEX Sta. 20+900); Brgy. Bucot, CLLEX Sta. 24 + 120; Brgy. Betes, CLLEX Sta. 26 + 300;	3 1 2	Lot owned by the Municipality of Aliaga, Nueva Ecija and have allocated it as relocation site for its constituents to be affected by the CLLEX Project.
	Brgy. Umangan, Aliaga, Nueva Ecija (between Umangan Brgy. Road and Mabalasbas Creek)	15° 31' 34.5" N Latitude / 120° 55' 22.6" E Longitude	~ 8,000	Along and between Umangan Brgy. Road & Mabalasbas Creek (between CLLEX Sta. 29+900 & Sta. 30+000)	26	Lot 2038 (portion) owned by Norberto A. Dionisio (Tax Dec. #05-01026-00 118) & willing to sell; May be purchased for relocation site thru the Community

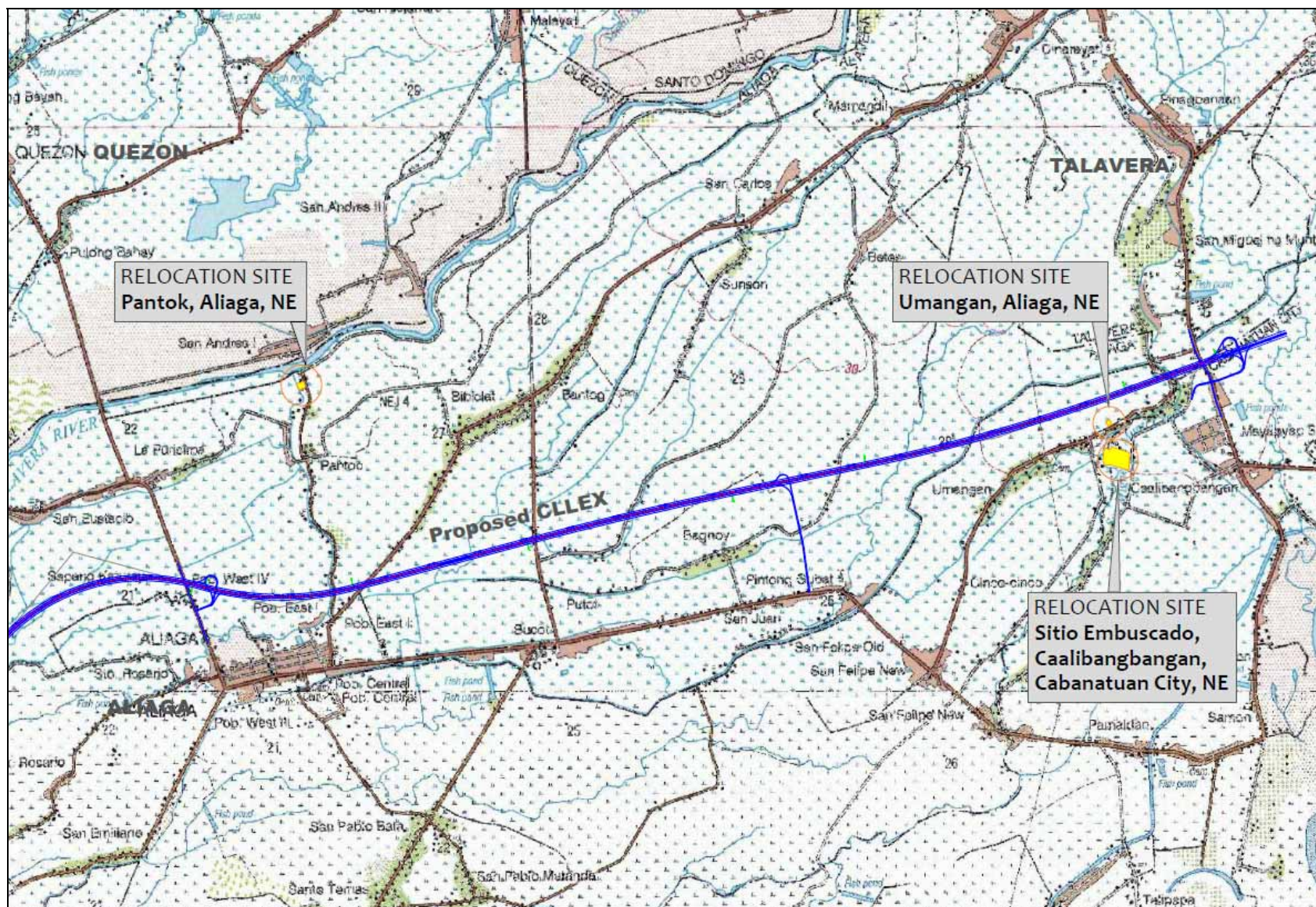
Item No.	Relocation Site Location		Total Area of Proposed Relocation Site (M ²)	PAPs To Be Relocated		Remarks
	Sitio, Barangay City/ Municipality, Province	Geographical Coordinates		Present Location of PAPs	Total No. of PAPs	
						Mortgage Program (CMP) & the Aliaga LGU to help organize the CA & act as Originator; Another option is outright purchase of lot by LGU & adapt same deal with beneficiaries as that of the CMP;
3.0	<u>CABANATUAN CITY, NUEVA ECIJA</u> Sitio Embuscado, Brgy. Caalibangbangan, Cabanatuan City, Nueva Ecija	15° 31' 28.2" N Latitude / 120° 55' 34.2" E Longitude	~ 15,370	Between Maharlika & Vergara Highways at Brgy. Caalibangbangan, Cabanatuan City, Nueva Ecija (bet. Sta. 30+300 & Sta. 30+400)	32	Lot owned by Angel A. Padilla (TCT 2916) & willing to sell; May be purchased for relocation site thru the CMP & the Aliaga LGU to help organize the CA & act as Originator; Another option is outright purchase of lot by LGU & adapt same deal with beneficiaries as that of the CMP;

Source: JICA Study Team (2011)



Source: JICA Study Team (2011)

FIGURE 8-1 PROPOSED RELOCATION SITE (TARLAC)



Source: JICA Study Team (2011)

FIGURE 8-2 PROPOSED RELOCATION SITE (NUEVA ECIJA)



Photo 1 - Proposed relocation site (Aliaga)



Photo 2 - Proposed relocation site (Cabanatuan)

Source: JICA Study Team (2011)

FIGURE 8-3 PROPOSED RELOCATION SITES IN ALIAGA AND CABANATUAN CITY

8.3 SOCIAL DEVELOPMENT PROGRAM (SDP) FOR DIRECT IMPACT AREA (DIA)

DPWH must support a Social Development Program (SDP) that will ensure that affected communities get compensated for the disturbance to their normal lives, not only in terms of monetary settlement for the damages. It is just fair that they be assisted so that the processing of payment due them can be expedited. Aside from these, DPWH must also make sure that the relocation plan is sustainable; i.e., aside from the basic amenities at the resettlement area, an alternative livelihood assistance program must be included. The criteria used for identifying beneficiaries who would be eligible to the SDP for the CLLEX Project Phase 1 are those:

- (1) Informal settlers who have no awarded land from government housing project;
- (2) Informal settlers who no other place to thrive in;
- (3) Who do not have other means of livelihood?
- (4) Farmers who will loss income and land.

For employment opportunities and livelihood assistance, qualified, residents of the Direct Impact Area (DIA) must be given first priority in hiring during the pre-construction and construction stage of the project. The survey showed that most of the male household members can also work as driver (29.9%) aside from their present occupation, and also as laborers (37.5%), carpenters (14.7%), mason (6.3%), mechanic (3.6%) and utility (1.8%).

TABLE 8-2 SKILLS OF MEN IN THE DIA BASED ON SURVEY/INTERVIEW

City/Municipality		Laborer	Carpenter	Mason	mechanic	driver	Utility	none	Total
Type A – Structure Owner									
TARLAC									
La Paz	Count	-	2	-	-	-	-	1	3
	%	-	66.7%	-	-	-	-	33.3%	100.0%
NUEVA ECJA									
Zaragosa	Count	1	-	-	-	-	-	-	1
	%	100.0%	-	-	-	-	-	-	100.0%
Aliaga	Count	10	5	-	2	12	-	3	32
	%	31.3%	15.6%	-	6.3%	37.5%	-	9.4%	100.0%
Cabanatuan	Count	6	3	3	-	14	1	1	28
	%	21.4%	10.7%	10.7%	-	50.0%	3.6%	3.6%	100.0%
Sub-Total 1	Count	17	10	3	2	26	1	5	64
	%	26.6%	15.6%	4.7%	3.1%	40.6%	1.6%	7.9%	100.0%
Type B – Landowner									
TARLAC									
La Paz	Count	23	5	2		8	2	5	45
	%	51.1%	11.1%	4.4%		17.8%	4.4%	11.1%	100.0%
NUEVA ECJA									
Zaragosa	Count	8	8	4	3	4	1	1	25
	%	24.0%	24.0%	16.0%	12.0%	16.0%		4.0%	100.0%
Aliaga	Count	36	12	5	3	26		3	85
	%	42.4%	14.1%	5.9%	3.5%	30.6%		3.6%	100.0%
Cabanatuan	Count	2				3			5
	%	40.0%				60.0%			100.0%
Sub-Total 2	Count	67	23	11	6	41	3	9	160
	%	41.9%	14.4%	6.9%	3.8%	25.6%	1.9%	5.6%	100.0%
Grand Total	Count	84	33	14	8	67	4	14	224
	%	37.5%	14.7%	6.3%	3.6%	29.9%	1.8%	6.3%	100.0%

Source: JICA Study Team (2011)

If the proposed relocation site for affected families is proximal to their present location, they should still be able to continue with their present source of livelihood. However, if the relocation site is far from the community's main source of livelihood, technical training must be provided to the beneficiaries to equip them in acquiring alternative means of livelihood.

Among the target female beneficiaries, the result of the survey showed that most of the available skills are cooking, seedling nursery and manufacturing **Table 8-3**.

TABLE 8-3 SKILLS OF WOMAN IN THE DIA BASED ON SURVEY/INTERVIEW

City/Municipality		Cook maintenan ce	sewer	Timekeeper clerk	Seedling nursery caretaker	Factory worker	house help	none	Total
Type A – Structure Owner									
TARLAC									
La Paz	Count	1	1	-	-	-	-	1	3
	%	33.3%	33.3%	-	-	-	-	33.3%	100.0%
NUEVA ECIJA									
Zaragosa	Count	1							1
	%	100.0%							100.0%
Aliaga	Count	11	6	1		6	4	4	32
	%	34.4%	18.8%	3.1%		3.1%	12.5%	12.5%	100.0%
Cabanatuan	Count	12	2	1		8	4	1	28
	%	42.9%	7.1%	3.6%		28.6%	14.3%	3.6%	100.0%
Sub-total 1	Count	25	9	2		14	8	6	64
	%	39.1%	14.1%	3.1%		21.9%	12.5%	9.4%	100.0%
Type B – Landowner									
TARLAC									
La Paz	Count	7	5		9	9	5	10	45
	%	15.6	11.1		20.0	20.0	11.1	22.2	100.0
NUEVA ECIJA									
Zaragosa	Count				12	5	6	2	25
	%				48.0%	20.0%	24.0%	11.8%	100.0%
Aliaga	Count	4	10		42	19	10		85
	%	4.7%	11.8%		49.4%	22.4%	11.8%		100.0%
Cabanatuan	Count	2	1			2			5
	%	40.0%	20.0%		40.0%				100.0%
Sub-total 2	Count	13	16		63	35	21	12	160
	%	8.1%	10.0%		39.4%	21.9%	13.1%	7.5%	100.0%
Grand Total	Count	13	16		63	35	21	12	160
	%	8.1%	10.0%		39.4%	21.9%	13.1%	7.5%	100.0%

Source: JICA Study Team (2011)

Such being the case, it is deemed necessary that female spouses are provided with additional livelihood training activities so that they can help their husbands in augmenting their family income. Some of these are:

- (1) Livelihood seminars on dressmaking, food processing, handicraft making, and crop production enhancement;
- (2) Productivity skills training; and
- (3) Gender awareness and self enhancement skills development

DPWH, LGUs, DSWD, NGOs operating in the area, and other concerned private entities must join hands in the realization of these proposed training programs. For example skills training in coordination with the Technical and Educational Skills Development Administration (TESDA) can be arranged so that qualified beneficiaries may be able to avail of said trainings, without incurring too much cost on the part of the government.

CHAPTER 9 - PAP'S WILLINGNESS TO RELOCATE AND PREFERRED SITES

Out of 67 PAFs 64 are interviewed for this topic. There are 68.8% of PAPs very much willing to be relocated 93.55% of them are opting to be relocated in the same city/municipality. The remaining 6.5% are willing to be relocated in nearby provinces of Tarlac and Nueva Ecija.

**TABLE 9-1 ACCEPTABLE LIVELIHOOD ASSISTANCE FOR PAPs
(TYPE B)**

City/Municipality		Provision of another farmland	Provision of job employment	Provision of business capital/funds	Total
Type B– Land Owner					
TARLAC					
La Paz	Count	7	15	23	45
	%	15.6%	33.3%	51.1%	100.0%
NUEVA ECIJA					
Zaragoza	Count	14	3	8	25
	%	56.0%	12.0%	32.0%	100.0%
Aliaga	Count		16	69	85
	%		18.8%	21.2%	100.0%
Cabanatuan	Count		1	4	5
	%		20.0%	80.0%	100.0%
Total	Count	21	35	104	160
	%	13.1%	21.9%	65.0%	100.0%

Source: JICA Study Team (2011)

**TABLE 0-2 PREFERENCE OF RELOCATION SITES BY PAPs
(STRUCTURE OWNER)**

City/Municipality		Relocated within current city/municipality	Relocated within current province	Total
TARLAC				
La Paz	HH	2	0	2
	%	100 %	0	100 %
NUEVA ECIJA				
Zaragoza	HH	1	0	1
	%	100 %	0	100 %
Aliaga	HH	17	1	18
	%	94.4 %	5.6%	100 %
Cabanatuan	HH	23	2	25
	%	92 %	8.0%	100 %
Total	HH	43	3	46
	%	93.5 %	6.5%	100 %

Source: JICA Study Team (2011)

CHAPTER 10 - STAKEHOLDERS MEETING

MEETING/

CONSULTATION

10.1 PROCEDURE OF THE MEETING

Total of nine (9) stakeholders meetings/consultation meetings were conducted between 25th and 29th of July, 2011 in Provinces of Nueva Ecija and of Tarlac.

Total of fourteen (14) consultation meetings were held for EIS and RAP formations. There are three levels of meeting according to types of interest groups.

- **Government level:** Three (3) Coordination meetings with concerned agencies – DPWH Region 3, NIA Tarlac Province and the Upper Pampanga River Integrated Irrigation System (UPRIIS)
- **LGU level:** Two (2) City level and three (3) Municipal level meetings with the LGUs of Tarlac City (including PAPs) and La Paz in the Province of Tarlac, Zaragoza, Aliaga and Cabanatuan City in the Province of Nueva Ecija
- **Barangay level:** Five (5) Barangay level meetings with Project Affected Persons (PAPs)–One (1) in the Municipality of La Paz (Barangays Amucaao, Guevarra and Laungcupang), one (1) in the Municipality of Zaragoza (Barangays Sta. Lucia Young and Old), one (1) in the Municipality of Aliaga (Barangays Betes, Bibiclat, Bucot, Magsaysay, Pantoc, Poblacion East 1, San Juan, San Eustacio, Sta. Monica, Sto. Rosario), one (1) Barangay Umangan, Municipality of Aliaga, and one (1) in the City of Cabanatuan (Barangays Caalibangbangan and Mayapyap Norte)
- **Others:** One (1) Coordination meeting with Hacienda Luisita.

The Study Team consulted with the concerned Mayors of the affected areas and set the date of the stakeholder meeting. Official letters were sent to the concerned Mayors prior to at least one week before and Mayors informed about the Stakeholders meeting to concerned barangay captains requesting them to inform the concerned people within their jurisdiction.

Venue was selected based on the advice of Mayor in consideration of the following;

- Venue where easily accessible by the concerned people.
- Venue where the power point presentation for a better understanding of the presentation is possible.
- Venue where concerned people know and familiar with it.

The consultation meetings were undertaken to:

- Inform about the Project/CLLEX including alternatives of project designs;
- Inform of and confirm the revised Scoping Matrix and concerns with the stakeholders;
- Inform and generate awareness and understanding of the concerned public about the project;
- Provide the stakeholders and avenue to ventilate salient issues and concerns regarding the project;
- Give an opportunity to the stakeholders to have an open discussion with the Preparers, Proponent, and LGUs about the project;
- Inform the stakeholders of their rights and privileges; and
- Enable the stakeholders to effectively participate and make informed and guided decisions.

Complete and proper documentations of the proceedings were strictly observed. All participants of each activity were noted and proceedings were recorded on a digital voice recorder. Photographs were likewise taken during the consultations.

Results of the Stakeholder meetings were summarized in the minutes of the meeting which were sent to concerned Mayors requesting them to distribute minutes to concerned Barangay Captains who are requested to post the minutes at the Barangay Hall.

CONSULTATION MEETING SCHEDULE AND PARTICIPANTS

Date/Time	Target Municipality	Main Participants
25 July, 2011 14:00 – 16:00	Aliaga, Province of Nueva Ecija	Municipal Officials, Barangay Officials, People's Organization, Farmer's Association, NGO, Homeowner's Association, Transport Group
26 July, 2011 10:00 – 12:00	Cabanatuan, Province of Nueva City	City Officials, Barangay Officials, People's Organization, Farmer's Association, NGO, Homeowner's Association, Transport Group
26 July, 2011 14:00 – 16:00	Cabanatuan, Province of Nueva City	PAPs, City Officials, Barangay Officials, People's Organization, Farmer's Association, NGO, Homeowner's Association, Transport Group
27 July, 2011 14:00 – 16:00	Tarlac, Province of Tarlac	PAPs, City Officials, Barangay Officials, People's Organization, Farmer's Association, NGO, Homeowner's Association, Transport Group, Hacienda Luisita
28 July, 2011 10:00 – 12:00	Zaragoza, Province of Nueva Ecija	Municipal Officials, Barangay Officials, People's Organization, Farmer's Association, NGO, Homeowner's Association, Transport Group
28 July, 2011 1400 – 16:30	La paz, Province of Tarlac	PAPs, City Officials, Barangay Officials, People's Organization, Farmer's Association, NGO, Homeowner's Association, Transport Group
29 July, 2011 10:00 – 12:00	Aliaga, Province of Nueva Ecija	PAPs, City Officials, Barangay Officials, People's Organization, Farmer's Association, NGO, Homeowner's Association, Transport Group
29 July, 2011 10:00 – 12:00	Zaragoza, Province of Nueva Ecija	PAPs, City Officials, Barangay Officials, People's Organization, Farmer's Association, NGO, Homeowner's Association, Transport Group

10.2 PROGRAM

An outline of consultation meeting is shown below.

PROGRAMME		
Information, Education & Communication (IEC) Meeting Municipal Level DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PROPOSED CENTRAL LUZON LINK EXPRESSWAY (CLLEX) PROJECT Venue: G/F Kairos Hotel and Resort, Aliaga, Province of Nueva Ecija 1400 – 1600HH, July 25, 2011		
I. Registration	1400 – 1415HH	G/F Kairos Hotel & Resort
II. Welcome Remarks		Mr. Jose Gaya <i>Municipal Administrator</i>
III. Introduction of Participants		Ms. Crisley Ian V. Diot <i>Ecosyscorp, Inc.</i>
IV. Objectives of the Meeting		Ms. Annabelle N.Herrera <i>Ecosyscorp Inc.</i>
V. Presentation of the Project		Ms. Annabelle N. Herrera <i>Ecosyscorp, Inc.</i>
VI. Objectives and Activities of the Study		Ms. Annabelle N. Herrera <i>Ecosyscorp, Inc.</i>
VII. Open Forum:		Felicia G. Rubianes <i>Ecosyscorp, Inc.</i>
VIII. Closing Remarks		Hon. Elizabeth Vargas <i>Vice Mayor</i>
A PROGRAM OF STAKEHOLDER MEETING		

10.3 ATTENDANTS

INFORMATION EDUCATION AND COMMUNICATION MEETINGS					
Activity	Milestone and Purpose	Venue	Number of Attendees		Date
			(Male)	(Female)	
Coordination Meeting	DPWH Region III	Office of the Regional Director, City of San Fernando, Pampanga	2	3	July 18, 2011
	National Irrigation Authority (NIA)	NIA Office, Brgy. Matatalaib, Tarlac City	4		July 22, 2011
	NIA-Upper Pampanga River Integrated Irrigation System (UPRIIS)	Brgy. Capt. Pepe, Cagayan Valley Road, Cabanatuan City	4		July 22, 2011
	Hacienda Luisita	Conference room, Central Azucarera De Tarlac, Tarlac	5	1	August 5, 2011
IEC of LGUs	a. LGU Officials of Aliaga	G/F, Kairos Hotel and Resort, Aliaga, Nueva Ecija	39	14	July 25, 2011
	b. LGU Officials of Cabanatuan	City Hall of Cabanatuan, Nueva Ecija	18	8	July 26, 2011

INFORMATION EDUCATION AND COMMUNICATION MEETINGS					
Activity	Milestone and Purpose	Venue	Number of Attendees		Date
			(Male)	(Female)	
	c. LGU Officials of Tarlac	City Hall of Tarlac, Province of Tarlac	16	10	July 27, 2011
	d. LGU Officials of La Paz	Municipal Hall of Lapaz, Tarlac	13	8	July 27, 2011
	e. LGU Officials of Zaragoza	Municipal Hall of Zaragoza, Nueva Ecija	24	11	July 28, 2011
IEC of PAPs	<u>Project Disclosure:</u> a. To inform the PAPs about: the configuration of the proposed CLLEX Expressway the expected adverse impacts such as displacements of households, damage to crops; That there will be parcellary survey to finalize number of PAPs to be affected and extent of impact; The concept of Cut-Off Dates b. To encourage PAP's to speak up their ideas, concerns and apprehensions, and other related issues (open discussion)	Barangay Hall of Caalibangbangan, Cabanatuan City, Nueva Ecija	22	15	July 26, 2011
		ABC Session Hall of Lapaz, Tarlac	24	36	July 28, 2011
		Municipal Session Hall of Zaragoza, Nueva Ecija	26	14	July 29, 2011
		2/F, Kairos Hotel and Resort, Aliaga, Nueva Ecija	94	22	July 29, 2011
		Umangan, Aliaga, Nueva Ecija	11	13	August 06, 2011

10.4 DISCUSSION

EIS and RAP were discussed in the same meeting.

Aside from IEC Meetings, the Consultant paid visits to the Office of Provincial Assessor of Tarlac and Nueva Ecija, City Assessors of Tarlac and Cabanatuan and Municipal Assessors of La Paz, Zaragoza and Aliaga to request for assistance in identifying owners of lots to be affected. The project was also presented to the different department and offices of the Local Government Unit such as Treasury, Municipal Agrarian Reform Office (MARO), Provincial Agrarian Reform Office (PARO) and Department of Agrarian Reform (DAR).

During these meetings, the project in terms of ROW width, type of surfacing, alignments, and target implementation schedule, among others, were presented to the PAPs. To familiarize them with the RAP preparation process, field activities that were undertaken namely: (i) linear mapping and tagging; (ii) taking of PAP's photograph in front of their houses/properties carrying

a board showing the tag/control number of the affected structure/property; and (iii) conduct of socioeconomic.

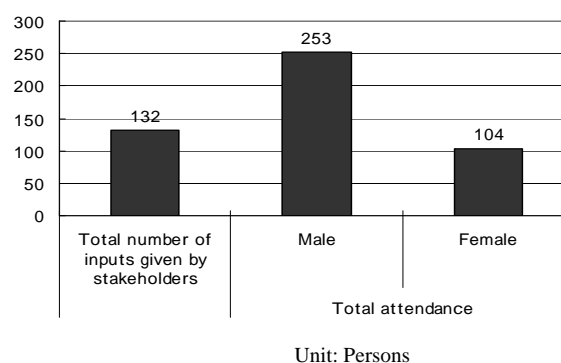
SUMMARY OF MINUTES OF MEETING

	Inquiry and Opinion	Response
25 July 2011 Aliaga	We suggest that instead of an embankment, we should use viaducts for the project.	The design of the embankments now will have box culverts that will act as equalizers so that it may not cause or worsen floodings.
	If the height of the embankment is 6~7meters, from Barangay Sto. Rosario, to Barangay. Magsaysay up to Sta. Monica, this will cause river-like floods. If possible, not to use embankment.	Viaducts cost 10 times more than an embankment. All aspects of the project including engineering, environmental concerns are carefully studied including the projects economic benefits. NEDA would not approve the project if the economic benefits are not good.
	We suggest that only one interchange would be constructed in Aliaga instead in San Juan. We can instead transfer the interchange to Sto. Rosario.	We will send this concern to the engineering and design team so that they will consider your suggestion when they deal with flooding.
26 July 2011 Cabanatuan	It may be better if we hire a private appraiser because the prevailing price is very low if applied to the just compensation pushed by the government.	DPWH will follow the prevailing BIR zonal value based on RA 8974. DPWH will present to the owners the price of value of their land. If the owners does not agree with the price, the LGU will have to intervene and will have to convene an appraisal committee and they will appraise the property
	We would like to request that the end of the alignment of the CLLEX project phase1 will just be within the Cabanatuan City.	If you can provide us the correct coordinates, then we might give you,
	Everyone who would be affected should just be paid and it's up to them to transfer and relocate.	Only affected homes will be compensated. DPWH cannot pay for lands without titles. DPWH can get sued if they purchase lands without title. Compensation received for affected homes can be used to pay for CMP.
	35,000 metric tons of rice can be harvested from the property that will be hit by the interchange, that's why there will be great loss and great damage. We pay real property tax because the government gave the lands to the people without paying for it. This was filed PD 27 that's why it was returned to us. This project will greatly impact our rice production.	Your concern will be noted and will be discussed. It is very important that you are compensated for your loss during the entire harvest. It is also important that you answer the survey form on how much this project will impact your income.
28 July Zaragoza	I hope the high traffic of transporters who avoid SCTEX will not be affected.	We will raise your concern if we can have access in La Paz and Zaragoza.
	The land area of Zaragoza and the barangays will be lessened once the government acquires the land from the CLLEX project.	The land area will not be lessened. If the population increases that is where ERA will base.

	Inquiry and Opinion	Response
28 July 2011, Zaragoza	How does the CLLEX Project become beneficial to the Municipality? She requested also for on and off ramp for Zaragoza.	There is no interchange here in Zaragoza. We will relay this to our Team Leader but I will also give an explanation on how do we get an interchange and on and off ramp. The project also goes thru the National Economic Development Authority o NEDA. NEDA is very strict when it comes to the government's project if it has economic development. The interchanges are based on the needs. One thing they consider is the high traffic count in the area. If there is high traffic in the area, that is when they plan to put up an interchange. It depends with DPWH if they will see that it is economical to construct an interchange. I told Mayor that if you have a study to show that there is high volume here then they might allow it. In the future they might put additional structure if they see that there is an increase in the demand to go to CLLEX. We will relay your concern in La Paz and Zaragoza regarding off and on ramp. DPWH will decide on that and based on the recommendation of our Study Team Leader.
28 July 2011, La Paz	The land that I bought doesn't have a land title, just a deed of sale. Where will the land payment go?	Deed of sale is enough proof that you can have the payment. You just need to have it registered first.
	If box culverts will be used for irrigation, will our farm lands be broken because there is a strong flow of water and houses beside the irrigation will sink?	We have informed the Highway engineer who designed the road to put a control in the equalizer to control the flow of water. We can put another blockage to avoid direct impact to the land.
	Are the trees planted going to be paid? Will the trees planted be paid?	All trees especially fruit bearing trees will be paid according to the price issued by Department of Agriculture. But only few are covered by the law.
29 July 2011, Aliaga	Since there will be two interchanges in Aliaga, there is a possibility that there is an increase in traffic in the municipal roads of Aliaga. Our concern is the maintenance of the existing roads.	According to the traffic study, the main volume of vehicles will pass thru the expressway. Maintenance for provincial roads will come from the provincial funds.
	We are requesting if you can pay us little bit higher so that we can buy and transfer to another area where we can work.	According to JICA guidelines, they allow land for land as replacement for the land to be affected. According to the Assessor's office, they are having an update to give way to higher prices on land acquisition
	It is better to move the alignment near the Talavera river so that Bibiclat and Aliaga will be safer from flood. At the same time it will be cheaper for the government since DPWH is already paying those affected with the dike.	We will suggest to the team Leader if we can have the alignment moved near the dike.
29 July 2011 Zaragoza	Suggested that the CLT holders will settle their balances so that DPWH will just coordinate with them.	The total loan payable will be deducted to the total payment to be received by the owner.

Characteristics of Consultation Meeting Attendants

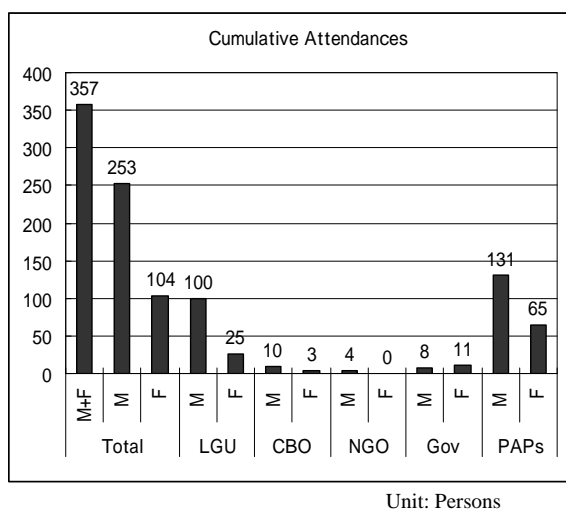
Total number of stakeholder attended to the consultation meetings is 357 people; of which 71% are male and 29% are female. About 37% (132/357) of the attendants expressed opinions and concerns in the meetings and feed backs were given by the Study Team.



Source: Study Team (2011)

FIGURE 10-1 TOTAL ATTENDANCES AND PARTICIPATION TO DISCUSSIONS

Break down of types of participants is shown in the graphs stated below (Figure 9.7.4-2). Note, often two parts of meetings were held in one LGU; one for PAPs and another for the rest of stakeholders so that PAPs' concerns were able to be collected intensively. 125 people out of the 357 attendants are LGU, of which 28% (100 people) are male and 7% (25 people) are female relative to total number of the attendants.



Source: Study Team (2011)

Legend: M=Male, F=Female, M+F=Sum of male and female, LGU=Local government unit, CBO=Community based organization, NGO=Non-governmental organization, Gov.=Government functions, PAPs=Project Affected Persons

FIGURE 10-2 OVERALL ATTENDANCES

Total of 18 people attended the meeting in Tarlac, of which 12 people were male and 6 people were female. Number of PAPs participated the discussion is 2 people. Ten people from the LGU (5 male, 5 female), five from CBO, and one from the government also attended to the meeting.

Total attendants to the two meetings held in Aliaga is 151 people (123 people are male, and 28 are female) of which 85 are PAPs. LGUs (Municipality of Aliaga and barangays), CBO(Community Based Organization), NGOs, and Government functions sent 52 people, 6 people, 4 people, and 4 people respectively to the two meetings. Elderly people, farmers, and women's sector are examples of various concerning parties that participated the meetings. Meetings in Cabanatuan City hosted total of 45 people; of which 32 are male and 13 are female. Equal numbers of male and female (10 each) PAPs, 2 CBO members, and 6 LGU members attended to the PAPs consultation meeting. Inquiries from elderly people and women as well as farmers were obtained and discussed.

Total attendants of the two meetings held in La Paz is 63 people; of which 56 people are PAPs, 40 people are male, and 23 are female. LGUs (Municipality of La Paz and barangays) and Government functions sent 15 people, and 2 people respectively to the two meetings. Elderly people, farmers, and women are examples of various concerning parties that participated the meetings.

In Zaragoza, total of 54 people attended to two meetings; of which 39 people, 15 people, and 27 people are male, female, and PAPs respectively. LGUs and government function sent 24 people and 3 people respectively.

Table 10-1 summarizes types of attendants to all the stakeholder meetings (excluding project team members and its associates).

TABLE 10-1 TYPES OF ATTENDANTS

Types of attendants		Aliaga		Umagan Aliaga	Cabanatuan		Tarlac	La Paz		Zaragoza		Total
		7/25	7/29	8/6	7/26(1)	7/26(2)	7/27	7/27	7/28	7/28	7/29	
Total	M+F	44	107	26	17	28	18	12	51	23	31	357
	M	34	89	7	14	18	12	9	31	18	21	253
	F	10	18	19	3	10	6	3	20	5	10	104
LGU	M	25	18	1	14	6	5	8	5	15	3	100
	F	7	2	0	3	0	5	2	0	5	1	25
CBO	M	2	1	0	0	2	5	0	0	0	0	10
	F	2	1	0	0	0	0	0	0	0	0	3
NGO	M	4	0	0	0	0	0	0	0	0	0	4
	F	0	0	0	0	0	0	0	0	0	0	0
Gov	M	3	0	0	0	0	1	1	0	3	0	8
	F	1	0	9	0	0	0	1	0	0	0	11
PAPs	M	0	70	6	0	10	1	0	26	0	18	131
	F	0	15	10	0	10	1	0	20	0	9	65
Legend: M=Male, F=Female, M+F=Sum of male and female, LGU=Local government unit, CBO=Community based organization, NGO=Non governmental organization, Gov.=Government functions, PAPs=Project Affected Persons Unit: Persons												

Source: Study Team (2011)

In the meetings people who need a special attention participated in discussion and expressed their concerns and worries freely.

Types of concerns

Types of concerns and worries expressed and discussed in the stakeholder meetings are summarized in table below. Total of 132 concerns were brought up to the meetings. Most concerned issue is regarding to “ownership, compensation”; 33 counts or 25% of the issues were about amount of compensation that is determined based on ownership of real properties. Next most concerned issue is involuntary relocation; 18 counts or 14% of the issues discussed were about how, when and where to be relocated.

PAPs and non-PAPs have different level of and focus to their concerns. As for a concern about loss of agricultural lands; PAPs concern loss of their lands/source of income and compensation for it which directly impact their lives while non-PAPs and LGUs concern loss of tax income and food security which does not directly impact their life.

LGUs officials brought up “Local Conflict of Interest”(2%), such as alternation of interchange locations, economical benefits to specific LGUs, and inclusion of existing roads to maintenance scheme, “utilization of local resources(location of fill material)”(1%), “air pollution”(1%), “traffic congestion” (1%), and “flood”(9%; partially a concern of PAPs as well). The rest of the concerns (86%) were mostly brought up by PAPs which are all related to land acquisition/compensation and relocation matters.

TABLE 10-2 SUMMARY OF CONCERNS

Concerns	Frequency (count)
Utilization of Local Resources	1
Social Institution	1
Social Infrastructure	1
Air Pollution	1
Traffic Congestion	1
Responsible party for relocation and compensation	2
Property Tax	2
Poor	2
Local Economy such as Employment	3
ROW	4
Land Use	4
Water Use, Water Rights	5
PAPs life	6
Process	8
Local Conflict of Interests	9
Flood	9
Land acquisition	10
Farm Land	12
Involuntary Resettlement	18
Ownership, compensation	33
Total number of inputs	132

Source: JICA Study Team (2011)

While some of concerns were heard, explained by the Study Team, and understood, some requests are left for further discussion such as alternation of CLLEX alignment. Such drastic change of project design is crucial for wellbeing of affected society if necessary. These unsolved concerns must be considered and agreed upon carefully in the detailed design stage.

CHAPTER 11 – GRIEVANCE REDRESSING MECHANISM

11.1 GRIEVANCE REDRESSING MECHANISM

If there will be grievances arising from any aspect of the Project, these will be handled through negotiations following the succeeding procedures.

In accordance with the LAPRAP Tracking Manual of DPWH, a Grievance Handling Committee (GHC) shall be formed within the City/Municipal Resettlement Implementing Committee (CRIC/MRIC-GHC) to facilitate the resolution of the PAFs' grievances. The CRIC's/MRIC's Chairperson shall head this Committee. Each representative from concerned Barangay government shall be his Co-Chairperson(s). The GHC shall consist of the following:

- Legal Officer from the Legal Service (DPWH Central)
- IROW Engineer
- IROW Agent
- Land Management Section Chief/Representative (DENR Regional/Provincial Office)
- City/Municipal Assessor
- Community Environment and Natural Resources Officer (CENRO)
- RP Preparer (from PJHL-PMO or their Consultant)
- Representatives of PAFs
- Representatives of NGOs

This procedure is initiated once the letters from PAFs, expressing their grievances are received by the CRIC-GHC. The deadline for submitting letters of grievances shall be set 30 days after the date of public disclosure; with a maximum extension of another 15 days, if request was made by more than ten percent (10%) of the PAFs.

A Grievance Action Form (GAF), as prescribed in the said LAPRAP Tracking Manual shall be used during the detailed design stage to cover the various aspects of property acquisition based on validation of the RP. The GAF shall, at the very least, contain the following:

- Basic information on PAFs (Name, Address, Contact Number)
- Date of last disclosure meeting;
- Category of grievance filed (Legal, Technical/Engineering, Social, and Financial)

- Type of action taken (Resolved at the CRIC level, or referred to higher authorities).

Respective Barangay Captains, as Co-Chairperson of the GHC shall be the first recipient of the GAF. All GAFs shall be consolidated by the CRIC/MRIC Chairperson and presented to the CRIC/MRIC for deliberation and appropriate action, on a weekly basis. Unresolved grievances at the CRIC/MRIC level shall be elevated to the respective District Engineering Offices for resolution of complaints. Recommendations of the District Engineer shall be elevated to the Regional ESSO for approval and final action. If there are still unresolved grievances, a case shall be filed in the proper courts.

PAPs shall be exempted from all administrative and legal fees incurred in pursuant to the grievance redress procedures.

CHAPTER 12 - INSTITUTIONAL ARRANGEMENT

The implementation of the RAP will be pursued by various government offices in cooperation with the PAFs and expressway concessionaire. In this section, the various players involved in the RAP implementation are named and their respective roles defined. While the expressway project is pursued under the Japan ODA Loan arrangements, the primary responsibility for the implementation of the project still lies with government specifically the Department of Public Works and Highways. This section is based on DAO D.O. 5, Series of 2003 and the DPWH LARRIP 3rd Edition.

12.1 DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS

DPWH is the Executing Agency (EA) who is responsible to the Philippine Government and the donor agency for the planning and implementation of the expressway project. DPWH will initiate through its relevant departments and PMOs the preparation of all documents necessary for the approval and implementation of the expressway project which includes the updating of feasibility studies, securing of clearances/permits, acquisition of ROW, and monitoring of project implementation. The expressway project will be overseen by the Office of the Assistant Secretary for Planning who shall report directly to the DPWH Secretary on matters related to the project.

12.2 PHILIPPINE-JAPAN-HIGHWAY LOAN – PROJECT MANAGEMENT OFFICE (PJHL-PMO)

PJHL-PMO has the overall operational responsibility for implementing the project from the detailed design up to construction. In coordination with other relevant government agencies and the detailed design consultant, the PJHL-PMO shall manage and supervise the project, including resettlement planning and land acquisition. It shall ensure that funds for the timely

implementation of the RAP is available and that expenses are properly accounted for. PJHL-PMO will be assisted by ESSO and IROW-PMO who provides technical guidance and support in the preparation and implementation of the RAP.

12.3 ENVIRONMENTAL AND SOCIAL SERVICES OFFICE (ESSO)

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

- Oversee the preparation and planning of the RAP;
- Submit RAP budgetary requirements for approval and allocation of needed financial resources by the DPWH central office;
- In accordance to the Department's resettlement policies, guide the project consultants, and Regional Offices in their tasks, such as parcellary survey of project area, verification of PAFs, final inventory of affected assets, and information dissemination;
- Amend or update the RAP in the event problems arise during the internal and/or external monitoring of its implementation;
- Follow-up with the DPWH Accounting Office for the processing of compensation claims of PAFs;
- In collaboration with the IROW-PMO, monitor the actual payment of compensation to PAFs; and
- In collaboration with IROW-PMO, prepare periodic supervision and monitoring reports on RAP implementation for submission to the PJHL-PMO and the donor institution.

12.4 INFRASTRUCTURE RIGHT-OF-WAY (IROW)- PMO

IROW-PMO will provide guidance to PJHL-PMO and consultants on the preparation of RAP;

- It will spearhead the negotiations with the PAFs and secure agreements on the final valuation of the affected assets which will be used in the payment of compensation;
- It will finalize the compensation plan for the PAFs, based on the result of the negotiation process; and submit the same to the DPWH financial service for approval and payment;
- In collaboration with ESSO, monitor the progress of RAP implementation, including compensation disbursements and prepare monitoring reports for submission to the PJHL-PMO and donor institution.

12.5 DISTRICT ENGINEERING OFFICE (DEO) OF DPWH

The concerned DEO will serve as the major player in the implementation of the RAP with the following functions:

- Oversee the staking-out, verification and validation of the PAF's affected assets;
- Conduct inventories of properties that will be affected in coordination with the Detailed Design Consultant;
- Prepare parcellary maps of the project area in coordination with the Detailed Design Consultant;
- Approve disbursement vouchers/payments on PAFs compensation and other benefits;
- Submit disbursement reports on payments to PAFs to the Regional/Central Office accounting office and PJHL-PMO;
- Submit monthly progress reports to ESSO, Regional Office and PJHL-PMO; and
- Serve as an active member of the Resettlement Implementation Committee (RIC) of the City/Municipality.

12.6 REGIONAL OFFICE (REGION III) OF DPWH

The Regional Office shall act as the Liaison between ESSO, IROW-PMO and the District Engineering Offices and shall ensure that the RAP is implemented as planned. Its specific activities are:

- Oversee the activities of DEOs;
- Monitor the RAP implementation and fund disbursement;
- Submit monthly progress reports to ESSO;
- Monitor payments to PAFs;
- Address grievances filed at its office by the PAFs for speedy resolution.

12.7 RESETTLEMENT IMPLEMENTATION COMMITTEE (RIC)

The RIC shall be composed of representatives from the Regional Office and District Engineering Office, the City/Municipality LGU, affected barangays, and PAFs/PAPs. No NCIP nor ICC/IP representatives are included in the RIC as Region III is not a recognized ancestral land. The establishment of the RIC shall be made through the signing of a Memorandum of Understanding (MOU) between DPWH, the concerned LGU. The function of the RIC includes:

- Assist the project consultants and DPWH staff engaged in RAP preparation activities in (a) validating the list of PAFs; b) validating the assets of the PAFs that will be affected by the project; (c) assist DPWH in arranging for a suitable relocation facility for the displaced PAFs, and (d) participate in monitoring the RAP implementation;
- Assist the DPWH staff engaged in the RAP preparation in the public information campaign, public participation and consultation meetings;
- Receive complaints and grievances from PAFs and other stakeholders and refer the matter to the appropriate authorities;
- Maintain a record of all public meetings, complaints and actions taken to address complaints

and grievances; and

- In coordination with concerned government authorities, assist in the enforcement of laws/ordinances regarding encroachment into the project site or ROW.

12.8 NATIONAL HOUSING AUTHORITY (NHA)

Although relocation of informal settlers is among the tasks of the National Housing Authority (NHA), there are just too many government projects that require relocation, particularly in urban areas where there is very little land that can be utilized as relocation site. It is quite important to coordinate with NHA at the early stage of the Project. For this particular project, NHA's functions are as follows;

- Coordinate with DPWH and LGUs for relocation of PAFs;
- Build houses at relocation sites, if necessary;
- Undertake the Social Development Program (SDP).

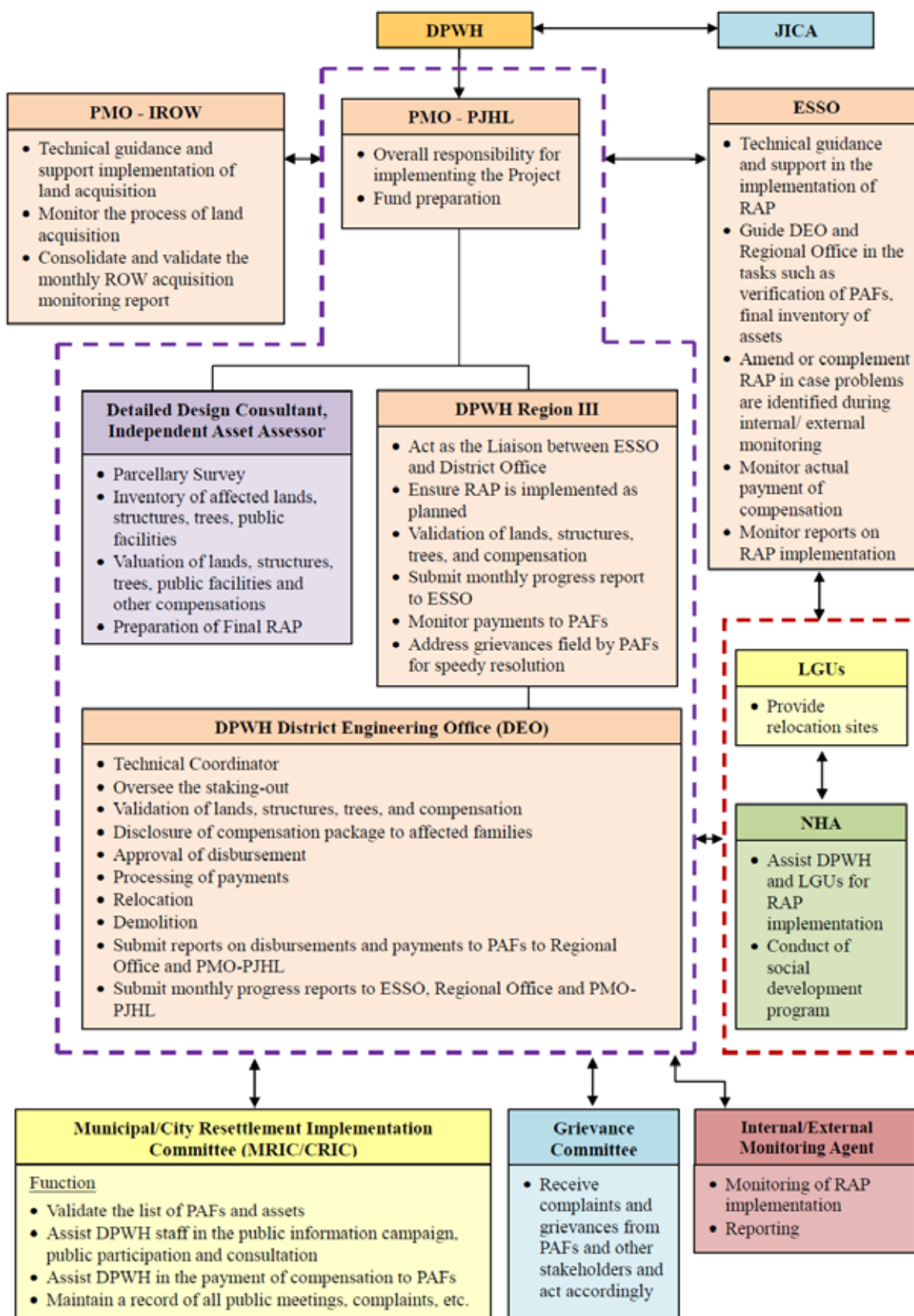


FIGURE 12-1 RAP IMPLEMENTATION ORGANIZATION

CHAPTER 13 - RAP IMPLEMENTATION PROCESS

RAP implementation process is shown in **Figure 13-1**.

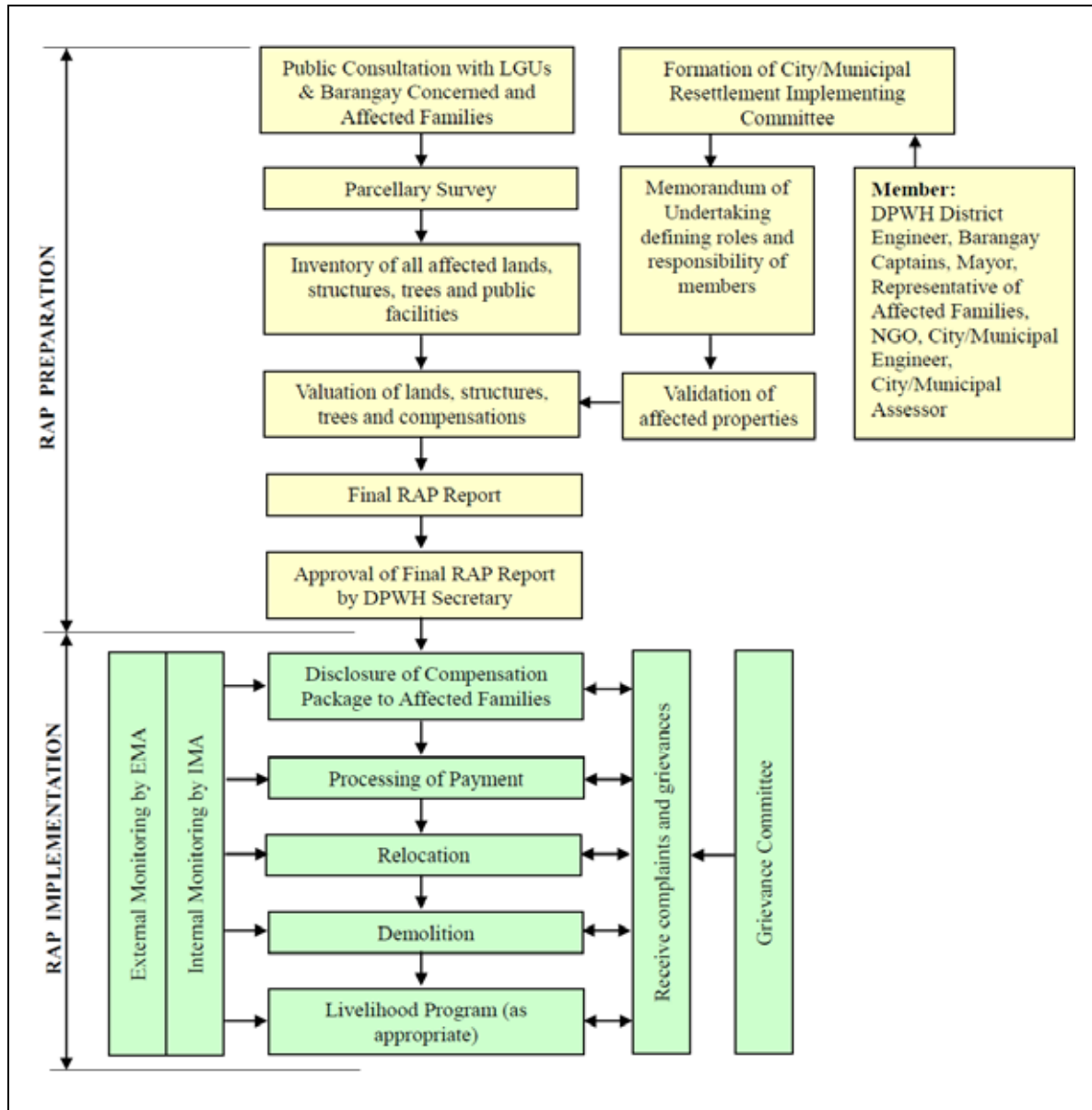


FIGURE 13-1 RAP IMPLEMENTATION PROCESS

CHAPTER 14 - IMPLEMENTATION SCHEDULE

14.1 CUT-OFF DATE (SURVEY COMMENCEMENT DATE)

Cut-off date for compensation eligibility is the date when social survey was carried out. The concept of the “cut-off date” was also emphasized during each IEC. “Cut-off date”, as defined in the Land Acquisition, Resettlement, Rehabilitation and Indigenous Peoples Policy (LARRIPP, 3rd Edition 2007) of DPWH is “the date of the census of affected families within the Project boundaries”. As cited in World Bank’s O.P. 4.12, cut-off date is the date the census begins. The cut-off date could also be the date the project area was delineated, prior to the census, provided that there has been an effective public dissemination of information on the area delineated, and systematic and continuous dissemination subsequent to the delineation to prevent further population influx.

TABLE 14-1 DATES OF CENSUS COMMENCEMENT (CUT-OFF DATE)

Province	City	Barangay	Starting Date(Cutoff date)
Tarlac	La Paz	Macalong	August 07, 2011
		Laungcupang	August 12, 2011
Nueva Ecija	Zaragoza	Sta. Lucia Old	August 08, 2011
	Aliaga	Pantoc	July 23, 2011
		Umangan	August 06, 2011
		Betes	August 11, 2011
		Bucot	August 11, 2011
	Cabanatuan	Caalibangbangan	July 30, 2011

Source: JICA Study Team (2011)

14.2 TAGGING

Process of tagging of affected structures, which was carried out by the RAP Team was well explained during consultation meetings to make sure that the PAPs are well informed of the purpose of the sticker tags and photographs. It was also pointed out during said meetings that the preparation of the parcellary plans (prepared by the DPWH - District Office) should be completed first before the final location and extent (size) of land take can be determined. Tagging of affected structures and improvements commenced in July 23, 2011 using the project design and alignment provided by the JICA Study Team.

14.3 RAP IMPLEMENTATION SCHEDULE

RAP implementation schedule is shown in **Table 14-1**.

TABLE 14-1 RAP IMPLEMENTATION SCHEDULE

	2011				2012				2013				2014				2015			
	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
First Disclosure of the Project (Public Consultation Meeting)																				
Cut-off date announced																				
Preparation of Initial RAP																				
Coordination with the LGUs (Friezing Development, Zoning Ordinance)																				
Coordination with NHA (relocation of PAFs)																				
Public Consultation Meeting																				
Conduct of Parcellary Survey																				
Inventory of Affected Land, Structure, Trees, etc.																				
Valuation of Land, Structure, etc, and Compensation																				
Preparation of Final RAP																				
Approval of RAP																				
Formation of CRIC/MRIC																				
Validation of Affected Properties																				
Disclosure of Compensation Package to Affected Families																				
Processing of Payment																				
Relocation																				
Demolition																				
Implementation of Social Development Program																				
Internal Monitoring																				
External Monitoring																				
Formation of Grievance Committee																				
Receive and Act on Complaints/Grievance																				

Source: JICA Study Team (2011)

CHAPTER 15 – FINANCIAL ARRANGEMENT

All necessary cost except purchasing/providing the resettlement sites shall be arranged, budgeted and released by PMO-PJHL of DPWH. LGUs shall provide available or new relocation sites of which procurement cost shall be arranged by the respective LGUs.

CHAPTER 16 – ESTIMATED COST

Acquisition cost of land and structure/improvement/trees, compensation cost, resettlement site development cost, RAP implementation cost, etc. are estimated as shown in **Table 16-1**.

TABLE 16-1 ESTIMATED RAP IMPLEMENTATION COST

Activity	Cost Item	Amount (in 1,000 Php)	Remarks
A. Land Acquisition, Structures and Trees	Land	36,718	<ul style="list-style-type: none"> Estimated based on current BIR Zonal Valuation or City/Municipality Assessor's value whichever is higher.
	Contingency for Land	108,713	<ul style="list-style-type: none"> Estimated based on information of residents on current market value
	Structure, Improvement and Trees	35,782	<ul style="list-style-type: none"> Based on current replacement cost.
	Sub-Total for (A)	181,213	
B. Compensations	Cash compensation for damaged crops	14,670	<ul style="list-style-type: none"> 200 ha. x 4.89 t/ha x 15P/kg = 14.670 Million Pesos
	Disturbance Allowance	7,890	<ul style="list-style-type: none"> Land owner: 483 x 15,000 P/household = 7.245 Million Pesos Tenant Farmer & Free occupation = 8.8 ha. x 4.89 t/ha. x 15P/kg = 0.645 Million Pesos
	Rehabilitation Assistance	2,574	<ul style="list-style-type: none"> (505 + 67) household x 15,000 P/household x 30% = 2.574 Million Pesos
	Rental Subsidy	1,005	<ul style="list-style-type: none"> 67 x 15,000 P/household = 1.005 Million Pesos
	Income Loss	2,373	<ul style="list-style-type: none"> (505 x 30% + 67 x 60%) x 15,000 P/household = 2.373 Million Pesos
	Unemployed women	1,716	<ul style="list-style-type: none"> (505 + 67) x 20% x 15,000 P/person = 1.716 Million Pesos
	Allowance for vulnerable persons	1,850	<ul style="list-style-type: none"> (2,133 + 334) x 5% x 15,000 P/person = 1.850 Million Pesos
	Sub-Total for (B)	32,078	
C. Development of Relocation Sites	Land development, water, electricity supply access roads	25,000	<ul style="list-style-type: none"> 2 sites
D. RAP Implementation	RAP monitoring cost	-	<ul style="list-style-type: none"> Included in DPWH's Administration Cost (Total Administration Cost Php 143.69 Million, a part of which is to be allocated for this.) Included in Consultancy Services Cost (Php 2.42 Million)
	Parcellary Cost	-	<ul style="list-style-type: none"> Included in Consultancy Services Cost (Php 5.05 Million)
	Cost for Hiring Independent Asset Assessor	-	<ul style="list-style-type: none"> Included in Consultancy Services Cost (Php 3.22 Million)
	Cost for External Monitoring	1,600	<ul style="list-style-type: none"> 8 times
	Cost for MRIC/CRIC	2,250	<ul style="list-style-type: none"> Allowances and per diem of members

Activity	Cost Item	Amount (in 1,000 Php)	Remarks
	Cost for Grievance Committee	750	• 1/3 of MRIC/CRIC Cost
	Cost for Social Development Program	1,500	• SDP for 100 households
	Cost for Public Meetings	900	• 30 times
	Sub-Total for (D)	7,000	
Total (A + B + C+D)		245,291	
E. Contingency	20%	49,058	
Total of A + B + C + D		294,349	
F. Inflation Cost	3.8% per annum	28,758	
Grand Total		323,107	

Source: JICA Study Team (2011)

Estimated cost of land, structures and trees by city/municipality is shown in **Table 16-2**.

TABLE 16-2 COST OF LAND, STRUCTURE AND TREES BY CITY/MUNICIPALITY

Unit: Pesos

Affected City/Municipality	Land	Structures	Trees
Tarlac City, Tarlac	421,000.00	240,000.00	99,000.00
La Paz, Tarlac	2,898,000.00	547,125.00	509,695.00
Zaragoza, Nueva Ecija	9,036,196.00	155,826.68	289,080.00
Aliaga, Nueva Ecija	19,723,158.00	19,811,319.82	1,461,824.00
Cabanatuan, Nueva Ecija	4,648,760.00	12,256,237.00	411,750.00
Total:	36,718,114.00	33,010,508.50	2,771,349.00

Source: JICA Study Team (2011)

CHAPTER 17 - MONITORING AND EVALUATION

17.1 MONITORING AGENTS

(1) Internal Monitoring

An Internal Monitoring Agent (IMA) will be commissioned by the PMO-PJHL to undertake independent internal monitoring and evaluation.

The tasks of the IMA are to:

- Regularly supervise and monitor the implementation of the RAP in coordination with the concerned CRIC/MRIC. The findings will be documented in the quarterly report to be submitted to the PMO and ESSO, and PMO-PJHL in turn will submit the report to JICA.
- Verify that the re-inventory baseline information of all PAFs has been carried out and that the valuation of assets lost or damaged, the provision of compensation and other entitlements, and

relocation, if any, has been carried out in accordance with the LARRIP and the respective RAP Reports.

- c) Ensure that the RAP are implemented as designed and planned.
- d) Verify that funds for implementing the RAP are provided by the PMO-PJHL in a timely manner and in amounts sufficient for the purpose.
- e) Record all grievances and their resolution and ensure that complaints are dealt with promptly.

All activities in RAP implementation will require for quality and quantity results which are time bounded. The PMO-MFCP I will be responsible for the internal monitoring of the actual implementation jointly with ESSO of DPWH against the planned activities, time frame, budget and entitlement that will be done on an on-going basis throughout the subproject construction and in the livelihood period of the affected households.

(2) External Monitoring

An External Monitoring Agent (EMA) will be commissioned by the PMO-MFCP I to undertake independent external monitoring and evaluation. The EMA for the Project will be either a qualified individual or a consultancy firm with qualified and experienced staff. The Terms of Reference of the engagement of the EMA shall be prepared by the DPWH and shall be acceptable to the JICA prior to the engagement.

The tasks of the EMA shall be the following:

- a) Verify results of internal monitoring;
- b) Verify and assess the results of the information campaign for PAFs rights and entitlements;
- c) Verify that the compensation process has been carried out with the procedures communicated with the PAFs during the consultations;
- d) Assess whether resettlement objectives have been met; specifically, whether livelihoods and living standards have been restored or enhanced;
- e) Assess efficiency, effectiveness, impact and sustainability of resettlement and RAP implementation drawing lessons as a guide to future resettlement and indigenous peoples' policy making and planning;
- f) Ascertain whether the resettlement were appropriate to meet the objectives, and whether the objectives were suited to PAF conditions;
- g) Suggest modification in the implementation procedures of the RAP, if necessary, to achieve the principles and objectives of the Resettlement Policy;
- h) Review on how compensation rates were evaluated; and

- i) Review of the handling of compliance and grievances cases.

External monitoring and evaluation will be of two kinds: 1) random observation visits and 2) consultation with PAFs, both at their current residence area and at their relocation site.

17.2 STAGES AND FREQUENCY OF MONITORING

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

(1) Inception Report

This is the first activity that both IMA and EMA shall undertake to determine whether or not the RAP was carried out as planned and according to this Policy.

The IMA / EMA will submit an Inception Report and Compliance Report one month after receipt of Notice to Proceed for the engagement. The engagement of the IMA/EMA shall be scheduled to meet the Policy's requirement of concluding RAP implementation activities at least one (1) month prior to the start of civil works.

(2) IMA Monthly Monitoring

The IMA will be required to conduct a monthly monitoring of RAP implementation activities.

(3) IMA Final Evaluation

Final evaluation of the implementation of the LARRIP will be conducted three months after the completion of payments of compensation to PAFs.

(4) IMA Post-Resettlement Semi-Annual Monitoring and Evaluation

This activity will be undertaken every 6 months until the construction works end, to determine whether the social and economic conditions of the PAFs after the implementation of the project have improved.

When the PAF are found that their living standard worsens, or whose present means of livelihood became not-viable, DPWH, in coordination with other appropriate institutions, will provide assistances, such as skills and livelihood trainings.

(5) EMA Semi-Annual Monitoring

This activity will be undertaken every 6 months until the construction works end to follow-up whether the social and economic conditions of the PAFs after the implementation of the project have improved.

When the PAF are found that their living standard worsens, or whose present means of livelihood became not-viable, DPWH, in coordination with other appropriate institutions, will provide assistances, such as skills and livelihood trainings.

(6) IMA/EMA Final Evaluation and Proposal Report

Final Evaluation and Proposal Report will be submitted one month after the completion of the construction work.

17.3 SCHEDULE OF IMPLEMENTATION OF RAP AND MONITORING

PMO-PJHL through Project Consultant in coordination with the ESSO shall establish a schedule for the implementation of RAP and the required monitoring taking into account the project's implementing schedule. It is expected that one month prior to the start of the civil works, all RAP activities have been determined by the IMA and EMA as having been concluded.

TABLE 17-1 RAP MONITORING SCHEDULE

	Internal Monitoring Agent	External Monitoring Agent
RAP Implementation Period (May 2013 to December 2014: 20 months)	<ul style="list-style-type: none">• Inception Report (1)• Monthly Monitoring and Reporting (20)• Final evaluation (1)	<ul style="list-style-type: none">• Inception Report (1)• Semi-Annual Report
Construction Period (January 2015 – April 2017: 28 months)	<ul style="list-style-type: none">• Semi-Annual Monitoring and Reporting (9)• Final Evaluation Report (1)	<ul style="list-style-type: none">• Semi-Annual Report (9)• Final Report (1)

17.4 REPORTING

The IMA and the EMA are accountable to the PMO-PJHL and also report to the ESSO. The PMO-PJHL submits copy of their reports to JICA.

17.5 MONITORING INDICATOR

Monitoring indicators are shown in **Table 17-2**.

TABLE 17-2 MONITORING INDICATORS

Monitoring Indicators	Basis for Indicators / Check List
1. For the IMA	
1. Budget and timeframe	<input type="checkbox"/> Have all land acquisition and resettlement staff been appointed and mobilized for the field and office work on schedule? <input type="checkbox"/> Have capacity building and training activities been completed on schedule? <input type="checkbox"/> Are settlement implementation activities being achieved against the agreed implementation plan? <input type="checkbox"/> Are funds for resettlement being allocated to resettlement agencies on time? <input type="checkbox"/> Have resettlement offices received the scheduled funds? <input type="checkbox"/> Have funds been disbursed according to the RAP? <input type="checkbox"/> Has the social preparation phase taken place as scheduled?
2. Delivery of Compensation and Entitlements	<input type="checkbox"/> Have all PAFs received entitlements according to numbers and categories of loss set out in the entitlement matrix? <input type="checkbox"/> Have PAFs received payments for affected structures on time? <input type="checkbox"/> Have all received the agreed transport costs, relocation costs, income substitution support and any resettlement allowances, according to schedule? <input type="checkbox"/> Have all replacement land plots or contracts been provided? Was the land developed as specified? Are measures in train to provide land titles to PAFs? <input type="checkbox"/> How many PAFs resorted to expropriation? <input type="checkbox"/> How many PAF households have received land titles? <input type="checkbox"/> How many PAFs have received housing as per relocation options in the RAP? <input type="checkbox"/> Does house quality meets the standards agreed? <input type="checkbox"/> Have relocation sites been selected and developed as per agreed standards? <input type="checkbox"/> Are the PAFs occupying the new houses? <input type="checkbox"/> Are assistance measures being implemented as planned for host communities? <input type="checkbox"/> Is restoration proceeding for social infrastructure and services? <input type="checkbox"/> Are the PAFs able to access schools, health services, cultural sites and activities at the level of accessibility prior to resettlement? <input type="checkbox"/> Are income and livelihood restoration activities being implemented as set out in income restoration plan? For example utilizing replacement land, commencement of production, numbers of PAFs trained and provided with jobs, micro-credit disbursed, number of income generating activities assisted? <input type="checkbox"/> Have affected businesses received entitlements including transfer and payments for net losses resulting from lost business and stoppage of production?
3. Public Participation and Consultation	<input type="checkbox"/> Have consultations taken place as scheduled including meetings, groups, and community activities? Have appropriate resettlement leaflets been prepared and distributed? <input type="checkbox"/> How many PAFs know their entitlements? How many know if they have been received? <input type="checkbox"/> Have any PAFs used the grievance redress procedures? What were the outcomes? <input type="checkbox"/> Have conflicts been resolved? <input type="checkbox"/> Was the social preparation phase implemented?
4. Benefit monitoring	<input type="checkbox"/> What changes have occurred in patterns of occupation, production and resources use compared to the pre-project situation? <input type="checkbox"/> What changes have occurred in income and expenditure patterns compared to pre-project situation? What have been the changes in cost of living compared to pre-project situation? Have PAFs' incomes kept pace with these changes? <input type="checkbox"/> What changes have taken place in key social and cultural parameters relating

Monitoring Indicators	Basis for Indicators / Check List
	to living standards? <input type="checkbox"/> What changes have occurred for vulnerable groups?
2. For the EMA	
1. Basic information on PAP households	<input type="checkbox"/> Location <input type="checkbox"/> Composition and structures, ages, education and skills levels <input type="checkbox"/> Gender of household head <input type="checkbox"/> Ethnic group <input type="checkbox"/> Access of health, education, utilities and other social services <input type="checkbox"/> Housing type <input type="checkbox"/> Land use and other resource ownership patterns <input type="checkbox"/> Occupation and employment patterns <input type="checkbox"/> Income sources and levels <input type="checkbox"/> Agricultural production data (for rural households) <input type="checkbox"/> Participation in neighborhood or community groups <input type="checkbox"/> Access to cultural sites and events <input type="checkbox"/> Value of all assets forming entitlements and resettlements and resettlement entitlements
2. Restoration of living standards	<input type="checkbox"/> Were house compensation payments made free of depreciation, fees or transfer costs to the PAF? <input type="checkbox"/> Have PAFs adopted the housing options developed? <input type="checkbox"/> Have perceptions of “community” been restored? <input type="checkbox"/> Have PAFs achieved replacement of key social cultural elements?
3. Restoration of Livelihoods	<input type="checkbox"/> Were compensation payments made free of deduction for depreciation, fees or transfer costs to the PAF? <input type="checkbox"/> Were compensation payments sufficient to replace lost assets? <input type="checkbox"/> Did transfer and relocation payments cover these costs? <input type="checkbox"/> Did income substitution allow for re-establishment of enterprises and production? <input type="checkbox"/> Have enterprises affected received sufficient assistance to re-establish themselves? <input type="checkbox"/> Have vulnerable groups been provided income-earning opportunities? Are these effective and sustainable? <input type="checkbox"/> Do jobs provided restore pre-project income levels and living standards?
4. Levels of PAP Satisfaction	<input type="checkbox"/> How much do PAFs know about resettlement procedures and entitlements? Do PAFs know their entitlements? <input type="checkbox"/> Do they know if these have been met? <input type="checkbox"/> How do PAFs assess the extent to which their own living standards and livelihood been restored? <input type="checkbox"/> How much do PAFs know about grievance procedures and conflict resolution procedures? How satisfied are those who have used said mechanisms?
5. Effectiveness of Resettlement Planning	<input type="checkbox"/> Were the PAFs and their assets correctly enumerated? <input type="checkbox"/> Was the time frame and budget sufficient to meet objectives? <input type="checkbox"/> Were entitlements too generous? <input type="checkbox"/> Were vulnerable groups identified and assisted? <input type="checkbox"/> How did resettlement implementers deal with unforeseen problems?
6. Other Impacts	<input type="checkbox"/> Were there unintended environmental impacts? <input type="checkbox"/> Were there unintended impacts on employment or incomes?

Appendix-A

Survey Instrument

**EXPRESSWAY PROJECTS IN MEGA MANILA REGION
IN THE REPUBLIC OF THE PHILIPPINES
RESETTLEMENT ACTION PLAN (RAP)
(Inventory Survey Instrument for Rural Areas)**

Date:

Project: **Central Luzon Link Expressway Phase 1**

Address:

Print Name and Sign:

City/Municipality:

Enumerator:

Barangay:

Coordinator:

Region/District:

MODULE 1: CENSUS OF PROJECT AFFECTED PERSONS (PAPs)

1. Identification

1.1. Respondent Number {v11}:

1.2. Address:

1.3. Type of Respondent {v13a} ☐ Head of the Family {v13b} ☐

1 = Husband 2 = Spouse 3 = Child 4 = Parents 5 = In-Laws 6 = Others

1.4. Respondent:

Surname: {V14a} Given Name: {V14b}

Middle: {V14c}

1.5. Age (years) {V15} 1.5.a Religion {15a} ☐

1 = Roman Catholic 2 = Iglesia ni Cristo
3 = Baptist 3 = Born again Christian
4 = Others (specify)

1.6. Education {V16} ☐

Education: 66 = None ; 77 = Don't know; 88 = No response; 99 = Not Sure

1 = Elem. Undergrad 2 = Elem. Grad 3 = HS Undergrad. 4 = HS Graduate
5 = Vocational Undergrad. 6 = Vocational Graduate 7 = College Undergraduate 8 = College Graduate
9 = Post Grad.

1.7. Ethno-linguistic Affiliation {v17} ☐

Ethno-linguistic Affiliation:

1 = Ilocano 2 = Igorot 3 = Ibanag 4 = Pangasinense
5 = Kapampangan 6 = Tagalog 7 = Bicolano 8 = Mangyan
9 = Bisaya 10 = Ilongo 11 = Waray 12 = Muslim
13 = Manobo 14 = Bagobo 15 = Subanen 16 = Others

1.8. Primary Occupation {v18a} ☐

Secondary Occupation {v18b} ☐

Occupation: 66 = None; 77 = Don't know; 88 = No response; 99 = Not Sure

1 = Farmer 2 = Hired Farm Worker 3 = Skilled Labor 4 = Unskilled Labor
5 = Professional Empl. 6 = Professional Practice 7 = Business Operator 8 = Housekeeper
9 = Hunter/Gatherer 10 = OFW 11 = Others (specify)

2. Household Structure

2.1. Household Size (actual number) {v21} (Pls. list all household members of Type A in Module 5)

2.2. Number of Children (actual number): Living {v22a} Deceased {v22b}

2.3. Household Structure {v23} ☐

1 = single 2 = nuclear 3 = extended 4 = Joint

MODULE 2: SOCIO ECONOMIC PROFILE

3. Income

3.1. Farm Income (Annual Estimate for 2010) (For Type B & C)

L	Major Crops & Livestock	Yield (ton/ha/year) (t/kg)	Production (ton/ha/year) (t/kg)	Market Price (Php)	Losses (Php)	Net Cash Farm Income (Php)
	V3a	V3b		V3c	V3d	V3e
1	Palay					
2	Corn					
3	Vegetables					
4	Fruits					
5	Poultry					
6	Piggery					
7	Fish					
	Others					

3.1.a. What is the type of land? {v31a}

1 = agricultural 2 = residential 3 = commercial 4 = industrial 5 = others (specify)

3.1.b. If agricultural, irrigate or non-irrigated? {v31b}

1 = irrigated 2 = non-irrigated

3.1.c. Do you have other farmlands? {v31c}

1 = yes 2 = none

3.1.d. If yes, where? {v31d} (pls. specify the location) _____

3.1.e. What is the size? {v31e} (pls. specify) _____

3.1.f. What is your agricultural practice? {v31f}

1 = traditional 2 = conventional 3 = organic 4 = others (specify) _____

3.1.g. What is your farmer's organization? {v31g}

(pls. specify) _____

3.1.h. How your agricultural products are transported? {v31h}

1 = direct to consumers 2 = middleman 3 = cooperative 4 = others (specify) _____

3.1.i. Where is the nearest market place? {v31i} (pls. specify) _____

3.2. Non-Farm Income (Annual Estimate for 2010) (For Type A & C)

L	Family Member (Actual Name)	Gender 1=Male 2=Female	Age (yrs)	Source 1=Employment 2=Business 3=Remittance	Income Earned (Php)
	V32a	V32b	V32c	V32d	V32e
1					
2					
3					

4. Assets

4.1 Farm and Household Assets (For Type A & B)

Item	Qty	Estimated Value (Php)	Item	Qty	Estimated Value (Php)	
Farm Assets/Investment			Household Assets			
	V41a	V41b		V41c	V41d	L
Building			House			1
Infrastructure			Car			2
Fence			Jeep/Owner			3
4W Tractor			Tricycle			4
Hand Tractor			Motorcycle			5
Farm Animals			Computer			6
Cart			TV			7
Trailer			VCR/VCD			8
Plow			Hi-Fi Component			9
Thresher			Refrigerator			10
Pump			Oven/Range			11
Others (specify)			Others (specify)			12

5. Expenditures (Annual Estimate for 2010)

5.1 Estimated Farm Expenditures (For Type B & C)

Expenditures	Farm V5.1a	Expenditures	Farm V5.1a	
Seedlings		Supplies		L
Pesticides		Fuel		1
Fertilizers		Others		2
Labor				3

6. Major Household and Business Expenditures (Annual Estimate for 2010)

6.1 Estimated Major Household and Business Expenditures (For Type A & C)

Expenditures	Household V6.1a	Business V6.1b	
Expenditures			L
Food		n/a	1
Light			2
Water			3
Education		n/a	4
Tuition Fee			5
Allowance			6
Supplies			7
Manpower	n/a		8
Rent			9
Taxes			10
Others			11
			12
Total Expenditures			13

7. Education (For Type A, B & C)

7.1 Educational Attainment

7.1a Husband {V71a} ☐ 7.1b Wife {V71b} ☐ 7.1c Respondent {V71c} ☐

Education:	66 = None	77 = Don't know	88 = No response	99 = Not sure	
	1 = Elem. Undergrad	2 = Elem. Grad	3 = HS Undergrad	4 = HS Graduate	5 = Voc. Undergrad
	6 = Voc. Grad	7 = College Undergrad	8 = College Grad	9 = Post Grad	

7.2 How many children graduated in College {V72}

7.3 How many children are still studying {V73}

7.4 How many children stopped from schooling {V74}

8. Available Skills (For Type A, B & C)

8.1 Available skills of men {V81} ☐

Skills: 1 = Laborer 2 = Carpenter 3 = Mason 4 = Heavy equipment operator 5 = Mechanic
6 = Driver 7 = Utility 8 = Others (Specify)

8.2 Available skills of women {V82} ☐

Skills: 1 = Cook Maintenance 2 = Sewer 3 = Timekeeper/Clerk 4 = Seedling nursery caretaker
5 = Factory worker 6 = House help 7 = Others (Specify)

9. Available Facilities (for Type A, B & C)

9.1 Type of available water supply

9.1a For drinking {V91a} ☐ 9.1b For washing dishes and clothes {V91b} ☐

9.2 Source of Electricity/Lighting {V92} ☐

9.3 Toilet facilities {V93a} ☐ 9.3b Location of Toilet {V93b} ☐

9.4 Type of health facilities {V94} ☐

9.5 Nearest available educational facilities in the community {V95} ☐

9.6 Solid waste disposal {V96} ☐ 9.7 Mode of transportation {V97} ☐

Facilities:	66 None	77 = Don't know	88 = No response	99 = Not Sure
Water:	1 = Rain 2 = River		3 = Dug Well 4 = Artesian Well	5 = Pump Well 6 = Piped
	7 = Illegal Connection		8 = Igib/Purchase	9 = Others (Specify)
Electricity	1 = MERALCO		2 = Kerosene lamp	3 = Petromax
	4 = Oil lamp		5 = Illegal Connection	6 = Others (Specify)
Toilet	1 = Open pit 2 = Antipolo		3 = Semi-flush 4 = Flush	5 = Others (Specify)
Location of Toilet	1 = Inside the house		2 = Outside the house	3 = Common
Health	1 = Center 2 = Private Clinic		3 = Hospital 4 = Center & Clinic	5 = All 6 = Others (Specify)
Educational	1 = Elementary		2 = H.S 3 = College	4 = Vocational
	5 = All		6 = Others (Specify)	
Solid Waste	1 = River 2 = Open pit		3 = City Garbage Collector	4 = Burn 5 = Others (Specify)
Transportation	1 = Jeepney 2 = Bus		3 = Tricycle 4 = Pedicab	5 = Boat 6 = Jeepney & Bus
	7 = Jeepney, Bus, & Tricycle		8 = Tricycle & Pedicab	9 = All 10 = Others (Specify)

10. Relocation (for informal settlers only)

- 10.1 Have you been an awardee of any NHA or LGU housing project? {v101} ☐
- 10.1a If yes, where? {v101a} _____
- 10.1b Why are you not occupying the said relocation site? {v101b} ☐
- 10.2 Has there been any plan or notification from the LGU that you will be relocated? {v102} ☐
- 10.2a If yes, where? {v102a} _____
- 10.3 Are you willing to relocate {v103a} ☐ Preferred Site {v103b} ☐
- 10.4 Do you have any other place to stay aside from the relocation site? {v104a} ☐
- 10.4a If yes, where? {v104a} _____
- 10.5 Can you suggest a site for relocation? {v105} (existing or non-existing) ☐
- _____
- 10.6 If you will be displaced from your source of income, what livelihood assistance will be acceptable to you? {v106} ☐

1 = YES

2 = NO

Reason Why Not Occupying the Awarded Relocation Site

1 = Very far/no means of livelihood

3 = Peace and order problem

5 = Property has been sold

7 = All

2 = No basic social services (water, electricity, school, market, etc.)

4 = Insufficient size of land

6 = Property is rented/leased out

8 = Others (Specify)

Preferred Site

1 = Relocation site w/in same municipality

2 = Return to province

3 = Others (specify)

Livelihood Assistance

1 = job employment

2 = business capital/funds

3 = livelihood programs

4 = others (specify)

11. Relocation (For Type B only)

- 11.1. What is your preference if you lose your farm land/irrigation due to the Project?
{v111} ☐
- 1 = land for land 2 = just compensation 3 = livelihood assistance
4 = others (specify) _____
- 11.2. If your preference cannot be provided, what is your second preference of compensation?
{v112} ☐
- 11.3. If you will be displaced from your farmland/source of income, what livelihood assistance will be acceptable to you? {v113} ☐
- 1 = provision of another farmland 2 = provision of job employment
3 = provision of business capital/funds 4 = livelihood programs
5 = others (specify) _____
- 11.4. What mitigating measures can you recommend from loss of access to farmland (if land is divided by expressway)? {v114}

1 = provision of underground passageway for people and animals

2 = provision of service road

3 = re-align the road project

4 = others (specify) _____

MODULE 3: DISTURBANCE LOSSES (For Type A & B)

12. Affected Land (For Type B)

12.1. Type of Land? {V121} ☐ 1 = Private 2 = Public

12.2. Tenure? {V122} ☐

1 = Owner 2 = Tenant 3 = Free Occupation with Permit 4 = Free Occupation Without Permit
5 = Lessee 6 = Others (specify) _____

12.2.1. If owner, do you have tenant/lessees? {v1221} ☐

If yes, pls. specify the name {v1221a} _____

If yes, what is your contract agreement? {v1221b} _____

12.2.2. If tenant,

a. What is the name of the Owner? {V1222a}[_____]

b. What is the annual rent/share? (PhP) {v1222b} [_____]

12.2.3. Proof of ownership/occupation? {v1223} ☐

Proof of Ownership: 66 = none 1 = Title 2 = Deeds of Sale/Mortgage 3 = Contract 4 = Tax declaration 5=Others

12.2.4 For LESSEES:

		Year 1	Year 2	Year 3	Year 4	Year 5
	Gross Income	{V1224a}	{V1224b}	{V1224c}	{V1224d}	{V1224e}
1	From Harvest					
	Others:					
2						

12.2.5 For TENANTS:

		Year 1	Year 2	Year 3
	Gross Income	{V1225a}	{V1225b}	{V1225c}
1	From Harvest			
	Others:			
2				

13. Affected Structure (For Type A & B)

13.1. Type of structure? {V131} ☐ 1 = Light 2 = Wooden 3 = Semi-Concrete 4 = Concrete 5=Others

13.2. Use of structure? {V132} ☐ 1 = Residential 2 = Commercial 3 = Industrial 4 = Commercial/Residential
5 = Public physical infrastructure 6=Public Utilities 7= Others

13.3. Tenure? {V133} ☐ 1 = Owner 2 = Renter 3 = Sharer 4 = Leaseholder
5 = Free Occupation with Permit 6 = Free Occupation w/o Permit 7 = Others

13.3.1. If renter/sharer/leaseholder

a. What is the name of the owner? {v1331a}[_____]

b. What is the annual rent/share? (PhP) {v1331b} [_____]

13.3.2. Proof of ownership/occupation? {V1332} ☐

66 = none 1 = Deeds of Sale/Mortgage
2 = Contract 3 = Tax declaration 4 = Others

13.4. What is your selling price of the property? {V134} [PhP_____]

13.5. How long have you owned/occupied the property? (years) {V135} [_____]

14 Land Viability (For Type A & B)**Tag No:**14.1. What is the total land area of the affected parcel? (m²) {V141} [_____]14.2. Land Use? {V142} ☐

1 = Agricultural 2 = Residential 3 = Commercial 4 = Industrial 5 = Commercial/Residential 6 = Reservation/Park
 7 = Others (specify) _____

14.3. When was the last assessment of the property? {V143a} [_____]

What is the assessed value? {V143b} [PhP_____]

How much is the latest real property tax paid? {V143c} [PhP_____]

14.4. How long have you owned/occupied the property? (years) {V144} [_____]

14.5. What is the total affected area (m²) {V145} [_____]14.6. Is the residual area still viable? {V146} ☐

1 = Yes; 2 = No

14.7. Inventory of Losses for LANDOWNERS

	Item	Quantity	Unit Price (Zonal)	Unit Price (ILA)	Estimated Value (Zonal)	Estimated Value (ILA)
		{V147a}	{V147b}	{V147c}	{V147d}	{V147e}
1	Land Area (m ²)					
2	Fruit Trees					
3	Crops					
4	Forest Trees					
5	Income Loss					
	Others:					
6						
7						
8						

15 Structure Viability (For Type A only)15.1. What is the total floor area of the affected structure? (m²) {V151} [_____]15.2. What is the total affected area (m²) {V152} [_____]15.3. Is the residual area still viable? {V153} ☐

1 = Yes; 2 = No

15.4. Inventory of Losses

	Item	Quantity	Unit Price	Estimated Value
		{V154a}	{V154b}	{V154c}
1	Floor Area (m ²)			
3	Employment Loss			
4	Income Loss			
	Others:			
5				
6				

MODULE 4: PERCEPTION, PROJECT AWARENESS & ACCEPTABILITY

16. Perception (For Type A, B & C)

16.1 What will you lose from your present status of life if the project will be implemented? {V161}

☐

1 = job 2 = farm income 3 = non-farm income 4 = business opportunities
5 = others (pls. specify) _____ 66 = none

16.2 Do you think that economic development brought about by the Project will cause negative impact? {V152} ☐ 1 = Yes 2 = No

16.2a If yes, in what aspect will it cause negative impact? {V162a} ☐

1 = farming activity 2 = land 3 = daily life activity 4 = environment 5 = others (pls. specify) _____

16.3 Are you in favor of land conversion from agricultural land to commercial/residential land? {V163} ☐ 1 = yes 2 = no (For Type B)

16.4 What is the advantage and disadvantage of land conversion? (For Type B)

ADVANTAGE {v164a} ☐

DISADVANTAGE {164b} ☐

1 = Will improve quality of life
2 = Increase job opportunity
3 = Will increase land valuation
4 = Will improve accessibility
5 = Others (specify) _____

1 = Will increase noise/air pollution
2 = Will generate more waste
3 = Will cause heavy traffic
4 = Will cause unfavorable change of lifestyle
5 = Others (specify) _____

17. Project Awareness (For Type A, B & C)

17.1 Have you been informed about the Government Project in your area? {V171} ☐ 1 = Yes 2 = No

17.2 If yes, what Government Project? {V172} ☐

1=Expressway 2=Road widening/improvement 3=PNR 4=others (specify)

17.3 Have you been informed about the **CLLEX** Project? {V173} ☐ 1 = Yes; 2 = No

17.4 If yes, from whom did you learn about the Project? {V174} ☐

1 = LGUs 2 = DPWH 3 = ECOSYSCORP, INC. 4 = Relatives
5 = Neighbors/Friends 6 = Others (specify)

17.5 What is the project impact to your life and/or livelihood? {v175}

POSITIVE {v155a} ☐

NEGATIVE {v155b} ☐

1 = Will improve quality of life
2 = Will improve accessibility
3 = Increase job opportunity
4 = Improve farm products delivery
5 = Minimize traffic congestion
6 = Will increase land valuation
7 = Others (specify)

1 = Will increase noise/air pollution
2 = Will displace people
3 = Will entail loss in income/land
4 = Will cause division of community
5 = Land conversion
6 = Others (specify)

17.6 What enhancement measures you can recommend for positive impact? {v176} (pls. specify)

17.7 What mitigating measures you can recommend for negative impact? {v177}

18. Project Acceptability (For Type A, B & C)

18.1 Are you in favor of the project? {V181}

☐

1 = yes 2 = no

18.2 Why? {V182}

18.3 Other Concerns: {V183}

MODULE 5: HOUSEHOLD MEMBERS (For Type A only)

No.	Name	Age	Gender 1 = male 2 = female	Relation 1 = spouse 2 = child 3 = parent 4 = sibling 5 = in-law 6 = maid 7 = others (specify)	Source of Income 1 = farming 2 = employee 3 = business 4 = others (specify)	Income
1.						
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
13.						
14.						
15.						

Please use another sheet for other household members.

Type of Respondents:

A = Directly affected structure owners (residential/commercial)

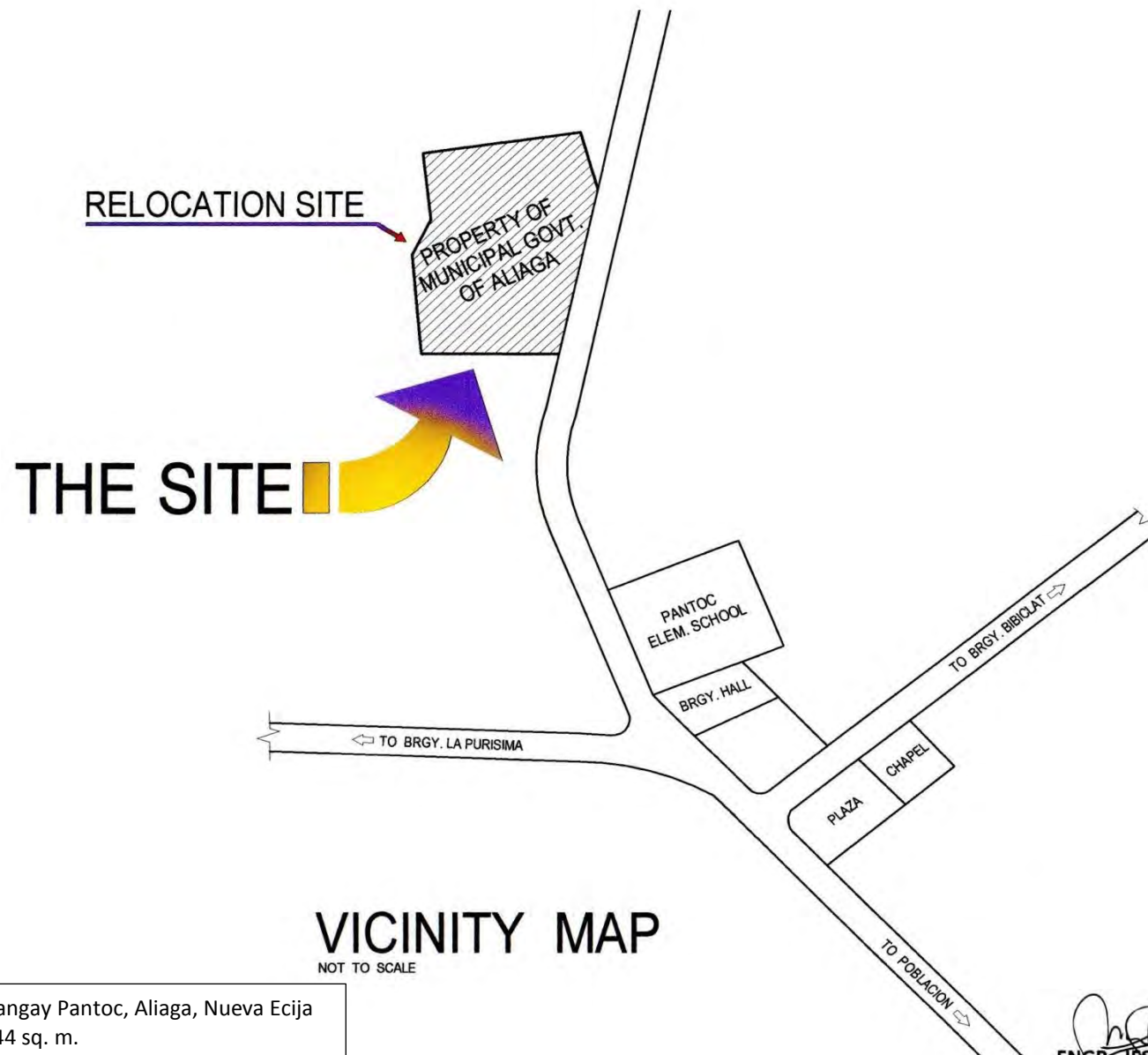
B = Directly affected landowners (farmland)

C = Indirectly affected PAPs

SIGNATURE OF RESPONDENT:

Appendix-B

Proposed Relocation Site of Aliaga, Nueva Ecija



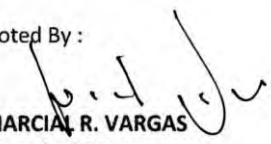
VICINITY MAP

NOT TO SCALE

Location: Barangay Pantoc, Aliaga, Nueva Ecija
Land Area: 4,844 sq. m.
Owner: Municipal Government of Aliaga


ENGR. JESNER G. VICENCIO
MPDC/Municipal Engr.

Noted By :


MARCIAL R. VARGAS
Municipal Mayor

Appendix-C

PAPs Entitlements

SUMMARY OF AFFECTED AGRICULTURAL LANDS
CENTRAL LUZON LINK EXPRESSWAY (CLLEX) PHASE I PROJECT
Bantog, Tarlac City, Tarlac to Caalibangbangan, Cabanatuan City, Nueva Ecija

ITEM NO.	LOCATION			PROJECT AFFECTED AGRICULTURAL LANDS ^A			ESTIMATED TOTAL COST ^B	
	PROVINCE	CITY/ MUNICIPALITY	BARANGAY	TOTAL NO. OF LOTS	NO. OF LOTS OF PERMANENT LOSS		TOTAL AREA (hectares)	(PhP)
					SEVERE	MARGINAL		
1	Tarlac	Tarlac City	Bantog	2		2	3.22	321,843.00
2	Tarlac	La Paz	Laungcupang	27		27	20.56	1,233,600.00
3			Macalong	13		13	7.50	525,000.00
4			Guevara	39	5	34	22.56	1,579,200.00
		Sub-Total		79	5	74	50.62	3,337,800.00
5	Nueva Ecija	Zaragosa	Sta. Lucia Old	42	1	41	16.99	1,291,392.00
6			Sta. Lucia Young	117	6	111	29.19	2,276,820.00
		Sub-Total		159	7	152	46.18	3,568,212.00
7	Nueva Ecija	Aliaga	Sta. Monica	13		13	4.90	372,400.00
8			Magsaysay	10		10	5.70	433,200.00
9			San Eustacio	2		2	2.53	191,900.00
10			Sto. Rosario	25	2	23	25.26	2,753,340.00
11			La Purisima	39	2	37	12.82	1,397,162.00
12			Pantoc	25	3	22	8.58	935,220.00
13			Bibiclat	38	3	35	16.38	1,785,420.00
14			San Juan	13		13	3.10	338,118.00
15			Betes	22	3	19	17.31	1,886,790.00
16			Umangan	46	3	43	13.20	1,438,800.00
		Sub-Total		233	16	217	109.78	11,532,350.00
17	Nueva Ecija	Cabanatuan City	Caalibangbangan	28	2	26	18.98	5,883,800.00
18			Mayapyap Norte	6		6	3.00	930,000.00
		Sub-Total		34	2	32	21.98	6,813,800.00
		T O T A L		507	30	477	231.78	25,574,005.00

SUMMARY OF AFFECTED AGRICULTURAL LANDS
CENTRAL LUZON LINK EXPRESSWAY (CLLEx) PHASE I PROJECT
 Bantog, Tarlac City, Tarlac to Caalibangbangan, Cabanatuan City, Nueva Ecija

ITEM NO.	LOCATION			PROJECT AFFECTED AGRICULTURAL LANDS ^A			ESTIMATED TOTAL COST ^B	
	PROVINCE	CITY/ MUNICIPALITY	BARANGAY	TOTAL NO. OF LOTS	NO. OF LOTS OF PERMANENT LOSS		TOTAL AREA (hectares)	(PhP)
					SEVERE	MARGINAL		BIR ZONAL ASSESSORS

^A Based on Cadastral Maps/Tax Mapping Data from Provincial (Tarlac), City/Municipal Assessors' Offices;

^B Based on BIR Zonal Valuation for the Provinces of Tarlac (2002) & Nueva Ecija (8 May 2005) & Provincial (Tarlac, 1996) & Assessors' Office of other affected Municipalities/City (2011 General Revision);

^C Property owned by Hacienda Luisita, Inc. (HLI)

**SUMMARY OF AFFECTED CROPS/TREES (FRUIT-BEARING & NON-FRUIT BEARING) WITHIN PROJECT ALIGNMENT
CENTRAL LUZON LINK EXPRESSWAY (CLLEx) PHASE I PROJECT
Bantog, Tarlac City, Tarlac to Caalibangbangan, Cabanatuan City, Nueva Ecija**

ITEM NO.	LOCATION			PROJECT AFFECTED CROPS/TREES A		ESTIMATED TOTAL COST ^A		
	PROVINCE	CITY/MUNICIPALITY	BARANGAY	TOTAL NO. OF CROPS/FRUIT-BEARING TREES	TOTAL NO. OF NON-FRUIT-BEARING TREES	(PhP) CROPS/FRUIT-BEARING	NON-FRUIT BEARING	TOTAL
1	Tarlac	Tarlac City	Bantog	~3 has. Sugarland ^B		99,000.00		99,000.00
2	Tarlac	La Paz	Laungcupang	54	21	86,920.00	32,850.00	
3			Macalong	117	143	249,925.00	140,000.00	
4			Guevara					
		Sub-Total		171	164	336,845.00	172,850.00	509,695.00
5	Nueva Ecija	Zaragosa	Sta. Lucia Old	115	6	209,775.00	28,830.00	
6			Sta. Lucia Young	8	18	8,975.00	41,500.00	
		Sub-Total		123	24	218,750.00	70,330.00	289,080.00
7	Nueva Ecija	Aliaga	Sta. Monica	21	2	120,150.00	450.00	
8			Magsaysay					
9			San Eustacio					
10			Sto. Rosario	54	14	329,600.00	18,600.00	
11			La Purisima					
12			Pantoc	19	1	61,500.00	8,000.00	
13			Bibiclat	39	21	60,865.00	41,080.00	
14			San Juan	9	17	21,000.00	72,160.00	
15			Betes	297	8	440,446.00	60,000.00	
16			Umangan	59	12	216,633.00	11,340.00	
		Sub-Total		498	75	1,250,194.00	211,630.00	1,461,824.00
17	Nueva Ecija	Cabanatuan City	Caalibangbangan	105	18	383,950.00	27,800.00	
18			Mayapyap Norte					
		Sub-Total		105	18	383,950.00	27,800.00	411,750.00
		T O T A L		897	281	2,288,739.00	482,610.00	2,771,349.00

^A Based Provincial (Tarlac, 1996) Assessor & Assessors' Office of affected Municipalities/City (2011 General Revision);

NOTE: Most fruit bearing & non-fruit bearing trees are mangoes & molave/acacia, respectively. Project affected areas are mostly rice lands & not included in above estimates.

^B Part of Hacienda Luisita, Inc. (HLI);

Appendix-D

Basis of Cost Estimates of Structures

HARDWARE NAME : ELM. JASON TRADING

ADDRESS : POB. CENTRO ALIAGA P.E

CONSTRUCTION MATERIALS:

PRICE

1.0 CHB, 4" / 5" / 6"

8-10

CHB #4-6.50 #5-8.50 #6-9.50

2.0 Sand

3,500.-

3.0 Gravel, G1 / 3/4"

4.0 Portland Cement

NCC-100 ADL-180 APD-175-

5.0 Deformed Reinforcing Bars, 9 / 10 / 12 mm

9-1.7-76 10mm-178-12mm-195-

6.0 Coco Lumber (per board foot) -

20.-

7.0 Good Lumber (per board foot)

75.-

8.0 Kiln dried lumber (per board foot)

9.0 Plywood (1/4)- ordinary & marine

1/4 ord-320 Marine 1/4 340.-

10.0 GI Flat sheet / corrugated (8', 10')

11.0 Assorted CW Nails (2, 3, 4)

per lb #2 60 #3-58-#4-55-

CYCLONE WIRE - 6 mtrs -

340.-

HAND WIRE - 126 mtrs - 11600.-

16 Cubic Bricks - 12,000.-

Crush - 11,000.-





BOYE

CONTRACTOR ★ ROOF SPECIALIST

*Estimates * Consultation * Fabrication*

09 August 2011

ECOSYSCORP, INC.
2nd Flr. A & M Bldg.
#9 Commonwealth Avenue
Batasan Hills, Quezon City
Metro Manila

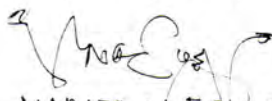
Attention : THE OPERATIONS MANAGER

Gentlemen:

Pertinent to your request, attached are the different costs of constructing houses/buildings and other structures you specified. These construction costs are based on current/prevaling prices in Nueva Ecija which include labor, materials, direct supervision, management and contractors' mark-up.

We hope the attached would satisfy your requirements and should you need further clarifications regarding this, please do not hesitate to call us. It was a pleasure to be of assistance and we look forward to a lasting business relationship with you. Thank you and best regards.

Respectfully yours,


MARITO Y. ESLUZAR

BOY ESLUZAR
CONSULTANT/CONTRACTOR
Pob. Centro, Aliaga, Nueva Ecija

Cel: 09065189088

COST to construct PER SQUARE METER (Php/sq.m.) of the following building structures
(includes labor, materials, supervision/management & contractors' mark-up)

1.0 One (1)-storey (bungalow, split level)

RESIDENTIAL		COMMERCIAL	
<u>Bamboo/Light :</u>			
Low end	- 3,500 / m ²		
Middle	- 4,500 / m ²		
High end	- 5,500 / m ²		
<u>Wooden :</u>		<u>Wooden :</u>	
Low end	- 5,500 / m ²	Low end	- 5,500 / m ²
Middle	- 6,500 / m ²	Middle	- 6,000 / m ²
High end	- 7,500 / m ²	High end	- 7,000 / m ²
<u>Semi-Concrete :</u>		<u>Semi-Concrete :</u>	
Low end	- 7,500 / m ²	Low end	- 7,000 / m ²
Middle	- 8,500 / m ²	Middle	- 8,000 / m ²
High end	- 10,000 / m ²	High end	- 10,000 / m ²
<u>Concrete :</u>		<u>Concrete :</u>	
Low end	- 10,000 / m ²	Low end	- 10,000 / m ²
Middle	- 12,000 / m ²	Middle	- 12,000 / m ²
High end	- 14,000 / m ²	High end	- 14,000 / m ²

2.0 Two (2)-storey

RESIDENTIAL		COMMERCIAL	
<u>Bamboo/Light :</u>			
Low end	- 4,000 / m ²		
Middle	- 5,000 / m ²		
High end	- 5,500 / m ²		
<u>Wooden :</u>		<u>Wooden :</u>	
Low end	- 5,500 / m ²	Low end	- 8,500 / m ²
Middle	- 7,500 / m ²	Middle	- 9,500 / m ²
High end	- 9,000 / m ²	High end	- 11,000 / m ²
<u>Semi-Concrete :</u>		<u>Semi-Concrete :</u>	
Low end	- 9,000 / m ²	Low end	- 9,500 / m ²
Middle	- 10,000 / m ²	Middle	- 10,000 / m ²
High end	- 11,000 / m ²	High end	- 12,000 / m ²
<u>Concrete :</u>		<u>Concrete :</u>	
Low end	- 11,000 / m ²	Low end	- 10,000 / m ²
Middle	- 12,000 / m ²	Middle	- 11,000 / m ²
High end	- 13,500 / m ²	High end	- 12,000 / m ²

3.0 Three (3)-storey

RESIDENTIAL	COMMERCIAL
Bamboo/Light :	
Low end -	
Middle -	
High end -	
Wooden :	Wooden :
Low end - 8,500/m ²	Low end - 8,500/m ²
Middle - 9,500/m ²	Middle - 9,500/m ²
High end - 12,000/m ²	High end - 10,500/m ²
Semi-Concrete :	Semi-Concrete :
Low end - 12,000/m ²	Low end - 10,500/m ²
Middle - 13,000/m ²	Middle - 12,500/m ²
High end - 14,000/m ²	High end - 14,000/m ²
Concrete :	Concrete :
Low end - 13,000/m ²	Low end - 12,500/m ²
Middle - 14,000/m ²	Middle - 14,000/m ²
High end - 15,000/m ²	High end - 16,000/m ²

4.0 Warehouse 2, 3, 4-storey high (wooden/concrete/steel structures) / Garage :

- 4.1 Wooden 12,000/m²
- 4.2 Concrete 14,000/m²
- 4.3 Steel 16,000/m²
- 4.4 Combination 19,000/m²

5.0 Gasoline Station 22,000/m² including product

6.0 Basketball Court

- 6.1 Open 5,000/m²
- 6.2 Covered 12,000/m²

7.0 Churches, school buildings 12,000/m²

8.0 Fence walls

- 8.1 CHB/Concrete (Plastered/semi-plastered) 3,500/m²
- 8.2 Cyclone wire/barbed wire 2,500/m²
- 8.3 Combination (1/2 CHB, 1/2 cyclone/barbed wire) 3,000/m²

9.0 Palay/corn sun drying pad 5,000/m²

10.0 Water well drilling and development (per length of pipe installed):

- 10.1 1 3/4" ø
- 10.2 2" ø MAT'L'S COST / LABOR COST.
- 10.3 4" ø

OR \$ 3,000 / LENGTH / LABOR

10.1 1 3/4" ø 1,300 1,300 / LENGTH

10.2 2" ø 2,000 3,000 / LENGTH

10.3 4" ø 8,000 8,000 / LENGTH

10.4 pit/top pump - 1,350 / pcc.

10.5 Jetmatic pump 1 1/2" pmp. 15,000 / motor (Combo)

10.6 STAINLESS TANK 42 CM. 10,000 / tank

10.7 P.V.C 1/2" ø 40 / LENGTH

10.7 P.V.C ACCESS - coupling, elbow, tee, x / pcc.
40 / pcc GATE VALVE, CHECK VALVE 250 / pcc
flange, sediment bowl. etc. 15 / pcc.

10.8 FARM EQUIPMENT (water pump / motor) KURITA (2,500.000)

Appendix-E

Basis of Compensation of Land

BIR Zonal

Republic of the Philippines
DEPARTMENT OF FINANCE
Roxas Boulevard Corner Vito Cruz Street
Manila 1004

DEPARTMENT ORDER NO. 4-05

October 11, 2004

SUBJECT: IMPLEMENTATION OF THE REVISED ZONAL VALUES OF REAL PROPERTIES IN MUNICIPALITIES OF ALIAGA, BONGABON, CABIAO, CARRANGALAN, CUYAPO, GABAPAN, GEN. NATIVIDAD, GEN. TINIO, GUIMBA, JAEN, LAUR, LICAB, LLANERA, LUPAO, MUNOZ, NAMPICUAN, PALAYAN CITY, PANTABANGAN, PENARANDA, QUEZON, RIZAL, SAN ANTONIO, SAN ISIDRO, SAN JOSE CITY, SAN LEONARDO, STA. ROSA, STO. DOMINGO, TALUGTUG, ZARAGOZA AND CABANATUAN CITY UNDER THE JURISDICTION OF REVENUE DISTRICT OFFICE NO. 23 (CABANATUAN CITY), REVENUE REGION 4 (SAN FERNANDO, PAMPANGA) FOR INTERNAL REVENUE TAX. PURPOSES.

TO: All Internal Revenue Officers and Others Concerned.

Section 6(E) of Republic Act. No. 8424, otherwise known as the "Tax Reform Act of 1997", authorizes the Commissioner of Internal Revenue to divide the Philippines into different zones or areas and determine the fair market value of the real properties located in each zone or area upon consultation with competent appraisers both from private and public sectors.

By virtue of said authority, the Commissioner of Internal Revenue has determined the zonal values of real properties (1st revision) located in the municipalities of Aliaga, Bongabon, Cabiao, Carrangalan, Cuyapo, Gapan, Gen. Natividad, Gen. Tinio, Guimba, Jaen, Laur, Licab, Llanera, Lupao, Munoz, Nampicuan, Palayan City, Pantabangan, Penaranda, Quezon, Rizal, San Antonio, San Isidro, San Jose City, San Leonardo, Sta. Rosa, Sto. Domingo, Talugtug, Zaragoza and Cabanatuan City, under the jurisdiction of Revenue District Office No. 23 (Cabanatuan City), Revenue Region No. 4 (San Fernando, Pampanga) after public hearing was conducted on February 26, 2004 for this purpose. This Order is issued to implement the revised zonal values of land to be used in computing a revenue tax.

In case the gross selling price or the market value as shown in the schedule of values of the provincial or city assessor is higher than the zonal value established herein, such values shall be used for computing the internal revenue tax.

This Order shall take effect immediately.

(signed)
JUANITA D. AMATONG
Secretary of Finance

RECOMMENDED BY:

(signed)
GUILLERMO L. PARAYNO, JR.
Commissioner of Internal Revenue

DEFINITION OF TERMS

RESIDENTIAL	LAND/BUILDING PRINCIPALLY DEVOTED TO HABITATION.
COMMERCIAL	LAND/BUILDING DEVOTED PRINCIPALLY TO COMMERCIAL PURPOSES AND GENERALLY FOR THE OBJECT OF PROFIT.
INDUSTRIAL	DEVOTED PRINCIPALLY TO INDUSTRY AS CAPITAL.
AGRICULTURAL	DEVOTED PRINCIPALLY TO RAISING OF CROP SUCH AS RICE, CORN, SUGARCANE, TOBACCO, ETC. OR TO PASTURING, DAIRYING, INLAND FISHING, SALT-MAKING, AND OTHER AGRICULTURAL USES INCLUDING TIMBERLAND AND FOREST LAND.
GENERAL PURPOSE	RAWLAND, UNDEVELOPED AND UNDERDEVELOPED AREA WHICH HAS POTENTIAL FOR DEVELOPMENT INTO RESIDENTIAL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, ETC. MUST NOT BE LESS THAN 5,000 SQUARE METERS.
VICINITY	MEANS AN AREA, LOCALITY, NEIGHBORHOOD OR DISTRICT ABOUT, NEAR, ADJACENT PROXIMATE OR CONTIGUOUS TO A STREET BEING LOCATED.

CLASSIFICATION LEGEND:

CODE	CLASSIFICATION	CODE	CLASSIFICATION
RR	Residential Regular	GL	Government Land
CR	Commercial Regular	GP*	General Purposes
RC	Residential Condominium	I	Industrial
CC	Commercial Condominium	X	Institutional
CL	Cemetery Lot	APD	Area for Priority Development
A	Agricultural	PS	Parking Slot

**Agricultural/ Rawland not less than 5,000 square meters*

AGRICULTURAL LANDS

A1 Riceland Irrigated	A26 Bamboo Land
A2 Riceland Unirrigated	A27 Peanut Land
A3 Upland	A28 Soy beans Land
A4 Coco Land	A29 Grape vineyard
A5 Citrus Land	A30 Pepper Land
A6 Fishpond	A31 Mineral Land
A7 Swamp	A32 Non Metallic mineral Land
A8 Nipa Land	A33 Coal Deposit
A9 Cotton Land	A34 African Oil Land
A10 Cogon	A35 Rubber Land
A11 Abaca Land	A36 Forest Land/Timber Land
A12 Orchard	A37 Horticultural Land
A13 Pineapple Land	A38 Salt Beds
A14 Banana Land	A39 Seashore
A15 Pasture Land	A40 Resort
A16 Corn Land	A41 Sandy/Stony
A17 Sugar Land	A42 Prawn pond
A18 Tobacco Land	A43 Sorghum
A19 Cacao	A44 Ipil-ipil
A20 Lanzones	A45 Kangkong
A21 Durian	A46 Zarate
A22 Rambutan	A47 Vegetable Land
A23 Mango	A48 Coffee
A24 Mangrove	A49 Mountainous / Hilly Areas
A25 Camote/Cassava	A50 Other Agricultural Lands

CITY/MUNICIPALITY: ALIAGA, NUEVA ECIJA**BARANGAY: BIBICLAT****DO No. 4-05**
Effectivity Date 08-May-05

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	105.00
		A1	10.90
		A2	7.60
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

BARANGAY: BUKOT

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	105.00
		A1	10.90
		A2	7.60
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

BARANGAY: LA PURISIMA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	95.00
		A1	10.90
		A2	7.60
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

CITY/MUNICIPALITY: ALIAGA, NUEVA ECIJA**BARANGAY: BIBICLAT****DO No. 4-05**
Effectivity Date 08-May-05

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	105.00
		A1	10.90
		A2	7.60
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

BARANGAY: BUKOT

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	105.00
		A1	10.90
		A2	7.60
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

BARANGAY: LA PURISIMA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	95.00
		A1	10.90
		A2	7.60
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

CITY/MUNICIPALITY: ALIAGA, NUEVA ECIJA**BARANGAY: MACABUCOD****DO No. 4-05**
Effectivity Date 08-May-05

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	95.00
		A1	10.90
		A2	7.60
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

BARANGAY: MAGSAYSAY

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	85.00
		A1	10.90
		A2	7.60
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

BARANGAY: PANTOC

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	85.00
		A1	10.90
		A2	7.60
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

CITY/MUNICIPALITY: ALIAGA, NUEVA ECJA**BARANGAY: SAN CARLOS****DO No. 4-05**
Effectivity Date 08-May-05

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	105.00
		A1	10.90
		A2	7.60
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

BARANGAY: SAN EMILIANO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	85.00
		A1	10.90
		A2	7.60
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

BARANGAY: SAN EUSTACIO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	85.00
		A1	10.90
		A2	7.60
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

CITY/MUNICIPALITY: ALIAGA, NUEVA ECIJA**BARANGAYS: SAN FELIPE BATA, SAN FELIPE MATANDA****DO No. 4-05**
Effectivity Date 08-May-05

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	105.00
		A1	10.90
		A2	7.45
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

BARANGAY: SAN JUAN

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	105.00
		A1	10.90
		A2	7.60
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

BARANGAY: SAN PABLO (BATA)

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	65.00
		A1	10.90
		A2	7.60
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

CITY/MUNICIPALITY: ALIAGA, NUEVA ECIIA

BARANGAY: SAN PABLO (MATANDA)

DO No. 4-05
Effectivity Date 08-May-05

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	85.00
		A1	10.90
		A2	7.60
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

BARANGAY: STA. MONICA

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	85.00
		A1	10.90
		A2	7.60
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

BARANGAY: SANTIAGO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	85.00
		A1	10.90
		A2	7.60
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

CITY/MUNICIPALITY: ALIAGA, NUEVA ECIJA**BARANGAY: STO. ROSARIO****DO No.**
Effectivity Date **4-05**
08-May-05

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	105.00
		A1	10.90
		A2	7.60
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

BARANGAY: STO. TOMAS

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	65.00
		A1	10.90
		A2	7.60
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

BARANGAY: SONSON

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	85.00
		A1	10.90
		A2	7.60
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

Republic of the Philippines
DEPARTMENT OF FINANCE
Roxas Boulevard Corner Vito Cruz Street
Manila 1004

DEPARTMENT ORDER NO. 4-05

October 11, 2004

SUBJECT: IMPLEMENTATION OF THE REVISED ZONAL VALUES OF REAL PROPERTIES IN THE MUNICIPALITIES OF ALIAGA, BONGABON, CABIAO, CARRANGALAN, CUYAPO, GABALDO GAPAN, GEN. NATIVIDAD, GEN. TINIO, GUIMBA, JAEN, LAUR, LICAB, LLANERA, LUPAO, MUNOZ, NAMPICUAN, PALAYAN CITY, PANTABANGAN, PENARANDA, QUEZON, RIZAL, SAN ANTONIO, SAN ISIDRO, SAN JOSE CITY, SAN LEONARDO, STA. ROSA, STO. DOMINGO, TALAVERA, TALUGTUG, ZARAGOZA AND CABANATUAN CITY UNDER THE JURISDICTION OF REVENUE DISTRICT OFFICE NO. 23 (CABANATUAN CITY), REVENUE REGION NO. 4 (SAN FERNANDO, PAMPANGA) FOR INTERNAL REVENUE TAX PURPOSES.

TO: All Internal Revenue Officers and Others Concerned.

Section 6(E) of Republic Act. No. 8424, otherwise known as the "Tax Reform Act of 1997", authorizes the Commissioner of Internal Revenue to divide the Philippines into different zones or areas and determine for internal revenue tax purposes, the fair market value of the real properties located in each zone or area upon consultation with competent appraisers both from private and public sectors.

By virtue of said authority, the Commissioner of Internal Revenue has determined the zonal values of real properties (1st revision) located in the municipalities of Aliaga, Bongabon, Cabiao, Carrangalan, Cuyapo, Gapan, Gen Natividad, Gen tinio, guimba, Jaen, Laur, Licab, Llanera, Lupao, Munoz, Nampicuan, Palayan City, Pantabangan, Penaranda, Quezon, Rizal, San Antonio, San Isidro, San Jose City, San Leonardo, Sta. Rosa, Sto. Domingo, Talavera, Talugtug, Zaragoza and Cabanatuan City, under the jurisdiction of Revenue District Office No. 23 (Cabanatuan City), Revenue Region No. 4 (San Fernando, Pampanga) after public hearing was conducted on February 26, 2004 for this purpose. This Order is issued to implement the revised zonal values of land to be used in computing any internal revenue tax.

In case the gross selling price or the market value as shown in the schedule of values of the provincial or city assessor is higher than the zonal value established herein, such values shall be used as basis for computing the internal revenue tax.

This Order shall take effect immediately.

(signed)
JUANITA D. AMATONG
Secretary of Finance

RECOMMENDED BY:

(signed)
GUILLERMO L. PARAYNO, JR.
Commissioner of Internal Revenue

DEFINITION OF TERMS

RESIDENTIAL	LAND/BUILDING PRINCIPALLY DEVOTED TO HABITATION.
COMMERCIAL	LAND/BUILDING DEVOTED PRINCIPALLY TO COMMERCIAL PURPOSES AND GENERALLY FOR THE OBJECT OF PROFIT.
INDUSTRIAL	DEVOTED PRINCIPALLY TO INDUSTRY AS CAPITAL.
AGRICULTURAL	DEVOTED PRINCIPALLY TO RAISING OF CROP SUCH AS RICE, CORN, SUGARCANE, TOBACCO, ETC. OR TO PASTURING, DAIRYING, INLAND FISHING, SALT-MAKING, AND OTHER AGRICULTURAL USES INCLUDING TIMBERLAND AND FOREST LAND.
GENERAL PURPOSE	RAWLAND, UNDEVELOPED AND UNDERDEVELOPED AREA WHICH HAS POTENTIAL FOR DEVELOPMENT INTO RESIDENTIAL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, ETC. MUST NOT BE LESS THAN 5,000 SQUARE METERS.
VICINITY	MEANS AN AREA, LOCALITY, NEIGHBORHOOD OR DISTRICT ABOUT, NEAR, ADJACENT PROXIMATE OR CONTIGUOUS TO A STREET BEING LOCATED.

A1	31.00
A2	30.00
A3	15.00
A4	15.00

CITY: CABANATUAN CITY

BARANGAY: BARLIS		DO No.	4-05
		Effectivity Date	08-May-05
STREETS/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS	ALONG THE BARLIS BARRIO RD	RR	248.00
		A1	23.50
		A2	15.00
		A3	10.00
		A4	10.00

BARANGAY: BITAS

STREETS/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS	ALONG NATL HW (FR CONCRETE BRDG NAB	RR	3,005.00
	ALONG THE INTERIOR ROADS	RR	600.00
		A1	31.00
		A2	25.00
		A3	15.00
		A4	15.00

BARANGAY: BULIRAN

STREETS/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS	ALONG BULIRAN BARRIO ROAD	RR	285.00
		A1	31.00
		A2	15.00
		A3	10.00
		A4	10.00

BARANGAY: CAALIBANGBANGAN

STREETS/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS	ALONG NATL CONCRT RD-SN JOSE (SAPNG	RR	625.00
	ALONG PROVL RD (CAALIBANGBANGAN SCH	RR	600.00
	ALONG PROVL RD (CONCRT BRDG-BDRY OF	RR	425.00
		A1	31.00
		A2	15.00
		A3	10.00
		A4	10.00

CITY: CABANATUAN CITY

DO No. 4-05

BARANGAY: KALIKID SUR		DO No.	4-05
		Effectivity Date	08-May-05
STREETS/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS	ALONG PROVL RD-FORT MAGSAYSAY	RR	230.00
	ALONG INTERIOR ROADS	RR	145.00
		A1	31.00
		A2	15.00
		A3	10.00
		A4	10.00

BARANGAY: LAGARE			
STREETS/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS	ALONG BARRIO ROAD	RR	130.00
		A1	31.00
		A2	15.00
		A3	10.00
		A4	10.00

BARANGAY: LOURDES			
STREETS/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS	ALONG PROVL RD-BONGABON, NUEVA ECIJ/	RR	475.00
	ALONG MAIN BARRIO RD-BARRIO LAGARE	RR	130.00
		A1	31.00
		A2	15.00
		A3	10.00
		A4	10.00

BARANGAY: MACATBONG			
STREETS/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS	ALONG BARRIO ROAD	RR	150.00
		A1	31.00
		A2	10.00
		A3	9.50
		A4	9.00

CITY: CABANATUAN CITY

BARANGAY: MAYAPYAP		DO No.	4-05
		Effectivity Date	08-May-05
STREETS/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS	NATL RD-SN JOSE FR GEN LUNA BRDG-SAP	RR	915.00
	ALONG SORIANO ST FR WESTERN END-NAT	RR	470.00
	ALONG SORIANO ST FR NATL RD-SAN JOSE	RR	610.00

ALONG MACAPAGAL, DEL ROSARIO, DELA C	RR	475.00
ALONG THE RD-CAALIBANGBANGAN (NATL C	RR	315.00
ALONG THE RD-SN RICARDO (NATL CONCRE	RR	450.00
	A1	31.00
	A2	15.00
	A3	10.00
	A4	10.00

BARANGAY: MAYAPYAP NORTE

STREETS/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS	ALONG BARRIO ROAD	RR	355.00
		A1	31.00
		A2	15.00
		A3	10.00
		A4	10.00

BARANGAY: OBRERO

STREETS/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS	ALONG BARRIO ROAD	RR	115.00
		A1	31.00
		A2	15.00
		A3	10.00
		A4	10.00

BARANGAY: PAGAS

STREETS/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS	ALONG BARRIO ROAD	RR	525.00
		A1	31.00
		A2	15.00
		A3	10.00
		A4	10.00

CITY: CABANATUAN CITY

		DO No. Effectivity Date	4-05 08-May-05
STREETS/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS	ALONG BARRIO ROAD	RR	110.00
		A1	31.00
		A2	15.00
		A3	10.00
		A4	10.00

BARANGAY: PAMALDAN

STREETS/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
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Republic of the Philippines
DEPARTMENT OF FINANCE
Roxas Boulevard Corner Vito Cruz Street
Manila 1004

DEPARTMENT ORDER NO. 62-02

September 16, 2002

SUBJECT: IMPLEMENTATION OF THE REVISED ZONAL VALUES OF REAL PROPERTIES IN A MUNICIPALITIES OF TARLAC, TARLAC UNDER THE JURISDICTION OF REVENUE DISTRICT OFFICE NO. 17 (TARLAC, TARLAC), REVENUE REGION NO. I (SAN FERNANDO, PAMPANGA) FOR INTERNAL REVENUE TAX PURPOSES.

TO: All Internal Revenue Officers and Others Concerned.

Section 6 (E) of the Republic Act No. 8424, otherwise known as the "Tax Reform Act of 1997" authorizes the Commissioner of Internal Revenue to divide the Philippines into different zones or areas and determine for internal revenue tax purposes, the fair market value of the real properties located in each zone or area upon consultation with competent appraisers both from private and public sectors.

By virtue of said authority, the Commissioner of Internal Revenue has determined the zonal values of real properties (1st revision) located in All Municipalities of Tarlac, Tarlac under the jurisdiction of Revenue District Office No. 17 (Tarlac, Tarlac), Revenue Region I (San Fernando, Pampanga) after public hearing was conducted on September 4, 1998 for the purpose. This Order is issued to implement the revised zonal values for land to be used in computing any internal revenue tax.

In case the gross selling price or the market value shown in the schedule of values of a provincial or city assessor is higher than the zonal value established herein, such values shall be used as basis for computing the internal revenue tax.

This Order shall take effect immediately.

JOSE ISIDRO N. CAMACHO
Secretary of Finance

RECOMMENDED BY:

RENE G. BAÑEZ
Commissioner of Internal Revenue

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DEFINITION OF TERMS

RESIDENTIAL	LAND/BUILDING PRINCIPALLY DEVOTED TO HABITATION.
COMMERCIAL	LAND/BUILDING DEVOTED PRINCIPALLY TO COMMERCIAL PURPOSES AND GENERALLY FOR THE OBJECT OF PROFIT.
INDUSTRIAL	DEVOTED PRINCIPALLY TO INDUSTRY AS CAPITAL.
AGRICULTURAL	DEVOTED PRINCIPALLY TO RAISING OF CROP SUCH AS RICE, CORN, SUGARCANE, TOBACCO, ETC. OR TO PASTURING, DAIRYING, INLAND FISHING, SALT-MAKING, AND OTHER AGRICULTURAL USES INCLUDING TIMBERLAND AND FOREST LAND.
GENERAL PURPOSE	RAWLAND, UNDEVELOPED AND UNDERDEVELOPED AREA WHICH HAS POTENTIAL FOR DEVELOPMENT INTO RESIDENTIAL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, ETC. MUST NOT BE LESS THAN 5,000 SQUARE METERS.
VICINITY	MEANS AN AREA, LOCALITY, NEIGHBORHOOD OR DISTRICT ABOUT, NEAR, ADJACENT PROXIMATE OR CONTIGUOUS TO A STREET BEING LOCATED.

CLASSIFICATION LEGEND:

CODE	CLASSIFICATION	CODE	CLASSIFICATION
RR	Residential Regular	GL	Government Land
CR	Commercial Regular	GP*	General Purposes
RC	Residential Condominium	I	Industrial
CC	Commercial Condominium	X	Institutional
CL	Cemetery Lot	APD	Area for Priority Development
A	Agricultural		

AGRICULTURAL LANDS

A1 Riceland Irrigated	A26 Bamboo Land
A2 Riceland Unirrigated	A27 Peanut Land
A3 Upland	A28 Soy beans Land
A4 Coco Land	A29 Grape vineyard
A5 Citrus Land	A30 Pepper Land
A6 Fishpond	A31 Mineral Land
A7 Swamp	A32 Non Metallic mineral Land
A8 Nipa Land	A33 Coal Deposit
A9 Cotton Land	A34 African Oil Land
A10 Cogon	A35 Rubber Land
A11 Abaca Land	A36 Forest Land/Timber Land
A12 Orchard	A37 Horticultural Land
A13 Pineapple Land	A38 Salt Beds
A14 Banana Land	A39 Seashore
A15 Pasture Land	A40 Resort
A16 Corn Land	A41 Sandy/Stony
A17 Sugar Land	A42 Prawn pond
A18 Tobacco Land	A43 Sorghum
A19 Cacao	A44 Ipil-ipil
A20 Lanzones	A45 Kangkong
A21 Durian	A46 Zarate
A22 Rambutan	A47 Vegetable Land
A23 Mango	A48 Coffee
A24 Mangrove	A49 Mountainous / Hilly Areas
A25 Camote/Cassava	A50 Other Agricultural Lands

RDO NO. 17A-TARLAC CITY**MUNICIPALITY/CITY: LA PAZ, TARLAC****BARANGAY: MACALONG****D.O. No. 62-02**
Effectivity Date 28-Dec-02

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		CR	65.00
		RR	60.00
		A1	7.00
		A2	5.00
		A3	4.00
		A6	5.00
		A15	3.00
		A17	6.00
		A37	4.00
		A41	2.00
		A50	3.00

BARANGAY: MATAYUMTAYUM

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		CR	65.00
		RR	50.00
		A1	7.00
		A2	5.00
		A3	4.00
		A6	5.00
		A15	3.00
		A17	6.00
		A37	4.00
		A41	2.00
		A50	3.00

RDO NO. 17A-TARLAC CITY**MUNICIPALITY/CITY: LA PAZ, TARLAC****BARANGAY: GUEVARRA****D.O. No.
Effectivity Date****62-02
28-Dec-02**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		CR	65.00
		RR	50.00
		A1	7.00
		A2	5.00
		A3	4.00
		A6	5.00
		A15	3.00
		A17	6.00
		A37	4.00
		A41	2.00
		A50	3.00

BARANGAY: KAPANIKIAN

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL LOTS		RR	30.00
		A1	6.00
		A2	3.00
		A3	4.00
		A15	3.00
		A17	6.00
		A37	3.00
		A41	2.00
		A50	3.00

Republic of the Philippines
DEPARTMENT OF FINANCE
Roxas Boulevard Corner Vito Cruz Street
Manila 1004

DEPARTMENT ORDER NO. 62-02

September 16, 2002

SUBJECT: IMPLEMENTATION OF THE REVISED ZONAL VALUES OF REAL PROPERTIES IN ALL MUNICIPALITIES OF TARLAC, TARLAC UNDER THE JURISDICTION OF REVENUE DISTRICT OFFICE NO. 17 (TARLAC, TARLAC), REVENUE REGION NO. I (SAN FERNANDO, PAMPANGA) FOR INTERNAL REVENUE TAX PURPOSES.

TO: All Internal Revenue Officers and Others Concerned.

Section 6 (E) of the Republic Act No. 8424, otherwise known as the "Tax Reform Act of 1997" authorizes the Commissioner of Internal Revenue to divide the Philippines into different zones or areas and determine for internal revenue tax purposes, the fair market value of the real properties located in each zone or area upon consultation with competent appraisers both from private and public sectors.

By virtue of said authority, the Commissioner of Internal Revenue has determined the zonal values of real properties (1st revision) located in All Municipalities of Tarlac, Tarlac under the jurisdiction of Revenue District Office No. 17 (Tarlac, Tarlac), Revenue Region I (San Fernando, Pampanga) after public hearing was conducted on September 4, 1998 for the purpose. This Order is issued to implement the revised zonal values for land to be used in computing any internal revenue tax.

In case the gross selling price or the market value shown in the schedule of values of a provincial or city assessor is higher than the zonal value established herein, such values shall be used as basis for computing the internal revenue tax.

This Order shall take effect immediately.

JOSE ISIDRO N. CAMACHO
Secretary of Finance

RECOMMENDED BY:

RENE G. BAÑEZ
Commissioner of Internal Revenue
-oOo-

DEFINITION OF TERMS

RESIDENTIAL	LAND/BUILDING PRINCIPALLY DEVOTED TO HABITATION.
COMMERCIAL	LAND/BUILDING DEVOTED PRINCIPALLY TO COMMERCIAL PURPOSES AND GENERALLY FOR THE OBJECT OF PROFIT.
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GENERAL PURPOSE	RAWLAND, UNDEVELOPED AND UNDERDEVELOPED AREA WHICH HAS POTENTIAL FOR DEVELOPMENT INTO RESIDENTIAL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, ETC. MUST NOT BE LESS THAN 5,000 SQUARE METERS.
VICINITY	MEANS AN AREA, LOCALITY, NEIGHBORHOOD OR DISTRICT ABOUT, NEAR, ADJACENT PROXIMATE OR CONTIGUOUS TO A STREET BEING LOCATED.

CLASSIFICATION LEGEND:

CODE	CLASSIFICATION	CODE	CLASSIFICATION
RR	Residential Regular	GL	Government Land
CR	Commercial Regular	GP*	General Purposes
RC	Residential Condominium	I	Industrial
CC	Commercial Condominium	X	Institutional
CL	Cemetery Lot	APD	Area for Priority Development
A	Agricultural		

AGRICULTURAL LANDS

A1 Riceland Irrigated	A26 Bamboo Land
A2 Riceland Unirrigated	A27 Peanut Land
A3 Upland	A28 Soy beans Land
A4 Coco Land	A29 Grape vineyard
A5 Citrus Land	A30 Pepper Land
A6 Fishpond	A31 Mineral Land
A7 Swamp	A32 Non Metallic mineral Land
A8 Nipa Land	A33 Coal Deposit
A9 Cotton Land	A34 African Oil Land
A10 Cogon	A35 Rubber Land
A11 Abaca Land	A36 Forest Land/Timber Land
A12 Orchard	A37 Horticultural Land
A13 Pineapple Land	A38 Salt Beds
A14 Banana Land	A39 Seashore
A15 Pasture Land	A40 Resort
A16 Corn Land	A41 Sandy/Stony
A17 Sugar Land	A42 Prawn pond
A18 Tobacco Land	A43 Sorghum
A19 Cacao	A44 Ipil-ipil
A20 Lanzones	A45 Kangkong
A21 Durian	A46 Zarate
A22 Rambutan	A47 Vegetable Land
A23 Mango	A48 Coffee
A24 Mangrove	A49 Mountainous / Hilly Areas
A25 Camote/Cassava	A50 Other Agricultural Lands

RDO NO. 17A-TARLAC CITY**MUNICIPALITY/CITY: TARLAC, TARLAC****BARANGAY: BANTOG**
D.O. No. 62-02
Effectivity Date 28-Dec-02

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS		RR	50.00
		A1	12.00
		A2	10.00
		A3	6.00
		A6	12.00
		A15	5.00
		A17	10.00
		A37	8.00
		A41	2.00
		A50	4.00

BARANGAY: BARAS-BARAS

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
ALL STREETS		CR	1,500.00
		RR	100.00
		A1	18.00
		A2	13.00
		A3	6.00
		A6	18.00
		A15	5.00
		A17	13.00
		A37	10.00
		A41	2.00
		A50	4.00

Republic of the Philippines
DEPARTMENT OF FINANCE
Roxas Boulevard Corner Vito Cruz Street
Manila 1004

DEPARTMENT ORDER NO. 4-05

October 11, 2004

SUBJECT: IMPLEMENTATION OF THE REVISED ZONAL VALUES OF REAL PROPERTIES IN THE MUNICIPALITIES OF ALIAGA, BONGABON, CABIAO, CARRANGALAN, CUYAPO, GABALDO GAPAN, GEN. NATIVIDAD, GEN. TINIO, GUIMBA, JAEN, LAUR, LICAB, LLANERA, LUPAO, MUNOZ, NAMPICUAN, PALAYAN CITY, PANTABANGAN, PENARANDA, QUEZON, RIZAL, SAN ANTONIO, SAN ISIDRO, SAN JOSE CITY, SAN LEONARDO, STA. ROSA, STO. DOMINGO, TALAVERA, TALUGTUG, ZARAGOZA AND CABANATUAN CITY UNDER THE JURISDICTION OF REVENUE DISTRICT OFFICE NO. 23 (CABANATUAN CITY), REVENUE REGION NO. 4 (SAN FERNANDO, PAMPANGA) FOR INTERNAL REVENUE TAX. PURPOSES.

TO: All Internal Revenue Officers and Others Concerned.

Section 6(E) of Republic Act. No. 8424, otherwise known as the "Tax Reform Act of 1997", authorizes the Commissioner of Internal Revenue to divide the Philippines into different zones or areas and determine for internal revenue tax purposes, the fair market value of the real properties located in each zone or area upon consultation with competent appraisers both from private and public sectors.

By virtue of said authority, the Commissioner of Internal Revenue has determined the zonal values of real properties (1st revision) located in the municipalities of Aliaga, Bongabon, Cabiao, Carrangalan, Cuyapo, Gapan, Gen Natividad, Gen. tinio, guimba, Jaen, Laur, Licab, Llanera, Lupao, Munoz, Nampicuan, Palayan City, Pantabangan, Penaranda, Quezon, Rizal, San Antonio, San Isidro, San Jose City, San Leonardo, Sta. Rosa, Sto. Domingo, Talavera, Talugtug, Zaragoza and Cabanatuan City, under the jurisdiction of Revenue District Office No. 23 (Cabanatuan City), Revenue Region No. 4 (San Fernando, Pampanga) after public hearing was conducted on February 26, 2004 for this purpose. This Order is issued to implement the revised zonal values of land to be used in computing any internal revenue tax.

In case the gross selling price or the market value as shown in the schedule of values of the provincial or city assessor is higher than the zonal value established herein, such values shall be used as basis for computing the internal revenue tax.

This Order shall take effect immediately.

(signed)
JUANITA D. AMATONG
Secretary of Finance

RECOMMENDED BY:

(signed)
GUILLERMO L. PARAYNO, JR.
Commissioner of Internal Revenue

DEFINITION OF TERMS

RESIDENTIAL	LAND/BUILDING PRINCIPALLY DEVOTED TO HABITATION.
COMMERCIAL	LAND/BUILDING DEVOTED PRINCIPALLY TO COMMERCIAL PURPOSES AND GENERALLY FOR THE OBJECT OF PROFIT.
INDUSTRIAL	DEVOTED PRINCIPALLY TO INDUSTRY AS CAPITAL.
AGRICULTURAL	DEVOTED PRINCIPALLY TO RAISING OF CROP SUCH AS RICE, CORN, SUGARCANE, TOBACCO, ETC. OR TO PASTURING, DAIRYING, INLAND FISHING, SALT-MAKING, AND OTHER AGRICULTURAL USES INCLUDING TIMBERLAND AND FOREST LAND.
GENERAL PURPOSE	RAWLAND, UNDEVELOPED AND UNDERDEVELOPED AREA WHICH HAS POTENTIAL FOR DEVELOPMENT INTO RESIDENTIAL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, ETC. MUST NOT BE LESS THAN 5,000 SQUARE METERS.
VICINITY	MEANS AN AREA, LOCALITY, NEIGHBORHOOD OR DISTRICT ABOUT, NEAR, ADJACENT PROXIMATE OR CONTIGUOUS TO A STREET BEING LOCATED.

A17	4.20
A18	4.10

BARANGAY: VILLA BOADO

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	18.00
		A1	9.95
		A2	6.65
		A3	4.55
		A4	3.85
		A6	8.50
		A12	4.20
		A15	1.75
		A16	4.20
		A17	4.20
		A18	4.10

MUNICIPALITY: TALUGTUG, NUEVA ECIJA

BARANGAY: VILLA ROSARIO

DO No. **4-05**
Effectivity Date **08-May-05**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	18.00
		A1	9.95
		A2	6.65
		A3	4.55
		A4	3.85
		A6	8.50
		A12	4.20
		A15	1.75
		A16	4.20
		A17	4.20
		A18	4.10

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MUNICIPALITY: ZARAGOZA, NUEVA ECIJA

BARANGAY: POBLACION

DO No. **4-05**
Effectivity Date **08-May-05**

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
BONIFACIO ST	RIZAL ST - REAL ST	RR	155.00
GOMEZ ST	RIZAL ST - REAL ST	RR	155.00
MUNICIPAL RD TO CONCEPCION	NAT'L HW - FRNT SN VICENTE RURAL	CR	400.00
NATIONAL HIGHWAY	BR.DEL PILAR-STO. ROSARIO YOUNG	CR	300.00
	BR.DEL PILAR-BONI & NAT'L HW TARLAC	CR	550.00
NATL HWAY FRONTING PUB MKT BRDG (SN VICENTE-DEL PILAR BDRY)-SN IS		CR	500.00
PROVINCIAL RD TO SAN ANTONI	NAT'L HW - POB BATTITANG BDRY	RR	120.00
REAL ST	VENTUZ ST - DEL PILAR W-ROSARIO	CR	400.00
	VENTUS ST - BR.SAN RAFAEL-LUCIA	RR	240.00

RIZAL ST	ZAMORA ST - BURGOS ST	RR	138.00
UNNAMED ST WEST OF MUN BLDG	NATIONAL HW - ELEM SCH SITE	RR	155.00
VENTUZ ST	RIZAL ST - REAL ST	RR	155.00
VENTUZ ST EXT	REAL ST - HIGH SCH SITE	RR	155.00
ZAMORA ST	RIZAL ST - REAL ST	RR	120.00
ALL OTHER STREETS		RR	120.00

BARANGAY: BATITANG

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	50.00
		A1	10.90
		A2	7.60
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

MUNICIPALITY: ZARAGOZA, NUEVA ECIJA

BARANGAY: CARMEN		DO No. Effectivity Date	4-05 08-May-05
STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
NATIONAL HW TO STA. ROSA	JUNCTION-100m RADIUS FR. JUNCT.	RR	180.00
PROVINCIAL ROAD TO JAEN	JUNCTION-100m RADIUS FR. JUNCT.	RR	135.00
NATIONAL HW TO CABANATUAN	JUNCTION-100m RADIUS FR. JUNCT.	RR	135.00
NATIONAL HW TO POBLACION	PM OF 100m - ANOTHER 100M EXT.	RR	120.00
PROVINCIAL ROAD TO JAEN	PM OF 100m - ANOTHER 100M EXT.	RR	110.00
NATIONAL HW TO STA. ROSA	PM OF 100m - ANOTHER 100M EXT.	RR	110.00
NATIONAL HW TO CABANATUAN	PM OF 100m - ANOTHER 100M EXT.	RR	120.00
BARANGAY & FEEDER ROAD		RR	75.00
		A1	10.90
		A2	7.60
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

BARANGAY: CONCEPCION

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
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A15	2.00
A16	4.80
A17	4.80
A18	4.70

BARANGAY: STA. LUCIA (OLD)

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	20.00
		A1	10.90
		A2	7.60
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

MUNICIPALITY: ZARAGOZA, NUEVA ECIJA

BARANGAY: STA. LUCIA (YOUNG)

DO No.
Effectivity Date

4-05
08-May-05

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	150.00
	INTERIOR	RR	100.00
		A1	10.90
		A2	7.80
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

BARANGAY: STO. ROSARIO (OLD)

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	50.00
		A1	10.90
		A2	7.80
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80

A17	4.80
A18	4.70

BARANGAY: STO. ROSARIO (YOUNG)

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS	ALONG NATIONAL HIGHWAY INTERIOR	RR	300.00
		RR	150.00
		A1	10.90
		A2	7.60
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

MUNICIPALITY: ZARAGOZA, NUEVA ECIJA

BARANGAY: VALERIANA

DO No.
Effectivity Date

4-05
08-May-05

STREET/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REVISION ZV/SQ.M.
ALL LOTS		RR	160.00
		A1	10.90
		A2	7.60
		A3	5.10
		A4	4.40
		A6	9.70
		A12	4.80
		A15	2.00
		A16	4.80
		A17	4.80
		A18	4.70

CITY: CABANATUAN CITY

BARANGAY: POBLACION

DO No.
Effectivity Date

4-05
08-May-05

STREETS/SUBDIVISION	VICINITY	CLASSI- FICATION	1ST REV. ZV/SQ.M.
BURGOS ST	ZULUETA ST-LOPEZ JAENA ST	CR	8,200.00
BURGOS ST	L.JAENA ST-CALDERON ST	CR	5,850.00
BURGOS ST	CALDERON ST-SANCIANGCO ST	CR	9,250.00
BURGOS ST	SANCIANGCO ST-P.ROMAN ST	CR	10,000.00
BURGOS ST	L.JAENA ST-LOT BEFORE ADRIANA BLDG	CR	6,850.00
BURGOS ST	ADRIANA BLDG.-SANCIANGCO ST	CR	9,500.00
CALDERON ST	RIZAL ST-DEL PILAR ST	RR	3,100.00
CALDERON ST	DEL PILAR ST-BURGOS ST	RR	2,000.00

Assessor's Valuation

**SCHEDULE OF BASE UNIT MARKET VALUES FOR
RESIDENTIAL, COMMERCIAL AND INDUSTRIAL LANDS**

ALIAGA

LOCATION	Sub-Class	DESIRABILITY MARKET VALUE PER SQUARE METER STRIPS			
		Corner	1st	2nd	3rd
POBLACION					
ALONG GREGORIO STREET (PROV. ROAD) From: S. Gregorio St. To: 1st Res. 2nd class lot (beside Public Market) From: Medina Street To: Bridge					
ALONG MEDINA STREET From: Gregorio Street To: R. I Street 2005 Market Value per sq.m.	C-1	2,000.00 687.00	1,600.00 550.00	1,280.00 440.00	960.00 330.00
ALONG S. GREGORIO STREET From: R. I Street To: C. I Street 2005 Market Value per sq.m.	C-2	1,600.00 550.00	1,280.00 440.00	1,024.00 352.00	768.00 264.00
ALONG C. N. LUNA STREET From: S. Gregorio Street To: S. Pedro Street From: S. Pedro Street To: Medina Street From: Bridge To: P. High School Site 2005 Market Value per sq.m.	R-1	962.50 325.00	770.00 260.00	616.00 208.00	462.00 156.00
ALONG LERA STREET From: P. Medina Street To: 1st Res. 4th class lot (Fronting Elementary School)					
ALONG L. CAL STREET From: P. I. Road to Quezon To: M. Gallanes Street					
ALONG C. N. LUNA STREET From: P. I. Road to Quezon To: P. Public Market					
ALONG MEDINA STREET From: R. I Street To: 1st m. North from Elementary School 2005 Market Value per sq.m.	R-2	850.00 287.50	680.00 230.00	544.00 184.00	408.00 138.00

**SCHEDULE OF BASE UNIT MARKET VALUES FOR
RESIDENTIAL, COMMERCIAL AND INDUSTRIAL LANDS**

ALIAGA

	LOCATION	Sub-Class	DESIRABILITY MARKET VALUE PER SQUARE METER STRIPS			
			Corner	1st	2nd	3rd
ALONG	AN PEDRO, CORPUZ					
MAGALI	NES STREET AND ROAD					
TO TAL.	ERA					
From: F	al Street					
To: C	ee k					
ALONG	AN GREGORIO STREET					
From: F	al Street					
To: C	n. Luna Street					
ALONG	INAMED STREET					
From: C	n. Luna Street					
To: C	ee k	R-2	850.00	680.00	544.00	408.00
200	Market Value per sq.m.		287.50	230.00	184.00	138.00
ALONG	ALERA STREET					
From: F	v. Road to Quezon					
To: E	mentary School Site					
ALONG	ZAL STREET					
From: F	dina Street					
To: M	reno Street					
ALONG	ROV. ROAD TO QUEZON					
From: F	ad to Barangay Santiago					
To: C	t Res. Lot of Road to Quezon					
ALONG	AN GREGORIO, SAN PEDRO,					
CORPU.	MORENO, MAGALLANES,					
S. MEDI	, STREET AND THE PROV.					
ROAD T	TALAVERA					
From: S	era Street					
To: C	al Street					
ALONG	ROV. ROAD TO TALAVERA					
From: S	era Street Northward					
To: C	t Res. Lot of same Road	R-3	737.50	590.00	472.00	354.00
200	Market Value per sq.m.		250.00	200.00	160.00	120.00
ALONG	ORIANO STREET					
From: C	puz Street					
To: F	gallanes Street					
ALONG	ORPUZ AND MORENO STS.					
From: F	era Street					
To: C	iano Street					
ALONG	ALERA STREET					
From: F	reno Street					
To: F	v. Road to Talavera					
ALONG	EDINA & MAGALLANES ST.					
From: F	iano Street					
To: C	era Street	R-4	662.50	530.00	424.00	318.00
200	Market Value per sq.m.		225.00	180.00	144.00	108.00

**SCHEDULE OF BASE UNIT MARKET VALUES FOR
RESIDENTIAL, COMMERCIAL AND INDUSTRIAL LANDS**

ALIAGA

LOCATION	Sub-Class	DESIRABILITY MARKET VALUE PER SQUARE METER STRIPS			
		Corner	1st	2nd	3rd
BARANGAY (BATA)					
ALONG PROVINCIAL ROAD TO ZARAGOZA					
ALONG BARANGAY ROADS					
STO. TORRES					
ALONG PROVINCIAL ROAD TO ZARAGOZA					
ALONG BARANGAY ROADS		450.00	360.00	288.00	216.00
2005 Market Value per sq.m.		200.00	160.00	128.00	96.00
BIBICLAT, JCOT, SAN CARLOS, UMANGAN					
MACABUCO, STO. ROSARIO, SAN FELIPE					
MATANDA, SAN FELIPE BATA, SAN JUAN					
ALONG PROVINCIAL ROADS					
ALONG BARANGAY ROAD		450.00	360.00	288.00	216.00
2005 Market Value per sq.m.		250.00	200.00	160.00	120.00
BETES, MAYSAY, PANTOC, SAN					
EMILIANO, ANTIAGO, SAN PABLO					
(MATANDA)		250.00	200.00	160.00	120.00
2005 Market Value per sq.m.		125.00	100.00	80.00	60.00
LA PURISIMA, SAN EUSTACIO, STA.					
MONICA, UNSON		225.00	180.00	144.00	108.00
2005 Market Value per sq.m.		112.00	90.00	72.00	54.00
ALONG ALL KINDS OF ROADS IN THE					
DIFFERENT BARANGAYS WITHIN THE					
MUNICIPALITY NOT EMBRACED IN THE					
ABOVE CLASSIFICATIONS		225.00	180.00	144.00	108.00
2005 Market Value per sq.m.		112.50	90.00	72.00	54.00

SCHEDULE OF BASE UNIT MARKET VALUES FOR AGRICULTURAL LANDS

2011 General Revision

KIND OF LAND	PRODUCTIVITY CLASS (Base Unit Value per Hectare)		
	1 st Class	2 nd Class	3 rd Class
Rice Lands (Lowland) with Natural Irrigation Facilities	₱429,280.00	₱376,270.00	₱323,250.00
Rice Lands (Lowland) with Artificial Irrigation Facilities	247,020.00	206,830.00	166,640.00
Rice Lands (Lowland) without Irrigation Facilities	202,000.00	168,330.00	140,790.00
Other Rice Lands (upland) "Parang" Lands Lowland susceptible to flood	116,180.00	110,900.00	-
Agro-Industrial Land	330,280.00	-	-
Sugar Land	95,190.00	85,290.00	76,340.00
Corn Land/Vegetable Land	133,040.00	106,430.00	79,820.00
Mineral Land	253,240.00	-	-
Tobacco Land	70,730.00	61,810.00	52,890.00
Onion Land	153,480.00	128,070.00	102,660.00
Fish Pond	218,920.00	175,140.00	131,360.00
Betel Land	68,960.00	-	-
Orchard	115,080.00	-	-
Pasture Land	73,760.00	-	-
Coconut Land	78,960.00	-	-

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SCHEDULE OF BASE CONSTRUCTION COST FOR BUILDINGS
A. BASE UNIT VALUE

TYPE OF BUILDING	(1) Single Detached Nipa Hut	(2) Duplex	(3) Apartment Row Houses Townhouse	(4) Boarding Houses/ Lodging Houses/ Hotels/Motels	(5) Accessories/ Garage/ Quarters/ Laundry/ Houses/Guard Houses/ETC.	(6) School Buildings Laboratory Churches Gym Assembly Houses	(7) Hospitals Office/Parking Buildings Banks Condominiums	(8) Theater Market Shopping Centers/Mall Restaurants Convenience Store	(9) Factories Warehouses Bodegas Storage Industrial Buildings	(10) Barn Poultry Houses Stables Hog Houses Green Houses
I - Nipa	1,700.00	1,580.00	1,010.00	1,440.00	660.00	1,620.00	1,790.00	1,920.00	1,680.00	1,930.00
II - A	5,620.00	5,280.00	3,310.00	4,750.00	2,130.00	5,360.00	5,820.00	6,340.00	5,540.00	2,050.00
II - B	5,650.00	5,550.00	3,860.00	5,490.00	2,460.00	6,370.00	6,820.00	7,600.00	5,770.00	2,110.00
III - A	6,060.00	5,890.00	4,020.00	5,790.00	2,580.00	7,230.00	7,230.00	8,160.00	7,120.00	2,230.00
III - B	6,480.00	6,100.00	4,370.00	6,220.00	2,800.00	7,280.00	7,520.00	8,180.00	7,340.00	2,880.00
III - C	6,720.00	6,320.00	4,460.00	6,370.00	2,860.00	7,330.00	7,940.00	8,610.00	7,790.00	3,050.00
III - D	7,500.00	7,300.00	5,280.00	7,570.00	3,410.00	7,840.00	8,050.00	9,140.00	8,290.00	-
III - E	7,780.00	7,440.00	5,580.00	7,950.00	3,580.00	7,900.00	8,130.00	9,230.00	8,380.00	-
IV - A	7,970.00	7,710.00	5,710.00	8,180.00	3,680.00	7,940.00	8,510.00	9,250.00	8,420.00	-
IV - B	8,460.00	8,300.00	6,270.00	8,940.00	4,030.00	8,060.00	9,360.00	9,420.00	8,610.00	-
V - A	8,960.00	8,860.00	6,660.00	9,500.00	4,270.00	8,080.00	10,260.00	10,020.00	9,200.00	-
V - B	9,230.00	9,070.00	7,150.00	10,190.00	4,570.00	8,380.00	10,580.00	10,120.00	9,410.00	-
V - C	9,510.00	9,340.00	7,360.00	10,500.00	4,710.00	8,630.00	10,890.00	10,520.00	9,690.00	-

ASSESSMENT LEVELS

The assessment levels to be applied to the fair market value of real property to determine its assessed value shall be as follows:

a. On Lands:

Class	Assessment Levels
Residential	20%
Agricultural	40%
Commercial	50%
Industrial	50%
Mineral	50%
Timberland	20%

b. On Buildings and Other Structures:

1. Residential	Fair Market Value (Over)	(Not Over)	Assessment Levels
	\$ 175,000.00	\$ 175,000.00	0%
	300,000.00	300,000.00	5%
	500,000.00	500,000.00	15%
	750,000.00	750,000.00	20%
	1,000,000.00	1,000,000.00	25%
	2,000,000.00	2,000,000.00	30%
	5,000,000.00	5,000,000.00	35%
	10,000,000.00	10,000,000.00	45%
			55%

2. Agricultural	Fair Market Value (Over)	(Not Over)	Assessment Levels
	\$ 300,000.00	\$ 300,000.00	25%
	500,000.00	500,000.00	30%
	750,000.00	750,000.00	35%
	1,000,000.00	1,000,000.00	40%
	2,000,000.00	2,000,000.00	45%
	5,000,000.00	5,000,000.00	50%

3. Commercial or Industrial	Fair Market Value (Over)	(Not Over)	Assessment Levels
	\$ 300,000.00	\$ 300,000.00	30%
	500,000.00	500,000.00	35%
	750,000.00	750,000.00	40%
	1,000,000.00	1,000,000.00	50%
	2,000,000.00	2,000,000.00	60%
	5,000,000.00	5,000,000.00	70%
	10,000,000.00	10,000,000.00	75%
			80%

4. Timberland

Fair Market Value (Over)	(Not Over)	Assessment Levels
₱ 300,000.00	₱ 300,000.00	45%
500,000.00	500,000.00	50%
750,000.00	750,000.00	55%
1,000,000.00	1,000,000.00	60%
2,000,000.00	2,000,000.00	65%
		70%

c. On Machineries

<u>Class</u>	<u>Assessment Levels</u>
Agricultural	40%
Residential	50%
Commercial	80%
Industrial	80%

d. Special Classes: Assessment Level for all lands, buildings, machineries and other improvements:

<u>Actual Use</u>	<u>Assessment Levels</u>
Cultural	15%
Scientific	15%
Hospital	15%
Local Water District	10%
Government-owned or controlled corporation engaged in the supply and distribution of water and/or generation and transmission of electric power	10%

**SCHEDULE OF BASE UNIT MARKET VALUES
FOR PLANTS AND TREES**

Trees (Productive)


KINDS	Small (Seedlings)	Medium Grown	Grown Not Fruit Bearing	Fruit Bearing (Young)	Fruit Bearing (Matured)
Anonas	5.00	100.00	700.00	1,500.00	2,000.00
Atchuete	5.00	150.00	1,000.00	1,200.00	1,500.00
Atis	5.00	100.00	500.00	1,800.00	2,000.00
Avocado	5.00	100.00	700.00	2,800.00	3,000.00
Balimbing	7.00	150.00	500.00	1,500.00	2,000.00
Betelnut	15.00	250.00	1,000.00	1,200.00	1,500.00
Cacao	5.00	150.00	1,000.00	1,400.00	2,000.00
Caimito	5.00	100.00	800.00	2,000.00	2,500.00
Calamansi	25.00	200.00	800.00	2,000.00	2,500.00
Camachili	5.00	100.00	1,000.00	2,000.00	2,800.00
Camias	7.00	150.00	800.00	1,200.00	2,000.00
Casuy	10.00	100.00	800.00	1,200.00	2,000.00
Chico	25.00	250.00	1,500.00	2,000.00	2,500.00
Cocunut	25.00	500.00	2,000.00	2,500.00	3,000.00
Coffee	15.00	300.00	1,500.00	2,000.00	3,000.00
Duhat	5.00	100.00	1,000.00	1,800.00	4,000.00
Guava	7.00	150.00	1,000.00	1,500.00	2,000.00
Guyabano	7.00	200.00	1,500.00	1,800.00	2,400.00
Himbabao	25.00	250.00	1,800.00	2,200.00	2,800.00
Langka	10.00	150.00	1,800.00	2,200.00	2,800.00
Lemon	-	-	-	-	-
Mabolo	5.00	200.00	1,500.00	1,800.00	2,000.00
Malungay	5.00	150.00	1,000.00	1,500.00	1,800.00
Mango	15.00	300.00	2,000.00	3,000.00	3,000.00
Mansanitas	-	-	-	-	-
Orange	-	-	-	-	-
Papaya	15.00	350.00	1,000.00	-	-
Pomelo	-	-	-	-	-
Santol	5.00	100.00	1,000.00	1,500.00	2,500.00
sineguelas	-	-	-	-	-
Tamarind	5.00	100.00	1,000.00	1,500.00	2,500.00
Tiyesa	-	-	-	-	-

**** Source: Environmental Protection Division

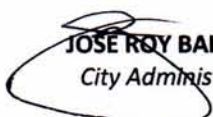
Prepared by:

Certified Correct:

Noted:


RODOLFO S. BAUTISTA
EMS I


Engr. ISRAEL A. SANTOS
Senior Environment Mgt.Specialist


JOSE ROY BALAGTAS
City Administrator

**SCHEDULE OF BASE UNIT MARKET VALUES FOR
AGRICULTURAL LANDS**

KIND OF LANDS		PRODUCTIVITY CLASS BASE VALUE PER HECTARE		
		1 st	2 nd	3 rd
Riceland, Irrigated (with natural irrigation facilities)	OLD	40,000.00	34,800.00	25,200.00
	APPROVED	120,000.00	104,400.00	75,600.00
Riceland, Unirrigated (without irrigation facilities)	OLD	19,260.00	16,370.00	13,480.00
	APPROVED	57,780.00	49,110.00	40,440.00
Other Riceland (Upland, Parangland & Lowland Susceptible to floods)	OLD	13,330.00	10,000.00	
	APPROVED	39,990.00	30,000.00	
Cornland (Baccod)	OLD	16,340.00	13,070.00	9,800.00
	APPROVED	49,020.00	39,210.00	29,400.00
Cornland (Tumanal)	OLD	13,070.00	10,460.00	7,840.00
	APPROVED	39,210.00	31,380.00	23,520.00

OPINION VALUE OF BUILDING COST AS OF _____
(Unit Cost in Pesos per Square Meter of Floor Area)

TYPE OF STRUCTURE	CLASS OF BLDG.	(1) ONE FAMILY DWELLING	(2) TWO FAMILY DWELLING (3) MULTIPLE DWELLING APARTMENT	(4) ACCESSORIA ROW HOUSE	(5) (6) BOARDING HOUSE (7) LODGING & MOTEL	(8) GARAGE, LAUNDRY & GUARD HOUSE	(9) SCHOOL BUILDING
1. Reinforced Concrete	A	8000-9070	7400-8170	7250-7600	7250-7600	6100-7100	7900-9010
	B	7130-8740	7050-7350	6350-7200	6350-7200	5400-6050	6970-7830
	C	7030-7070	6600-7000	5900-6300	5900-6300	5150-5350	6600-6900
2. Semi-Concrete	A	5750-6970	5900-6650	5350-5830	5350-5830	4830-5100	5950-6550
	B	5200-5700	5700-5850	5100-5300	5100-5300	4150-4770	5650-5900
	C	4900-5150	5400-5750	4700-5030	4700-5030	4000-4100	5400-5630
	D	4700-4850	4350-5370	4550-4630	4550-4630	3350-3950	4650-5350
3. Strong Materials	A	4250-4630	3900-4300	3600-4500	3600-4500	3260-3300	4250-4600
	B	3850-4200	3250-3850	3150-3550	3150-3550	2600-3250	3750-4210
	C	3320-3800	3150-3200	2600-3110	2600-3110	1850-2530	3350-3700
	D	3250-3270	2400-3130	2350-2550	2350-2550	1500-1800	2800-3310
	E	3100-3200	2150-2350	2100-2300	2100-2300	1230-1430	2550-2730

OPINION VALUE OF BUILDING COST AS OF _____
(Unit Cost in Pesos per Square Meter of Floor Area)

TYPE OF STRUCTURE	CLASS OF BLDG.	(10) HOTEL, HOSPITAL, OFFICE, BANK, CONDOMINIUM	(11) THEATER, CHURCH, ASSEMBLY HOUSE	(12) FACTORY, BODEGA, INDUSTRIAL PLANT	(13) MARKET & SHOPPING CENTER	(14) GYMNASIUM & COLISEUM	(15) RECREATION HALL, BOWLING LANES, CLUB HOUSE PELOTA COURT
1. Reinforced Concrete	A	8850-9230	8850-9230	4500-4700	6750-7630	6350-7050	4800-6300
	B	7350-8800	7350-8800	3700-4450	5950-6700	4800-6300	4700-4730
	C	7150-7300	7150-7300	3150-3650	5500-5900	4750-4730	4620-4650
2. Semi-Concrete	A	5950-7110	5950-7110	3100-3110	5300-5430	4350-4700	4580-4600
	B	5300-5900	5300-5900	2800-3030	-5230	3900-4300	3700-4550
	C	4950-5230	4950-5230	2350-2750		3300-3870	3300-3650
	D	4800-4910	4800-4910	2310-2330	4350-4370	2900-3270	3100-3230
3. Strong	A	4300-4750	4300-4750	1750-2300	3700-4330	2350-2850	2600-3030

Republic of the Philippines
PROVINCE OF TARLAC
OFFICE OF THE ASSESSOR

**SUMMARY OF SCHEDULE OF MARKET VALUES
FOR AGRICULTURAL LANDS
Per Hectare In Peso (1996)**

KINDS OF LAND	C-1	C-2	C-3	C-5
Riceland (lowland) with Natural irrigation facilities	50,000	47,500	43,500	40,000
Riceland (lowland) with artificial irrigation facilities	34,000	27,500	21,000	18,000
Riceland (lowland) without irrigation facilities	20,000	16,500	11,500	10,000
Other Riceland (Upland, Parangland) and lowland susceptible to floods	13,000	11,000	10,000	9,000
SUGAR LAND (First Group)	33,000	30,000	27,000	-
SUGAR LAND (Second Group)	29,000	25,000	22,000	-
CORN LAND	20,000	18,000	16,000	-
COCONUT LAND	15,000	13,000	11,500	-
TOBACCO LAND (Batek)	23,000	21,000	18,500	-
TOBACCO LAND (Wrapper)	20,000	17,000	14,000	-
TOBACCO LAND (Filler)	20,000	17,000	14,000	-
BAMBOO LAND	12,000	10,000	8,000	-
MANGO LAND	17,000	15,000	13,000	-
CITRUS LAND	17,000	15,000	13,000	-
COGONAL LAND (Forestland)	15,000	12,500	10,000	-
HORTICULTURAL LAND	15,000	13,500	12,000	-
PASTURE LAND	15,000	12,500	10,000	-
SANDY LAND	5,000	4,000	-	-
FISHPOND	27,000	24,000	22,000	-

Certified Xerox Copy:

- * Assessment Level - 40%
- * C-Class

RAMON I. CORTEZ
Assistant Provincial Assessor


Republic of the Philippines
PROVINCE OF TARLAC
OFFICE OF THE PROVINCIAL ASSESSOR

**SUMMARY OF SCHEDULE OF VALUES
FOR RESIDENTIAL AND COMMERCIAL LANDS
Per Square Meters in Peso (1996)**

MUNICIPALITY		C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	C-9	C-10
ANAO	COMMERCIAL	150									
	RESIDENTIAL	100	80	60	40						
BAMBAN	COMMERCIAL	150									
	RESIDENTIAL	140	110	90	70						
CAMILING	COMMERCIAL	500	400								
	RESIDENTIAL	200	180	150	100	50	25				
CAPAS	COMMERCIAL	160	140								
	RESIDENTIAL	140	110	90	70	50	40	30			
CONCEPCION	COMMERCIAL	500	400								
	RESIDENTIAL	200	180	150	100	60	50	40	30	20	10
GERONA	COMMERCIAL	230									
	RESIDENTIAL	150	130	110	60	40	30				
LA PAZ	COMMERCIAL	200									
	RESIDENTIAL	120	100	80	60	40	30	24			
MAYANTOC	COMMERCIAL	200									
	RESIDENTIAL	120	100	80	60	48	32	24			
MONCADA	COMMERCIAL	140	100								
	RESIDENTIAL	100	80	60	40	30	24	20			
PANIQUE	COMMERCIAL	550	500								
	RESIDENTIAL	250	220	200	150	120	100	80	70		
PURA	COMMERCIAL	100									
	RESIDENTIAL	60	45	36	30	24					
RAMOS	COMMERCIAL	120									
	RESIDENTIAL	60	50	40	30	20					
SAN CLEMENTE	COMMERCIAL	360									
	RESIDENTIAL	100	80	60	50	40					
SAN JOSE	COMMERCIAL	80									
	RESIDENTIAL	60	40	20							
SAN MANUEL	COMMERCIAL	200									
	RESIDENTIAL	100	80	60	40	30					
STA IGNACIA	COMMERCIAL	500									
	RESIDENTIAL	300	250	200	150	100	50				
TARLAC	COMMERCIAL	2500	2000	1500	1000						
	RESIDENTIAL	500	400	300	200	160	120	100	80		
VICTORIA	COMMERCIAL	300									
	RESIDENTIAL	200	150	100	80	60	40				

- * Assessment Level - Residential 20%, Commercial 50%, Industrial 50%
- * C-Class

Certified Xerox Copy:


 RAMON L. CORTEZ
 Assistant Provincial Assessor

OPINION VALUE OF BUILDING

A. Commercial and Residential Building	
Plain 4" thick Concrete slab -----	P 310.00/sq.m.
4"thick Concrete slab w/ plain color-----	320.00/sq.m.
B. Light Industry Building (Service and Gas Station and Factories)	
3"thick Ready mix pavement-----	P 260.00/sq.m.
4"thick slab 1/2" round bars -----	295.00/sq.m.
C. Heavy-In-Class "A" Concrete	
6" thick slab w/ 1/2" round bars -----	P 370.00/sq.m.
D. Flooring	
1. Marble slabs -----	P 550.00/sq.m.
2. Marble tiles -----	500.00/sq.m.
3. Crazy-cut marble -----	430.00/sq.m.
4. Granolithic tiles -----	330.00/sq.m.
5. Wood tiles or parquet -----	350.00/sq.m.
6. Vinyl tiles -----	200.00/sq.m.
7. Wash out -----	450.00/sq.m.
8. Unglazed tiles -----	330.00/sq.m.
E. Wallings & Partitions	
1. Use the same values with the same finished as in 1, 2, 3, 6, 7 & 8 above	
2. Double walling (ordinary plywood) -----	P 300.00/sq.m.
3. Double walling (narra plywood) -----	570.00/sq.m.
4. Glazed white tiles -----	450.00/sq.m.
5. Glazed colored tiles -----	750.00/sq.m.
6. Bricks -----	200.00/sq.m.
7. Ashline finished -----	380.00/sq.m.
8. Ashlar finished -----	280.00/sq.m.
9. Wall Paper finished -----	80.00/sq.m.
F. Ceilings	
1. Ordinary plywood -----	P 190.00/sq.m.
2. Narra plywood -----	320.00/sq.m.
3. Narra plywood with design -----	790.00/sq.m.
4. Accoustic board ceiling -----	250.00/sq.m.
G. Special Panels	
1. Steel Casement window with 3/16"thick glass -----	P1,280.00/sq.m.
2. Wooden casement window with 3/16" thick glass -----	1,500.00/sq.m.
3. Aluminum sliding window with anodized/clear glass 3/16" thick -----	2,000.00/sq.m.
4. Aluminum sliding window with analok/tinted glass 3/16" thick -----	2,500.00/sq.m.
5. Aluminum swing door with anodized/clear glass single swing -----	3,300.00/sq.m.
6. Aluminum swing door with anodized/clear glass double swing -----	3,500.00/sq.m.
7. Aluminum swing door with tinted glass single swing -----	3,500.00/sq.m.
8. Aluminum swing door with tinted glass double swing -----	3,700.00/sq.m.
H. Fences	
1. CHB: 4" CHB	
a. with plaster finish -----	160.00/sq.m.
b. without plaster finish -----	150.00/sq.m.
6" CHB	
a. with plaster finished -----	160.00/sq.m.
b. without plaster finished -----	170.00/sq.m.
2. Reinforced concrete -----	310.00/sq.m.
3. Steel grilles -----	500.00/lm.
4. Cyclone wire with steel pipe 2" sch. 20 -----	110.00/lm.
5. Cyclone wire with steel pipe 1 1/2" sch. 20 -----	85.00/lm.
6. Adobe stone:	
a. with plaster finish on both sides -----	120.00/lm.
b. without plaster finish -----	100.00/lm.

7. Apitong with apitong post set on concrete foundation -----	330.00/lm.
8. Yakal with yakal post set on concrete foundation -----	440.00/lm.
I. Gates	
1. Plain with round bars (decorative) -----	800.00/lm.
2. Round bars -----	450.00/lm.
J. Excess Heights	
a. Residential and commercial -----	Add 20% of base value for every meter in excess of 3 meters in ceiling height.
b. Bodega and Factory -----	Add 15% of base value for every meters in excess of 4.50 meters ceiling height.
K. Carport -----	40% of base unit value
L. Mezzanine -----	60% of base unit value
M. Porch -----	50% of base unit value
N. Balcony -----	50% of base unit value
O. Terrace	
a. Covered -----	50% of base unit value
b. Uncovered -----	15% of base unit value
P. Deck roof	
a. Covered -----	60% of base unit value
b. Open -----	30% of base unit value
Q. Basement -----	10% of base unit value
R. Pavements	
CONCRETE PAVEMENTS	
a. 10 cm. Thick plain cement finish -----	P 250.00/sq.m.
b. 10 cm. Thick with color -----	280.00/sq.m.
c. 15 cm. Thick cement plain finish -----	375.00/sq.m.
d. 15 cm. Thick with color -----	410.00/sq.m.
ASPHALT PAVEMENT	
a. New pavement -----	P 340.00/sq.m.
b. Overlay with old pavement -----	325.00/sq.m.
c. Patching and overlay -----	310.00/sq.m.
S. Extra T & B -----	P10,000.00/unit
T. Painting -----	Deduct 10% of unit base value if not painted

NOTE: For CHB 2m. High

- a. 4" thick CHB
add P10.00 for every additional meter
- b. 6" thick CHB
Add P20.00 for every additional meter

FOR BUILDINGS

In excess of 3 storey add to the base unit value

- a. TYPE I P150.00 plus the base unit value per classification
- b. TYPE II P100.00 plus the base unit value per classification

CERTIFIED XEROX COPY:

RAMON I. CORTEZ

Assistant Provincial Assessor

BUILDING DEPRECIATION TABLE

LIGHT MATERIALS (8%)					STRONG MATERIALS (4%)					MIXED CONCRETE (3%)					CONCRETE & STEEL (2%)				
Age Yrs.	Dep.	Good (Net)	Fair (Net)	Poor (Net)	Dep.	Good (Net)	Fair (Net)	Poor (Net)	Dep.	Good (Net)	Fair (Net)	Poor (Net)	Dep.	Good (Net)	Fair (Net)	Poor (Net)			
1	8	92	87	82	4	96	91	86	3	97	92	87	2	98	93	88			
2	16	84	79	74	8	92	87	82	6	94	89	84	4	96	91	86			
3	24	76	71	66	12	88	83	78	9	91	86	81	6	94	89	84			
4	32	68	63	58	16	84	79	74	12	88	83	78	8	92	87	82			
5	40	60	55	50	20	80	75	70	15	85	80	75	10	90	85	80			
6	48	52	47	42	24	76	71	66	18	82	77	72	12	88	83	78			
7	56	44	39	34	28	72	67	62	21	79	74	69	14	86	81	76			
8	64	36	31	26	32	68	63	58	24	76	71	66	16	84	79	74			
9	72	28	23	18	36	64	59	54	27	73	68	63	18	82	77	72			
10	80	20	15	10(M)	40	60	55	50	30	70	65	60	20	80	75	70			
11					44	56	51	46	33	67	62	57	22	78	73	68			
12					48	52	47	42	36	64	59	54	24	76	71	66			
13					52	48	43	38	39	61	56	51	26	74	69	64			
14					56	44	39	34	42	58	53	48	28	72	67	62			
15					60	40	35	30	45	55	50	45	30	70	65	60			
16					64	36	31	26	48	52	47	42	32	68	63	58			
17					68	32	27	22	51	49	44	39	34	66	61	56			
18					72	28	23	18	54	46	41	36	36	64	59	54			
19					76	24	19	14(M)	57	43	38	33	38	62	57	52			
20									60	40	35	30	40	60	55	50			
21									63	37	32	27	42	58	53	48			
22									66	34	29	24	44	56	51	46			
23									69	31	26	21	46	54	49	44			
24									72	28	23	18	48	52	47	42			
25									75	25	20	15(M)	50	50	45	40			
26													52	48	43	38			
27													54	46	41	36			
28													56	44	39	34			
29													58	42	37	32			
30													60	40	35	30			
31													62	38	33	28			
32													64	36	31	26			
33													66	34	29	24			
34													68	32	27	22			
35													70	30	25	20(M)			

NOTES: 1. (M) Calculated minimum residual values

2. Estimated 5% "Fair" and "Poor" building classes is hereby calculated

3. Physical condition:

a) Good – The building does not need repair or maintenance.

b) Fair – Deterioration is visible due to deferred maintenance

c) Poor – Definite deterioration is obvious and the building requires extensive repair and maintenance

NOTES: 1. (M) Calculated minimum residual values

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3. Physical condition:

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SCHEDULE OF BUILDING COST AS OF 1996
(Unit Cost in Pesos Per Square Meter of Floor Area)

[illegible]

Republic of the Philippines
PROVINCE OF TARLAC
OFFICE OF THE ASSESSOR

SCHEDULE OF BUILDING COST AS OF 1996
(Unit Cost in Pesos Per Square Meter of Floor Area)

TYPE OF STRUCTURE	CLASS OF BLDG.	(9) School Building			(10) Hotel, Hospital Office Building Bank and Condominium			(11) Theater Church Assembly House			(12) Factory Bodega Warehouse Storage House Industry			(13) Market Shopping Center Restaurant		
		POOR	FAIR	GOOD	POOR	FAIR	GOOD	POOR	FAIR	GOOD	POOR	FAIR	GOOD	POOR	FAIR	GOOD
I. REINFORCED CONCRETE (Conc. & Steel)	A	5,100	5,125	5,200	5,100	5,125	5,200	5,100	5,125	5,200	4,050	4,075	4,150	3,550	3,575	3,650
	B	4,950	4,975	5,050	4,950	4,975	5,050	4,950	4,975	5,050	3,900	3,925	4,000	3,400	3,425	3,500
	C	4,800	4,825	4,900	4,800	4,825	4,900	4,800	4,825	4,900	3,750	3,775	3,850	3,250	3,275	3,350
II. SEMI-CONCRETE (Mixed Concrete and Wood	A	4,650	4,675	4,750	4,650	4,675	4,750	4,650	4,675	4,750	3,600	3,625	3,700	3,100	3,125	3,200
	B	4,500	4,525	4,600	4,500	4,525	4,600	4,500	4,525	4,600	3,500	3,525	3,600	2,950	2,975	3,050
	C	4,350	4,375	4,450	4,350	4,375	4,450	4,350	4,375	4,450	3,350	3,375	3,450	2,800	2,825	2,900
	D	4,200	4,225	4,300	4,200	4,225	4,300	4,200	4,225	4,300	3,200	3,225	3,300	2,650	2,675	2,750
III. STRONG MATERIALS (Structure Wood)	A	4,050	4,075	4,150	4,050	4,075	4,150	4,050	4,075	4,150	3,050	3,075	3,150	2,500	2,525	2,600
	B	3,900	3,925	4,000	3,900	3,925	4,000	3,900	3,925	4,000	2,900	2,925	3,000	2,350	2,375	2,450
	C	3,750	3,775	3,850	3,750	3,775	3,850	3,750	3,775	3,850	2,750	2,775	2,850	2,200	2,225	2,300
	D	3,600	3,625	3,700	3,600	3,625	3,700	3,600	3,625	3,700	2,600	2,625	2,700	2,050	2,075	2,150
	E	3,450	3,475	3,550	3,450	3,475	3,550	3,450	3,475	3,550	2,450	2,475	2,550	1,900	1,925	2,000

Republic of the Philippines
PROVINCE OF TARLAC
OFFICE OF THE ASSESSOR

SCHEDULE OF BUILDING COST AS OF 1996
(Unit Cost in Pesos Per Square Meter of Floor Area)

TYPE OF STRUCTURE	CLASS OF BLDG.	(14) Gymnasium Coliseum			(15) Recreation House Bowling Lanes Club House Pelota Court			(16) Saw Hills Lumber Shop (17) Hog & Poultry House			(18) Gasoline Station and Gas Refilling Plant			(19) Swimming Pool		
		POOR	FAIR	GOOD	POOR	FAIR	GOOD	POOR	FAIR	GOOD	POOR	FAIR	GOOD	POOR	FAIR	GOOD
I. REINFORCED CONCRETE (Conc. & Steel)	A	3,450	3,475	3,550	3,900	3,925	4,000	2,400	2,425	2,500	2,950	2,975	3,050	2,900	2,925	3,000
	B	3,300	3,325	3,400	3,750	3,775	3,850	2,250	2,275	2,350	2,800	2,825	2,900	2,750	2,775	2,850
	C	3,150	3,175	3,250	3,600	3,625	3,700	2,100	2,125	2,200	2,650	2,675	2,750	2,600	2,625	2,700
II. SEMI-CONCRETE (Mixed Concrete and Wood)	A	3,000	3,025	3,100	3,450	3,475	3,550	1,950	1,975	2,050	2,500	2,525	2,600			
	B	2,850	2,875	2,950	3,300	3,325	3,400	1,800	1,825	1,900	2,350	2,375	2,450			
	C	2,700	2,725	2,800	3,150	3,175	3,250	1,650	1,675	1,750	2,200	2,225	2,300			
	D	2,550	2,575	2,650	3,000	3,025	3,100	1,500	1,525	1,600	2,050	2,075	2,150			
III. STRONG MATERIALS (Structure Wood)	A	2,400	2,425	2,500	2,750	2,775	2,850	1,350	1,375	1,450						
	B	2,250	2,275	2,350	2,600	2,625	2,700	1,200	1,225	1,300						
	C	2,100	2,125	2,200	2,450	2,475	2,550	1,050	1,075	1,150						
	D	1,950	1,975	2,050	2,300	2,325	2,400	900	925	1,000						
	E	1,800	1,825	1,900	2,150	2,175	2,250	750	775	850						

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RAMON H. CORTEZ
Assistant Provincial Assessor

UNIT MARKET VALUE IN PESO/CLASS OF THE DIFFERENT KINDS OF PLANTS AND TREES
(Furnished by PENRO)

PARTICULARS		Seedling	Newly Transplant					Small					Medium					Large	
		Below 1 cm diameter	1 cm to 1.99 cm diameter	2 cm to 2.99 cm diameter	3 cm to 3.99 cm diameter	4 cm to 4.99 cm diameter	5 cm to 9.99 cm diameter	10 am to 14.99 cm diameter	15 cm to 19.99 cm diameter	20 cm to 24.99 cm diameter	25 cm to 29.99 cm diameter	30 cm to 34.99 cm diameter	35 cm to 39.99 cm diameter	40 cm to 44.99 cm diameter	45 cm to 49.99 cm diameter	50 cm to 54.99 cm diameter	55 cm to 59.99 cm diameter		
III. NON-FRUIT BEARING TREES																			
A. FOREST/SHADE TREES																			
I. Planted/Cultivated																			
1. Acacia (3) 2. A. Mangium 3. A. Auri 4. Aroo/Agoho 5. Banaba 6. Eucalyptus 7. Gmelina 8. Ilang-ilang 9. Ipil-ipli 10. Madre Cacao/Kakawate 11. Mahogany 12. Narra 13. Pine Trees/Benuget Pine 14. Talisay/Umbrella Tree 15. Teak	8.00	34.13	60.25	86.38	112.50		315.00	517.50	720.00		922.50	1125.00	1312.50	1500.00	1687.50	1875.00	2062.50	4500.00	
	7.00	9.00	11.00	13.00	15.00		22.00	29.00	36.00		43.00	50.00	75.00	100.00	125.00	150.00	175.00	700.00	
	7.00	9.00	11.00	13.00	15.00		22.00	29.00	36.00		43.00	50.00	75.00	100.00	125.00	150.00	175.00	700.00	
	8.00	118.50	229.00	339.50	450.00		1260.00	2070.00	2880.00		3690.00	4500.00	5000.00	5500.00	6000.00	6500.00	7000.00	12000.00	
	8.00	21.63	35.25	48.88	62.50		175.00	287.50	400.00		512.50	625.00	729.17	833.33	937.50	1041.67	1145.83	2500.00	
	8.00	21.63	35.25	48.88	62.50		175.00	287.50	400.00		512.50	625.00	720.83	816.67	912.50	1008.33	1104.17	2500.00	
	7.00	9.00	11.00	13.00	15.00		26.00	37.00	48.00		59.00	70.00	141.67	213.33	285.00	356.67	428.33	1300.00	
	6.00	17.00	28.00	39.00	50.00		140.00	230.00	320.00		410.00	500.00	566.67	633.33	700.00	766.67	833.33	1200.00	
	6.00	7.50	9.00	10.50	12.00		24.60	37.20	49.80		62.40	75.00	87.50	100.00	112.50	125.00	137.50	300.00	
	6.00	13.88	21.75	29.63	37.50		105.00	172.50	240.00		307.50	375.00	437.50	500.00	562.50	625.00	687.50	1500.00	
	16.00	124.50	233.00	341.50	450.00		1260.00	2070.00	2880.00		3690.00	4500.00	5000.00	5500.00	6000.00	6500.00	7000.00	12000.00	
	15.00	105.00	195.00	285.00	375.00		1050.00	1725.00	2400.00		3075.00	3750.00	4375.00	5000.00	5625.00	6250.00	6875.00	15000.00	
	8.00	93.50	179.00	264.50	350.00		980.00	1610.00	2240.00		2870.00	3500.00	3916.67	4333.33	4750.00	5166.67	5583.33	12000.00	
	8.00	11.00	14.00	17.00	20.00		24.00	28.00	32.00		36.00	40.00	58.33	76.67	95.00	113.67	131.67	600.00	
	15.00	17.50	20.00	22.50	25.00		28.00	31.00	34.00		37.00	40.00	63.33	86.67	110.00	133.33	156.67	600.00	
2. NATURALLY GROWING TREES																			
/Acacia		2.00	29.63	57.25	84.88	112.50	315.00	517.50	720.00		922.50	1125.00	1312.50	1500.00	1687.50	1875.00	2052.50	4500.00	
2. Adaan/Akleng		2.00	114.00	226.00	338.00	450.00	1260.00	2070.00	2880.00		3690.00	4500.00	4916.67	5333.33	5760.00	6166.67	6583.33	11000.00	
3. Aludig		1.50	11.13	20.75	30.38	40.00	112.00	184.00	256.00		328.00	400.00	466.67	533.33	600.00	666.67	733.33	1000.00	
4. Anonang		2.00	7.75	13.50	19.25	25.00	70.00	115.00	160.00		205.00	250.00	291.67	333.33	375.00	416.67	458.33	1000.00	
5. Anahaw		1.50	26.13	50.75	75.38	100.00	280.00	460.00	640.00		820.00	1000.00	1083.33	1166.67	1250.00	1333.33	1416.67	3000.00	
6. Anteng		2.00	31.50	61.00	90.50	120.00	336.00	552.00	768.00		984.00	1200.00	1233.33	1266.67	1300.00	1333.33	1366.67	2000.00	
7. Anubrang		1.50	9.88	18.25	26.63	35.00	98.00	161.00	224.00		287.00	350.00	408.33	466.67	525.00	583.33	641.67	1500.00	
8. Anulid		1.50	88.63	175.75	262.88	350.00	980.00	1610.00	2240.00		2870.00	3500.00	3750.00	4000.00	4250.00	4500.00	4750.00	7000.00	
9. Aroo/Agoho		3.00	114.75	226.50	338.25	450.00	1260.00	2070.00	2880.00		3690.00	4500.00	5000.00	5500.00	6000.00	6500.00	7000.00	12000.00	
10. Arosep/Ayosep		1.50	9.88	18.25	26.63	35.00	98.00	161.00	224.00		287.00	350.00	375.00	400.00	425.00	450.00	475.00	1000.00	
11. Apoli/Baglikan		1.75	63.81	125.88	187.94	250.00	700.00	1150.00	1600.00		2050.00	2500.00	2916.67	3333.33	3750.00	4166.67	4583.33	10000.00	

[Signature]

UNIT MARKET VALUE IN PESO/CLASS

PARTICULARS	Seedling	Newly Transplant					Small					Medium					Large	
	Below	1 cm to	2 cm to	3 cm to	4 cm to	5 cm to	10 am to	15 cm to	20 cm to	25 cm to	30 cm to	35 cm to	40 cm to	45 cm to	50 cm to	55 cm to	60 cm &	
	1 cm	1.99 cm	2.99 cm	3.99 cm	4.99 cm	9.99 cm	14.99 cm	19.99 cm	24.99 cm	29.99 cm	34.99 cm	39.99 cm	44.99 cm	49.99 cm	54.99 cm	59.99 cm	Above	
	diameter	diameter	diameter	diameter	diameter	diameter	diameter	diameter	diameter	diameter	diameter	diameter	diameter	diameter	diameter	diameter	diameter	diameter
12. Apitong	1.75	63.81	125.88	187.94	250.00	70.00	1150.00	1600.00	2050.00	2500.00	2916.67	3333.33	3750.00	4166.67	4583.33	5000.00	10000.00	
13. Alibangbang	1.50	7.38	13.25	19.13	25.00	70.00	115.00	160.00	205.00	250.00	291.67	333.33	375.00	416.67	458.33	500.00	1000.00	
14. Balete	2.00	6.50	11.00	15.50	20.00	56.00	92.00	128.00	164.00	200.00	233.33	266.67	300.00	333.33	366.67	400.00	800.00	
15. Balinghasay	2.00	26.50	51.00	75.50	100.00	280.00	460.00	640.00	820.00	1000.00	1033.33	1066.67	1100.00	1133.33	1166.67	1200.00	1500.00	
16. Banaba	2.00	17.13	32.25	47.38	62.50	175.00	287.50	400.00	512.50	625.00	729.17	833.33	937.50	1041.67	1145.83	1250.00	2500.00	
17. Bangkal	3.00	4.25	5.50	6.75	8.00	12.40	16.80	21.20	25.60	30.00	41.67	53.33	65.00	76.67	88.33	100.00	600.00	
18. Bani	2.00	14.00	26.00	38.00	50.00	140.00	230.00	320.00	410.00	500.00	541.67	583.33	625.00	666.67	708.33	750.00	1500.00	
19. Baresbes	2.00	51.50	101.00	150.50	200.00	560.00	920.00	1280.00	1640.00	2000.00	2333.33	2666.67	3000.00	3333.33	3686.67	4000.00	8000.00	
20. Batikuling	1.50	101.13	200.75	300.38	400.00	1120.00	1840.00	2560.00	3280.00	4000.00	4500.00	5000.00	5500.00	6000.00	6500.00	7000.00	10000.00	
21. Binoloan/Boloan	2.00	7.75	13.50	19.25	25.00	70.00	115.00	160.00	205.00	250.00	291.67	333.33	375.00	416.67	458.33	500.00	1000.00	
22. Bitiang	2.00	101.50	201.00	300.50	400.00	1120.00	1840.00	2560.00	3280.00	4000.00	4416.67	4833.33	5250.00	5666.67	6083.33	6500.00	10000.00	
23. Bulala	1.50	13.63	25.75	37.88	50.00	140.00	230.00	320.00	410.00	500.00	533.33	566.67	600.00	633.33	666.67	700.00	1000.00	
24. Buri-Bule	1.50	16.13	30.75	45.38	60.00	168.00	276.00	384.00	492.00	600.00	633.33	666.67	700.00	733.33	766.67	800.00	1200.00	
25. Bangar	1.50	6.13	10.75	15.38	20.00	56.00	92.00	128.00	164.00	200.00	233.33	266.67	300.00	333.33	366.67	400.00	800.00	
26. Baroy	1.50	6.13	10.75	15.38	20.00	56.00	92.00	128.00	164.00	200.00	233.33	266.67	300.00	333.33	366.67	400.00	800.00	
27. Bito	1.50	6.13	10.75	15.38	20.00	56.00	92.00	128.00	164.00	200.00	233.33	266.67	300.00	333.33	366.67	400.00	800.00	
28. Bitnong	1.50	7.38	13.25	19.13	25.00	70.00	115.00	160.00	205.00	250.00	291.67	333.33	375.00	416.67	458.33	500.00	1300.00	
29. Baliwes/Dita	2.00	7.75	13.50	19.25	25.00	70.00	115.00	160.00	205.00	250.00	291.67	333.33	375.00	416.67	458.33	500.00	1300.00	
30. Balingagla	2.00	26.50	51.00	75.50	100.00	280.00	460.00	640.00	820.00	1000.00	1033.33	1066.67	1100.00	1133.33	1166.67	1200.00	1500.00	
31. Dalipaweng	3.00	64.75	126.50	188.25	250.00	700.00	1150.00	1600.00	2050.00	2500.00	2916.67	3333.33	3750.00	4166.67	4583.33	5000.00	10000.00	
32. Dalunit	2.00	26.50	51.00	75.50	100.00	280.00	460.00	640.00	820.00	1000.00	1033.33	1066.67	1100.00	1133.33	1166.67	1200.00	1500.00	
33. Dao	3.00	64.75	126.50	188.25	250.00	700.00	1150.00	1600.00	2050.00	2500.00	2916.67	3333.33	3750.00	4166.67	4583.33	5000.00	10000.00	
34. Eucalyptus	3.00	17.88	32.75	47.63	62.50	175.00	287.50	400.00	512.50	625.00	720.83	816.67	912.50	1008.33	1104.17	1200.00	2500.00	
35. Fire Tree	1.50	4.13	6.75	9.38	12.00	15.60	19.20	22.80	26.40	30.00	38.33	46.67	55.00	63.33	71.67	80.00	600.00	
36. Goyong-Goyong	2.00	76.50	151.00	225.50	300.00	840.00	1380.00	1920.00	2460.00	3000.00	3666.67	4333.33	5000.00	5666.67	6333.33	7000.00	12000.00	
37. Gmelina	2.00	4.50	7.00	9.50	12.00	23.60	35.20	46.80	58.40	70.00	141.67	213.33	285.00	356.67	428.33	500.00	1300.00	
38. Gujo	1.75	4.50	175.88	262.94	350.00	980.00	1610.00	2240.00	2870.00	3500.00	3916.67	4333.33	4750.00	5166.67	5583.33	6000.00	10500.00	
39. Ilang-Ilang	1.50	13.63	25.75	37.88	50.00	140.00	230.00	320.00	410.00	500.00	566.67	633.33	700.00	766.67	833.33	900.00	1200.00	
40. Indian Tree	1.50	11.13	20.75	30.38	40.00	112.00	184.00	256.00	328.00	400.00	450.00	500.00	550.00	600.00	650.00	700.00	1000.00	

Amor

UNIT MARKET VALUE IN PESO/CLASS

PARTICULARS	Seedling	Newly Transplant				Small								Medium								Large
	Below 1 cm	1 cm to 1.99 cm	2 cm to 2.99 cm	3 cm to 3.99 cm	4 cm to 4.99 cm	5 cm to 9.99 cm	10 am to 14.99 cm	15 cm to 19.99 cm	20 cm to 24.99 cm	25 cm to 29.99 cm	30 cm to 34.99 cm	35 cm to 39.99 cm	40 cm to 44.99 cm	45 cm to 49.99 cm	50 cm to 54.99 cm	55 cm to 59.99 cm	60 cm & Above					
	diameter	diameter	diameter	diameter	diameter	diameter	diameter	diameter	diameter	diameter	diameter	diameter	diameter	diameter	diameter	diameter	diameter					
41. Ipli-Ipli	1.50	3.00	4.50	6.00	7.50	21.00	34.50	48.00	61.50	75.00	87.50	100.00	112.50	125.00	137.50	150.00	300.00					
42. Kupang	1.50	3.13	4.75	6.38	8.00	12.40	16.80	21.20	25.60	30.00	35.00	40.00	45.00	50.00	55.00	60.00	500.00					
43. Kalumpang	1.50	3.13	4.75	6.38	8.00	12.40	16.80	21.20	25.60	30.00	45.00	60.00	75.00	90.00	105.00	120.00	300.00					
44. Kapok	1.50	26.13	50.75	75.38	100.00	280.00	460.00	640.00	820.00	1000.00	1250.00	1500.00	1750.00	2000.00	2250.00	2500.00	3000.00					
45. Karael	1.50	13.63	25.75	37.88	50.00	140.00	230.00	320.00	410.00	500.00	533.33	566.67	600.00	633.33	666.67	700.00	1000.00					
46. Kaliskitis	2.00	31.50	61.00	90.50	120.00	336.00	552.00	768.00	984.00	1200.00	1250.00	1300.00	1350.00	1400.00	1450.00	1500.00	1800.00					
47. Kalanias	3.00	64.75	126.50	188.25	250.00	700.00	1150.00	1600.00	2050.00	2500.00	2916.67	333.33	3750.00	4166.67	4583.33	5000.00	10000.00					
48. Kamining	2.00	31.50	61.00	18.00	120.00	336.00	552.00	768.00	984.00	1200.00	1250.00	1300.00	1350.00	1400.00	1450.00	1500.00	1800.00					
49. Lanite	3.00	24.13	45.25	66.38	87.50	245.00	402.50	560.00	717.50	875.00	1020.83	1166.67	1312.50	1458.33	1604.17	1750.00	3500.00					
50. Lombooy Manok	1.50	7.38	13.25	18.13	25.00	70.00	115.00	160.00	205.00	250.00	291.67	333.33	375.00	416.67	458.33	500.00	1000.00					
51. Madre Cacao/Kakawate	1.50	10.50	19.50	28.50	37.50	105.00	172.50	240.00	307.50	375.00	437.50	500.00	562.50	625.00	687.50	750.00	1500.00					
52. Mahogany	2.00	114.00	226.00	338.00	450.00	1260.00	2070.00	2880.00	3690.00	4500.00	5000.00	5500.00	6000.00	6500.00	7000.00	7500.00	12000.00					
53. Molave/Yamban	3.00	64.75	126.50	188.28	250.00	700.00	1150.00	1600.00	2050.00	2500.00	2916.67	3333.33	3750.00	4166.67	4583.33	5000.00	10000.00					
54. Narra	3.00	96.00	189.00	282.00	375.00	1050.00	1725.00	2400.00	3075.00	3750.00	4375.00	5000.00	5625.00	6250.00	6875.00	7500.00	15000.00					
55. Pakiling/Tubig	1.50	3.63	5.75	7.88	10.00	13.00	16.00	19.00	22.00	25.00	29.17	33.33	37.50	41.67	45.83	50.00	150.00					
56. Palo Mano/Blaog	2.00	4.00	6.00	8.00	10.00	13.00	16.00	19.00	22.00	25.00	29.17	33.33	37.50	41.67	45.83	50.00	100.00					
57. Pine Tree	1.75	88.81	175.88	262.94	350.00	980.00	1610.00	2240.00	2870.00	3500.00	3916.67	4333.33	4750.00	5166.67	5583.33	6000.00	12000.00					
58. Paronapin	3.00	64.75	126.50	188.25	250.00	700.00	1150.00	1600.00	2050.00	2500.00	2916.67	3333.33	3750.00	4166.67	4583.33	5000.00	10000.00					
59. Rangas	1.50	18.63	35.75	52.88	70.00	96.00	122.00	148.00	174.00	200.00	233.33	266.67	300.00	333.33	366.67	400.00	800.00					
60. Samak	1.50	18.63	35.75	52.88	70.00	196.00	322.00	448.00	574.00	700.00	791.67	883.33	975.00	1066.67	1158.33	1250.00	2500.00					
61. Sappang	1.50	12.38	23.25	34.13	45.00	126.00	207.00	288.00	369.00	450.00	520.83	591.67	662.50	733.33	804.17	875.00	1750.00					
62. Sablot	2.00	31.50	61.00	90.50	120.00	338.00	552.00	768.00	984.00	1200.00	1259.00	1280.00	1358.88	1400.88	1458.88	1588.88	1800.00					
63. Talisay/Umbrella Tree	2.00	6.50	11.00	15.50	20.00	24.00	28.00	32.00	36.00	40.00	58.33	76.67	95.00	113.33	131.67	150.00	600.00					
64. Tanguile	3.00	21.00	38.00	57.00	75.00	210.00	345.00	480.00	615.00	750.00	875.00	1000.00	1125.00	1250.00	1375.00	1500.00	3800.00					
65. Teak	3.00	8.50	14.00	19.50	25.00	28.00	31.00	34.00	37.00	40.00	63.33	86.67	110.00	133.33	156.67	180.00	600.00					
66. Ublen	2.00	31.50	61.00	90.50	120.00	336.00	552.00	768.00	984.00	1200.00	1250.00	1300.00	1350.00	1400.00	1450.00	1500.00	1800.00					
67. Yakal	2.00	54.00	126.00	188.00	250.00	700.00	1150.00	1800.00	2050.00	2500.00	2916.67	3333.33	3750.00	4166.67	4583.33	5000.00	10000.00					

Certified Xerox Copy:

RAMON I. CORTEZ
Assistant Provincial Assessor

[Signature]

SCHEDULE OF BASE UNIT MARKET VALUES FOR AGRICULTURAL LANDS

2011 General Revision

KIND OF LAND	PRODUCTIVITY CLASS (Base Unit Value per Hectare)		
	1 st Class	2 nd Class	3 rd Class
Rice Lands (Lowland) with Natural Irrigation Facilities	₱429,280.00	₱376,270.00	₱323,250.00
Rice Lands (Lowland) with Artificial Irrigation Facilities	247,020.00	206,830.00	166,640.00
Rice Lands (Lowland) without Irrigation Facilities	202,000.00	168,330.00	140,790.00
Other Rice Lands (upland) “Parang” Lands Lowland susceptible to flood	116,180.00	110,900.00	-
Agro-Industrial Land	330,280.00	-	-
Sugar Land	95,190.00	85,290.00	76,340.00
Corn Land/Vegetable Land	133,040.00	106,430.00	79,820.00
Mineral Land	253,240.00	-	-
Tobacco Land	70,730.00	61,810.00	52,890.00
Onion Land	153,480.00	128,070.00	102,660.00
Fish Pond	218,920.00	175,140.00	131,360.00
Betel Land	68,960.00	-	-
Orchard	115,080.00	-	-
Pasture Land	73,760.00	-	-
Coconut Land	78,960.00	-	-

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**SCHEDULE OF BASE UNIT MARKET VALUES FOR
RESIDENTIAL, COMMERCIAL AND INDUSTRIAL LANDS**

ZARAGOZA

LOCATION	Sub-Class	DESIRABILITY MARKET VALUE PER SQUARE METER STRIPS			
		Corner	1st	2nd	3rd
ALONG KALYE HABA From : National Highway To : San Isidro - Concepcion Boundary	R-1	1,387.50	1,110.00	888.00	666.00
2005 Market Value per sq.m.		400.00	320.00	256.00	192.00
BARANGAY / BARRIOS SAN VICENTE ALONG BASA STREET From : Burgos Street To : Bonifacio St., Gomez St. San Vicente - San Rafael Boundary	R-2	912.50	730.00	584.00	438.00
2005 Market Value per sq.m.		312.50	250.00	200.00	150.00
BARANGAY / BARRIOS CARMEN ALONG NATIONAL HIGHWAY From : Sta. Rosa, Provincial Road to Jaen Provincial Road To : Aliaga, Old Road to Public Market From : Junction of above roads To : 100 meters radius from junction	R-2	912.50	730.00	584.00	438.00
2005 Market Value per sq.m.		312.50	250.00	200.00	150.00
ALONG NATIONAL HIGHWAY From : Sta. Rosa, Provincial Road To : Jaen, Old Roads to Public Market From : Perimeter of 100 meters radius from junction To : Another 100 meters extension	R-2	737.50	590.00	472.00	354.00
2005 Market Value per sq.m.		287.50	230.00	290.00	138.00
ALONG ALL ROADS IN ROSEMAR VILLAGE		737.50	590.00	472.00	354.00
CONCEPCION, PANTOC, STA. CRUZ, SAN RAFAEL, STO. ROSARIO (Y)		737.50	590.00	472.00	354.00
2005 Market Value per sq.m.		225.00	180.00	144.00	108.00
GEN. LUNA, STA. LUCIA (Y), BATITANG ALONG NATIONAL HIGHWAY & BARANGAY		650.00	520.00	416.00	312.00
2005 Market Value per sq.m.		225.00	180.00	144.00	108.00
STO. ROSARIO OLD, HACIENDA ROMERO		450.00	360.00	288.00	216.00
2005 Market Value per sq.m.		262.50	210.00	168.00	126.00

**SCHEDULE OF BASE UNIT MARKET VALUES FOR
RESIDENTIAL, COMMERCIAL AND INDUSTRIAL LANDS**

ZARAGOZA

<i>LOCATION</i>	<i>Sub-Class</i>	<i>DESIRABILITY MARKET VALUE PER SQUARE METER STRIPS</i>			
		<i>Corner</i>	<i>1st</i>	<i>2nd</i>	<i>3rd</i>
MACARSE, MAYAMOT					
ALONG ALL KINDS OF ROADS		362.50	290.00	232.00	174.00
2005 Market Value per sq.m.		87.50	70.00	56.00	42.00
VALERIANA, STA. LUCIA (O), MANAOL		325.00	260.00	208.00	156.00
2005 Market Value per sq.m.		87.50	70.00	56.00	42.00

SCHEDULE OF BASE UNIT MARKET VALUES
OF PLANTS AND TREES FOR ALL THE
MUNICIPALITIES OF NUEVA ECIJA

Fruit Bearing Trees	B A S E V A L U E			
	Transplanted	None Bearing	Early Bearing	Full Bearing
Abocado	15.00	150.00	450.00	900.00
Achuete	4.50	60.00	150.00	450.00
Anonas	4.50	300.00	450.00	750.00
Atis	7.50	300.00	450.00	1,050.00
Balimbing	7.50	150.00	300.00	750.00
Batelnut	6.00	30.00	60.00	150.00
Bignay	6.00	60.00	150.00	450.00
Cabuyao	6.00	150.00	300.00	600.00
Cacao	15.00	300.00	750.00	1,500.00
Cadius	1.80	30.00	60.00	450.00
Caimito	9.00	300.00	900.00	2,100.00
Calamansi	30.00	300.00	600.00	1,500.00
Camachili	9.00	150.00	300.00	600.00
Camias	15.00	150.00	300.00	600.00
Caramay	4.50	60.00	150.00	300.00
Casoy	15.00	60.00	150.00	450.00
Chico (Grafted)	150.00	300.00	600.00	1,500.00
Coffee	9.00	150.00	300.00	600.00
Coconut	60.00	750.00	1,500.00	3,000.00
Duhat	9.00	300.00	600.00	1,500.00
Guava (Imported)	15.00	300.00	600.00	1,500.00
Guyabano	15.00	750.00	1,500.00	3,000.00
Himbabao	-	300.00	600.00	1,500.00
Lansones	90.00	1,500.00	600.00	6,000.00
Lemon	30.00	750.00	1,500.00	3,000.00
Mabulo	9.00	750	1,500.00	4,500.00
Malunggay	9.00	30.00	60.00	150.00
Mango	45.00	1,500.00	3,000.00	9,000.00
Mansanitas	4.50	300.00	600.00	1,500.00
Nanca	15.00	750.00	1,500.00	3,000.00
Orange	15.00	750.00	1,500.00	3,000.00
Orange (Grafted)	150.00	750.00	1,500.00	3,000.00
Papaya	4.50	300.00	600.00	900.00
Pomelo	15.00	750.00	1,500.00	3,000.00
Santol	15.00	750.00	1,500.00	3,000.00
Sineguelas	-	150.00	300.00	900.00
Tamarind	15.00	750.00	1,500.00	4,500.00
Tieza	15.00	300.00	600.00	1,500.00
Pacac	15.00	300.00	600.00	1,500.00

	BASE VALUE			
Shade Trees	Transplanted	Young	Medium	Full Grown
Acacia	₱9.00	₱300.00	₱ 1,500.00	₱ 6,000.00
A. Auri	9.00	40.00	150.00	700.00
A. Mangiun	9.00	40.00	150.00	700.00
Aroo/Agoho	40.00	1,260.00	2,750.00	6,000.00
Bamboo	20.00	120.00	240.00	330.00
Banaba	8.00	60.00	150.00	300.00
Bangkal	3.00	150.00	300.00	600.00
Bulala	3.00	150.00	300.00	600.00
Buri	8.00	150.00	300.00	600.00
Culampang	6.00	60.00	150.00	300.00
Caturay	6.00	60.00	150.00	300.00
Cupang	6.00	60.00	150.00	300.00
Eucalyptus	20.00	230.00	500.00	1,250.00
Fire Tree	6.00	75.00	150.00	300.00
Gmelina	12.00	60.00	360.00	1,300.00
Ilang-ilang	30.00	120.00	600.00	1,500.00
Ipil-ipil	4.50	150.00	300.00	750.00
Kapoc	6.00	60.00	150.00	300.00
Lanite	20.00	60.00	150.00	600.00
Madre Cacao	20.00	150.00	300.00	600.00
Mahogany	40.00	1,260.00	2,750.00	6,000.00
Molave	9.00	1,500.00	3,000.00	7,500.00
Narra	9.00	1,500.00	3,000.00	7,500.00
Pakiling	3.00	75.00	150.00	450.00
Palo Maria	6.00	75.00	150.00	300.00
Pine Tree	30.00	600.00	1,500.00	3,000.00
Talisay	4.50	75.00	150.00	300.00
Teak	20.00	40.00	130.00	600.00

OTHER TYPES OF ASSISTANCE

CLLEX PHASE 1 PROJECT
Resettlement Action Plan

OTHER TYPE OF ASSISTANCE

Income Loss of Project Affected Persons of CLLEX Phase 1 Project				
Tag No.	Name	Type of Business	Average Gross Monthly Income (Php)	Disturbance Compensation (Php)
Barangay Caalibangbangan, Cabanatuan City Nueva Ecija				
CLLEX – 019 CC-NE	Bayani Macapagal	<i>Sari-sari Store</i>	90,000.00	15,000.00
CLLEX – 020 CC-NE	Adelaida Satur	<i>Sari-Sari Store & Carinderia</i>	27,000.00	15,000.00
CLLEX – 020 CC-NE	Vilma Marcelo	Billiard & <i>Videoke</i> Bar	6,000.00	6,000.00
Barangay Umangan, Aliaga, Nueva Ecija				
CLLEX – 020 UA-NE	Danilo Marcelo	<i>Sari-sari Store</i>	45,000.00	15,000.00
Total Income Loss				51,000.00