



MAYNILAD WATER SERVICES INC.

PHILIPPINES

LAND ACQUISITION COMPLETION REPORT

MUNTINLUPA SEWERAGE CONVEYANCE SYSTEM

May 2018

A Sub-project under

METRO MANILA WASTEWATER MANAGEMENT PROJECT

(MWMP)

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I. INTRODUCTION

In 1997, Maynilad Water Services, Inc. (Maynilad) signed a 25-year Concession Agreement with the Metropolitan Waterworks and Sewerage System (MWSS) to provide potable water and wastewater treatment services for the 17 cities and municipalities that comprise the West Zone of Metro Manila. These areas include Caloocan, Las Pinas, Malabon, Manila, Muntinlupa, Navotas, Pasay, Paranaque, Valenzuela, portions of Quezon City, portions of Makati, Cavite City, and the municipalities of Rosario, Imus, Noveleta, Bacoor, and Kawit in Cavite Province. The concession was further extended for another 15 years to allow for increased sewerage targets.

At present, the company is facing challenges from areas which would require massive investments for the construction of sewerage, combined system, treatment plants, sludge management and other wastewater infrastructures. This is due to heightened concerns and public pressures on environmental protection. Maynilad is now implementing the Metro Manila Wastewater Management Project (MWMP). This is to comply with the company's contractual obligation under the Concession Agreement. The target is to provide 100% sewage and septage coverage in the West Zone by 2037. This project aims to increase the wastewater coverage and effectiveness of wastewater collection and treatment in Metro Manila. MWMP supports the National Sewerage and Septage Management Program (NSSMP), which is a requirement under the Republic Act 9275, also known as The Philippine Clean Water Act.

The World Bank allocated a loan to Maynilad with approval from the Philippine Government to implement MWMP. The Land Bank of the Philippines acts as its financial intermediary. The MWMP Project has various sub-projects that will be financed for Maynilad through the said loan. They are as follows:

- Construction of Talayan STP (this project is also part of the San Juan River Basin System)
- Construction of Pasay STP and Conveyance System
- Rehabilitation of Ayala-Alabang STP
- Construction of Muntinlupa STP and Conveyance System
- Construction of Valenzuela STP and Conveyance System
- Construction of South Septage TP

This Land Acquisition Report (LAR) is prepared as part of the World Bank's social safeguard requirements. The report contains the identified lots for the proposed pump stations of the Muntinlupa Conveyance System. It also presents the social impacts of the sub-project from land acquisition, construction of pump stations and pipe laying works for sewer networks. Measures to address these impacts also are presented in the report. The LAR is guided by the World Bank Policy and Environmental and Social Safeguards Framework (ESSF) for MWMP.

This report covers the Muntinlupa Sewerage Conveyance System, particularly the land acquisition for the proposed pump stations. A separate LAR was prepared and submitted to the Bank for the proposed Cupang and Tunasan STP site, both in Muntinlupa.

II. WORLD BANK SOCIAL SAFEGUARD POLICY

The World Bank's policy on social safeguards is outlined in the Environmental and Social Safeguard Framework (ESSF). Lands are acquired for the physical components (i.e. pump stations and STP site) of the project. During identification of potential sites, the project proponent, as much as possible, avoided land parcels with multiple owners, issues of encumbrances and potential displacement of people.

In cases where there are Project Affected Persons (PAPs) that are displaced triggering OP/BP 4.12 Involuntary Resettlement of ESSF, the proponent adheres to the ESSF policy with regards to the measures on resettlement such as entitlements and valuation of affected structures. The project are screened for land-related impacts. The screening determines the scale of impacts and specify whether marginal or severe. Appropriate resettlement instrument (i.e. LAR, ARAP, RAP or RCR) are developed and submitted to the Bank. It must satisfy the safeguard measures needed for the land acquisition as stated in the Resettlement Policy Framework (RPF).

III. MUNTINLUPA SEWERAGE CONVEYANCE SYSTEM

The Muntinlupa Sewerage Conveyance System is the sewer network component of the two (2) wastewater treatment plants in Muntinlupa i.e. Cupang and Tunasan STP. The combined capacity of the 2 STPs will treat 66 MLD of wastewater and will serve an estimated 572,000 population in Muntinlupa. The conveyance system needs four (4) pump stations to channel wastewaters to the two (2) STPs. These pump stations involved acquisition of parcel of land to house physical components. The four (4) properties have individual Transfer Certificates of Title (TCT) and are all privately owned. Figure 1 shows the location of the acquired lots for the pump stations.

Figure 1. Pump Station Locations of the Muntinlupa Conveyance System

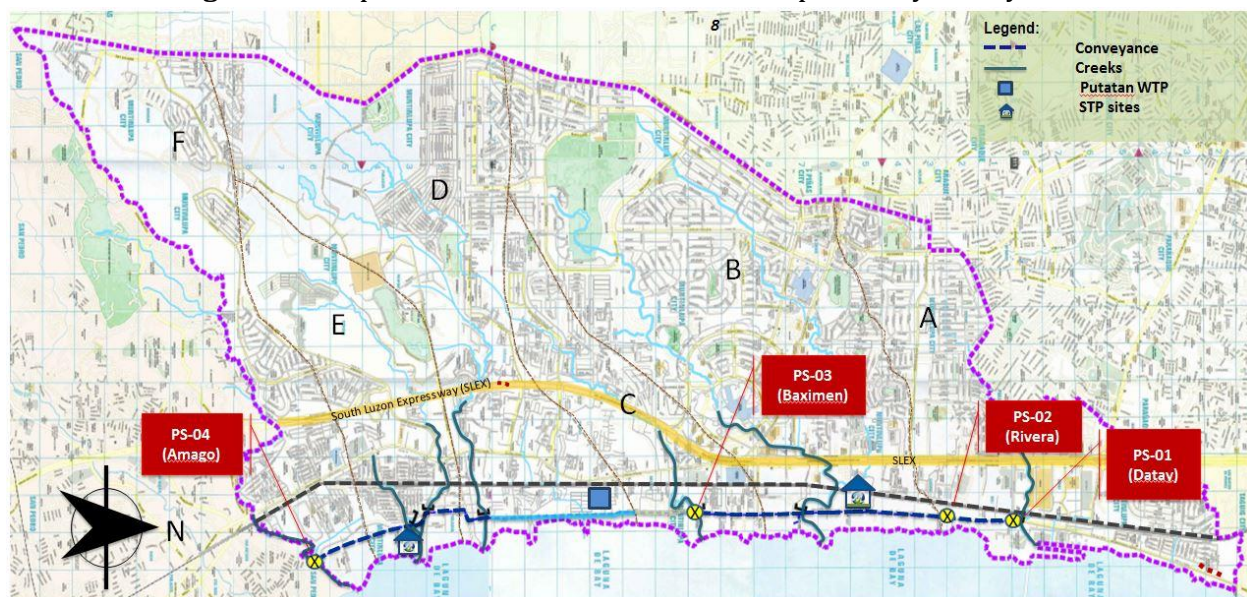


Table 1 below shows the land acquisition status of the four (4) pump stations for the Muntinlupa Conveyance System Project.

Table 1. Status of Land Acquisition for the Tunasan Pump Stations as of August 2017

Location	Area required (sq. m)	Property Owner	New Maynilad TCT
ML Quezon Road, Brgy Buli, Muntinlupa City	212	██████████	014-2015-001092 & 014-2015-001091
Cupang, Muntinlupa City	168	██████████	014-2015000209
Ilaya-San Guillermo St., Brgy Bayanan, Muntinlupa City	50	██████████	014-2015001754
Rodriguez St., Brgy Tunasan, Muntinlupa City	169	██████████	014-2016001098

No triggers for OP 4.12 or Involuntary Resettlement were observed for the land acquisition of these private properties.

The observation was validated during a site due diligence conducted in June 21, 2014 together with World Bank and Land Bank. As a common practice, Maynilad operated in a “willing seller-willing buyer” mode of acquisition.

III.1 Pump Station 01

Location: *M.L. Quezon St., Brgy. Alabang, Muntinlupa City*

Landowner: ██████████

The property has an area of **212 sq. meters**. It was improved with a 2-storey apartment-type residential building occupied by room renters and bed spacers, and a 2-storey owner’s house.

Apartment 1 was a 2-storey building with eight (8) rooms. Its total floor area was 80 sq.m. The walls and partitions were cement plastered concrete hollow blocks and plywood. Apartment 2 was also 2-storey with four (4) rooms. Its total floor area was 147 sq. m., including the garage. The walls and partitions were also cement plastered concrete hollow blocks and plywood.

The owners, ██████████, has another residence in Laguna. They decided to sell the lot since they now live permanently in Laguna and the proceeds from the sale were used by the couple to start a business near their place. Figure 2 shows the house and apartment at ██████ property.

Figure 2. View of the house and apartment at [REDACTED] property



III.1.1. Land Data

The land consists of two (2) adjoining lots technically identified as shown in Table 2 below.

Table 2. Technical identification of PS 01 property

Lot/Block No.	No./Survey	TCT No.	Area (sq.m.)	Registered Owner
34/4/Psd-13-008180		33180	130	[REDACTED]
35/4/Psd-13-008180		195581	82	
TOTAL			212 sq.m.	

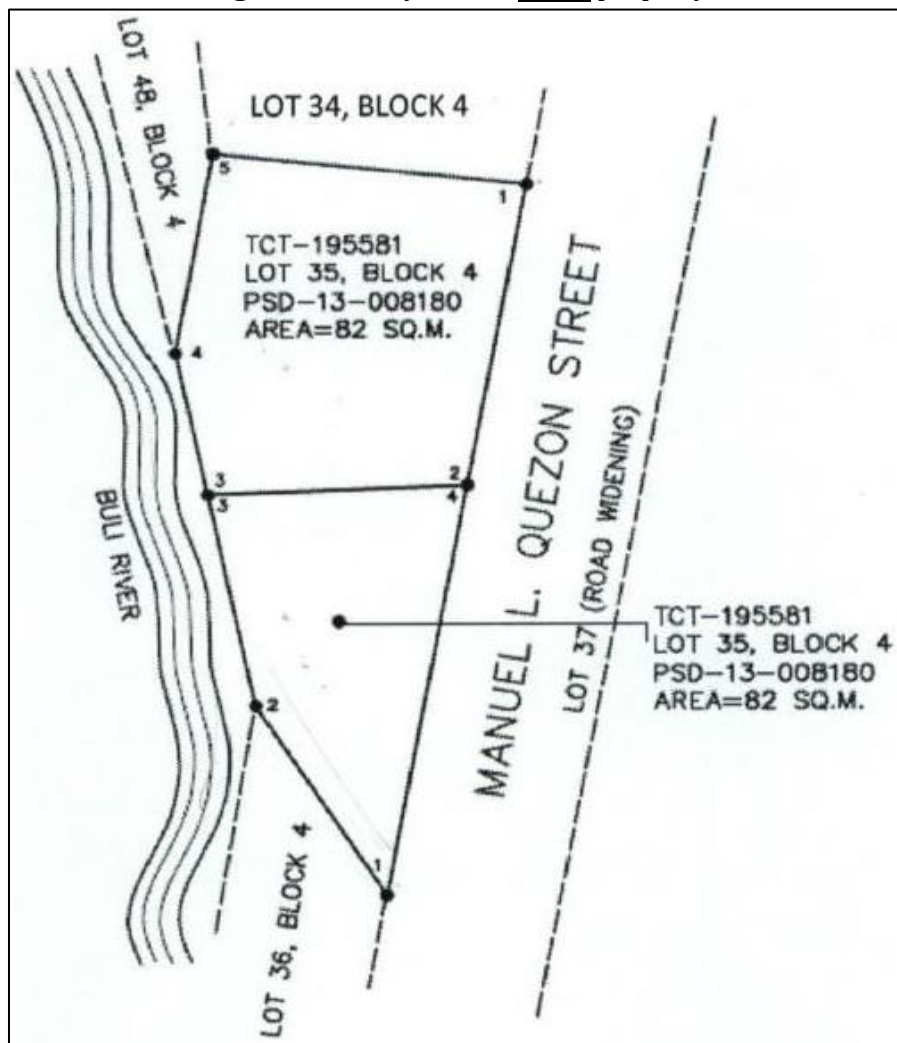
The above Transfer Certificates of Title (TCT) were both issued by the Registry of Deeds for the City of Muntinlupa to [REDACTED]. See Annex A. TCT of [REDACTED].

The aggregated land is bounded by the following properties:

Northeast	-	Lot 34, Block 4
Southeast	-	Lot 37 (Road lot; now Manuel L Quezon St.)
Southwest	-	Lot 36, Block 4; and Buli River
Northwest	-	Lot 48, Block 4

Figure 3 shows the survey plan as plotted based on the technical descriptions appearing in the TCTs furnished by the seller. The whole land is irregular in shape with frontage of 27.35 meters at Manuel L. Quezon Street. The street in front is 7-meter wide and asphalt-paved.

Figure 3. Survey Plan of [REDACTED] property



III.1.2. Neighborhood Data

Pump Station 01 is located on the northwest side of Manuel L. Quezon Street in Barangay Alabang,. It is approximately 30 meters from Buli bridge, 600 meters east of East Service Road, 1.60 kilometers southeast of Sucat Interchange, 3.60 kilometers from Festival Supermall, and about 6.20 kilometers from Munitnlupa City Hall. Manuel L. Quezon Street is about 7 meters wide, asphalt-paved and provided with underground drainage system.

It is situated in an area where land developments are mostly residential. Residences in the vicinity belong to mixed low and medium income earners. Known landmarks proximate to the site are as follows: Tribeca Residences, Asia Brewery Compound, Concepcion Carrier Compound, SM Hypermarket. The site is accessible through public transportation such as jeepneys and tricycles.

III.1.3. Household Survey

A household survey was conducted on May 28, 2014 to determine the socio-economic profile of the ten (10) household renters. A representative of each household (preferably the head of the family) was interviewed to obtain relevant information on their socio-economic status. The survey includes educational attainment, occupation and income profile of the household members among others.

The findings of the survey as provided by the room renters/bedspacers are shown below:

a. Profile of Family Members:

Male:

13 to 17 years old: 0
18 and above years old: 9

Female:

13 to 17 years old: 0
18 and above years old: 15

Children ages 12 years and below: Male: 1
Female: 2

Majority of persons in legal age bracket (18 years-above) are employed. Table 3 shows the income profile of each household. A brief description is also provided in the right column to describe their economic status. All incomes are based in monthly earnings or otherwise stated.

Table 3. Income profiles of room renters and boarders

Name of Household	No. of HH Members	Length of Stay	Rental (Php)	Brief Description
██████████	3	12 years	4,000	██████████ and his wife, ██████████, are employed. Only ██████████, daughter, is dependent.
2. ██████████	3	9 years	4,500	██████████ are siblings while ██████████ is their cousin. They are all employed within Muntinlupa.
3. ██████████	1	4 years	1,500	██████████ is a factory worker.
4. ██████████	2	4 years	3,500	██████████ are married couple. ██████████ works as car dealer while his wife works as retailer.
5. ██████████	2	1 year	3,500	██████████ are co-workers. They are both employed at Ubix Corp.
6. ██████████	2	2 years	3,000	██████████ are couple. They are both employed and are minimum wage

				earners.	
7.		3	1 year	3,500	are siblings. Two (2) are employed: works as staff nurse while is an office staff. is studying in college in Muntinlupa.
8.		8	6 mos.	2,800	Three (3) family members are gainfully working: is a factory worker; a chemical operator and a street vendor. Five (5) are dependents, including .
9.		2	2 mos	3,500	and are married couple. They are both gainfully employed: in QA Electronics and and engineer.
10.		1	3 mos	2,000	is working as a sales lady in a Department Store.

III.1.4. Compensation and Entitlement

The room renters/bedspacers received their entitlements based on the ESSF Guidelines. Based on the Guidelines, “renters of structures including renters of shanty dwelling in urban areas, whose entire structure are affected or when remaining structures becomes not viable for continued” are entitled with the following assistance listed in Table 4.

Table 4. Entitlements and compensations given to the PAPs

Entitlement	Compensation
Given 3 months notice on the schedule of demolition	- Renters were informed as early as May 01, 2014 regarding the intention of ██████████, the landowner, to sell his property. Renters were asked to find another place to transfer because the property is due for sale by October 2014. <i>See Annex B. Record of the meeting informing renters to vacate.</i> Based on his Affidavit, ██████████ once again met with the renters/bedspacers last 15 October 2014 for them to peacefully vacate their room spaces. - Based on the affidavit given by the landowner, all renters/bedspacers moved-out last October 2014, two (2) months

	after receiving financial assistance from [REDACTED]. See Annex C. Affidavit of [REDACTED].
If shifting is required, displaced persons (DP) are given transitional allowance equivalent to one month rent of a similar structure within the area.	- The owner stopped collecting rental fees from the day he gave the notice as transitional assistance to the renters. The owner also shouldered their water and electric bills for those months to lower their expenses during the transition. - All renters signed an acknowledgment of the financial assistance they received from [REDACTED] on August 19, 2014. See Annex D. Acknowledgment receipt of the renters/bedspacers for the financial assistance given by [REDACTED].

Clearing operation was done by Maynilad after renters/bedspacers vacated and full payment was given to [REDACTED]. Figure 4 shows the property after the site demolition.

Figure 4. View of the property after demolition



III.2. Pump Station 02

Location: *M.L. Quezon St., 803, Brgy. Cupang, Muntinlupa City*
Landowner: [REDACTED]

The property has an area of **168 sq. meters**. There were three (3) adjacent structures within the lot: the owner's house and two run-down apartments. The 2 apartments were once occupied by twelve (12) households with a total of thirty-nine (39) occupants of mixed room renters and bedspacers. The

owners, [REDACTED] (64) and her spouse [REDACTED] (69), are both retirees and now living abroad with one of their children. In front of the property was a computer shop operated by the owner's nephew. The space was rented from the owner. Figure 5 shows the [REDACTED] property with some improvements.

Figure 5. View of [REDACTED] property with the improvements



The two-storey yellow house was the owner's house. The green establishment was the internet shop rented by the owner's nephew. The 2 apartments were behind these structures.

III.2.1. Land Data

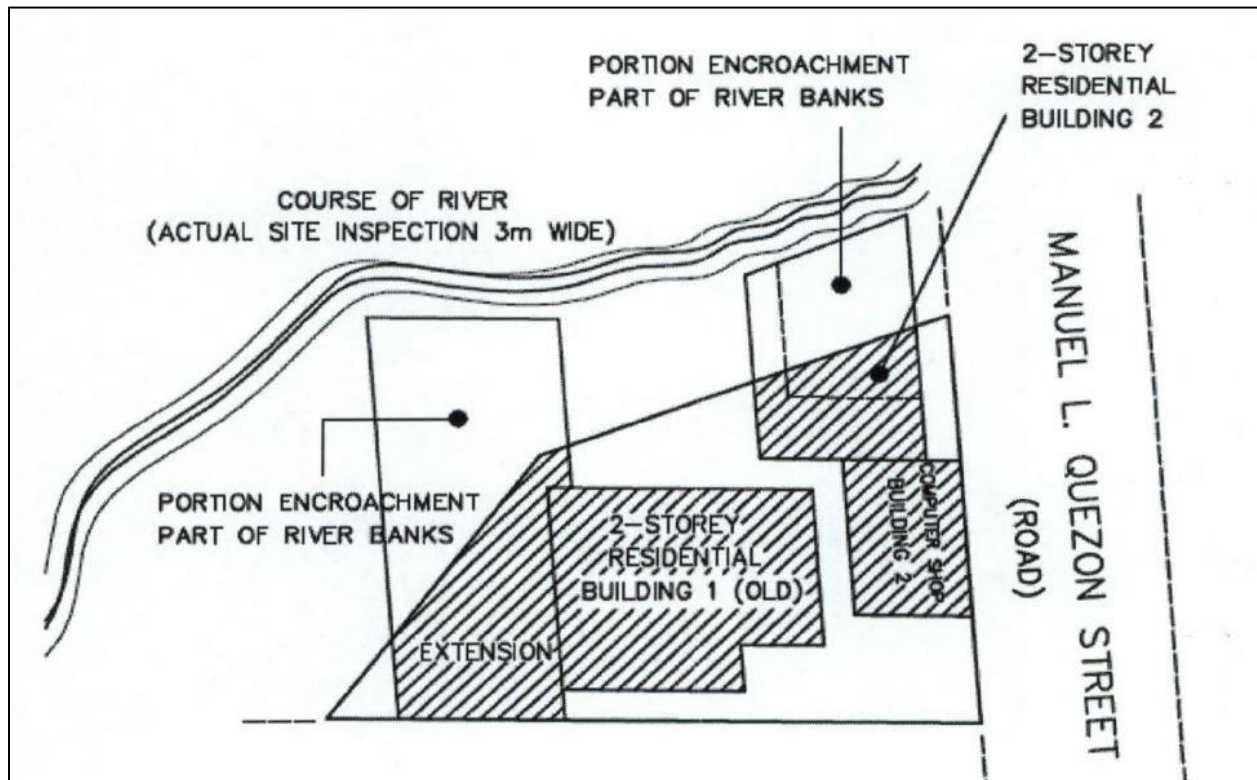
The property is technically identified as Lot 1500 of the Muntinlupa estate. It is covered by the **Transfer Certificate of Title (TCT) No. 211057**, issued to [REDACTED] by the Registry of Deeds. See *Annex E. TCT of [REDACTED] Property.*

The property is bounded by the following:

Northeast	-	Callejon (now Manuel L. Quezon Street)
South	-	Lot 443
Northwest	-	Paliko River

The land is irregular in shape with flat terrain as shown in Figure 6. Its elevation is below the grade of the fronting street. The road is 8-meter wide and asphalt-paved. It has 13.28 meters road frontage along M.L. Quezon Street.

Figure 6. Survey plan of [REDACTED] property



III.2.3. Neighborhood Data

The property is at the southwest side of Manuel L. Quezon Street, within Barangay Cupang. It is approximately 15 meters southwest of Cupang Boundary Arch, 110 meters southwest of Shell Refinery Compound, 360 meters north of Cupang Barangay Hall, 3.3 kilometers from Festival Supermall, and about 6.0 kilometers from Muntinlupa City Hall. Manuel L. Quezon Street is about 8 meters wide, asphalt-paved and provided with underground drainage system. Land developments in the area are mostly for residential. Figure 7 shows view of the Manuel L. Quezon Street on a regular day.

Figure 7. Manuel L. Quezon Street



III.2.3 Household Survey

A household survey was conducted on May 26, 2014 to determine the socio-economic profile of the twelve (12) renter households. A representative of each household (preferably the head of the family) was interviewed to obtain relevant information on their socio-economic status. The survey includes educational attainment, occupation, and income profile of the household members among others.

The following are the findings of the survey as provided by the respondents:

a. Profile of Family Members:

Male:

13 to 17 years old:	<u>3</u>
18 and above years old:	<u>14</u>

Female:

13 to 17 years old:	<u>0</u>
18 and above years old:	<u>14</u>

Children ages 12 years and below:	Male:	<u>4</u>
	Female:	<u>4</u>

- b. Majority of the persons employed said they were minimum earners. As of 2013, the minimum wage in NCR is Php 466.00 per day, based from DOLE-National Wages and Productivity Commission.

Table 5 shows the income profile of each household. A brief description is also provided in the rightmost column. All incomes are based in monthly earnings or stated otherwise.

Table 5. Income profiles of room renters and bedspacers

Name of Household	No. of HH Members	Income	Brief Description
1. [REDACTED]	4	Minimum (Php 12,000/ month)	[REDACTED] earns a minimum wage as a welder while, [REDACTED] is a housewife. They have two (2) children: one (1) an IT graduate and works as a Production Staff, earning a minimum wage, while the other is a high school student and a dependent.
2. [REDACTED]	6	Minimum (Php 12,000/ month)	[REDACTED] earns a minimum wage as a security guard, while [REDACTED] is unemployed. They have three (3) dependent children. The mother of [REDACTED] resides with them and is also a dependent.
3. [REDACTED]	1	Minimum (Php 12,000/ month)	[REDACTED] earns a minimum wage as a business development staff at Avon-Paranaque.
4. [REDACTED]	1	Minimum (Php 12,000/ month)	[REDACTED] earns a minimum wage as a factory worker.
5. [REDACTED]	1	10,000	[REDACTED] works as a lead man.
6. [REDACTED]	4	Php 46,000 (estimated net income)	[REDACTED] and [REDACTED] earns from their computer shop. They rent the space only for their business. They have their own house near the area. They have two (2) children: one (1) is a Chemical Engineer working at Abbot Laboratory and the other is a high school student.
7. [REDACTED]	5	Php 24,000 (two persons earning at minimum wage)	[REDACTED] is a cook at Savory-Muntinlupa earning a minimum wage, while [REDACTED] is a housewife. They have an infant son. Some extended family members of [REDACTED] reside with them: a brother earning a minimum wage as a Robinson merchandiser and her unemployed

			mother.
8. [REDACTED]	3	Php 12,000 (Php 12,000/ month)	[REDACTED] earns as a machine operator while, [REDACTED] is unemployed. A brother of [REDACTED] resides with them earning a minimum wage as a store helper.
9. [REDACTED]	6	Php 8,000	[REDACTED] works as a mason, while [REDACTED] is unemployed. They have four (4) elementary children: two (2) are Grade 7 and the other two (2) are Grade 3.
10. [REDACTED]	3	Php 12,000	[REDACTED] earns a minimum wage as a carpenter, while [REDACTED] is unemployed. They have a Grade 1 son.
11. [REDACTED]	3	Php 8,000	[REDACTED] is a tricycle driver, while [REDACTED] is unemployed. They have a 3 year old daughter.
12. [REDACTED]	2	Php 12,000 (Php 12,000/ month is used here as estimate.)	[REDACTED] is a construction worker at DMCI-Muntinlupa Project, while [REDACTED] is a housewife. [REDACTED] is pregnant with their first child.

Identified vulnerable groups were children studying at Cupang Elementary School. Based on interviews, households having children studying at Cupang Elementary School were transferring just within the area.

Table 6 shows the plans of the renters regarding their transfer.

Table 6. Transfer locations of the room renters and bedspacers

Name of Household	Number of Household Members	Length of Stay	Plans on Transfer
1. [REDACTED]	4	10	They found a place to transfer in Buli - a bigger room for Php 2,800/month. They transferred on May 26, 2014.
2. [REDACTED]	6	2	They vacated on the last week of June, as agreed with the owner. They found a room for rent within the vicinity.
3. [REDACTED]	1	4 mos	He transferred in a place near his workplace in Bayanan, Muntinlupa. The room rental is Php 1,500/month.

4.	██████████	1	5	He transferred in Buli, Muntinlupa last May 2014.
5.	██████████	1	6 mos	He transferred in Buli, Muntinlupa last May 2014.
6.	██████████ ██████████	4	2	They transferred the internet café in the adjacent structure that was not included in the sale.
7.	██████████████████	5	1	They vacated on the last week of June 2014, as agreed with the owner. They found a room for rent within the vicinity.
8.	██████████████████	3	7 mos	They transferred in Purok 1, Sucat last May 2014. They are now renting a house for Php 2,500/month.
9.	██████████ ██████████	6	1	They transferred in Purok 1, Sucat last May 2014. They are now renting a house for Php 2,500/month.
10.	██████████ ██████████	3	2	They transferred in Buli, Muntinlupa and now renting a room for Php 1,500/month.
11.	██████████ ██████████	3	2	They transferred near the vicinity. They got a room-for-rent with Php 2,000 monthly rental
12.	██████████ ██████████	2	2	They already found a place in Taguig, a bigger room for Php 2,500/month.

III.2.4 Survey on the Rentals and Utilities

Payment for the rental varies depending on the size and number of rooms. Nine (9) renters were paying Php 1,500 for a single room occupancy. ██████████ were paying Php 3,000 and 2,500, respectively since they occupied bigger spaces.

██████████, the ██████████ nephew, was renting the commercial space in front at Php 2,500 for his internet café business. The family owns a house and resides near the area.

For water, there were four (4) water meters shared by the renters. The water bill was divided based on the number of persons per water meter. One meter was serving five (5) households namely; ██████████ (5 members), ██████████ (2 members), ██████████ (1), ██████████ (1) and ██████████ (1). This would be divided by the total number of persons in the 5 households. For example, the water bill for the month is Php 1,080. If there are total of 10 persons then contribution would be Php 108 each person. If the household of ██████████ has 5 members, then Php 648 will be collected by the landowner, likewise, for bedspacers (like ██████████), they will just have to pay Php 108 each.

For electricity, each room had its own electric sub-meter.

The owner did not collect rental fees, water and electric bills from the renters starting March 30, 2014, two (2) months prior to their transfer. The owner shouldered the bills for their remaining days as assistance to their transfer. Table 7 below shows their rentals and utility bills that were not collected by the landowner.

Table 7. Rentals and utility bills of the renters

Name of Household	Type of Rental	Rental (Php)	Water (Php)	Electricity (Php)	Total Balance (Php)
	Single room space	1,500	400	650	2,550
	Single room space	1,500	600	600	3,300
	Single room space	1,500	200	200	1,900
	Single room space	1,200	140	600	1,940
	Single room space	1,500	300	800	2,600
	Commercial Space	2,500	140	8,000	10,640
	Single room space	1,500	400	400	2,300
	Apartment-type space with 1 room	3,000	300	800	4,100
	Apartment-type space with 1 room	2,500	400	600	3,500
	Single room space	1,500	130	600	2,230
	Single room space	1,500	550	500	2,230
	Single room space	1,500	240	800	2,540

Figure 8 and 9 shows the water meters and electric sub-meters installed within the apartment compound.

Figure 8. Water and electric meters inside the compound



Figure 9. Electric sub-meters installed in each rooms



III.2.5 Entitlements and Compensations

As per ESSF, renter/bedspacers are entitled to some assistance. Thus, they were also given sufficient compensations prior to their transfer based on the guidelines of the ESSF. Compensations given are shown in Table 8 below.

Table 8. Entitlements and compensations given to the renters

Entitlement	Compensation
Given 3 months notice on the schedule of demolition	- All renters were given Notice to Vacate dated May 02, 2014, informing them that the property will be sold and they need to vacate the place on or before June 15, 2014. Likewise, they were informed since March about the intention of the owner to sell the lot. All signified willingness to transfer. <i>See Annex F. Notice to Vacate given to the renters/bedspacers.</i> ██████████, landowner, did not able to provide Notices to Vacate (NOV) for the ██████████. According to her, ██████████ renters/bedspacers already left the place when she distributed the formal NOV. He left without notifying her.
If shifting is required, displaced persons (DP) are given transitional allowance	The owner stopped collecting rental fees for the last two (2) months (April and

equivalent to one month rent of a similar structure within the area.	May) as transitional assistance to the renters. The owner also shouldered their water and electric bills for those months to lower their expenses during the transition. <i>See Annex G. Affidavit of renters/bedspacers acknowledging the compensation.</i> • All renters signed the affidavit acknowledging their entitlement, except [REDACTED] who left without informing the owner. They did not pay rental, water and electric bills for the last month of their stay, which were not also collected by the owner for all renters/bedspacers.
• For renters of affected shop, they will be entitled to transitional allowance to cover their computed income loss during the period that their computed income loss during the period that their business is interrupted, but not to exceed a 3-month period.	• The computer shop is moved a little distance from its former place. The portion of the owner's house that was not part of the sale is converted into a computer shop. There is little disturbance since the transfer only took them a day. • The land owner did not collect the last monthly rental as compensation to any disturbance due to the transfer. <i>See Annex G also.</i>

The computer shop now resumes its operation after it transferred to the remaining portion of the house of [REDACTED] that was excluded from the sale. According to the owner, there was minimal disturbance to his business since he transferred it gradually and the place is just adjacent to the shop's previous location. Figure 10 shows images of the computer shop at its new location.

Figure 10. View of the computer shop after the relocation



The structure is a portion of the house of the owner that was excluded from sale.

Figure 11 shows the view of the property after the clearing and demolition.

Figure 11. View of the property after demolition



III.3. Pump Station 03

Location: *Ilaya St., Brgy. Bayanan, Muntinlupa City*

Landowner: [REDACTED]

The property for PS 03 covers an area of **232 sq. meters**, but only **50 sq. m.** was purchased by Maynilad. The property was subdivided and the plot where the landowner's house erected was excluded in the sale. The property for sale was vacant and provided with a perimeter fence. Figure 12 shows portion of [REDACTED] property acquired by Maynilad.

Figure 12. View of [REDACTED] Property acquired by Maynilad



PS 03 is located on the northwest side of Ilaya Street in Barangay Bayanan. It is approximately 330 meters northwest from the corner of Ilaya and Bautista Streets, 600 meters northwest of Bayanan Barangay Hall, 750 meters northeast of the National Road, and about 2.50 kilometers from Muntinlupa City Hall. Ilaya Street is about 7 meters wide, asphalt-paved, and provided with concrete curbs and gutters, and an underground drainage system. The property is right at the end of Alabang Bridge, a main public thoroughfare in the area. Figure 13 shows Alabang Bridge on a regular day.

Access during construction will be addressed by backfilling the area at an appropriate height. The Maynilad contractor is permitted by the Department of Public Works and Highways (DPWH) to open a portion of the bridge railing and construct an access ramp from the road to the project site. Steel sheet pile will be installed to stabilize the soil and prevent eroding to adjacent structures. The Contractor will communicate with the residents before carrying-out the work. The Contractor agreed with the residents regarding the schedule of construction works. No working hours during the night to avoid disturbance.

The interceptor will be started ahead of the pump station. The pump station area will serve as an access first. Once it is determined that there will be no more huge equipment and/or material required to bring in, the pump station construction will follow.

Figure 13. Alabang Bridge



III.3.1. Land Data

The land is technically identified as Lot 2 of Psu-121538 covered by Transfer Certificate of Title (TCT) No. 32436. The TCT is issued to [REDACTED], by the Registry of Deeds for the City of Muntinlupa. See Annex H. TCT of [REDACTED] property.

It is bounded by the following:

- | | |
|-----------|---|
| Northwest | - Public Land |
| Southeast | - Road (now Ilaya Street) |
| Southwest | - Lot 736 of Muntinlupa Estate and Abandoned Road |
| West | - Lot 735 of Muntinlupa Estate |

The lot has an irregular shape, the terrain is flat and its elevation is below the grade of the fronting road. The lot has a 22.33 meters road frontage along Ilaya Street. Figure 14 shows the survey plan of the property.

Figure 14. Survey plan of [REDACTED] property



III.3.2. Neighborhood Data

The property is in a residential-type area with mixed low to average income households. Known landmarks proximate to the property are as follows: Alabang Bridge, Rublou Abattoir Compound, Bayanan Baywalk, Bayanan Elementary School, St. Francis of Assisi College and Tierra's Villas Alabang.

III.3.3. Access and Construction-related Concerns

The property is right beside the abutment of Alabang bridge. No road going to the site. It is only accessible by foot. Access during construction will be addressed by backfilling the area at an appropriate height to access it via the same bridge. The Maynilad contractor is already permitted by the Department of Public Works and Highways (DPWH) to open a portion of the bridge railing and construct an access ramp from the bridge going to the project site. Steel sheet pile will be installed to stabilize the soil and prevent eroding the adjacent structures. The Contractor will communicate with the residents before carrying-out the work. The Contractor agreed with the residents regarding the schedule of construction works. No working hours during the night to avoid disturbance.

The interceptor will be started ahead of the pump station. The pump station area will serve as an access first. Once no more huge equipment and/or material required to bring in, the pump station construction will follow.

III.4. Pump Station 04

Location: *Brgy. Tunasan, Muntinlupa City*

Landowner: [REDACTED]

The property for PS 04 covers an area of **169 sq. meters**. It was vacant and free of any encroachment prior to the sale. A tenant of the landowner was living beside the property in order to maintain it unencroached.

The property is located about 15 meters south of Arcandia Street and approximately 30 meters southwest from Tunasan-Cuyab Bridge, within Brgy. Tunasan, Muntinlupa City. It is about 100 meters southeast from the corner of Arcandia and Buendia Streets, some 530 meters southeast from the corner of Rodriguez and Arcandia Streets, or 1.10 kilometers southeast from SM Center Muntinlupa. Additionally, it is 3.30 kilometers southeast from Muntinlupa City Hall. Figure 15 shows the view of the property.

Figure 15. View of [REDACTED] property



III.4.1. Land Data

The property is technically identified as lot 65-C-7, (LRC) Psd-319643. It is covered by TCT No. 136945 issued to [REDACTED] on March 26, 1985 by the Registry of Deeds. See Annex I. TCT of [REDACTED] property.

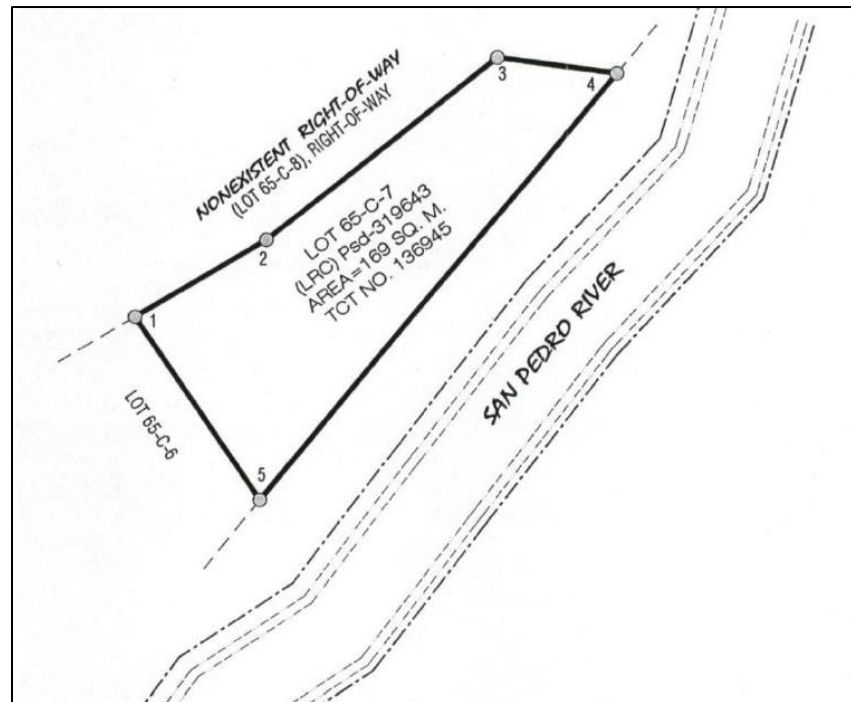
The land is bounded by the following:

- | | |
|-----------|--|
| Northeast | - Existing Right-of-Way and beyond Lot 59 Pcs-43 |
| Southeast | - San Pedro river |
| Southwest | - Lot 65-C-6 |
| Northwest | - Lot 65-C-8 (Right-of-Way) |

The terrain of the land is flat. Its average elevation is at grade with the nearby street.

The property has a trapezoidal shape, with frontage of 5.70 meters on existing Right-of-Way, and 21.33 meters on Right-of-way (Lot 65-C-8), as plotted from the technical descriptions appearing in the furnished us. See Figure16 for the survey plan of the property.

Figure 16. Survey plan of [REDACTED] property



III.4.2. Neighborhood Data

The property is in a residential-type area with majority of residences belonging to low income households. The streets in the neighborhood are designed to carry light vehicular and pedestrian traffic loads. Major thoroughfares are concreted, with widths ranging from 8 to 12 meters and provided with street lights. Considered as some of the important improvements in the vicinity are as follows: R.M. Tiosejo Subdivision, Villa Carolina, Camella Homes, Lakeville and SM Center Muntinlupa.

Electric power, water supply and telecommunication facilities are available at the site. Other community facilities like public market, commercial centers, churches, and public and private schools are likewise accessible from the property.

IV. BRIDGE CROSSING PIPE INSTALLATION AT PASONG-DIABLO BRIDGE

A bridge crossing pipe will be installed along the Pasong Diablo Bridge as part of the combined sewerage interceptor system for the Muntinlupa catchment. The initial design was to install the pipe along

the side of the bridge, level with its floor. The pipe will be directly above some informal settlers' (IS) houses. Involuntary resettlement will be triggered since this requires an area for the staging of equipment and installation of scaffoldings. Ten (10) IS families or a total of fifty-four (54) project affected persons (PAPs) living under the bridge were identified, whose houses will be affected by the construction of the said pipe, if Maynilad proceeds with the initial plan. Figure 17 shows the survey plan of the initially proposed pipe installation and locations of the IS houses. Figure 18 shows the side of the bridge where the pipe will be installed.

Figure 17. Survey plan of the first option for the bridge crossing pipe and the affected IS families

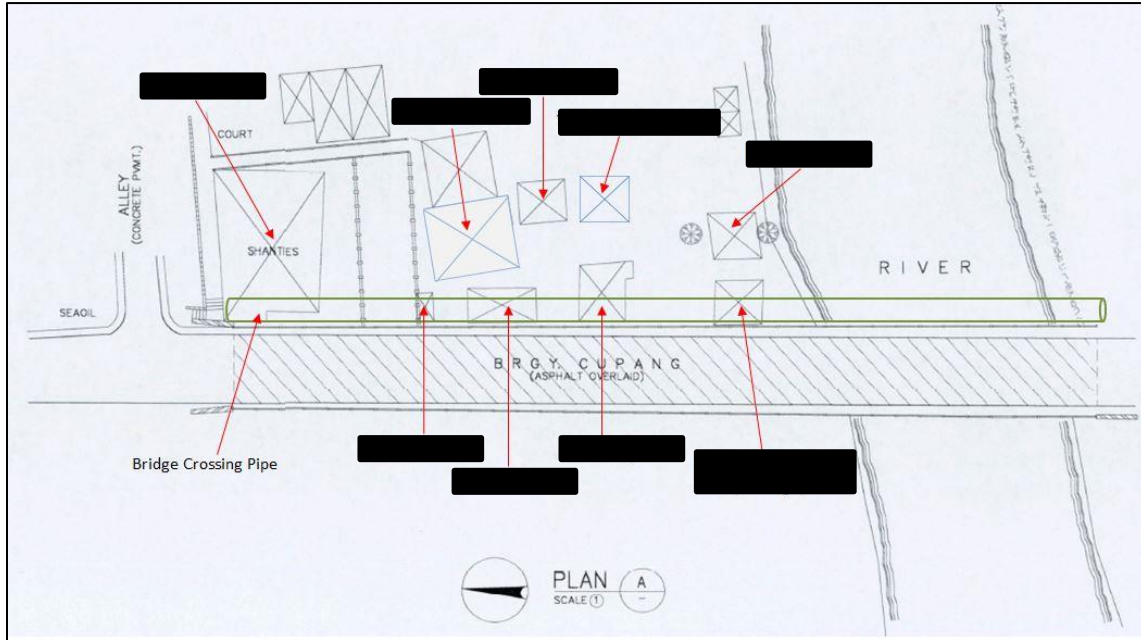


Figure 18. View of the side of Pasong Diablo bridge where the bridge crossing pipe will be installed



Most of the houses are shanties crudely built out of woods, plywoods and other poor salvageable materials. The biggest dwelling is owned by [REDACTED] which is 110 sq. meters. Portions of it are concrete while the second floor is all soft wood. The smallest house is only 4 sq. meters and is owned by [REDACTED]. The rest of the houses are also crudely built and made of salvageable materials. Figures 19 and 20 are photos of some houses under Pasong Diablo Bridge.

Figure 19. House of [REDACTED] as viewed from the bridge



Figure 20. House of [REDACTED] located under the bridge



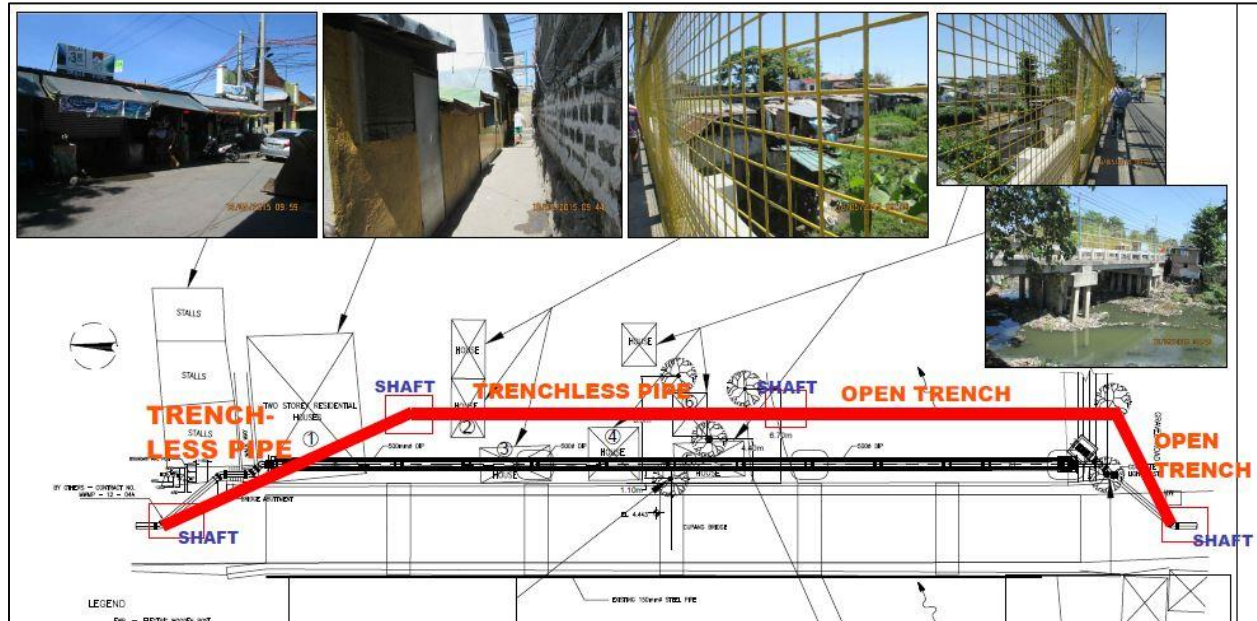
IV.1. Trenchless Technology Solution for the Pipe Installation

Initial design of the pipe installation would cause probable resettlement of residents dwelling under the bridge. To avoid involuntary resettlement of residents under the bridge, a trenchless technology for pipe installation will be employed as an engineering solution.

Maynilad conducted a site optioneering together with ALAI (the design consultant) and Dragonhart (the contractor) to come up with this alternative option. The pipe will be underground, instead of placing it along the side of the bridge. No excavation or open trenching on critical portions to avoid affecting structures and probable resettlement. Engineering interventions will be employed to minimize

disturbance (e.g. vibrations and noise) in the adjacent community. Figure 21 shows the survey plan for the trenchless option.

Figure 21. Survey plan of the trenchless technology option



The proposed engineering solution includes the following:

- Product pipe HDPE SDR 13.6 DN630 with inside diameter of 555 mm
- Entry shaft (rig pit) in the middle of the crossing at vacant area along the bridge
- Exit shafts (pipe pits) approximately 25 m from the bridge abutments – interconnection to existing pipes will not be at the ends of the pipelines
- Trenchless technology method will be Horizontal Directional Drilling (HDD) or Auger Boring or a combination of both
- In the middle of the crossing is a connection with DI fittings including gate valve, blow off and air valve

With Horizontal Directional Drilling (HDD), the pipelines are laid in three stages. First, the HDD rig powers a drill bit mounted on a rotating drill rod. A pilot hole is drilled from the start towards the end point. The drilled hole is supported with a bentonite suspension, which conveys excavated material to a separation plant. In the second stage, the hole is reamed by withdrawing the drill rod. It is then gradually expanded until it reaches the required diameter. Finally, the pre-fabricated pipeline is connected to the drill string at the exit point and pulled into the tunnel.

The following are the benefits of HDD method: requires little space, short set-up and construction times, lowcosts. high degree of precision, no groundwater conservation required, no shaft required, pipes can be laid in curves and most importantly, minimal environmental impacts such as vibration and noise generation.

IV.2. The National Housing Authority Relocation

Last September 19, informal settlers dwelling under the Pasong Diablo bridge were seen dismantling their houses and packing up things. It was reported by the contractors who passed by the site that day. Upon validation of Maynilad, it was determined that families under the bridge were resettled by the National Housing Authority (NHA).

Maynilad called the attention of the Urban Poor Affairs Office (UPAO) of Muntinlupa, which confirmed that the said families were one of the beneficiaries of the NHA relocation program under the Presidential Memorandum Order 57-2013. The said memorandum mandates concerned government agencies to relocate informal settler families living in danger zone and high-risk areas such as esteros, riverbanks and waterways. The memorandum was also in conjunction to Republic Act 7279 (also known as the Urban Development and Housing Act of 1992) directing local government and NHA to implement the said resettlement, said UPAO-Muntinlupa. NHA is the lead implementing agency of the resettlement program in coordination with the following government agencies/offices: the Presidential Commission for the Urban Poor (PCUP), Commission on Human Rights (CHR), Department of Social Welfare and Development (DSWD), Department of Interior and Local Government (DILG) and the Local Government Unit of Muntinlupa through its UPAO.

According to NHA-Muntinlupa Field Office, the relocation program in Muntinlupa City started in 2015. Residents were made aware of the relocation through series of public consultations and meetings. The resettlement site is at Brgy. Kaingin, Villa Sta. Rosa, Sta. Rosa, Laguna.

Figure 22. Photos during the dismantling and resettlement



Maynilad intended to avoid involuntary resettlement (OP 4.12) at all cost by approving on August 2016 the implementation of the HDD trenchless installation of the bridge crossing pipe along this segment. Maynilad had no involvement in the relocation of residents at Pasong Diablo bridge. Likewise, the NHA relocation program was not connected to Maynilad's sewerage system project, thus, it did not trigger any legacy issue.

To avoid reputational risks to the project, Maynilad proposed to defer the implementation of the bridge crossing pipe installation until the resettlement is completed by NHA and its partner government agencies. Maynilad proposed to revert back to its original plan (i.e. pipe installation along Pasong Diablo bridge) given the outcome of this unexpected event.

Figure 23. View of the site after informal settlers dismantled their houses



V. OTHER SOCIAL IMPACTS

V.1. Positive Impacts

The project will also bring positive improvements on the socio-economic status of people in the area. The project will contribute to provision of local employment particularly during construction phase. Skilled workers in the area will be considered for hiring. The booming of small, local enterprises (e.g. carenderia, 'sari-sari' stores/local convenience store, etc.) is also expected because of the influx of workers in the vicinity.

V.2. Social Preparations

V.2.1 Impacts

The major pre-construction impact pertains to the apprehensions of stakeholders about the inconvenience of construction activities the project would cause to the public (road users, residents and business establishments). Such a situation creates a feeling of uncertainty about the future and could put plans and impending projects of Maynilad on hold. Perceptual fears and apprehensions could be expressed in very concrete behavioural attitudes such as opposition and even possible hostility to the project. The source of this hostility could likely stem from owners of structures who perceive that they might be displaced from the ROW spaces they occupy. These potentially hostile parties could include a broad spectrum of building owners, homeowners, urban poor residents, subdivision owners and developers, businessmen, and their political allies in local government and non-governmental organizations.

V.2.2. Mitigation

Maynilad conducted series of deliberate stakeholder-focused and community-based information, education and communication (IEC) campaign in the form of focus group discussions (FGD) and public meetings to explain to the possible affected parties the features, risks and benefits of the project. Such campaigns were carried out with coordination of the local authorities and concerned organizations as necessary. A major consideration of the IEC campaign is to acquaint community residents of the nature and character of the project that at least should help them make informed opinions and judgments. The FGD will also lessen the “fear of the unknown” including the feeling of uncertainty that usually is the source of apprehensions, opposition and hostility. In addition, appropriate clearances and permits will be secured prior to any diggings. In this way, proper authorities will be informed of the upcoming construction activities. They in turn will likewise notify their constituency for possible disruption of their everyday routines. The following permits (if applicable) will be secured prior to digging:

- Excavation Permit from the DPWH
- Traffic Clearance and Excavation Permit from MMDA
- Permit from the Municipal Mayor’s Office

V.2.3. Public Consultations

Information and education campaign is part of the social safeguard measures of Maynilad to give awareness to the immediate community on the purpose and the probable impacts of the project, whether positive or adverse. This will, in turn, help them develop informed judgments and clear-out any scepticism on the project.

A. Consultative Meeting with Muntinlupa Barangay Captains

Maynilad conducted its first consultation meeting with the barangay captains on October 18, 2012 at Muntinlupa City Hall. The meeting was presided by Councilor Rafael T. Sevilla. The project was presented by Engr. Reynaldo Angeles, head of Maynilad’s Wastewater Catchment Department. The main objective of the presentation was to inform the barangay captains about the project, and also educate them on the importance of such to the environment. The basic operation of a wastewater system was also presented. Figure 22 shows the on-going consultative meeting with the league of Barangay Captains.

Common concerns asked are the following:

- Sewer network route and pump station location - These were not yet finalize at the time of the presentation but Maynilad committed to provide the LGU with the design once established. Another presentation will be conducted for the purpose.
- Traffic Management
- Health Impacts
- Job and Revenue Generation

Figure 24. Consultation meeting with the Barangay Captains of Muntinlupa



B. Public Consultation at Brgy. Cupang

A general public consultation was also initiated by Maynilad last 05 Sept 2014, in coordination with Barangay Cupang. It was held at Purok 5 Covered Court, Brgy. Cupang. Engr. Dennis Garcia from Maynilad's Wastewater Division presented the wastewater system project, particularly the pipelaying works along M.L. Quezon Road, to the constituents. Brgy. Captain Celso C. Dioko was also present during the consultation meeting. Some notable questions and concerns of the participants during the PubCon are in *Annex J. Minutes of the Public Consultation in Cupang, Muntinlupa*.

Positive impacts were also relayed to the community such as the improvement of water quality of rivers and waterways; the booming of small business enterprises within the area such as food stalls and sari-sari (small convenient) stores; and the jobs and revenue generation for the LGU. Figure 23 shows the public consultation with residents of Barangay Cupang, Muntinlupa.

Figure 25. Public Consultation with Barangay Cupang, Muntinlupa



C. Project Presentation with Mayor Fresnedi and Barangay Officials

Maynilad met with Muntinlupa City Mayor Jaime Fresnedi together with the barangay kagawads and city officers last September 24, 2014 for a project presentation. The goal of the meeting are to (a) give answers and clarifications on the doubts of local leaders on the project (b) come-up with a mutual agreement on issues related to project implementation and ultimately, (c) seek the Mayor's approval and the support of barangay leaders. *See Annex K. Attendance of the Meeting with Mayor Fresnedi.*

Notable concerns raised during the meeting are the following:

- Securing of Barangay Permits and No Objection Letters
- Schedule of pipelaying works to coordinate with the DPWH road project for proper timing
- City Engineering Office's requirements for its review
- Local taxations
- Clarifications on the STP configurations and the design of conveyance system

In general, the Mayor expressed a positive viewpoint on the project. He requested that any critical project activity shall be properly coordinated to his Office for approval and to avoid unnecessary delays. Moreover, no aversion from the barangay captains was noted.

Engr. Jerry Palma, Wastewater Planning and Projects Head, presented the project. Engr. Yolanda Lucas, Program Management Head and Engr. Francisco Arellano, Head of Corporate Quality, Environment, Safety and Health of Maynilad were also present during the meeting to strengthen the company's commitment on the project. Figures 40-42 are photos taken during the meeting with Mayor Fresnedi conducted at Muntinlupa City Hall, Putatan, Muntinlupa City. Figure 24 and 25 are photos taken during Maynilad's project presentation before Mayor Fresnedi of Muntinlupa

Figure 26. Engr. Palma (right) of Maynilad presenting the project to Mayor Fresnedi (left)



Figure 27. Meeting attendees composed of Barangay Officials, LGU Officers and Maynilad Team



VI. GREAVANCE REDRESS MECHANISM

Maynilad created a Grievance Redress Mechanism to address complaints and issues raised by the PAPs and also by the communities within the area where the wastewater plant will be constructed. John Emmanuel Martinez of Environment Management Unit has been appointed as Grievance Officer for the project. He can be contacted at 981-3484. He shall coordinate with the responsible units/departments about any possible complaints lodged on the project.

The Grievance Redress Mechanism is divided into complaints lodged during the construction and operation of the project. During the construction phase, an affected person or complainant can approach or call Maynilad or contractor to raise his/her complaints or concerns. Complaints will be immediately relayed to the responsible party for prompt action. If the complaint is not acted on promptly, or if the affected person is not satisfied with the resolution undertaken, he/she can then avail of the formal mechanism, as follows:

- Step 1:** Affected person lodges the complaint.
- Step 2:** The General Contractor (during construction) and the Sewerage Operations Department (during operation) will document and register received complaints.
- Step 3:** Two days upon the receipt of the complaint, a meeting will be called between the affected person and the General Contractor (during construction) and the Sewerage Operations Department (during operation). The affected person will be immediately informed if the grievance is within, or outside, the purview of the mechanism. If the scope is outside, the affected person will be referred to the proper institution and/or proper mechanism for the complaint.

If the complaint is within the scope of the project, the resolution of the complaint shall be discussed during the meeting. Investigation will be immediately scheduled for proper resolution of the complaint. The contractor/Sewerage Operations Department will immediately provide the most suitable interim measure to reduce the magnitude of the impact and to start work on the final measure not later than 5 days from the day of the discussion meeting.

- Step 4:** If the affected person is satisfied with the resolution of the complaint, Maynilad shall obtain a written confirmation of satisfaction from the affected person.
- Step 5:** For at least a week after closure of grievance, Maynilad through the Grievance Officer shall monitor the effectiveness of the resolution.
- Step 6:** In the event that the issue/impact persists, the affected person can lodge an appeal to the Barangay. The Barangay Chairman shall immediately record the appeal, contact the grievance to discuss the immediate resolution of the issue. If the issue still persists despite the second action, the affected person can seek assistance from the City Government.

At least two weeks are given to accept process and monitor a grievance that will emerge due to project implementation.

VII. VALUATIONS AND COMPENSATIONS

The four (4) properties are privately owned and were negotiated through a “willing seller-willing buyer” approach. Appraisal documents showed that the lots are free of encumbrances. Table 9 shows the zonal value of real property within Muntinlupa City as provided by the Bureau of Internal Revenue (BIR) on their official website. The valuation of the subject properties was based on factors such as property location, neighborhood, accessibility of utilities, size and the time element involved in choosing the site.

The market values provided by the two (2) Maynilad accredited appraisers, Royal Asia Appraisal Corporation and Vitale Valuation Services, Inc. are also shown in Table 8. The total value of the lots based from the appraisal reports, as well as, the agreed prices or the total considerations for the sale are also listed in Table 9.

Table 9. Details of property valuations and compensations

Project	Property Owner	Area (sq.m.)	Zonal Value (Php/sq. m.)	Appraiser's Valuation (Php/ sq.m)	Total Appraisal Price (Php)	Total Purchase Price (Php)
PS 01		168	1,000	4,500	756,000	2,765,958
PS 02		212	1,900	4,500	1,785,000	4,042,553
PS 03		50	2,500	4,000	200,000	239,362
PS 04		169	2,500	1,200	203,000	683,191

Note: Improvements on the property were not considered in the valuation but were taken into account in the purchase price.

The sellers were paid on two instalments: the partial (50 %) payment paid upon the signing of the Contract to Sell (CTS) and the balance (full payment) that is paid upon the submission of other documents/certificates necessary to complete the registration of the sale and transfer of title to Maynilad. *See Annex L. Contracts to Sell.*

Acknowledgment receipts of the partial (*See Annex M*) and full (*See Annex N*) payments made by Maynilad are either signed by the sellers or their attorneys-in-fact. All sellers are already paid in full. Deeds of Absolute Sale are also signed and executed upon the release of the full payment. *See Annex O. Deeds of Absolute Sale.* New Maynilad TCTs for the acquired lots are in *Annex P.*

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