



MAYNILAD WATER SERVICES INC.
PHILIPPINES

LAND ACQUISITION COMPLETION REPORT

VALENZUELA CONVEYANCE SYSTEM

October 30, 2017

A 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 on Metro Manila. These areas include Caloocan, Las Pinas, Malabon, Manila, Muntinlupa, Navotas, Pasay, Paranaque, Valenzuela, portions of Quezon City, Makati, Cavite City, and the municipalities of Rosario, Imus, Noveleta, Bacoor, and Kawit in Cavite Province.

At present, the company is facing a challenge with service area that would need massive investment for construction of sewerage lines, combined sewerage systems and other wastewater infrastructure. Maynilad implements the Metro Manila Wastewater Management Project (MWMP) to fulfill the company's contractual obligation under the Concession Agreement 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 requirement. The report contains the identified lots for the proposed pump stations of the Valenzuela Conveyance System. It also presents the potential social impacts of the sub-project due to the construction of pump stations and pipelaying for sewer networks, and the measures to address these impacts. The LAR is guided by the World Bank Policy and Environmental and Social Safeguards Framework (ESSF) for MWMP.

This report covers the Valenzuela conveyance system only -- particularly, the land acquisition process and the identified lots for the proposed pump stations. A separate LAR was prepared and submitted to the Bank for the proposed Valenzuela STP Site.

II. PROJECT BACKGROUND

The Valenzuela STP and Conveyance System Project under MWMP seek to improve the water quality of the three (3) water bodies in Valenzuela namely, the Tullahan, Meycauyan and Polo River. These three (3) river systems eventually drain to Manila Bay, the ultimate beneficiary of MWMP.

The project is a combined sewage and storm water flow system. Drainage or gravity sewers will serve as main sewer pipes. Wastewater from the drainage will be connected to a force main that will direct the flow to series of pumping facilities. Ultimately, all wastewaters within the catchment area will be channelled to the STP for treatment. The treated effluent will undergo disinfection by chlorination prior to final discharge into the Tullahan River. The effluent from the STP is expected to comply with the prescribed Effluent Standards of the DENR for Class C water.

The project infrastructure for the conveyance system will consist of the following components: interceptor boxes, gravity sewers, pressure mains, collector (reticulation) pipelines, pump stations, manholes, and river crossings

III. WORLD BANK'S SOCIAL SAFEGUARD POLICY

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

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

IV. PUMP STATIONS INVOLVING LAND ACQUISITION

There were initially thirty-two (32) proposed PS in the feasibility study. However, Maynilad reduced the number of pump stations to twenty-four (24) because of land constraints. One (1) PS will be installed inside the STP compound. The other twenty-three (23) PS will be installed in locations shown in Figure 1. Figure 1 shows the Valenzuela catchment area and the locations of the proposed pump stations (PS). The property owners of pump stations with land acquisitions are also specified in the Figure.

Fourteen (14) out of these 23 PS will be installed beneath identified public road lots; one of these (PS 07) has an arrangement with the Home Owners' Association for the perpetual grant of right-of-way. One (1) pump station (PS 29) was omitted among MWMP sub-projects and will be under Maynilad's CAPEX. The same however is considered a "linked" project. The remaining eight (8) PS require acquisition of land to house physical components. Locations of the properties for acquisition are indicated in Figure 1.

General information of the private properties acquired for the eight (8) PS sites is shown in Table 1.

Table 1. General information of the acquired private properties

Project	Location	Lot Area(sqm) Acquired	TCT No.	Lot Owners
PS-08	Cabral St., Maysan, Valenzuela City	390	V-90637 and 013-2014001873	[REDACTED]
PS-09	Gladiola St., Brgy. Maysan, Valenzuela City	314	V-101436	[REDACTED]
PS-12	Along A. Pablo St.. Infront of lot #63A/karuhatan	500	V-68395	[REDACTED]
PS 16	Lot 3 & 5, Block 4, Lagdameo St., Parada, Valenzuela	229	V-25293	[REDACTED]
		214	V-25981 (adjacent lot)	[REDACTED]
PS-18	7th St., Fortune Drive	220	T-105728	[REDACTED]
		229	V-105727	[REDACTED]
PS 19	Lot 1109-B-2-J, Parada St., Valenzuela City	534	V-25372	[REDACTED]
PS-24	Lot 4 Blk 4 Juana St., Azicate Subd.	131	V-28734	[REDACTED]
	134 Lt4 Ph1 32 Juana St., Azicate Subd.	145	v-82378	[REDACTED]
PS-32	Near Bahay Pari Creek	450	T-143564 T-149336	[REDACTED]

Figure 1 shows the Valenzuela catchment area with pump locations plotted within the catchment boundary (grey line). Gravity pipe routes (green line) refer to drainage/sewer channels which only require potential head for conveyance. Force main routes (red line) are pump fed channels. These are connected to pump stations. These channels basically direct the flow to the STP for treatment. Figure 2 shows photos of the eight (8) pump station sites.

Figure 1. Private properties acquired for the PS as plotted in the Valenzuela catchment area map

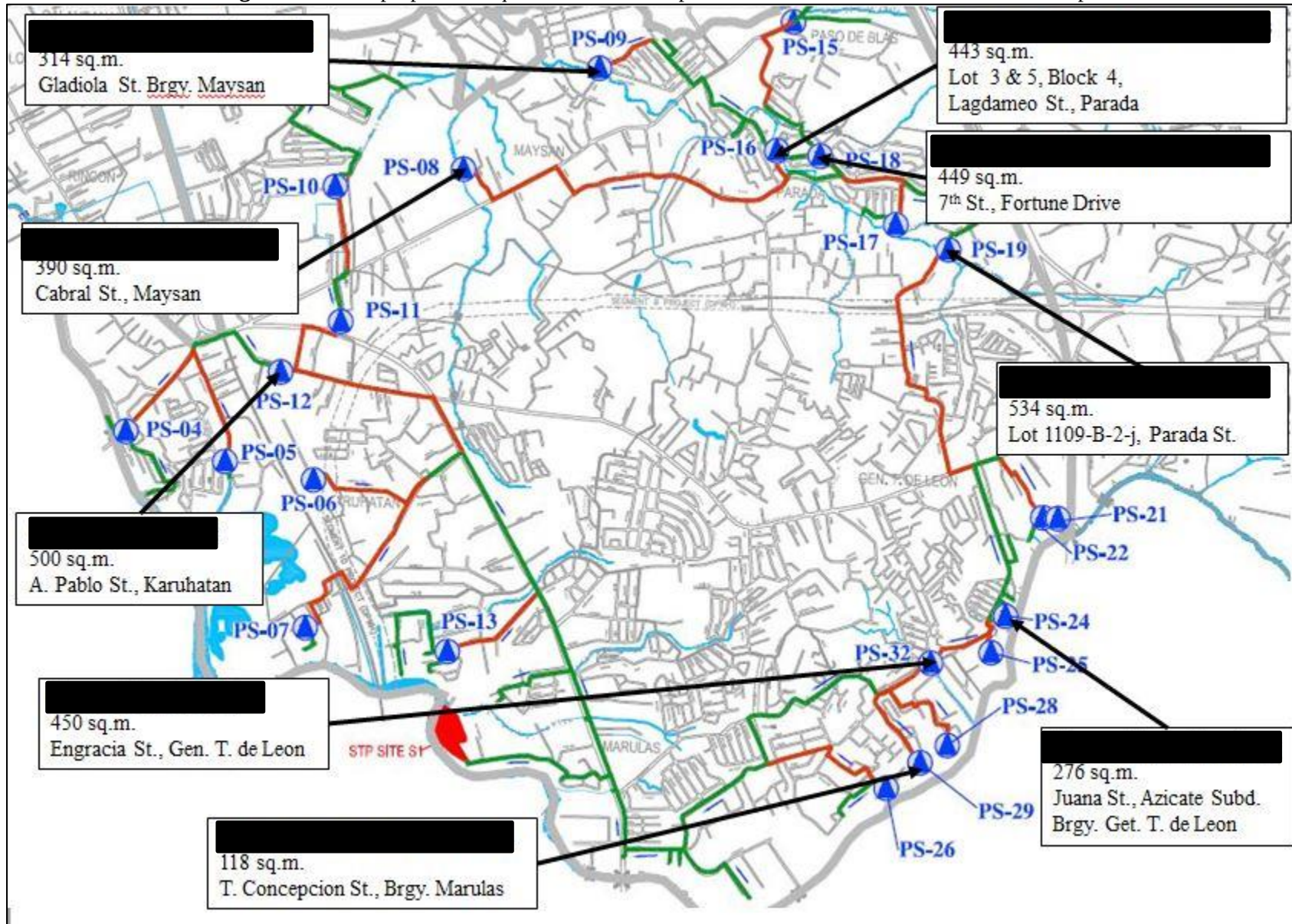
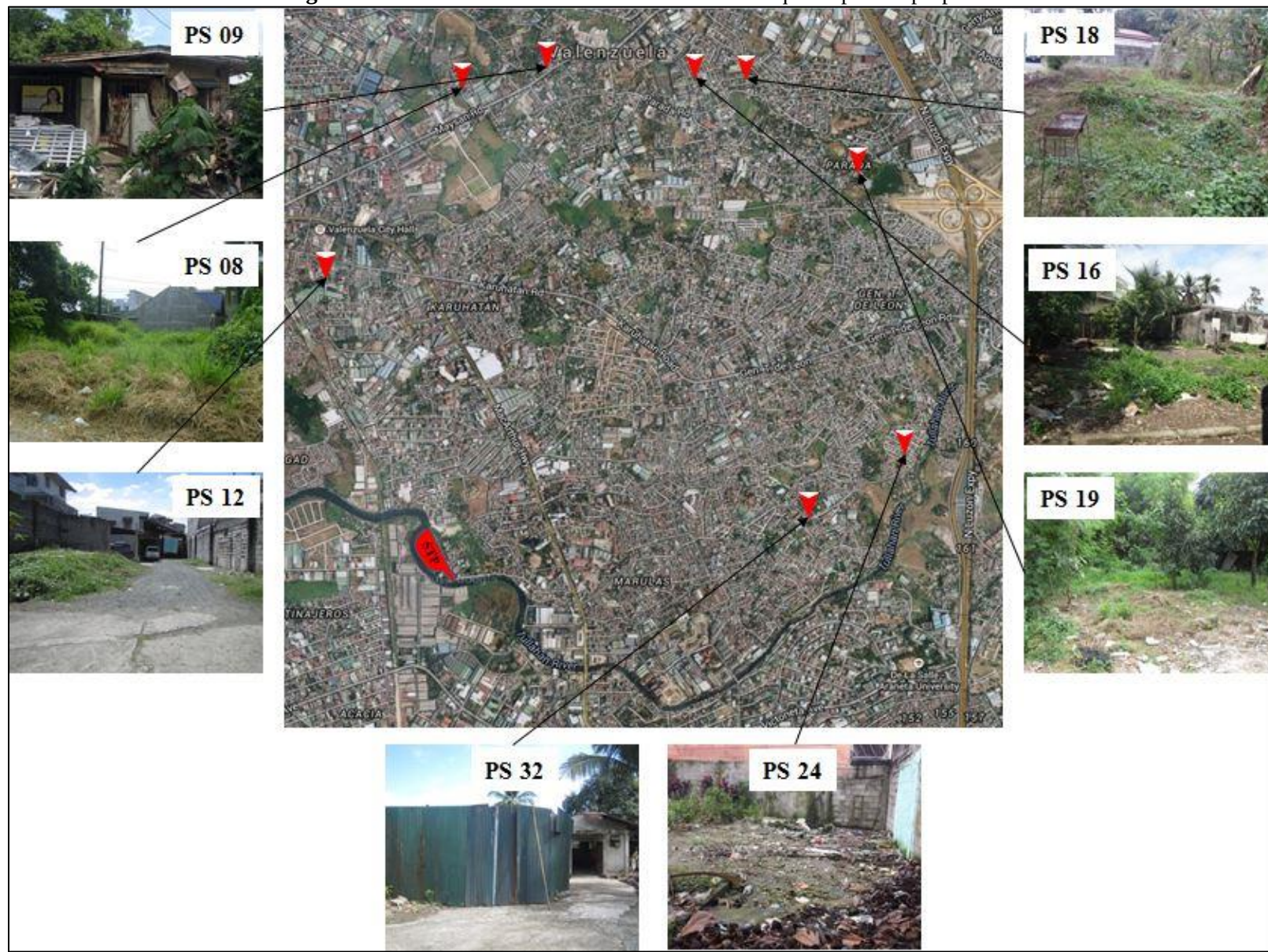


Figure 2. Valenzuela catchment with views of the acquired private properties



IV.1 PS No. 08

Location: Cabral St., Maysan, Valenzuela City

IV.1.1 General Information

Two (2) adjacent lots are acquired for PS No. 08. The aggregated area for the two (2) lots is **390 sq. meters**. They are technically identified by the Transfer Certificate Title (TCT) Nos. **V-90637** and **013-2014001873**. TCTs were issued by the Registry of Deeds for Valenzuela City to the following names: [REDACTED] (V-90637) and [REDACTED] (013-2014001873). Luis Constantino, the attorney-in-fact of the other registered owners, has the authority to transact, sign and execute the sale. The proposed PS is at the corner of Cabral St. and an identified road lot. The location of PS No. 08 is shown in Figure 3.

[REDACTED] property is along Cabral St. in Maysan, Valenzuela City. It is approximately 200 meters from Maysan Road and 1.36 km northeast of PNR Valenzuela Station. Valenzuela City Hall is 1 km southwest while the intersection of Maysan Road and North Luzon Expressway is 2 km northeast of the property. Cabral St. is approximately 10-meter wide and earth-paved. Likewise, major thoroughfares are all concrete.

IV.1.3 Neighbourhood and Land Use Data

The location is a residential area. Based on structural observations, majority of the households in the area likely belongs to middle class.

There is no improvement within the lot. It is also free of encroachments or illegal settlements. The subject property is only teemed with grass and other unwanted vegetation. A grown star fruit tree is standing within the lot. Figure 3 and Figure 4 below are views from the property.

Figure 3. View of [REDACTED] property



Figure 4. A grown starfruit tree inside the lot



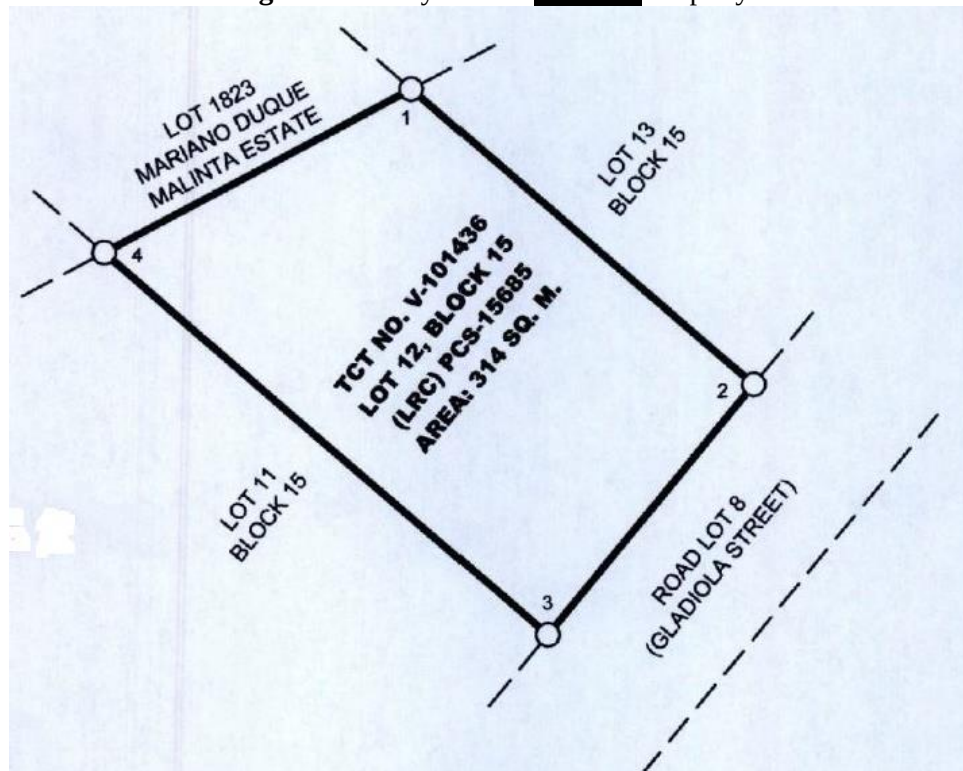
IV.2 PS No. 09

Location: 77 Gladiola St., Bahayang Pag-asa Subdivision, Brgy. Maysan, Valenzuela City

IV.2.1 General Information

The land has a total area of **314 sq. meters**. It is covered by TCT No. **V-101436**, issued by the Registry of Deeds of Valenzuela City to [REDACTED]. Figure 5 shows the subdivision plan of the property as plotted based on the technical description appearing in the title furnished by [REDACTED]. As shown, the land is trapezoidal in shape with frontage on A. Pablo Street and a road lot on its right side.

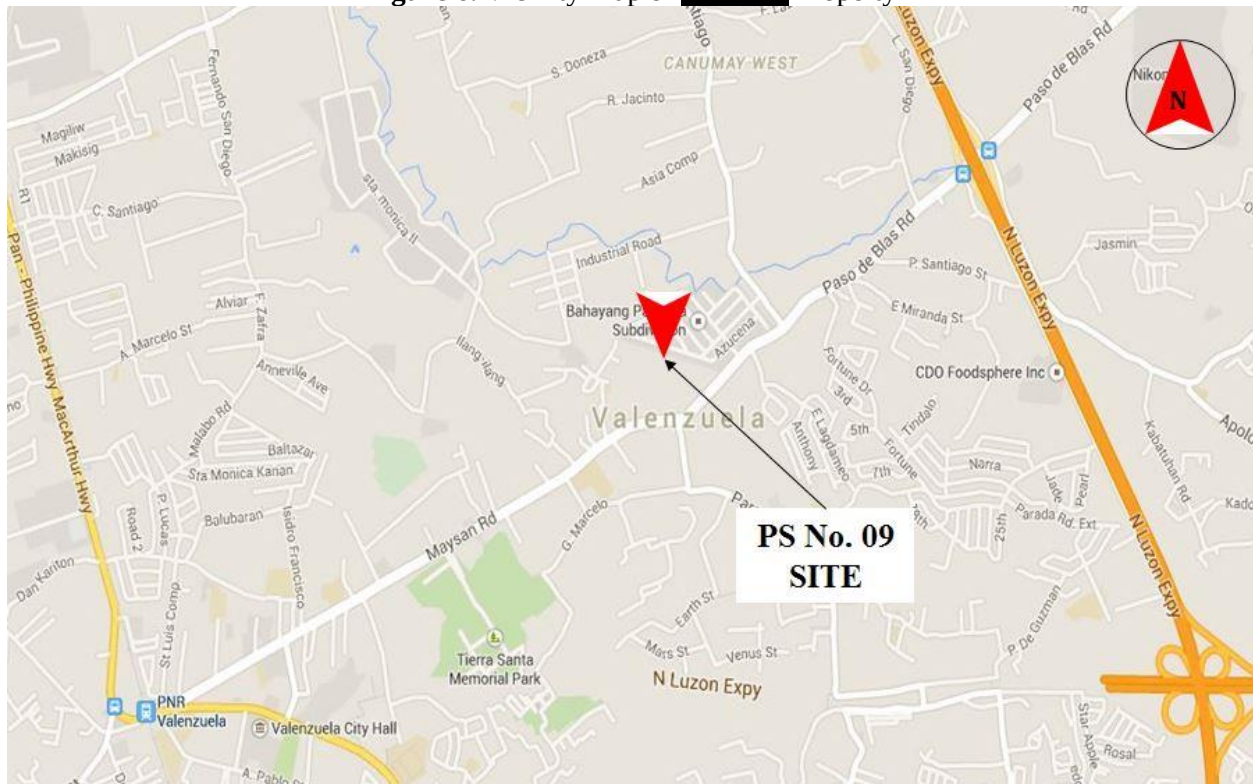
Figure 5. Survey Plan of [REDACTED] Property



PS No. 09 is around 780 meters southwest of PS No. 08. It is located along the northwest side of Gladiola Street in Bahayang Pag-asa Subdivision, and is approximately 6 meters from the northwest corner of Ilang-ilang Street and Gladiola Street. Gladiola St. is about 7 meters wide and concrete-paved.

The site is also 1.3 km southwest from North Luzon Expressway. Valenzuela City Hall is 3.14 km southwest while Industrial Road is 300 m north from the property. See Figure 6 for the location of PS No. 09.

Figure 6. Vicinity Map of [REDACTED] Property



IV.2.2 Neighbourhood and Land Use Data

The property is vacant and has no dwellers. It is concrete-fenced and gated. The only improvement inside the property is an abandoned and dilapidated house. The property is used as storage for garbage and unserviceable equipment by the owner. Figure 7 shows the view of the acquired lot.

Figure 7. View of [REDACTED] Property



IV.3 PS No. 12

Location: A. Pablo Street, Brgy. Karuhatan, Valenzuela City

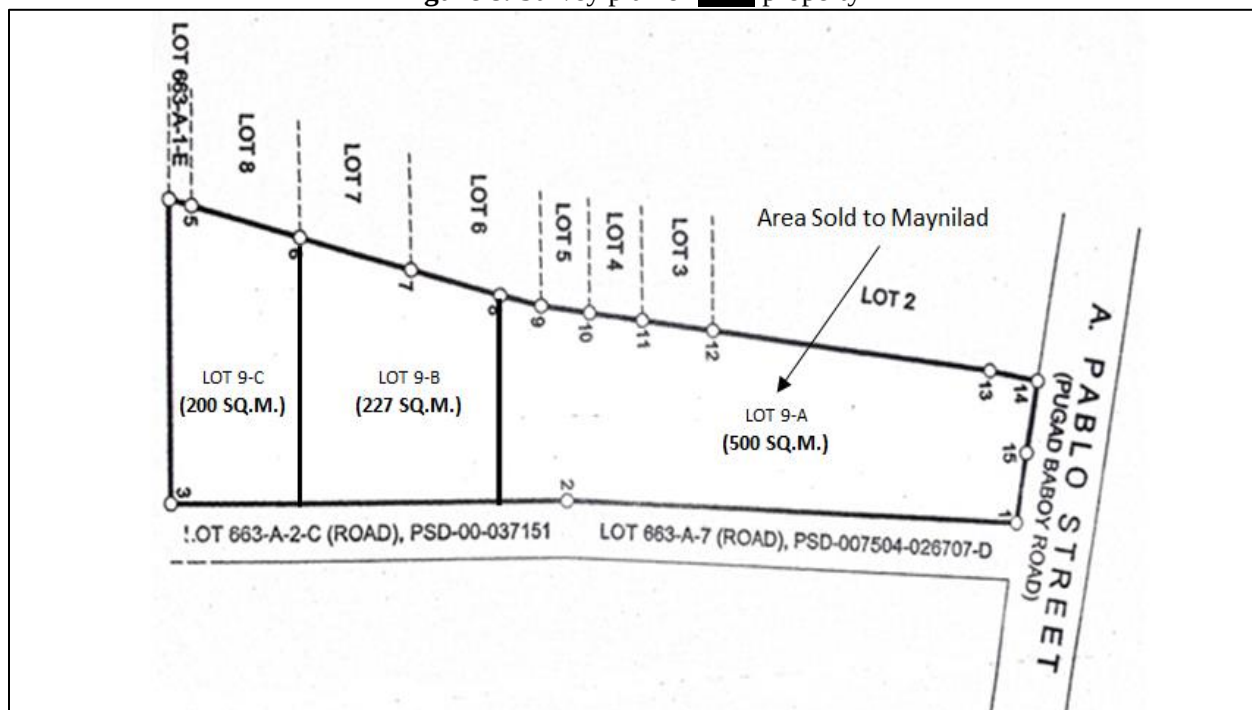
IV.3.1 General Information

The land is technically identified as **Lot 663-A-7**, occupying an area of **500 sq. meters** covered by the TCT No. **V-68395**. It was issued by the Registry of Deeds of Valenzuela City to [REDACTED]. The property is subdivided into three (3) lots. Lot 9-A, the one sold to Maynilad, is **500 sq. meters**. Figure 8 shows the subdivision plan of the property as plotted based on the technical description appearing in the title furnished by [REDACTED]. As shown, the land is trapezoidal in shape with frontage on A. Pablo Street and a road lot on its right side.

The acquired property is bounded by the following:

- | | |
|-----------|-------------------|
| Northeast | - A. Pablo Street |
| East | - Road |
| South | - Lot 663-A-2-B-2 |

Figure 8. Survey plan of [REDACTED] property



The PS site is within Barangay Karuhatan, approximately 30 meters southwest from the intersection of A. Pablo Street and Agustin Street, and about 300 meters southwest from MacArthur Highway. A. Pablo Street, the main thoroughfare to the site, is 6 meters wide and concrete-paved.

IV.3.2 Neighbourhood and Land Use Data

The acquired lot is part of a compound owned by the [REDACTED]. The compound is improved with a 2-storey building occupied by the [REDACTED] with garage on the interior portion. However, this is outside the lot sold to

Maynilad, which is vacant. [REDACTED] maintains the compound. Figure 9 below shows the Maynilad-acquired lot. The boundary of the sold lot is shown in red line.

No identified PAP that will be displaced or to be compensated for any loss of property.

Figure 9. View inside the [REDACTED] compound



IV.4 PS No. 16

Location: Lot 3 & 5, Block 4, Lagdameo St., Parada, Valenzuela City

IV.4.1 General Information

The proposed PS site consists of adjoining lots owned by siblings, [REDACTED]. It has an aggregated area of **443 square meters**. The technical identification of the two (2) lots is shown in Table 2.

Table 2. Technical identifications of properties for PS No. 16

Lot No. Block No.	TCT No.	Area (sq.m.)	Registered Owner
3/4	V-25981	214	[REDACTED]
5/4	V-25293	229	[REDACTED]
Total:		443	

The TCTs were each issued to [REDACTED] by the Registry of Deeds of Valenzuela City.

Figure 10 shows the survey plan as plotted based on the technical descriptions appearing in the TCTs furnished by the sellers. The whole land is nearly rectangular in shape with frontage of 42.96 meters at Consuelo Street.

The boundaries of the entire land are as follows:

- Northeast and Southeast - Road Lot 4 (now Consuelo St.) and Lot 7, Block 4
- Southwest - Lots 2, 6 and 8, Block 4

Figure 10. Survey plan of the [REDACTED] property



The [REDACTED] property (PS No. 16) is located on the southwest side of Consuelo Street, within Fortune Village 4. It is approximately 50 meters northeast from E. Lagdameo Street; 80 meters southeast from Alicia Street; 500 meters southeast from Maysan Road and 650 meters southwest from T. Santiago Street. It is also about 1.5 kilometers southwest from Malinta Exit of North Luzon Expressway (NLEX). Figure 11 shows the vicinity map of the property. The property is accessible through Maysan Road.

IV.4.2 Neighbourhood and Land Use Data

The property is in a residential area. Residences in the vicinity are identified belonging to middle and low income households. Generally, the streets in the neighbourhood are able to convey light to heavy vehicular and pedestrian traffic loads. Major thoroughfares are concrete with widths ranging from 10 to 40 meters.

The property is idle and free of any informal settlement. The vacant area is used by neighbours for drying woods and tethering roosters. Clothing lines are also seen on site, as also shown in Figure 12.

No identified PAP that will be displaced or to be compensated for any loss of property.

Figure 11. Vicinity map of the [REDACTED] property

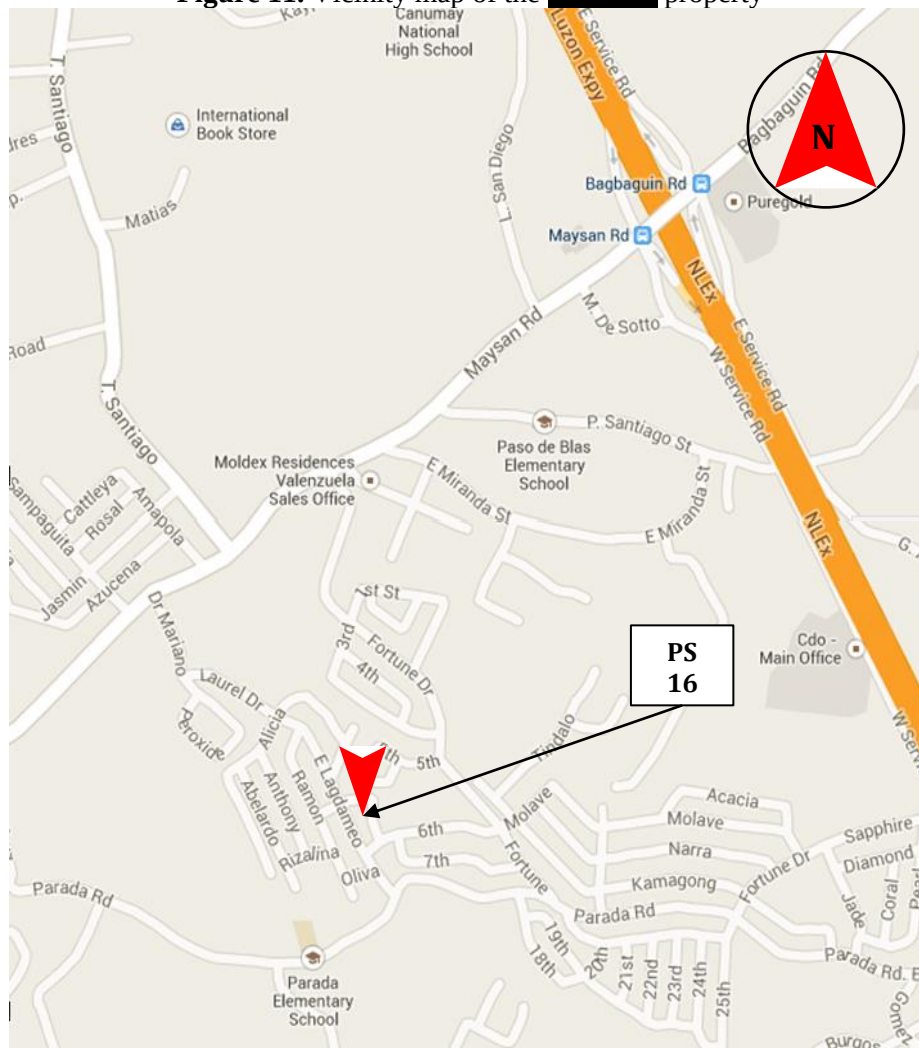


Figure 12. View of the [REDACTED] property



IV.5 PS No. 18

7th St., Fortune Drive, Valenzuela City

IV.5.1 General Information

The land for PS No. 18 consists of two (2) adjacent lots. They are technically identified as **Lot-18-Blk-12 (LRC) Psc-17288** (220 ss.m.) and **Lot-20-Blk-12 (LRC) Psc-193723** covered by the **TCT Nos. V-105728** and **V-105727**, respectively. The TCTs were issued by the Registry of Deeds of Valenzuela City to [REDACTED] (for V-105728) and [REDACTED] (for V-105727). They have an aggregated area of **449 sq.meters**.

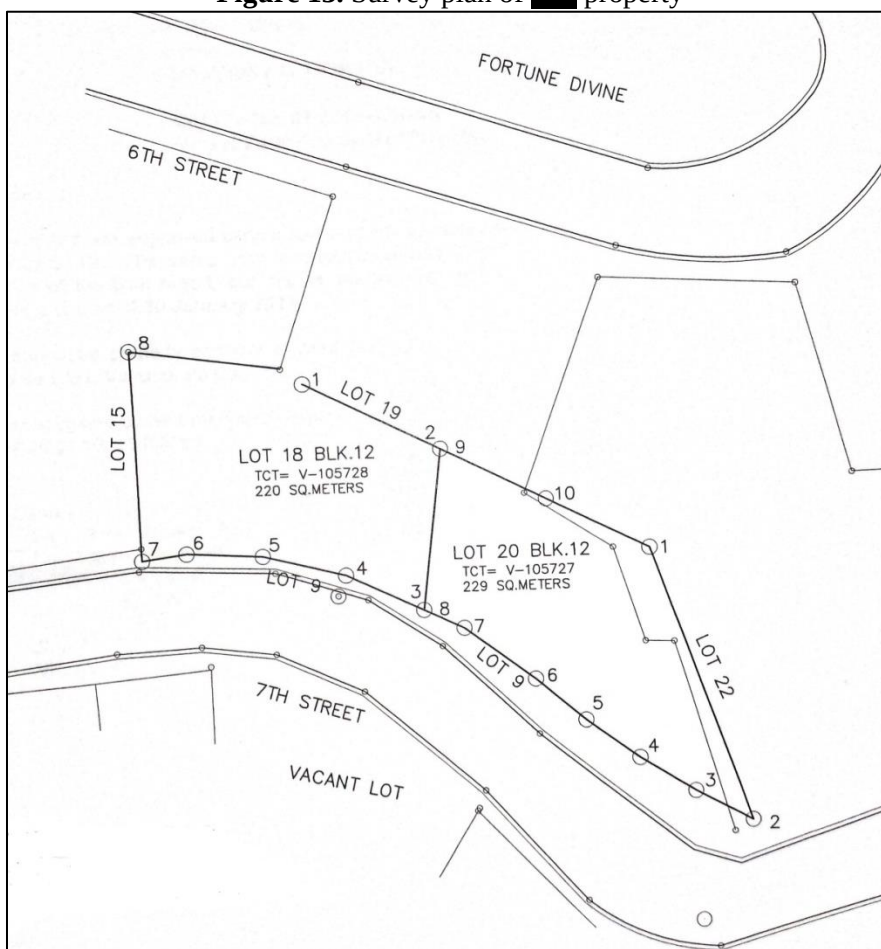
Figure 13 shows the survey plan of the property as plotted based on the technical descriptions appearing in the titles furnished by the seller. As shown, the land is rectangular in shape with frontage of 12.24 meters at Juana Street. The terrain of the land is flat. Its elevation is uniform and at grade with the road in front.

The boundaries of the entire land are as follows:

Northeast	-	Lot 19 and 22
Southeast	-	Road Lot 9 (7 th Street)
Northwest and Southwest	-	Lot 15

It is located at the west corner of Fortune Drive and 6th Street, within Fortune Village 5, Barangay Paso de Blas; approximately 200 meters southeast from 5th Street; and about 500 meters southeast from Paso de Blas Road.

Figure 13. Survey plan of [REDACTED] property



IV.5.2 Neighbourhood and Land Use Data

The property is in a mixed residential and commercial area. Residences in the vicinity are classified belonging to middle to high income households.

Generally, roads in the neighbourhood are designed to accommodate light to heavy vehicular and pedestrian traffic loads. Major thoroughfares are concrete, with widths ranging from 10 to 30 meters and lighted with mercury arc lamps. The site is accessible from Valenzuela City proper through Paso de Blas Road by public transportation (i.e. jeepneys and motorcycles). See Figure 14 for the vicinity map of the property.

The property is vacant and has no improvement. No identified PAP that will be displaced or to be compensated for any loss of property. Figure 15 shows the view of the subject property.

Figure 14. Vicinity map of [REDACTED] properties

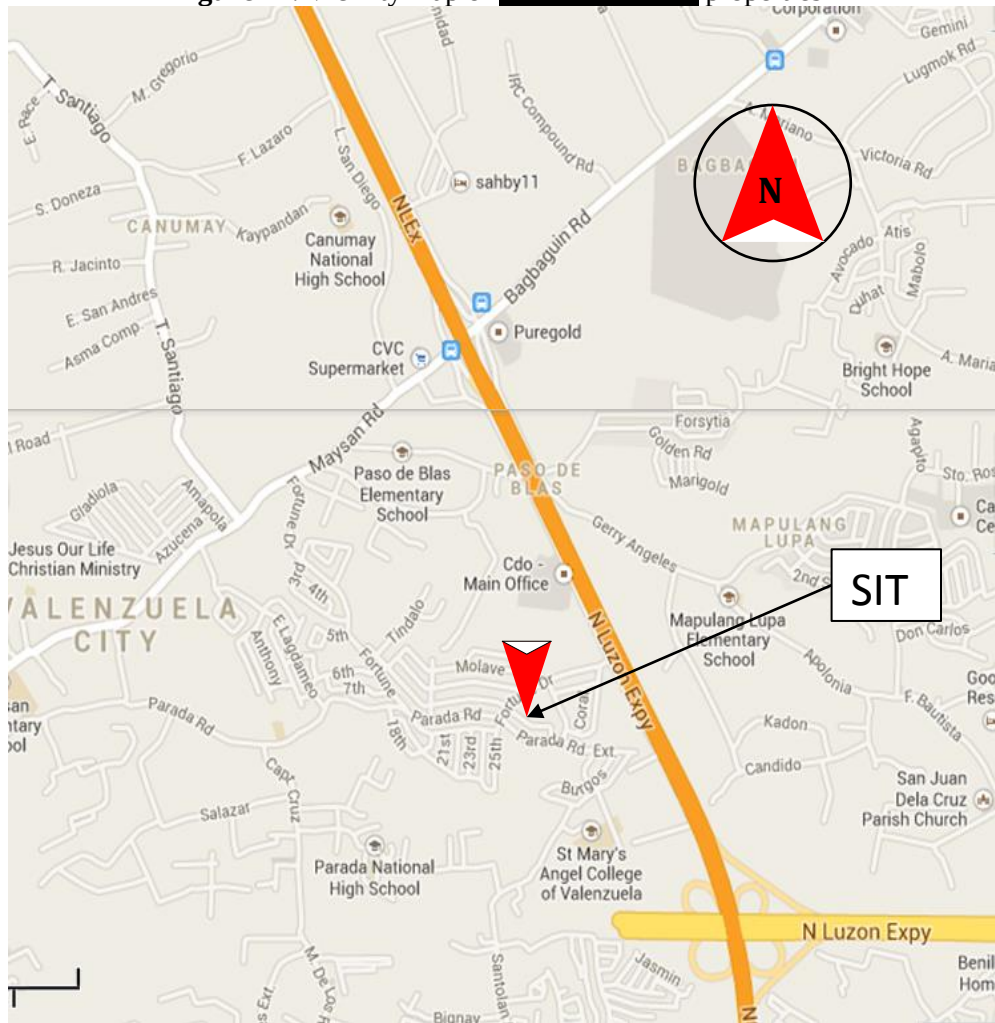


Figure 15. View of [REDACTED] properties



IV.6 PS No.19

Location: Lot 1109-B-2-J, Parada St., Valenzuela City

IV.6.1 General Information

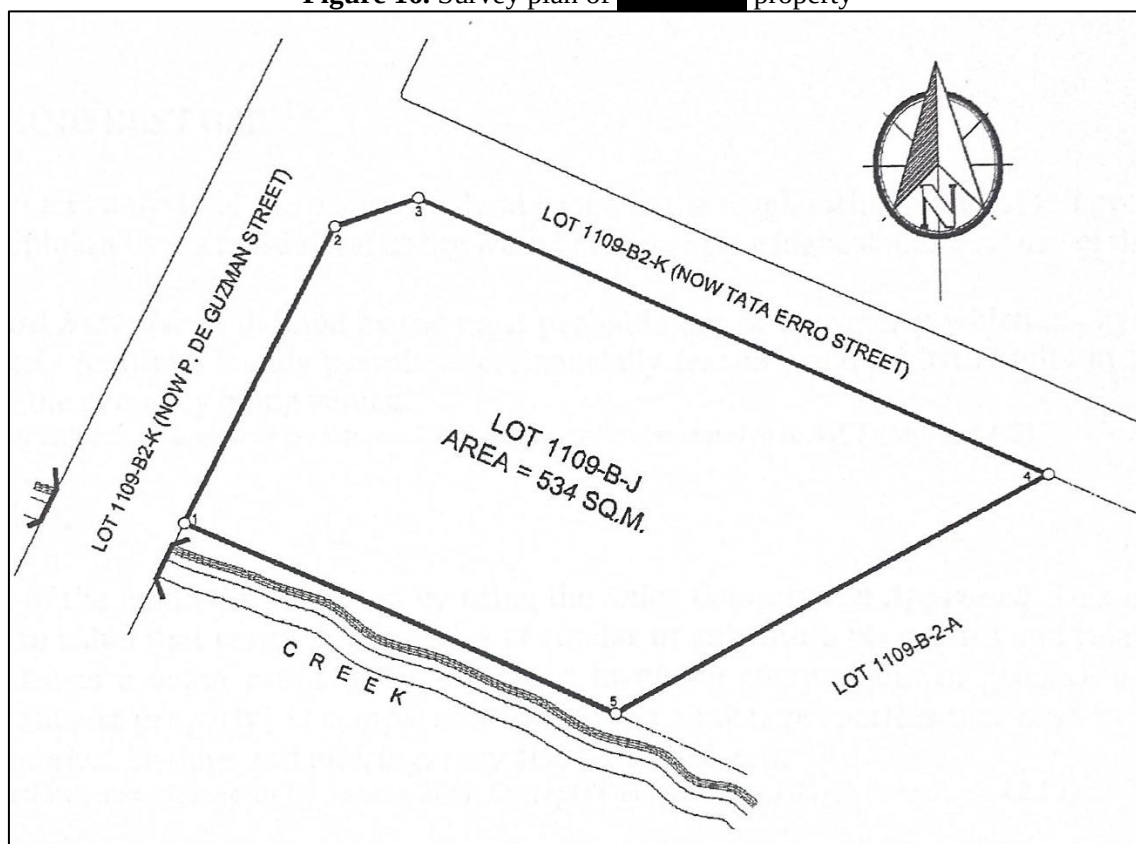
The property is technically identified as **Lot-1109-B-2-J, Plan (LRC) Psd-301811** with an area of **534 square meters** covered by the **TCT No. V-25372**. The TCT was issued to [REDACTED] by the Registry of Deeds of Valenzuela, Manila. [REDACTED] is the owner of the said corporation and also the seller of the property.

The boundaries of the entire land are as follows:

Northeast	-	Lot 1109-B-2-K
Southeast	-	Lot 1109-B-2-A
Southwest	-	Creek
Northwest	-	Lot 1109-B-2-K

Figure 16 shows the survey plan of the property as plotted based on the technical descriptions appearing in the TCT furnished by the seller.

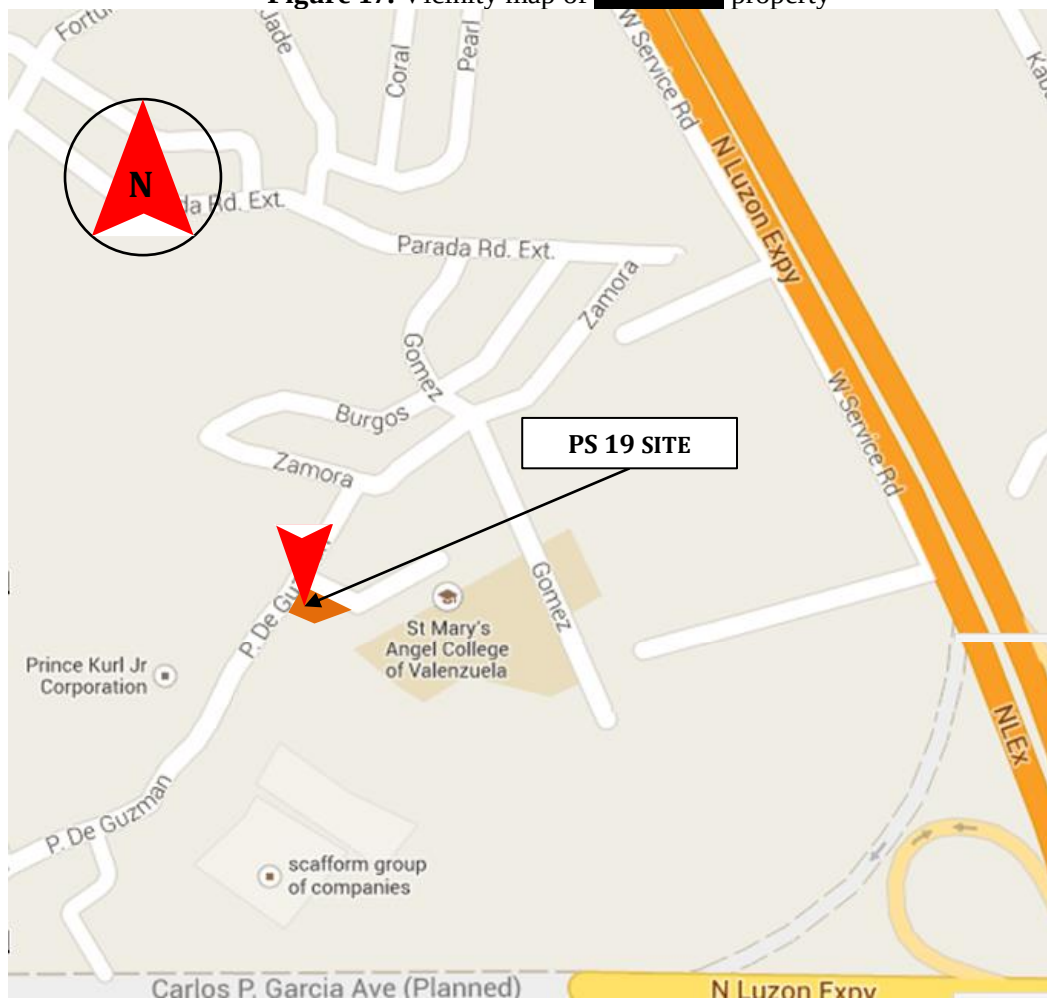
Figure 16. Survey plan of [REDACTED] property



As shown on the figure above, the land is trapezoidal in shape with frontages of 15.86 meters on P. De Guzman Street and 36.59 meters on Tata Erro Street. The terrain of the property is generally flat. Its elevation is at grade with the fronting roads.

The property is located on the south side of P. De Guzman corner Tata Erro Streets, within Fortune Village 7; approximately 60 meters northwest from St. Mary's Angel College of Valenzuela; 300 meters southwest from Parada Street Extension; and about 1.3 kilometers from PS Site No. 16 (Gonzales Property). See Figure 17 for the vicinity map.

Figure 17. Vicinity map of [REDACTED] property



IV.6.2 Neighbourhood and Land Use Data

The property is located in a residential area. Residences in the vicinity are classified belonging to middle and high income households.

Generally, streets in the neighbourhood are designed to convey light to heavy vehicular and pedestrian traffic loads. Major thoroughfares are concreted with widths ranging from 8 to 10 meters and lighted with mercury arc lamps. P. De Guzman Street is 6 meters wide, concrete, and provided with concrete curbs, gutters and underground drainage system; while Tata Erro Street is 4 meters and also concrete.

There is no settlement within the property. The property is fenced with concrete. Fruit-bearing trees (such as mango, star-fruit), ipil-ipil trees and some shrubbery are within the property. No identified protected tree species declared under DENR AO No. 98 are present on site. Figure 18 shows the view of the subject property.

Figure 18. View of [REDACTED] property



Since the property is bounded by a creek, it is subject to the ‘easement of public use’. Under Article 51 of the Water Code of the Philippines (PD No. 1067), “...the banks or rivers and streams and the shores of the seas and lakes throughout their entire length and within a zone of three (3) meters in urban areas, twenty (20) meters in agricultural areas and forty (4) meters in forest areas, along their margins, are subject to the easement of public use in the interest of recreation, navigation, flottage, fishing and salvage. No person shall be allowed to stay in this zone longer than what is necessary for recreation, navigation, flottage, fishing or salvage or to build structures of any kind”.

No identified PAP that will be displaced or individuals to be compensated for any loss of property. However, there are fruit-bearing trees that will be removed during clearing operations. The removal of these trees will be coordinated to DENR-EMB. A Permit to Cut Trees will be secured as required. Likewise, the subject property does not include any protected trees (such as narra, pili, rain tree) under DENR AO No. 98.

IV.7 PS No. 24

Location: Juana Street, Azicate Homes Subdivision, Brgy. Gen T. De Leon

IV.7.1 General Information

The land consists of two (2) adjoining lots with an aggregate area of **276 square meters**. The technical identification of the two (2) lots is shown in Table 3 below. The TCTs were issued by the Registry of Deeds of Valenzuela, Manila.

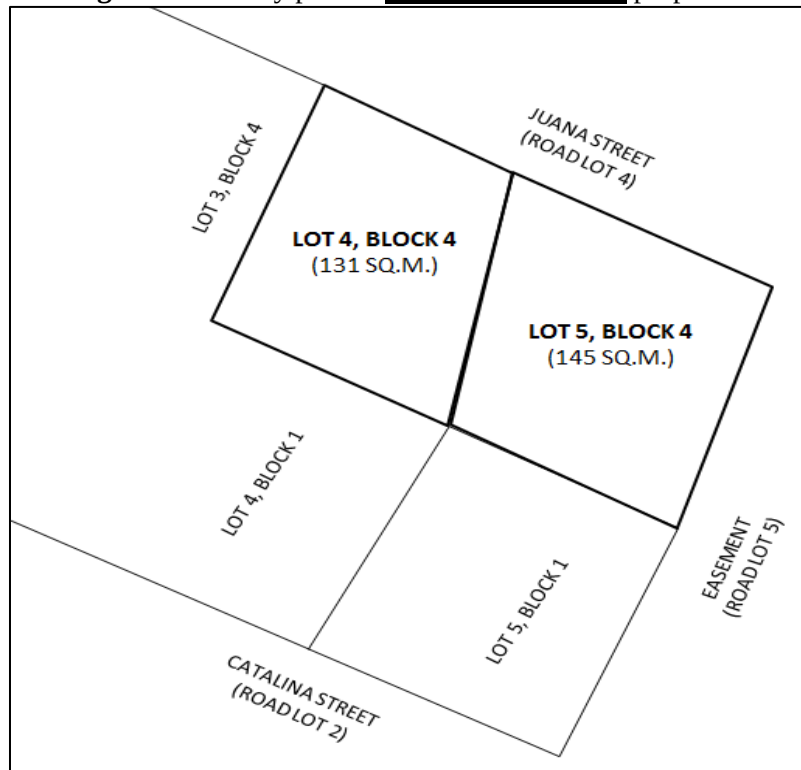
Table 3. Technical identifications of properties for PS No. 24

Lot No. Block No.	TCT No.	Area (sq.m.)	Registered Owner
5/4	V-82378	145	[REDACTED]

4/4	V-28734	131	
Total - 276 sq. m.			

Figure 19 shows the survey plan of the property as plotted based on the technical descriptions appearing in the TCT furnished by the seller.

Figure 19. Survey plan of [REDACTED] properties



As shown, the land is rectangular in shape with frontage of 12.24 meters on Juana Street. The terrain of the land is flat. Its elevation is at grade with the fronting streets.

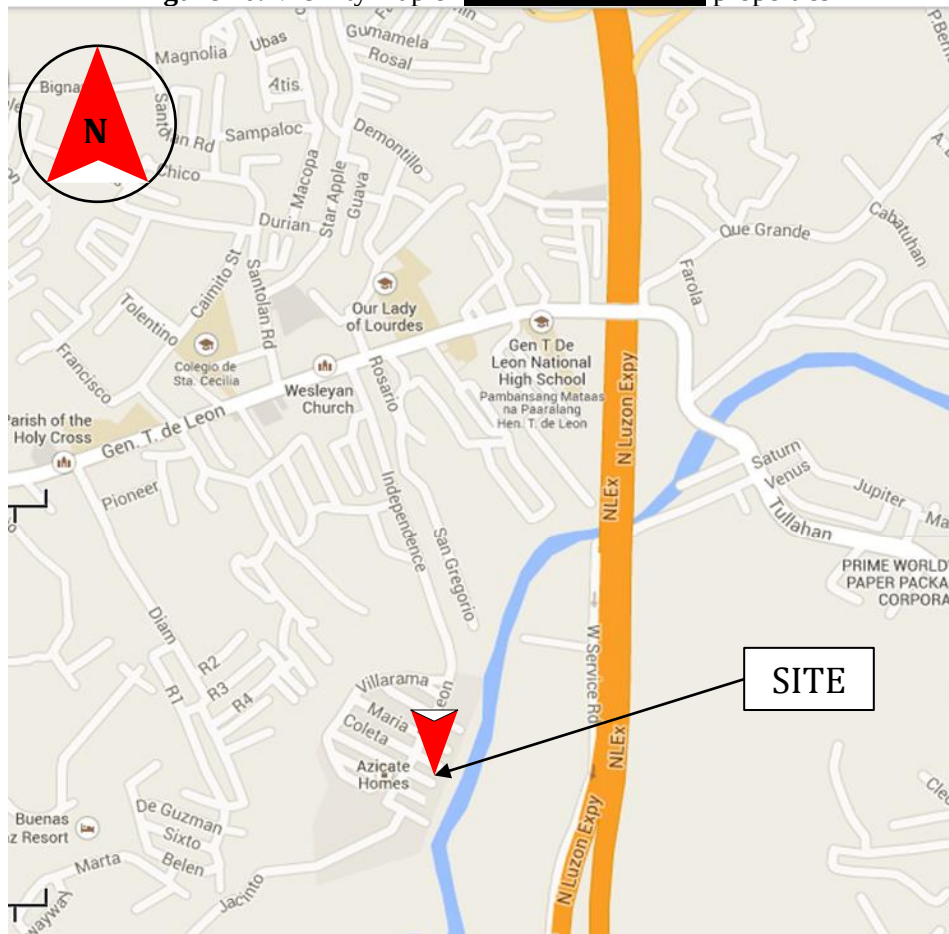
The boundaries of the entire land are as follows:

- Northeast - Road Lot 4 (now Juana Street)
- Southeast - Road Lot 5 (now Easement)
- Southwest - Lot 4, Block 1 and Lot 5, Block 1
- Northwest - Lot 3, Block 4

The property is approximately 50 meters southeast from Bahay Padre Street; 750 meters southeast from Gen. T. de Leon Street; 3.4 kilometers southeast from MacArthur Highway; and about 4 kilometers southeast from the Valenzuela City Hall.

Catalina and Juana Streets are both 8-meter wide. Catalina Street is concrete, while Juliana Street is earth-paved. Both are provided with concrete curbs, gutters, concrete sidewalks and underground drainage system. Figure 20 shows the vicinity map of the property.

Figure 20. Vicinity map of [REDACTED] properties



IV.7.2 Neighbourhood and Land Use Data

The property is situated in an area where land development is for residential use. Residences in the vicinity are classified belonging to low and middle income households.

Generally, the streets in the neighbourhood are designed to convey light to moderate vehicular and pedestrian traffic loads. Major thoroughfares are concrete with widths ranging from 8 to 10 meters and lighted with mercury arc lamps.

[REDACTED] property is occupied only by their house, while [REDACTED] is vacant. No other settlers residing within the subject properties. Both [REDACTED] lot are fenced with concrete and cyclone wires. Figures 21-24 show images of the acquired properties and the nearby streets.

No identified PAP that will be displaced or affected for the two (2) acquired properties. The [REDACTED] household already vacated their house upon release of the full payment.

Based on agreement, it is the responsibility of the seller to demolish and clear the area of any structure or improvement prior to the transfer of the property. The [REDACTED] property remains vacant.

Figure 21. [REDACTED] property



Figure 22. View of Catalina Street



Figure 23. [REDACTED] property



Figure 24. Juana Street



IV.8 PS No. 32

Location: Engracia Street, Brgy. Marulas

IV.8.1 General Information

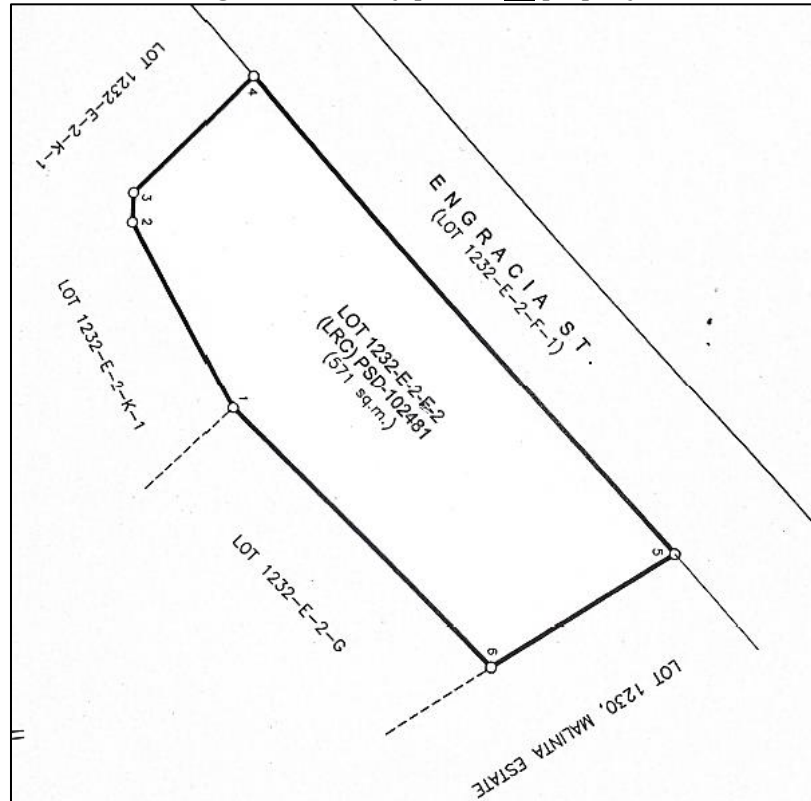
Two (2) adjacent lots are also acquired for PS No. 32. The aggregated area for the two (2) lots is **450 sq. meters**. They are technically identified by the Transfer Certificate Title (TCT) Nos. **T-143564** and **T-149336**. TCTs were issued by the Registry of Deeds for Valenzuela City to the following names: [REDACTED]. (T-149336). [REDACTED], the attorney-in-fact of the other registered owners, has the authority to transact, sign and execute the sale

The land is bounded by the following properties:

- | | |
|-----------|---------------------------------------|
| Northeast | - Lot 1230, Malinta Estate |
| Southeast | - Lot 1232-E-2-G and Lot 1232-E-2-K-1 |
| Southwest | - Lot 1232-E-2-K-1 |
| Northwest | - Engracia Street (Lot 1232-E-2-F-1) |

Figure 25 shows the survey plan of the property as plotted based on the technical description appearing in the title furnished by the seller. As shown, the land is rectangular in shape with a frontage of 42.10 meters on Engracia street. The terrain of the land is flat. Its elevation is slightly above the grade of the fronting street.

Figure 25. Survey plan of ■ property



The property is located approximately 260 meters northeast from Engracia Street corner T. Concepcion Street; 660 meters northeast from the intersection of I. De Guzman Street and T. Concepcion Street; 820 meters northeast from Constantino Elementary School; 1.0 kilometer northeast from Nesa's Pharmacy; 1.40 kilometers northeast from Santissimo General Hospital; 1.60 kilometers northeast from Marulas Market; and about 1.70 kilometers northeast from McArthur Highway. See Figure 26 for the vicinity map.

Engracia Street is 8-meter wide, concrete, and with open drainage canal.

property



IV.8.2 Neighbourhood and Land Use Data

The property is located in an area where land development is mixed-use residential, institutional and commercial.

Generally, streets in the neighbourhood are designed to accommodate light to heavy vehicular and pedestrian traffic loads. Major thoroughfares are concrete, with widths ranging from 10 to 15 meters. Public transportation connecting to various sections of Valenzuela City, as well as to other parts of Metro Manila, is available along McArthur Highway which is approximately 1.70 kilometers from the subject property.

The property is occupied only by an abandoned building. No settlements within and no identified PAPs that will be displaced due to land acquisition. The area will be cleared with any improvement upon transfer to Maynilad. Figure 27 shows the view of the sold lot as seen fenced with galvanic sheets (left-photo) and the condemnable building along Engracia Street (right-side).

Figure 27. View of [REDACTED] (left) and the condemnable building inside (right).



V. PUMP STATIONS ON PUBLIC ROAD LOTS

Fourteen (14) pump stations will be laid beneath public road lots and do not require acquisition of land. Each underground pump station requires 15m x 10m space.

One of these fourteen, PS 07 (located at Pinalagad, Malinta, Valenzuela City), will be installed underground in a 30 sq.m. road lot. The road lot is also improved with a multi-purpose covered court. Maynilad has secured a perpetual grant to use the same road lot for the purpose through a signed Memorandum of Agreement with the Home Owners' Association (HOA) in the area i.e. the Samahang Magkakapit-bahay ng Rose Packing.

PS 29, located at the southern end of T Concepcion St. within Brgy. Marulas, was omitted among MWMP sub-projects and will be under Maynilad's CAPEX. It is however considered a "linked project" of the Valenzuela sewerage system. Figure 28 shows the location of the fifteen (15) pump stations (including the "linked project"), as plotted in the Valenzuela catchment area map.

Details of the fourteen (14) pump stations that will be installed within public road lots are presented in Table 4, while the discussion on PS 29 is in Chapter VI.

Under the Republic Act No. 7160 (otherwise known as the "Local Government Code of 1991), the City Government has the jurisdiction and control over structures that will be constructed within public areas and roads in Valenzuela City. Likewise, structures that will be constructed within identified national and provincial road ways are under the jurisdiction of the Department of Public Works and Highways (DPWH).

These entire pump stations will be installed beneath identified city roads. Thus, the project was presented to the City Government of Valenzuela for its proper consent and approval. A Memorandum of Agreement was signed between Maynilad and the City LGU, with the latter approving the proposed project and (Statement 2.2.a) granting the Right-of-Way for the installation of interceptors and conveyance system appurtenances such as these pump stations. The City Government is also committed to assist in securing ROW, as deemed necessary, from any third party. However, Maynilad contractors shall secure applicable

permits from concerned agencies (e.g., barangay permits, excavation permits from DPWH & MMDA, traffic permit and mayor's permit from the LGU) prior to any construction activity.

Figure 28. Locations of the pump stations beneath public road lots and the “linked project”

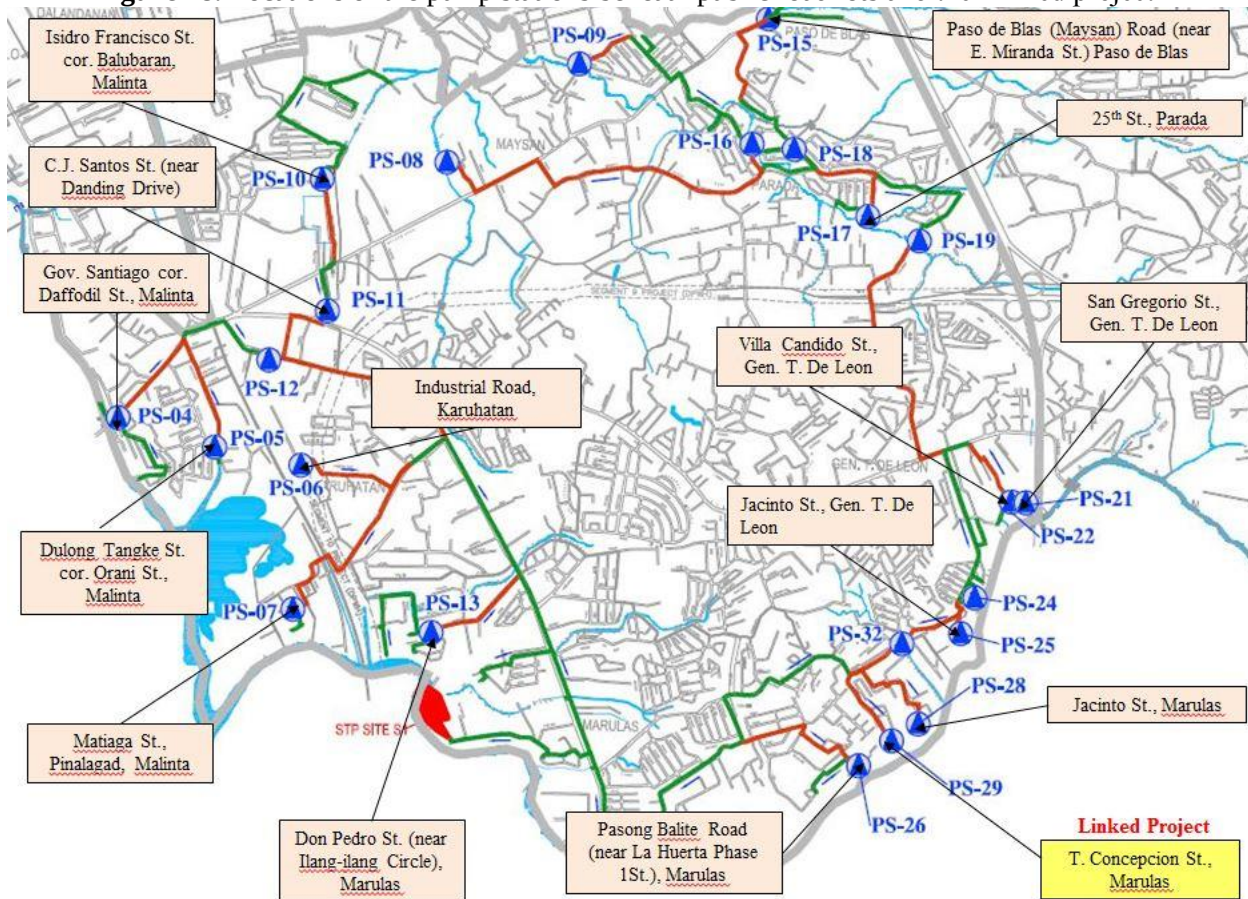


Table 4. Details of the fourteen (14) pump stations for installation beneath public road lots.

PS 04	
Location: Gov. Santiago (cor. Daffodil St.), Malinta, Valenzuela City Coordinates Northing: 1624511.246 Easting: 495661.3063 Design: head - 19.3 m ; flowrate - 38 li/s Description: The PS will be installed near corner of Daffodil St. The road has two (2) lanes and is about 15 m wide. The PS will require 15m x 10m space.	
PS 05	

Location: Dulong Tangke St. (cor. Orani St.), Malinta, Valenzuela City. Coordinates Northing: 1624372.772 Easting: 496113.9687 Design: head: 19.91 m ; flowrate: 42 li/s Description: The road has single lane and is about 10 m wide. The PS will require 15m x 10m space.	
PS 06 Location: Industrial Road, Karuhatan, Valenzuela City Coordinates Northing: 1624290.705 Easting: 496515.428 Design: head - 18.42 m ; flowrate - 54 li/s Description: The road has single lane and is about 15 m wide. The PS will require 15m x 10m space.	
PS 07 Location: Matiaga St, Pinalagad, Malinta, Valenzuela City Coordinates Northing: 1623619.341 Easting: 496476.7291 Design: head - 18.42 m ; flowrate - 54 li/s Description: The road lot is also improved with a covered court. The PS will be laid beneath the covered court and will also require 15m x 10m space. A signed MOA between Maynilad and the HOA is secured for the grant of perpetual use of Right-of-Way. (See Annex K)	
PS 10	

Location: Isidro Francisco St. (cor. Balubaran), Malinta, Valenzuela City Coordinates Northing: 16256.22722 Easting: 496613.4156 Design: head - 81 m ; flowrate - 17.16 li/s Description: The road has two (2) lanes and is about 20 m wide. The PS will require 15m x 10m space.	
PS 11	
Location: C.J. Santos St. (near Danding Drive), Valenzuela City Coordinates Northing: 1625009.067 Easting: 496637.8058 Design: head - 80 m flowrate - 14.01 li/s Description: The PS will be installed near a jeep terminal at the end of Danding Drive. It also requires 15m x 10m space. The road has two (2) lanes and is about 20 m wide.	
PS 13	
Location: Don Pedro St. (near Ilang-ilang Circle), Marulas, Valenzuela City Coordinates Northing: 1623511.036 Easting: 497121.4869 Design: head - 93 m flowrate - 24.16 li/s Description: The PS will be installed at the corner of Ilang-ilang Street. It also requires 15m x 10m space. The road has two (2) lanes and is about 15 m wide.	
PS 15	

Location: Paso de Blas (Maysan) Road, Paso de Blas, Valenzuela City Coordinates Northing: 1626369.387 Easting: 498695.2715 Design: head - 18 m flowrate - 12.34 li/s Description: The PS will be installed near the corner of E. Miranda Street. It also requires 15m x 10m space. The road has two (2) lanes and is about 17 m wide.	
PS 17 Location: 25th St., Parada, Valenzuela City Coordinates Northing: 1625447.130 Easting: 499158.7789 Design: head: 8 m flowrate: 15.39 li/s Description: The PS will be installed along 25th St. near Parada Road. It also requires 15m x 10m space. The road has two (2) lanes and is about 10 m wide.	
PS 21 Location: San Gregorio St., Gen. T. De Leon, Valenzuela City Coordinates Northing: 1624114.239 Easting: 499896.0858 Design: head: 11 m flowrate: 6.17 li/s Description: The PS will be installed at the southern end of San Gregorio St. near NLEX highway. It also requires 15m x 10m space. The road has two (2) lanes and is about 15 m wide.	
PS 22	

Location: Villa Candido St., Ge. T. De Leon, Valenzuela City Coordinates Northing: 1624118.551 Easting: 499827.8282 Design: head: 19 m flowrate: 21.84 li/s Description: The PS requires 15m x 10m space. Villa Candida St. has two (2) lanes and is about 10 m wide.	
PS 25	
Location: Jacinto St., Gen. T. De Leon, Valenzuela City Coordinates Northing: 1623505.032 Easting: 499591.7941 Design: head - 8 m flowrate: 10.28 li/s Description: The PS will be installed at the northeast end of Jacinto St. The road has one (1) lane and is about 10 m wide. The PS requires 15m x 10m space.	
PS 26	
Location: Pasong Balite Road (near La Huerta Phase 1 Road), Marulas, Valenzuela City Coordinates Northing: 1622890.048 Easting: 499115.6455 Design: head - 35 m flowrate - 29.12 li/s Description: The PS will be installed at the end of Pasong Balite Road, near La Huerta Phase 1 St.). It has two (2) lanes and is about 10 m wide. The PS requires 15m x 10m space.	
PS 28	

Location: Jacinto St., Marulas, Valenzuela City

Coordinates

Northing: 1623084.294

Easting: 499393.3271

Design: head - 12 m flowrate: 24.82 li/s

Description:

The PS will be installed at the southwest end of Jacinto St. The road has one (1) lane and is about 10 m wide. The PS requires 15m x 10m space.



VI. THE LINKED PROJECT

PS 29 is considered a “linked project” of the Valenzuela sewerage system, though it was omitted among the MWMP sub-projects. Thus, its implementation shall adhere to the guidelines of MWMP’s ESSF albeit under Maynilad’s CAPEX.

The pump station will be constructed at the southern end of T. Concepcion St. within Brgy. Marulas, A **118 sq. m.** private land is chosen as the site for the underground pump station. The property is owned by [REDACTED] Figure 29 shows the view of the property.

Figure 29. View of [REDACTED] property, the proposed location for PS 29



The land consists of two (2) adjoining lots technically identified as shown in Table 5 below.

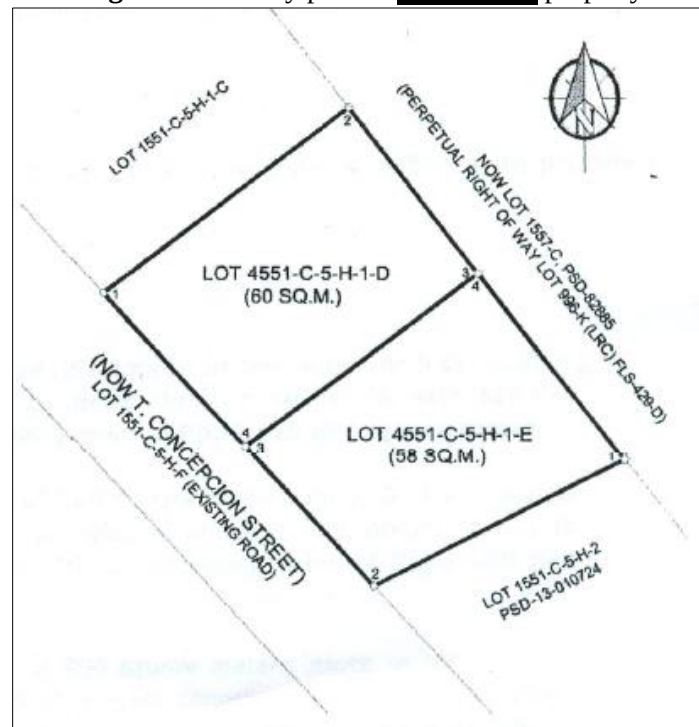
Table 5. Technical identifications of properties for PS No. 29

Lot No.	TCT No.	Area (sq.m.)	Registered Owner
1551-C-5-H-1-D	V-27800	60	[REDACTED]
1551-C-5-H-1-E	V-27801	58	[REDACTED]
TOTAL		118 sq.m.	

The above TCTs were both issued on 26 February 1993 by the Registry of Deeds for Valenzuela. The boundaries of the entire land are as follows:

- Northeast - Perpetual Right of Way Lot 996-K (now Lot 1557-C, Psd-82885)
- Southeast - Lot 1551-C-5H-2
- Southwest - Lot 1551-C-5-H-F Existing road (now T. Concepcion Street)
- Northwest - Lot 1551-C-5-H-1-C

The terrain of the land is flat. Its elevation is at grade with the fronting street. Figure 30 shows the survey plan of the property as plotted based on the technical descriptions. As shown, the land has a nearly rectangular shape with a frontage of 12.41 meters on T. Concepcion Street and a maximum depth of 9.01 meters.

Figure 30. Survey plan of [REDACTED] property

T. Concepcion Street is 3 to 6 meters wide and concrete-paved.

No improvement/structure within the lot. It is vacant and free of any encroachment. It is utilized by neighborhood as parking space for tricycles.

Maynilad acquired the land through lease which was done in accordance with the Environmental and Social Safeguards Framework (ESSF). The lease agreement runs for 99 years which outlives the project's life span and is therefore compliant with the ESSF requirement that the lease period be longer than the project life. [REDACTED], the attorney-in-fact of the registered owners, has the authority to transact, sign and execute the lease.

VII. PROJECT IMPACTS AND MEASURES

LAR aims not only to document the mode and process of land acquisition but, also, to identify probable social adverse impact brought by the project implementation to the immediate community (i.e. construction activity, access road etc.). Measures are in place to prevent, if not, minimize these impacts.

As verified by the Due Diligence conducted with World Bank on Oct. 17, 2013 and Land Bank on Nov. 24, 2014, there are no identified PAPs that will be displaced due to land acquisitions. Thus, OP 4.12 or Involuntary Resettlement is not triggered for this sub-project.

The acquisition was carried out through the usual "willing-seller and willing-buyer" approach with the execution of Contract to Sell/Deed of Absolute Sale between Maynilad and the Sellers.

VII.1 IMPACT OF SEWER NETWORKS

The sewer networks, based on Maynilad's practice, will be located along major and minor roads and are not expected to encounter necessary land acquisition or resettlement. In the event that impacts arise during the project implementation, Maynilad will address the concerns in accordance with the provisions of the ESSF for the project.

VII.2 OTHER IMPACTS AND MITIGATING MEASURES

Construction activities are expected to have minor, temporary impacts on the immediate community. These impacts can be dust and noise generation, safety hazards of residents during construction, construction debris, and commonly, traffic congestion.

VII.3.1 Traffic Congestions

The traversing of construction trucks and heavy equipment can contribute to the existing traffic condition of the streets leading to the construction sites.

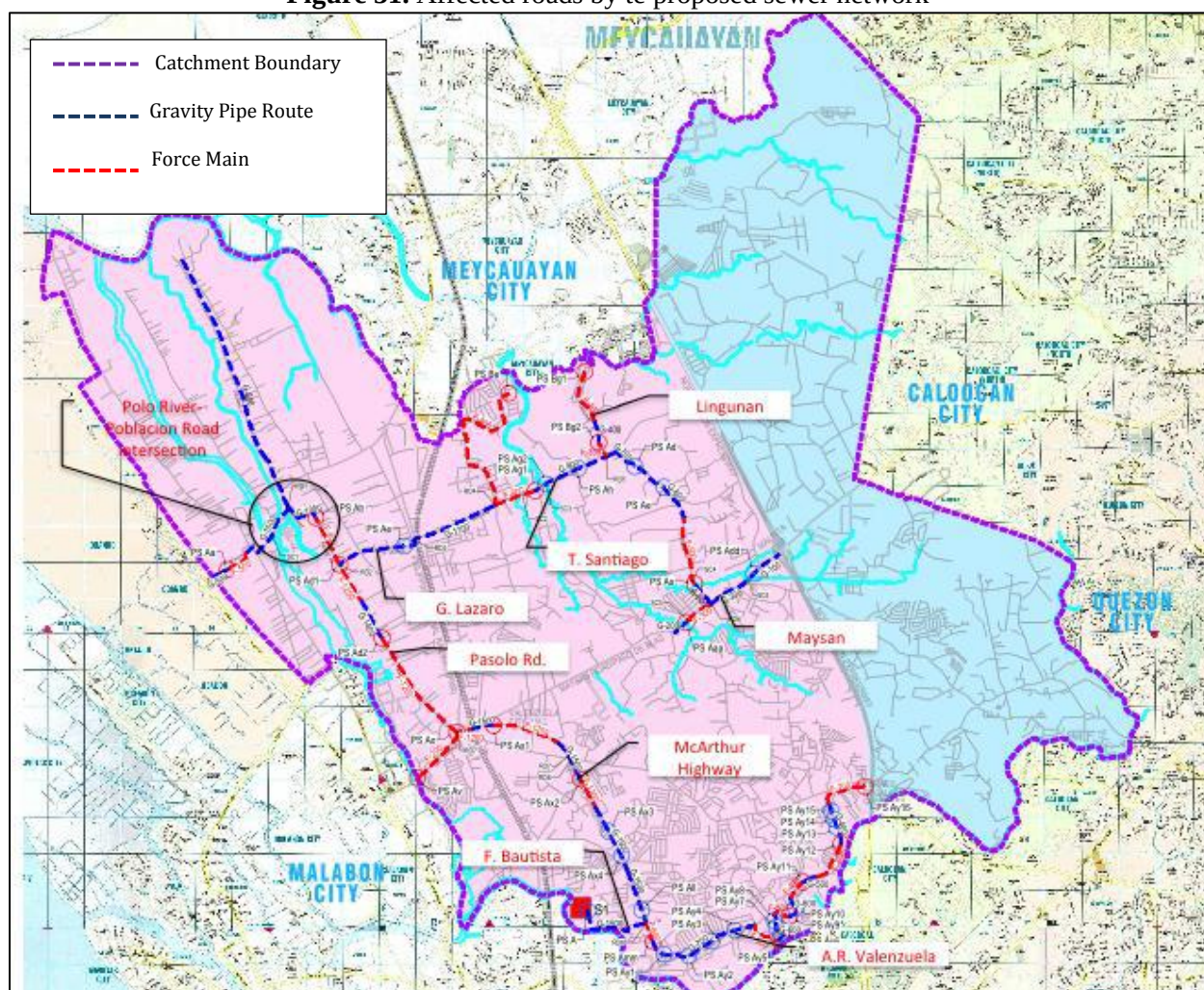
Excavation and other construction activities may occupy portions of the road that may lead to temporary road closure and traffic congestion. A phased-in schedule of construction works for the network and traffic re-routing plan in consultation with Valenzuela City's traffic management department are made to avoid inconvenience to the public.

Maynilad requires its Contractors to secure traffic permit and other related permits from the local government prior to any clearing/excavation works. At minimum, the following provisions will be incorporated in the Traffic Management Plan:

- During excavation work along busy street, a traffic aide shall be manned to maintain the traffic flow.
- Adequate barricades and warning signs shall be placed visibly to vehicles and pedestrians.
- Steel plates shall be placed on open trenches and these will be lighted at night.
- Plan of re-routing (if necessary) should be approved by the local traffic management or barangay. Rerouting of vehicle will be announced with adequate lead time through print and broadcast media, and if available, thru cyber media for the public to be able to understand and learn the rerouting plan.

Figure 31 shows the identified roads/streets that likely to be affected by the laying of sewer networks of the proposed conveyance system.

Figure 31. Affected roads by te proposed sewer network



VII.3.2 Safety Risks and Hazards

At PS Construction Sites:

Heavy trucks carrying construction materials that will traverse narrow streets can potentially bump and damage properties along the roads or alleys. Any damage to property will be replaced or recompensed by the Contractor at fair replacement cost. An incident report shall then be prepared by Maynilad.

At Pipelaying Routes:

During pipelaying works, materials will have to be delivered at excavations traversing roads. Any potential impact on the existing traffic conditions is expected to be significant but temporary. Nonetheless, staging areas will be properly identified by the contractor considering that there is limited area along roadsides for excavation materials and vehicles. Delivery of excavation materials will be done, as much as possible, during night time to prevent aggravating the existing traffic conditions in the area. Maynilad contractor are required to provide adequate signage, including provisions for traffic rerouting if necessary, during the excavation period. Maynilad contractor are also required to coordinate with local police or barangay office on the issue of traffic management during the duration of the pipelaying activities.

VII.3.3 Noise Disturbance

During construction:

High noise levels may be experienced in residential houses near the roadsides due to passage of vehicles and heavy equipment going to the construction site. The noise levels may be lower if speed limits are imposed and vehicles are kept in good condition. Blowing of horns in a densely populated area will be prohibited.

High noise level may also be generated by equipment such as generators, jack-hammers, etc. Carpentry and metal works may also cause disturbance to the neighbourhood. Disturbance can be minimized by observing proper operational schedule for equipment emitting noise. Activities requiring the use of noise-emitting equipment or activities that inevitably cause noise should be done on peak hours where ambient noise level is relatively high.

This will be closely monitored by the Contractors, in compliance to the Environmental Management Plan (EMP) of the project that is part of the bidding documents.

During Operation:

Noise from the operation of pump stations may cause nuisance in the vicinity. To avoid this problem, the motors and pumps will also be installed in an enclosed room or below the ground. Sound barrier, if necessary, will be installed to further reduce noise levels generated by the pumps.

VII.3.4 Dust Generation

During construction stage, the expected primary impact of the project on air quality is the increase in Total Suspended Particles (TSP) concentrations near construction areas. Civil works and operations will entail digging and excavation of the soil that may cause dust pollutions in the air. Winds may carry soil particles to nearby areas, including the adjacent built-up areas. This is particularly troublesome during dry and windy conditions.

This can be prevented and minimized by regular watering/sprinkling of areas prone to dust emission. Watering of TSP sources will be done as necessary to lessen spread of dust. Hauling and earth-moving equipment will be checked such that they are well maintained. Good housekeeping will also be emphasized to workers.

VII.3.5 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.

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.

VII.4 SOCIAL PREPARATION

VII.4.1 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.

VII.4.2 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

VII.5 FOCUS-GROUP DISCUSSIONS

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.

FGDs and face-to-face consultations with stakeholders are conducted before or even during the project implementation, for the said purpose. These activities serve as an avenue to hear and gather the opinions/suggestions of the community and answer their apprehensions on the project. It is also a way to raise support and reach out other members of the community through information-based and stakeholder-oriented dialogues.

VII.5.1 Valenzuela Conveyance System FGDs

Prior to project implementation, Maynilad arranged FGD activities for the proposed locations of the pump stations. Individual letters were sent to various households in the community, especially those located near the site. The letter expresses the intention of Maynilad in implementing the project. It includes information on the office/persons to look for in case there are concerns regarding the project.

Aside from meetings with local officials, Maynilad through its Program Management Division-Stakeholders Unit conducted two (2) community FGDs to cover stakeholders from different PS locations. These were conducted on November 28 and December 06, 2013. Community members were met on-site by Maynilad officers. Maynilad officers also did house-to-house information campaign for the convenience of others. In the succeeding figures (Figure 32 to Figure 37) are project engineers of Maynilad conducting FGD to various stakeholders located near the locations of the proposed pump stations.

Figure 32. Residents of Lagdameo St., Parada (PS No. 16) gathered for the FGD



Figure 33. Face-to-face discussions at Fortune Drive (PS No. 18).



Figure 34. FGD with residents of Juana St., Brgy. Gen. T. de Leon (PS No. 24).



Figure 35. Face-to-face discussions with residents of engracia St., Gen. T. de Leon (PS No. 32).



Figure 36. Face-to-face discussions with residents of Brgy. Parada (PS No. 19).



Figure 37. Face-to-face discussions with residents of Brgy. Karuhatan (PS No.12).



Noise emission, dust and odor generation and the provision of temporary employment are the most asked topics during the FGD and face-to-face discussions. The Environmental Management Plan (EMP) & Environmental Monitoring Plan (EMoP) were also presented to the stakeholders to answer the problems pertaining to noise, dust pollution, odour generation and others. The community were also given information on whom and how to address their concerns through the grievance redress mechanism of Maynilad.

Positive impacts were also relayed to the community such as the improvement of water quality of rivers and waterways and booming of small business enterprises within the area such as food stalls and sari-sari (small convenient) stores and others.

Some notable questions or concerns from participants during the FGDs are tabulated in Table 6 below.

Table 6. Notable questions raised during FGDs

Question	Response
1. How much additional costs in our current water bill will this added service may cause? - Rolando Salvador	This project will not affect or increase the current water bill charges. This is already part of the environmental charge included in the current water bill. This environmental charge is a percentage of the consumed water. This charge is incorporated

Concepcion St., Marulas	for the cost of water abstraction, desludging and sewerage services provided by the Concessionaire. - Engr. Larcia
2. Is it Maynilad's responsibility to remove the informal settlers along the riverside? - Evelyn Estrella Fortune Village 5, Parada	As compliance to the Supreme Court Decision or Mandamus, Maynilad's responsibility is to construct wastewater facilities and provide wastewater services. However, it is MMDA and DILG's responsibility to relocate any informal settlers along the riverbanks. - Engr. Larcia
3. How will you solve the traffic that might cause by your pipe laying works along main roads? - Noel Magallanes Cabral St., Maysan	Traffic management of the project are already coordinated to the LGU prior to the start of excavation and other activities. We will inform the public on possible traffic rerouting by posting traffic advisory in conspicuous places. We have also traffic aide on-site who will control the flow of vehicles so as to prevent the congestion. - Engr. Larcia
4. Can we benefit, in the form of employment, through this project? - Edwin Palpaquitan Concepcion St., Marulas	Maynilad also considers local employment during the construction phase of the project. We advise our contractors during the bidding to prioritize locals in order to share the benefits of the STP to them. - Engr. Larcia
5. When will the STP become operational? - Hirminia Diaz Engracia St., Marulas	Our target completion of this project is in 2016. But we will also have some expansion projects thereafter. - Engr. Larcia
6. Our drainages are clogged with solid wastes. You need to clear it first before water will flow to your facility. Will you also do some clearing operation prior to the construction activities? - Jeneilyn Villazon Lagdameo St., Fortune 4	Though it is not the responsibility of Maynilad to clean-up clogged drainages and canals, we are coordinating the problem to the LGU since it has the mandate and capability to do so. We can trace also if a certain area have clogged drainages through the wastewater flow. If the flow is substantially less then probably the water does not go directly to its drainage and flow somewhere. - Engr. Larcia
7. Will the project address the flooding in our barangay? - Felix Selma Pablo St., Karuhatan	The STP is not a flood mitigation project. But we are hoping that it may have an effect on the flood problem since considerable volume of water flowing from our drainage will be diverted to the plant.

	- Engr. Larcia
8. Will Maynilad also treat industrial waste? There are industries that discharge wastewater during flood events. In our case, we observed foul odors and waste oils along with the flood waters. - Josephine Paulino Pablo St., Karuhatan	No, we are only treating domestic wastewater. We can report to DENR those industries that don't have their own wastewater facilities and illegally dumping wastewater anywhere. - Engr. Sablas
9. Will the local government know the outcome of this PubCon? - Ramon Celeponio Cabral St., Maysan	Maynilad has constant coordination with LGU officials particularly the Mayor's Office. We will go back to the LGU and inform them the concerns brought out during our public consultations. - Engr. Delloso
10. Odor generation - Emma Vasquez Pablo St., Karuhatan	All our facilities have odor control. We have STPs located within densely populated areas like our STPs in Quezon City. And so far, we don't receive any complaints regarding odor. - Engr. Larcia

VII.6 GREAVANCE REDRESS MECHANISM

Maynilad created a Grievance Redress Mechanism to address complaints and issues raised by the project-affected-persons 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 981-3481. 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.

VIII. LAND ACQUISITION STATUS

For the conveyance system, all property sellers are already paid in full by Maynilad. All of these properties are with TCTs now transferred to Maynilad. Table 7 shows the updates of land acquisition status for the Valenzuela Conveyance System.

No triggers for O.P. 4.12 or involuntary resettlement are encountered in all acquired lots, as validated during the Due Diligence conducted. Thus, this LAR.

Table 7. Updated status of land acquisition

PS No.	Property Owner	Area Required	Dates of DOAS	New TCT	Remarks
8	[REDACTED]	390	04/15/14	013-2014003413 & 013-2015000308	Completed
9	[REDACTED]	314	01/17/2017	013-2017002913	Completed
12	[REDACTED]	500	8/22/2013	013-2014003049	Completed
16	[REDACTED]	229	5/17/2013	013-2013000554	Completed
	[REDACTED]	214	5/17/2013	013-2013000734	
18	[REDACTED]	220	7/18/2013	013-2013001106	Completed
	[REDACTED]	229	12/05/24	013-2016003561	Completed
19	[REDACTED]	534	4/24/2014	013-2014002277	Completed

24		131	7/25/2013	013-2014001229	Completed
		145	7/18/2013	013-2013001059	
32		450	2014	013-2015002788 & 013-2016002637	Completed

IX. VALUATIONS AND COMPENSATIONS

All eight (8) lands are privately owned and were negotiated through a “willing seller-willing buyer” approach. Appraisal documents showed that the lots are free of encumbrances. Table 6 shows the zonal value of real property within Valenzuela 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, neighbourhood and availability of utilities, size and the time element involved in choosing the site.

The market value provided by the two (2) Maynilad accredited appraisers, TopConsult Inc. and Cuervo Appraisers is 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 8.

Table 8. Details of property valuations and compensations

Project	Property Owner	Zonal Value	Appraiser's Valuation (per sq.m)	Total Appraisal Price	Total Purchased Price
PS-08					
PS-09					
PS-12					
PS-16					
PS-18					
PS 19					
PS-24					
PS-32					

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.

Acknowledgment receipts of the partial and full payments made by Maynilad are either signed by the sellers or their attorneys-in-fact. Deeds of Absolute Sale are also signed and executed upon the release of the full payment.

Prima Bautista received full payment on 11 March 2015 through her SPA, Mr. Edgardo S.

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