



MAYNILAD WATER SERVICES INC.

PHILIPPINES

LAND ACQUISITION REPORT

SOUTH SEPTAGE TREATMENT PLANT

April 22, 2014

A Project Under

METRO MANILA WASTEWATER MANAGEMENT PROJECT

(MWMP)

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ACRONYMS

- CTS - Contract to Sell
- EDSA - Epifanio Delos Santos Avenue
- EMP - Environmental Management Plan
- EMoP - Environmental Monitoring Plan
- ESSF - Environmental and Social Safeguards Framework
- DSSTP - Dagat-dagatan Sewage & Septage Treatment Plant
- DENR - Department of Environment and Natural Resources
- DAO - Department Administrative Order
- LLDA - Laguna Lake Development Authority
- PAPs - Project Affected Persons
- SpTP - Septage Treatment Plant
- TCT - Transfer Certificate of Title
- BIR - Bureau of Internal Revenues

1. PROJECT OVERVIEW

Maynilad commits to support the government's effort to protect and conserve the environment. The company intends to significantly extend the service coverage of its wastewater collection and treatment facilities in the west concession area. The program will also increase the current septage management capabilities of Maynilad.

To immediately respond to the pressing water pollution problem within its catchment area, Maynilad adopted the combined wastewater system approach (storm water and sewage). The dry weather flow in the drain consists mainly of effluent from septic tanks. This flow is conveyed to a sewage treatment plant (STP). Existing septic tanks will continue to serve as primary treatment process for the wastewater. The tanks will be desludged on a regular cycle. The STP will have physical, biological and chemical treatment processes and the effluent from the same is designed to achieve the Class C-DENR DAO 35 effluent standards. It will also have disinfection and sludge management capabilities. As per business plan, this STP for combined system will be used until such time that separate sewage systems are in place. The project construction for these systems will commence on 2021.

For the Metro Manila Wastewater Management Project (MWMP), projects include the construction of STPs for the northern portions of the concession area (Valenzuela) and the southern portions (extending to towns of Cavite).

Maynilad has also initiated the construction of thirteen (13) STPs to cover the improvement of the water quality of the San Juan River System; nine (9) of these STP's are already completed. These STP's are wholly financed by Maynilad and is still part of MWMP.

Projects under consideration for bank financing under MWMP are as follows:

1. Construction of Talayan STP (this project is also part of the San Juan River System)
2. Construction of Pasay STP
3. Rehabilitation of Ayala-Alabang STP
4. Construction of Muntinlupa STP
5. Construction of Valenzuela STP
6. Construction of South Septage STP

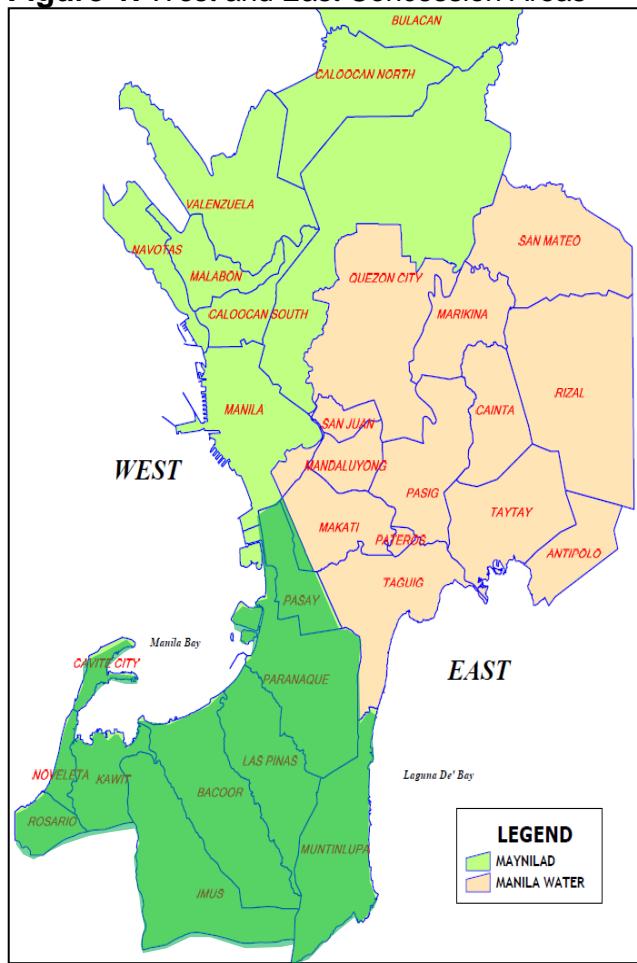
This **Land Acquisition Report (LAR)** is prepared in fulfilment of the loan covenant that projects funded under MWMP will comply with the MWMP Environmental and Social Safeguard Framework (ESSF). This report covers the social safeguards of the chosen site for the Las Piñas - South Septage Treatment Plant only.

2. THE SOUTH SEPTAGE TREATMENT PLANT

Maynilad has recognized the need to construct a new septage treatment plant (SpTP) located in Parañaque City. The SpTP project is an addition to the only septage treatment plant of the company, the Dagat-dagatan Sewage and Septage Treatment Plant (DSSTP). The DSSTP is located in Caloocan City and has a septage treatment capacity of 450 cu. meters per day, equivalent to 90-130 septic tanks.

The project aims to segregate the concession area of Maynilad into two septage zone (the north and south septage) for a rapid and efficient approach on the growing needs for desludging services of costumers throughout the west zone. The DSSTP will cater the northern concession areas such as Bulacan, Caloocan, Valenzuela, Navotas, Malabon and Manila. While, the South SpTP will cater the septage service needs of the southern concession areas of Maynilad namely; Pasay, Parañaque, Las Piñas, Muntinlupa, Bacoor, Cavite City, Imus, Kawit, Rosario and Noveleta. Figure 1 shows the division of areas of the two concessionaires; Maynilad (in green) and Manila Water (in orange).

Figure 1. West and East Concession Areas



The South SpTP will be designed to treat 250 cu.m/day of septage (at 8 hours operation) collected from Maynilad concession area. The plant will have the capacity to accept septage from two (2) units of 10 cu.m. vacuum trucks simultaneously unloading within 5 to 10 minutes.

All processes and facilities will be designed to meet Maynilad's required performance specifications. Moreover, the interconnections between various equipment and processes, support systems and other structures will be integrated to ensure flexibility in operations and plant reliability. The secondary treatment (filtrate) will be designed to accommodate filtrate processing of twice the average capacity of the SpTP operating at 16 hour (500

cu.m./day at 16 hours operation).

The Septage Treatment Plant/ SpTP will also be designed to ensure at least 50% availability of plant capacity even during repair/maintenance activities. All major process equipment, including those for which the whole SpTP is dependent for full operation will be provided with standby units. A storage tank to hold a five (5) day generated scum, oil and grease will be provided. Disposal of scum, oil and grease will be done in accordance to DENR's regulation. It is the responsibility of the contractor to ensure that the process is complying with the DENR regulation during the duration of the pre-commissioning, commissioning, guarantee period and warranty period until the formal turn-over to Maynilad.

3. 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 of the project. During identification of potential sites, the project proponent will as much as possible avoid land parcels with multiple owners and encumbrances.

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 (e.g. ARAP, RAP or LAR) will be developed and implemented. It must also satisfy the safeguard measures needed in the land acquisition as stated in the Resettlement Policy Framework (RPF).

The RPF Entitlement Matrix states:

For residential land and/or commercial land needed by the project where there are project affected persons involved," Affected persons and other informal settlers will not be entitled to compensation for affected land but will be compensated for affected structures and other investments made on the land and relocation assistance."

4. LAND DATA

A private property is acquired for the physical component of the plant. Several factors are considered for the location of the SpTP. The location is chosen according but not limited to the following considerations; land area, accessibility, issues on encumbrances and geological and topographical features. Another consideration for size of the land is the capacity to cater future expansion since the population in the service area is constantly growing.

4.1 Location of the Private Property

Maynilad acquired a private property in Las Piñas City for the physical component of the SpTP. It is located along Alabang-Zapote Road, Barangay Pamplona Uno, Las Piñas City, Metro Manila. The property was recommended and chosen as the site for the South SpTP after undergoing screening for the abovementioned factors.

The property is on the southwest side of Alabang-Zapote Road extending southwest ward to Rio Grande de Zapote and Estero Sia Nombre. It is across Doña Cristeta Subdivision and beside Dakki Classics Concepts, Inc. It is approximately 400 meters northwest from Doña Manuela Street; 450 meters southeast from Pamplona Central Elementary School; 1.30 kilometers southeast from Quirino Avenue; and about 1.50 kilometers northwest from University of Perpetual Help Medical Center. Figure 2 shows the vicinity map of the property.

4.2 Profile of Barangay Pamplona Uno

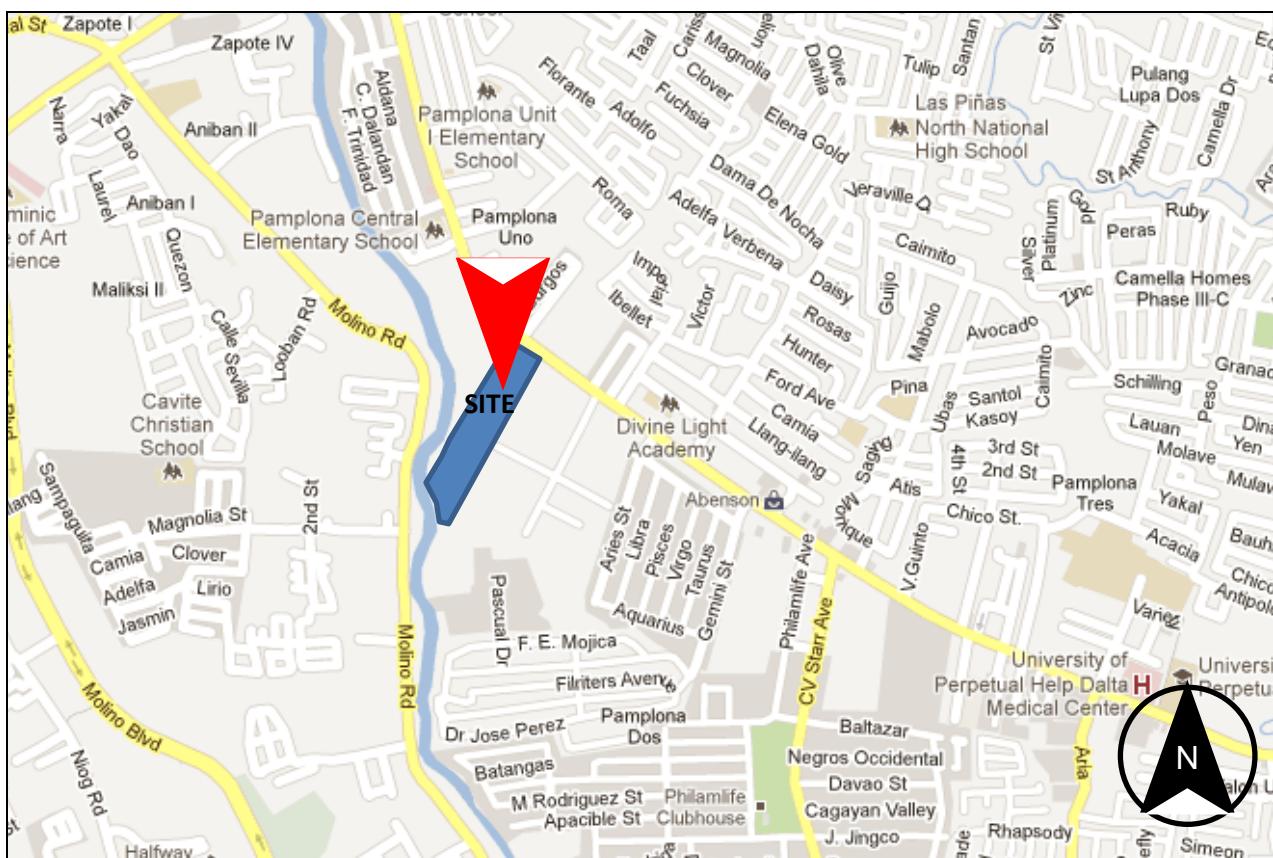
Barangay Pamplona Uno belongs to District 1 of the two political subdivisions of Las Piñas City. It has a total land area of 72.64 hectares. Its land area is utilized as follows. Table 1 shows the distribution of land areas in Brgy. Pamplona Uno according to its present use and purpose.

Table 1. *Distribution of land area (ha.) according to use or purpose.*

Use	No. of (Ha.)	Percent to total
Residential	36.37	50.07%
Commercial	29.36	40.42

Industrial	5.00	6.88
Institutional	0.58	0.80
Open Spaces/Parks	1.13	1.56
Utilities	0.20	0.27

Figure 2. Vicinity Map of the Property



Brgy. Pamplona Uno has a total population of 17,415. Household population and number of households are 17,331 and 3,642; respectively. It has a population density of 211.72 persons/ha.

4.3 Ownership

V.A.A. Builders Corporation is the legal owner and seller of the private property for the SpTP. The company is owned and managed by the family of the incumbent Mayor Vergel Aguilar of Las Piñas City.

VAA Builders expressed its intention to sell the lot to Maynilad by forwarding a Letter of Intent. (*Annex A. Letter of Intent*)

4.4 Property Identification and Survey Plan

The land is technically identified as Lot A-3-B-4-B, (LRC) Psd-29031. The Transfer Certificate of Title (TCT) No. T-111103 was issued by the Registry of Deeds of Las Piñas City on August 04, 2008 in favour of the V.A.A. Builders Corporation. (See *Annex B. Transfer Certificate of Title*).

The whole property covers an area of 41, 516 square meters. However, only **37,516 square meters** of the property is acquired by Maynilad. The remaining 4,000 sq. m. parcel of lot in front is excluded by the seller from the sale for his own purposes. The parcel of lot for acquisition already includes a Right-of-Way of 416 square meters. Figure 3 shows the site for the proposed South SpTP.

The land is bounded by the following properties:

- | | | |
|-----------|---|---|
| Northeast | - | Alabang-Zapote road (National Road) |
| Southeast | - | Lot A-3-B-4-A |
| Southwest | - | Zapote River (Rio Grande de Zapote) and Creek (Estero Sia Nombre) |
| Northwest | - | Zapote River (Rio Grande de Zapote) and Lot A-3-B-3 |

Figure 3. The lot to be acquired for the SpTP as shown bounded by red line.

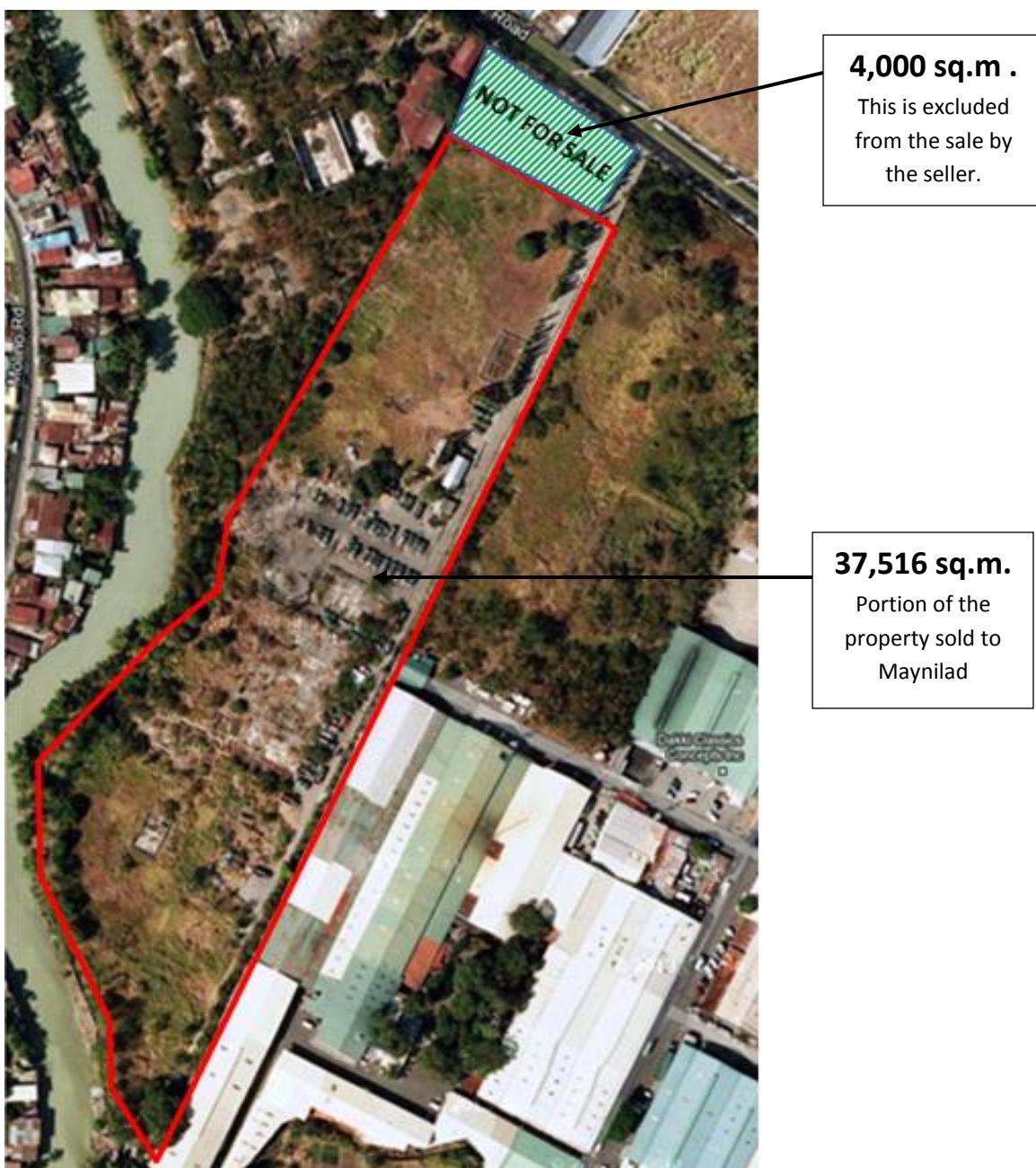
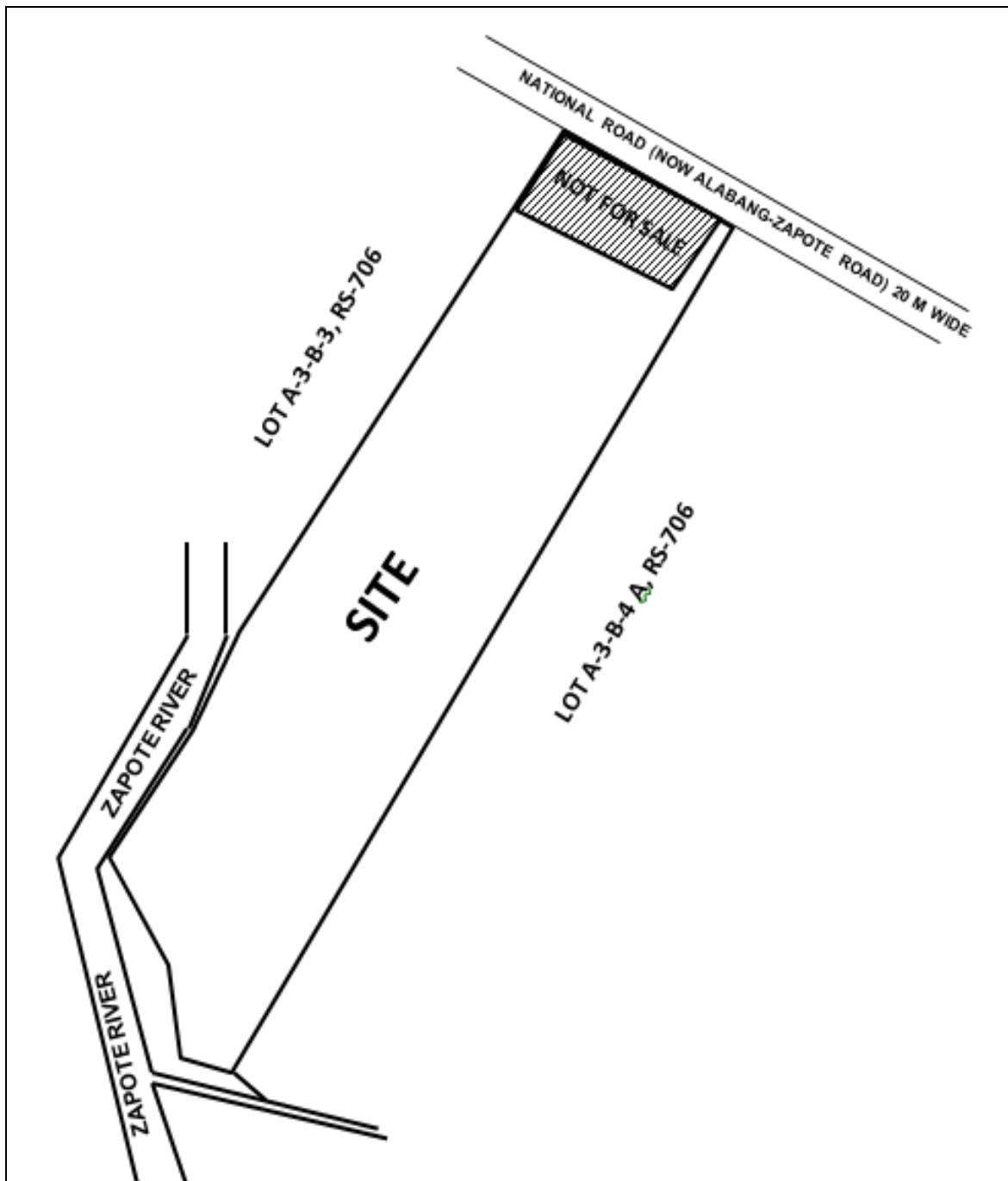


Figure 4 shows the survey plan of the property based on the technical description appearing in the title furnished by the seller. The survey was done by the technical surveying unit of Maynilad.

The land has an irregular shape with frontages of 69.84 meters, 226 meters and 47 meters correspondingly on Alabang-Zapote Road, Zapote River and creek. The terrain of land is generally flat. Its elevation is at grade with the fronting road.

Figure 4. Survey plan of the property



4.5 Present Land Use and Improvements

The property serves as a temporary City Government Motorpool. Garbage compactors and dump trucks can be seen in the area. The vehicle impounding area of Las Piñas City Government is also situated inside the property. The remaining portion of the lot is unoccupied. Figures 5-7 show different views inside the property.

The motor pool, garbage compactors and vehicle impounding area, which are present on the project site, will be moved by the City Government in the 4,000 sq. m. excluded portion located in front of the property (see Fig.3).

Figure 5. Impounded cars, bus and utility vehicles in the site



Figure 6. Motorpool inside the property



Figure 7. Garbage compactors at the site



4.6 Neighbourhood

The land use in the area is for mixed-use: commercial and residential. Residential areas in the vicinity are identified belonging to middle-income households. Private housings and subdivisions are evident in the area. Commercial establishments, shops and warehouses also profusely exist in the said location.

Generally, the streets in the neighbourhood are designed to convey light to heavy vehicular and pedestrian traffic loads. Major thoroughfares are concrete with widths ranging from 10 to 40 meters, and lighted with mercury arc lamps.

The site is directly fronting the Alabang-Zapote Road, a major highway in Las Piñas. The whole stretch of the road is traversed by all types (private/public) and capacities of vehicles. Traffic build-ups are normally experienced during weekdays and rush hours in the said road. The road is approximately 20 meters wide. Figure 8 shows the Alabang-Zapote road in front of the property.

Figure 8. Alabang-Zapote Road - the frontage of the property being acquired.



SM Center Las Piñas serves as the major commercial and shopping center of the residents in the area. This is accessible from the property by public transportation. It is

also along Alabang-Zapote Road. Other community centers like post office, public market, hospitals/clinics and public and private schools are also accessible from the property.

4.7 Community Facilities and Utilities

Electric power and water supply facilities are available at the site.

Public transportation connecting to various sections of Las Piñas City as well as the Metro Manila is available along Alabang- Zapote Road. Street lights, garbage collection, foot and mobile patrols of the Philippine National Police, and other community facilities and utilities are maintained by the city government and the Metro Manila Development Authority.

5. PROJECT SOCIAL IMPACTS

The identification of the potential social impacts of the project is a must during the course of land acquisition to ensure that proper safeguard measures are implemented. This is to prevent, if not lessen the adverse social impact brought by the project. The project proponent is required to identify the relevant social issues and to assess the type and level of information required during subsequent field investigations. Preliminary social and land acquisition assessment will help in identification of risks, deciding whether or not to proceed with the project or to consider alternatives to ensure that the adverse impacts are avoided, or minimized if cannot be avoided. The ESSF outlined the Bank's social safeguard policies that could be triggered by the project. The framework includes the necessary procedures and actions to be taken by the project proponent in cases where certain social safeguards OP are triggered.

5.1 Site Due Diligence

A Site Due Diligence was conducted by the MWMP Team composed of World Bank and Land Bank representatives together with Maynilad Staff on December 12, 2012. The visit aimed to identify and screen possible environmental and social issues in the property for acquisition.

The land acquisition of the SpTP project will not trigger involuntary resettlement (OP 4.12), as verified during the due diligence. The property is vacant or free of settlements. It is properly bordered and walled in every side preventing the occurrence of illegal squatting in the area. It is also manned by a security service hired by the seller.

No identified residential houses located adjacent to the property which can be greatly impacted by the project. The property is bordered only by a private warehouse on its right side, Zapote River on its left and back and Alabang-Zapote Road in front. Residential houses and subdivisions are distantly located. Most of them are located far across the Alabang – Zapote Road and across the Zapote River.

5.2 Heavy Metals Soil Contamination

V.A.A. Builders' property is in proximity with the lot previously occupied by Philips Corporation, manufacturer of fluorescent lamps and bulbs. The Philips Corporation site is immediately across the Alabang - Zapote Road and is at higher ground with the V.A.A. Builders' property. Hence, the probability of heavy metal soil contamination was considered during the due diligence.

A soil test was conducted by JefCor Laboratories to validate such concern. The random soil sampling was done on March 13 and 15, 2013 at points shown in Figure 9.

The result shows only trace amount of mercury and is below the limit as compared to standard set by different international entity. Table 1 shows the result of the soil analysis against foreign standards. Figure 10 shows the soil sampling conducted. (See Annex C. Result of Soil Analysis.)

Table 1. Result of Soil Analysis

Parameters	Site A		Site B		Site C		US EPA	Taiwan EPA	University of Oregon
mg/kg	1.5m	2m	1m	2m	1.5m	2m			
Antimony	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	-	-	0.2 – 10.0
Arsenic	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	75	60	0.10 - 40.0
Cadmiun	0.65	0.85	0.91	0.38	0.60	0.54	85	20	0.01 - 2.0
Mercury	<0.004	0.026	0.012	0.012	0.016	0.012	840	10	0.01 – 0.50
Lead	36.64	24.42	31.34	36.37	27.83	28.97	420	2000	2.0 - 300
Copper	153.08	145.14	161.63	62.0	106.67	101.96	4300	400	2.0 – 100
Nickel	17.85	11.55	7.35	23.10	39.64	8.92	75	200	5.0 - 500
Chromium	11.60	<0.20	<0.20	10.61	36.76	13.03	3000	250	5.0 - 1000

Figure 9. Random sampling points for the soil analysis.

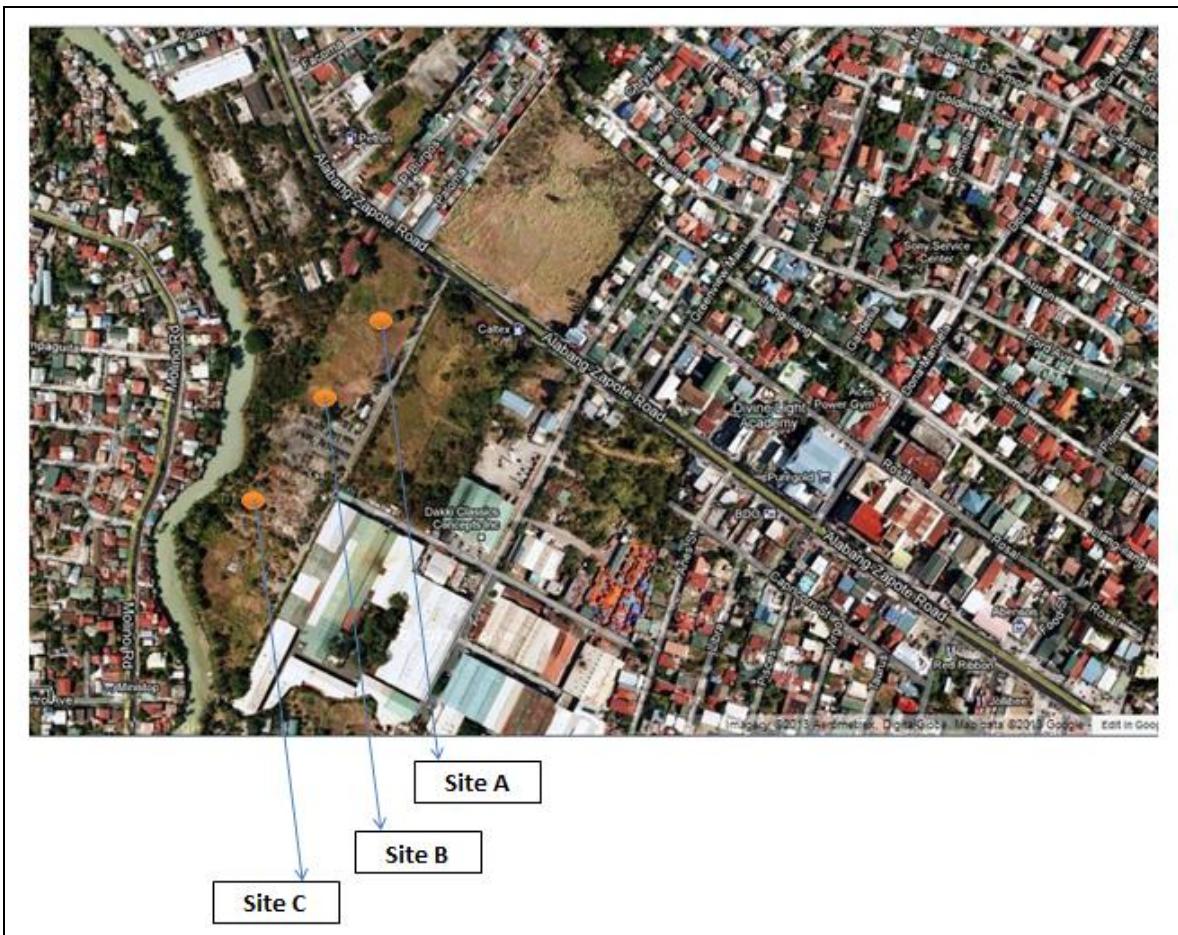


Figure 10. Soil Sampling



5.3 Traffic

Any potential impact on the existing traffic conditions is expected to be significant but can be avoided. During construction phase, delivery of construction materials can be done, as much as possible, during night time or at a non-rush hours to prevent aggravating the existing traffic conditions in the area. The traffic management plan and the mitigating measures for other potential adverse impacts are stipulated in the Environmental Management Plan (EMP) which is discussed in Chapter 7.

6. PUBLIC CONSULTATION AND PARTICIPATION

It is a basic practice of Maynilad to conduct Public Consultation (PubCon) prior to the project construction phase. PubCon is also considered a must activity when it comes to social and environmental safeguard. It aims to develop good project reception in the community. It is also the right avenue to encourage public participation and cooperation in the project. During the event, local residents are given the chance to voice out their concerns and open their apprehensions with regards to the project. It is also time for Maynilad to respond to the concerns not only pertaining for the project, but as well as on other services provided by the company in the area.

Maynilad solicited the support of Barangay Chairman Bienvenido DL. Mateo Jr. in facilitating the PubCon. Brgy. Chairman Mateo also expressed his support for the project. The Barangay Council cascaded the information of the PubCon to the local residents of Pamplona Uno. Home Owners Associations of the barangay were also invited to participate in the affair. Maynilad also sent invitation to the two environmental regulatory offices – the DENR and LLDA. (*See Annex D. Invitation Letters to DENR & LLDA*).

The PubCon for the proposed South Septage Treatment Plant (SpTP) was conducted on June 13, 2013 at Barangay Hall, Pamplona Uno, Las Piñas City. It was not made on-site since proper facilities to hold the activity were not available at the site. There were thirty-nine (39) attendees who participated in the event. Majority of those were residents of Brgy. Pamplona Uno. (*See Annex E. Attendance of the Public Consultation*). Figures 11 to 13 show photos of the PubCon conducted by Maynilad in Las Piñas City.

The local residents of Brgy. Pamplona Uno were not opposing the project. They have recognized the importance and purpose of the project to the community, especially when it comes to maintaining health and sanitation. They only require that Maynilad will assure the project implementation would not cause any adverse impact to their health and safety.

Figure 11. PubCon attendees are paying close attention to Maynilad's discussion about the SpTP project that will be constructed in the area.



Figure 12. Engr. Fajardo of Maynilad discussing the proposed South Septage Treatment Plant to the PubCon attendees



Figure 13. Engr. Cherry Rivera, Maynilad's environmental consultant, discussing the impacts of the project to the environment and the mitigating measures (EMP & EMoP) to address the adverse impacts.



6.1 Proceedings of the Public Consultation

The Public Consultation commenced at 3:40 PM with the acknowledgement of the attendees. It was followed with presentations of the project by Maynilad.

Engr. Fajardo of Maynilad presented the project and its rationale. He introduced the company and the nature of its business, especially the services (e.g. potable water and wastewater) it provides. He also showed in his presentation the future plans of Maynilad including the South Septage Project.

Engr. Fajardo presented the wastewater and septage management strategy of Maynilad. He discussed collection of septage from the various concession areas and the septage treatment stages. At the same time, he talked about wastewater operations of the company. He also explained the different processes the wastewater will undergo prior to its discharge to the waterways.

Engr. Cherry Rivera, the environmental consultant of Maynilad discussed the impacts of the project to the environment. She also presented the Environmental Management Plan of Maynilad to address these impacts.

The presentation of Maynilad was followed by an open forum where attendees are encouraged to raise questions or clarifications in any issue concerning the SpTP.

Relevant concerns and questions raised during the Public Consultation were the following:

- Possible foul odor generated by the SpTP
(Can the facility guarantee 100% odor free SpTP?)
- The other uses of reclaimed water
(Will the reclaimed water be used as source for potable water?)
- Source of potable water delivered by Maynilad
(Where does Maynilad get the source of potable water?)
- Quality assurance of machines and equipment to be used in the SpTP.
(How will Maynilad ensure that the facility equipment are not substandard?)
- Schedule of free desludging service of septic tanks.
(When and who can avail the free services of Maynilad?)
- Health threats of chemicals used by the SpTP, especially to residents living near the site.
(Is there any hazardous chemical used in the treatment process?)
- Sludge Management
(Where does sludge generated by the facility go?)

The public consultation meeting formally ended at around 5:00 PM. (See Annex F.

The participants accepted the importance of the project to the community. Maynilad agreed that measures will be taken to prevent adverse impacts to the community particularly on health.

7. GRIEVANCE 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. Engr. John Emmanuel Martinez of Environment Management Unit-Maynilad has been appointed as the Grievance Officer for the project. He can be contacted at 981-3481. He shall coordinate with the responsible units/departments to resolve any possible complaints lodged on the project.

During the construction phase, an affected person or complainant can also call or approach Engr. Martinez 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.

A total of two weeks are given to process, address and monitor a grievance that will arise due to the project implementation.

8. IMPLEMENTATION AND MONITORING

The implementation and monitoring of the project are anchored on two vital considerations. One is environmental safeguard which will address the impacts on the natural surrounding due to the project. And, the other is social safeguard which will revolve on the prevention, if not, mitigation of societal impacts that may be caused by the project to the immediate community or stakeholders. Maynilad's Environment Unit will be implementing the social and environmental safeguard measures while Land bank of the Philippines will be overseeing the implementation.

Mitigating measures to address other adverse social and environmental impacts relative to the activities and components of the project are addressed in the Environmental Management Plan (EMP) and Environmental Monitoring Plan (EMoP). These are mechanisms developed for the design, tendering, construction and operational phases of the project. The implementation of the EMP shall be included in the bidding documents for the project.

The EMP includes measures such as:

- specifying the construction health and safety plan in the bidding documents of contractors,
- preventing loss of vegetation,
- climate-resilient measures in the design,
- traffic management,
- solid waste and sludge management,
- effluent disposal in accordance with the standards,
- quality construction supervision and environmental monitoring by Maynilad,
- observance of a grievance redress mechanism and prompt action/resolution of lodged grievances,
- Full implementation of Maynilad's Corporate Social Responsibility policies, and
- Implementation of Maynilad's Safety Code consistent with IFC-World Bank's Environmental, Health, and Safety Policy

The following will be closely monitored for this project:

- Implementation of EMP and EMoP
- Construction Safety Codes
- Complaints that may arise from project implementation

9. VALUATION AND COMPENSATION

The property is acquired through “willing seller-willing buyer” approach following the usual practice of Maynilad. Appraisal documents showed that the lots are free of encumbrances. The appraisal of the properties was submitted on January 24, 2012. The appraised value provided by the Maynilad accredited broker, Cuervo Valuers & Advisory Inc., is Php 15,000 per sq.m. A partial payment of 50 % was already paid to the seller last September 26, 2013. Based from the same contract, the remaining balance will be payable within the month of July 2014 following the execution of Deed of Absolute Sale and the issuance of the Certificate Authorizing Registration by the BIR.

-END-

ANNEXES

Annex A
Letter of Intent



V.A.A. BUILDERS CORPORATION

Veraville Building, Alabang-Zapote Road,

Pamplona, Las Piñas City

Tel. Nos.: 874-1871; 873-0650 or 56 • Fax No.: 874-3916

June 19, 2013

**MAYNILAD
MR. RENEE REGALA**

This is to formally offer for your study to purchase our VAA BUILDERS CORPORATION property along Alabang-Zapote Road, Barangay Pamplona Uno in Las Pinas City with Transfer Certificate of Title No. T - 111103 with a Lot Area of 41,516 square meters.

Thank you.

Sincerely,

APRIL AGUILAR - NERY



Annex B
Transfer Certificate of Title

No. 9172210

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

REGISTRY OF DEEDS FOR THE LAS PINAS CITY

Transfer Certificate of Title

No. T-111103-

IT IS HEREBY CERTIFIED that certain land situated in the City of Las Piñas Philippines bounded and described as follows:

A parcel of land (Lot A-3-B-4-B of the subd. plan (LRC)Psd-29031, approved as a non-subd. project, being a portion of Lot A-3-B-4, RS-706, L.R.C. Rec. No. 3634), situated in the Bo. of Pamplona, Mun. of Las Piñas, Prov. of Metro Manila (Rizal) Is. of Luzon. Bounded on the NE., pts. 6 to 7 by the National Road, on the SE., pts. 7 to 9 and 9 to 1 by Lot A-3-B-4-A of the subd. plan, on the SW., pts. 1 to 2 by the Estero Sin Nombre, and on the NW., pts. 2 to 5 by Rio Grande de Zapote, and pts. 5 to 6 by Lot A-3-B-3, RS-706, Beginning at a pt. marked "1" on plan, being S. 75 deg. 12'E., 3394.46 m. from ELM No. 1, Mun. of Bacoor, Cavite, thence N. 73 deg. 33'W., 47.00 m. to pt. 2, thence N. 11 deg. 20'W., 103.

is registered in accordance with the provisions of the Property Registration Decree in the name of V.A.A. BUILDERS CORPORATIONS, a corporation organized and existing under the laws of the Philippines.

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting, and to

IT IS FURTHER CERTIFIED that said land was originally registered on the 28th of January, in the year nineteen hundred and eight, in the Registration Book of the Office of the Register of Deeds of Rizal, Volume A-4, page 374, as Original Certificate of Title No. 2244 pursuant to Decree No. 2244 issued in L.R.C. Record No. Case 357 in the name of

This certificate is a transfer from transfer. Certificate of Title No. T-32910/165 which is cancelled by virtue hereof in so far as the above-described land is concerned.

Entered at Las Pinas City, Philippines, on the 4th day of August in the year two thousand and eight at 10:35 a.m.

ATTEST:

Joel E. Paner
Register of Deeds
CAROLINA R. RAMOS
July 16, 2010
Note: (Register of Deeds)

Veraville Bldg., Libang-Zapote Rd.
Pamplona, Las Piñas City.
(Owner's postal address)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

It is hereby certified that this is a true electronic copy of the document on file in Registry of Deeds of Las Pinas City, which consists of 4 page(s).

This is a system-generated Certified True Copy, and does not require a manually-affixed signature.

Issued at Registry of Deeds of Las Pinas City.

Ref. No. : 2011005218

OR No. : 1001812123

Requested By : MAYNILAD

Date : 5/12/2011

OR Date : 5/11/2011

Time : 3:06:46PM

Amt. Paid : 1,671.76



MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

XXXXXX(Cont. of t.d.)

95 m. to pt. 3, thence N. 28 deg. 11'E., 77.00 m. to pt. 4, thence N. 22 deg. 32'E., 54.00 m. to pt. 5, thence N. 29 deg. 06'E., 282.65 m. to pt. 6, thence S. 54 deg. 50'E., 69.84 m. to pt. 7, thence S. 27 deg. 01'W., 270.00 m. to pt. 8, thence S. 27 deg. 01'W., 198.56 m. to pt. 9, thence S. 46 deg. 38'E., 19.82 m. to the pt. of beginning; containing an area of FORTY ONE THOUSAND FIVE HUNDRED SIXTEEN (41,516) SQUARE METERS, more or less. All pts. referred to are indicated on the plan and are marked on the ground as follows, pts. 2 to 5 by Old Pts. and pts. 1 and 6 to 9 by Spike on wall, by P.S. cyl. cgn. mon. 15 x 60 cms., bearings true, date of original survey, June 7-8, 1907, Resurvey, Nov. 5-7, 1957, and that of the subd. survey, executed by Mariano Lucero, Geodetic Engr., on Aug. 8, 21 & 24, 1979./.

Entry No. 81-72-19- RESOLUTION- Executed by Adm. Senecio O. Ortile, under Consulta no. 3147, entitled Borden Retirees Association, et.al., Petitioner v.s. The Register of Deeds, of Las Piñas City, Respondent, stating among other things that the notice of Adverse claim which has been denied by this registry and the subject of the present consulta may be registered provided all other registration requirements are complied with. copy on file in this registry.

Date of instrument- October 25, 2001

Date of inscription- Feb. 1, 2002 at 11:55 a.m.

(SGD) CORAZON C. CHAVEZ
Register of Deeds

Under/en Consulta.

Affidavit of Adverse Claim executed Francisco C. Basa under
Entry No. 7414, dtd. Oct. 7, 2006.

Entry No. 7414- AFFIDAVIT OF ADVERSE CLAIM, dtd. Oct. 16, 2006, duly executed by Francisco Basa, raised EN CONSULTA to Land Registration Authority on November 20, 2006.

(SGD) CAROLINA E. RAMOS
Atsg. Register of Deeds

copied from TCT No. T-32910

JULY 16/10
JOEL E. PANER
Register of Deeds(Memorandum of Encumbrances continued on Page-B)
(Technical Description continued on Additional Sheet-J)

NOTHING FOLLOWS

ALL SUBSEQUENT ANNOTATIONS SHALL BE STORED IN ELECTRONIC FORM IN THE PHILARIS.
Date 02/28/11

It is hereby certified that this is a true electronic copy of the document on file in Registry of Deeds of Las Piñas City, which consists of 4 page(s).

This is a system-generated Certified True Copy, and does not require a manually-affixed signature.

Issued at Registry of Deeds of Las Piñas City.

Ref. No. : 2011005218	OR No. : 1001812123	Requested By : MAYNILAD
Date : 5/12/2011	OR Date : 5/11/2011	
Time : 3:06:46PM	Amt Paid : 1,671.76	



Annex C
Result of Soil Analysis



JEFCOR LABORATORIES, INC.

Quality Service is our Business

- Metro Manila**
5 Saint James, Perpetual Village, East Service Road
SLEX, Taguig City
Tel. No.: (632)-8388483/84 Telefax: (632)-8388483
E-mail: sales@jefcorlabs.com

- Cavite**
Lot 25, 26, Block 5, Grand Garden Villas, FCIE
Langkaan, Dasmariñas, Cavite
Tel. No.: (6346)-4020765 Telefax: (6346)-4021318
E-mail: labtest@jefcorlabs.com; info@jefcorlabs.com

- Davao**
Rm. 213, GRDC Building
Lanang, Davao City
Telefax: (6382)-2353544
E-mail: info@jefcorlabs.com

CERTIFICATE OF ANALYSIS

COA 13 – 7463

Laboratory Reference No.: 13CC-0447 to 0449
CLIENT: Maynilad Water Services, Inc.
 MWSS Compound , Katipunan Road
 Balara, Quezon City

Date Reported: April 05, 2013
 Date Sample Submitted: March 14, 2013
 Date Analyzed: March 15 to April 03, 2013

SAMPLE DESCRIPTION:

Soil Samples
 Date of Sampling: March 13, 2013

Parameters	Test Method	Test Results, mg/kg		
		13CC-0447 (Site A - Near Road) 1.5 m Depth Time of Sampling: 01:35 PM	13CC-0448 (Site A - Near Road) 2.0 m Depth Time of Sampling: 02:35 PM	13CC-0449 (Site B – Mid Field) 1.0 m Depth Time of Sampling: 05:03 PM
Antimony	Flame -AAS	< 1.00	< 1.00	< 1.00
Arsenic	Silver diethyldithiocarbamate	< 0.05	< 0.05	< 0.05
Cadmium	Flame-AAS	0.65	0.85	0.91
Chromium		11.60	< 0.20	< 0.20
Copper		153.08	145.14	161.63
Lead		36.64	24.42	31.34
Mercury	Cold Vapor-AAS	< 0.004	0.026	0.012
Nickel	Flame-AAS	17.85	11.55	7.35
Zinc		68.68	151.65	75.13

Remarks:

1. Test results refer only to samples collected and tested.
2. Method Detection Limit: Antimony – 1.0 mg/kg. Arsenic – 0.05 mg/kg.
 Chromium – 0.02mg/kg and Mercury – 0.004 mg/kg
3. Limit of Quantitation: Antimony – 3.0 mg/kg and Arsenic – 0.15 mg/kg.
 Chromium – 0.06mg/kg and Mercury – 0.012 mg/kg

Certified By:

Loida B. Pacaro
 Chemist I
 Registered Chemist
 PRC No.:11637

Approved By:

Margie S. Collado
 Laboratory Manager
 Registered Chemist
 PRC No.: 10395

Page 1 of 1



JEFCOR LABORATORIES, INC.

Quality Service is our Business

- Metro Manila**
5 Saint James, Perpetual Village, East Service Road
SLEX, Taguig City
Tel. No.: (632)-8388483/84 Telefax: (632)-8388483
E-mail: sales@jefcorlabs.com

- Cavite**
Lot 25, 26, Block 5, Grand Garden Villas, FCIE
Langkaan, Dasmarinas, Cavite
Tel. No.: (6346)-4020765 Telefax: (6346)-4021318
E-mail: labtest@jefcorlabs.com; info@jefcorlabs.com

- Davao**
Rm. 213, GRDC Building
Lanang, Davao City
Telefax: (6382)-2353544
E-mail: info@jefcorlabs.com

CERTIFICATE OF ANALYSIS

COA 13 – 7464

Laboratory Reference No.: 13CC-0504 to 0506
CLIENT: Maynilad Water Services, Inc.
 MWSS Compound, Katipunan Road
 Balara, Quezon City

Date Reported: April 05, 2013
 Date Sample Submitted: March 15, 2013
 Date Analyzed: March 16 to April 03, 2013

SAMPLE DESCRIPTION:

Soil Samples
 Date of Sampling: March 15, 2013

Parameters	Test Method	Test Results, mg/kg		
		13CC-0504 (Site B – Mid Field) 2.0 m Depth Time of Sampling: 10:45 AM	13CC-0505 (Site C – Back Field) 1.5 m Depth Time of Sampling: 04:38 PM	13CC-0506 (Site C – Back Field) 2.0 m Depth Time of Sampling: 05:05 PM
Antimony	Flame -AAS	< 1.00	< 1.00	< 1.00
Arsenic	Silver diethyldithiocarbamate	< 0.05	< 0.05	< 0.05
Cadmium	Flame-AAS	0.38	0.60	0.54
Chromium		10.61	36.76	13.03
Copper		62.00	106.67	101.96
Lead		36.37	27.83	28.97
Mercury	Cold Vapor-AAS	0.012	0.016	0.012
Nickel	Flame-AAS	23.10	39.64	8.92
Zinc		45.63	70.73	76.90

Remarks:

1. Test results refer only to samples collected and tested.
2. Method Detection Limit: Antimony – 1.0 mg/kg and Arsenic – 0.05 mg/kg
3. Limit of Quantitation: Antimony – 3.0 mg/kg and Arsenic – 0.15 mg/kg

Certified By:

Loida B. Pacaro
 Chemist I
 Registered Chemist
 PRC No.:11637

Approved By:

Margie S. Collado
 Laboratory Manager
 Registered Chemist
 PRC No.: 10395

Page 1 of 1

Annex D

Invitation Letters to DENR & LLDA



11 June 2013

Dir. VISMINDA A. OSORIO
Regional Director
Department of Environment and Natural Resources
National Capital Region
5th Flr., Hizon Bldg., Quezon Ave.
Quezon City

ATTENTION: Engr. Emiliano P. Kempis
Chief
Environmental Impact Assessment and Monitoring Division

Dear Dir. Osorio:

We would like to invite you or your representative to the public consultation of our proposed South Septage Treatment Plant to be located along Alabang – Zapote Road, Pamplona Uno, Las Piñas City on Thursday, June 13, 2013 at 3:00 PM. The public consultation will be held on the barangay hall of Pamplona Uno, just beside the proposed site of our project. A map to the site is attached to this letter for your reference.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Francisco A. Arellano".
FRANCISCO A. ARELLANO
Vice President
Corporate Quality, Environment, Safety and Health
Tel. Nos. 981-3486 • 981-3484 (Telefax)

Maynilad Water Services, Inc.
MWSS Compound, Katipunan Rd., Quezon City

【 XMT REPORT 】

JUN. 11 2013 11:29AM

NO.	OTHER FACSIMILE	START TIME	USAGE TIME	MODE	PAGES	RESULT
01	97118074	JUN. 11 11:29AM	00'43	TX	00	COMMUNICATION ERROR (440)



11 June 2013

NEREUS ACOSTA
General Manager
Laguna Lake Development Authority
Sugar Regulatory Administration Compound
Annex Bldg., North Avenue, Diliman
Quezon City

Dear Mr. Acosta:

We would like to invite you or your representative to the public consultation of our proposed South Septage Treatment Plant to be located along Alabang – Zapote Road, Pamplona Uno, Las Piñas City on Thursday, June 13, 2013 at 3:00 PM. The public consultation will be held on the barangay hall of Pamplona Uno, just beside the proposed site of our project. A map to the site is attached to this letter for your reference.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Francisco A. Arellano".

FRANCISCO A. ARELLANO
Vice President
Corporate Quality, Environment, Safety and Health
Tel. Nos. 981-3486 • 981-3484 (Telefax)

Maynilad Water Services, Inc.
MWSS Compound, Katipunan Rd., Quezon City

■ XMT REPORT ■

JUN. 11 2013 11:31AM

NO.	OTHER FACSIMILE	START TIME	USAGE TIME	MODE	PAGES	RESULT
01	022869110	JUN 11 11:31AM	00'51	TX	01	OK

Annex E
Attendance of the Public Consultation

Attendance Sheet

CORPORATE OESH



SUBJECT: Proposed South Septage Treatment Plant – Public Consultation Meeting
DATE: June 13, 2013
TIME: 3:00 PM - 5:00 PM
VENUE: Barangay Hall, Pamplona Uno, Las Piñas City

NAME	OFFICE	SIGNATURE
1 Edison Mags		
2 Dolores N-Divina	Barangay Pamplona I	
3 Susana P. Calatcat	Brig. Pamplona I	
4 Jesus Yambao	Pamplona I	
5 William Aguinaldo	WATER OFFICER	
6 ROBERT ESCULAPY	PAMPLONA I	
7 Ida F. Sy	Pamplona Uno	
8 Aurora Ordillano	Pamplona - I	
9 Buenaventura Fascul	Pamplona I	
10 FREDDIE PIEDAD	PAMPLONA 1	
11 Eleanor Valdez	Pamplona I	
12 Diana Gregorio	PAMPLONA I	
13 Nazario Martinez	PAMPLONA I	
14 Marvin Bollares	PAMPLONA I	
15 Gina L. Polanca	Pamplona I	
16 Nora Arellano	PAMPLONA I	
17 Reynaldo Daang	"	
18 Carlo Colorico	"	
19 Rose Mae P. Calatcat	"	
20 Johnny Basby Say	PAMPLONA I	
21 Michael M. Sablais	Maynilad	
22 Ryan E. Villamer	Maynilad	
23 Rowena Padro	Pamplona I	
24 Jaymaline Ruiz	PAMPLONA I	
25 Evangeline Miranda	Pamplona I	

Attendance Sheet



Maynilad

CORPORATE OESH

Annex F
Minutes of the Public Consultation

**Minutes of the Public Consultation Meeting
PROPOSED SOUTH SEPTAGE TREATMENT PLANT**

Venue: Barangay Hall
Barangay Pamplona Uno, Las Piñas City
Date: June 13, 2013

Attendees: Tunasan Barangay Council
Homeowners Associations within the Brgy. Pamplona
Residents of Barangay Pamplona Uno
Maynilad

- Wastewater Management Division (WMD)
 - Michael Jay Fajardo
 - Joven Artiaga
 - Ryan Villamer
- Program Management Division (PMD)
 - Janebelle Dellosa
- Environmental Management
 - Michael Sablas

Speakers: Michael Jay N. Fajardo – Information and Resources Mgt. Officer
WMD - Maynilad
Cherry B. Rivera – Environmental Consultant

The Public Consultation formally commenced at 3:40 PM with an opening prayer. It was followed the acknowledgement of the attendees.

Project Presentation and Its Projected Benefits

Engr. Fajardo of Maynilad presented the project and its rationale. He introduced the company and the nature of its business, especially the services (e.g. potable water and wastewater) it provides. He also showed in his presentation the future plans of Maynilad including the South Septage Project.

Engr. Fajardo gave background of the project by citing the past and present status of Manila Bay and how the untreated wastewater affected the quality of the bodies of water. He also mentioned that provision of the Concession Agreement states that Maynilad should not only provide potable water but as well as wastewater management services. He further anchored the company's role to the mandates of R.A. 9275 (Clean Water Act) and the Supreme Court Mandamus for the rehabilitation of Manila Bay.

Furthermore, Engr. Fajardo introduced the wastewater and septage management strategy of Maynilad. He discussed collection of septage from the various concession areas and the septage treatment stages. At the same time, he tackled wastewater operations of the company. He also explained the different processes the wastewater will undergo prior to its discharge to the waterways. He also presented the various wastewater treatment technologies employed by Maynilad to its existing STPs.

Engr. Cherry Rivera, the environmental consultant of Maynilad discussed the impacts of the project to the environment. She also presented the Environmental Management Plan of Maynilad to address these impacts.

Open Forum

1. Possible Foul Odor Generated by the STP

Miss Evangeline Miranda, a resident of Brgy. Pamplona Uno told she had a chance to look at an existing wastewater treatment facility at Pasay area. The said facility was part of the housing project of the Mayor. It was located inside a condominium compound. She observed that the odor was not 100% fully removed. Foul odor was emanating from the facility. She asked Maynilad if it would be possible that same would happen to the proposed Septage Treatment Plant (SpTP).

Engr. Fajardo responded that there may be some lapses in the treatment process causing such circumstance. He explained that wastewater treatment has many components. Microorganisms are the responsible agent in removing bad odor in the raw wastewater. If the oxygen supply of these organisms is insufficient, their biological actions will not be complete and will cause their depletion. In the process, odor will not be completely removed because of insufficient microbial actions. Engr. Fajardo assured that this occurrence will not happen, stating that Maynilad facilities are Integrated Management System (IMS) certified and therefore world-class. Maynilad facilities are regularly checked by internal and external auditors as well as the regulatory offices (e.g. DENR, LLDA) to verify if they are functioning well.

He added that the project will only treat septage waste and not wastewater. The treatment process will be different for both wastes.

Engr. Fajardo further emphasized to the attendees that the treated water from Maynilad's SpTPs and STPs are not used as supply for the company's drinking water production. The reclaimed water does not pass the Philippine Standards for Drinking Water. It is discharged directly to the receiving bodies of water.

2. Other Uses of Reclaimed Water

Mrs. Leonor Valdez asked we the treated water from the treatment plant can be used for laundry and other household purposes.

Engr. Fajardo responded that essentially the reclaimed water is not intended for drinking or even bathing. However, it can still be used for laundry, watering of plants and other household purposes.

3. Source of Potable Water

Mr. Lito Arbolleda, a resident of Brgy. Pamplona Uno, asked where do potable water provided by Maynilad comes from.

Engr. Fajardo explained that potable water delivered by Maynilad came from Angat Dam. It is then flows to Ipo Dam which is a storage dam. The water collected in Ipo is then channeled through large aqueducts directly to our treatment plants in La Mesa Watershed. It is treated and checked to comply in the Philippine Standards for Drinking Water. After it is treated, the water is stored in our reservoirs located in different concession areas. It is finally pumped to reach every household.

4. Quality Assurance of Machines and Equipments

Mr. Reynaldo Daang, a resident, asked how Maynilad will secure that machines to be used in the SpTP are not sub-standards.

Our machines and equipment came from abroad. It underwent quality assurance to check whether it is in good condition, complying with the specifications required and fit to be used for the purpose before they are delivered in the facilities. Maynilad has Quality Assurance Unit for that specific purpose.

5. Desludging Period of Septic Tanks

Mrs. Gina Palaca, a resident of Pamplona Uno, inquired how regular will be the disludging of their septic tanks.

Engr. Fajardo answered that if septic tanks are correctly designed, the accumulation of sludge inside the tank would be good for 5 years. Maynilad will give free desludging services every 5 years for its customers. There are some cases of septic tanks get full before 5 years. The customer can still request for desludging service from Maynilad. Maynilad will then schedule desludging date of the customer's septic tank. However, the customer will now have to pay Php 3,000 per truck for the special service.

First-time Maynilad customers are encouraged to avail the free desludging service.

6. Health Concerns of Costumers

Mrs. Gina Palaca raised her concern about the health of people living near the treatment plant like her. She asked if Maynilad can guarantee they will not be harmed by the chemicals used in the treatment; specifically the mentioned polymers used as coagulant.

Mrs. Cherry Rivera answered that polymer is not a hazardous chemical. It has no other effect other than to bind impurities in the wastewater. This is a solid chemical hence it will not leak to the nearby community. It is a common chemical in any water treatment. Maynilad has a designated chemical storage area. The company also implements chemical management system where chemical usage is strictly controlled.

Furthermore, Maynilad's IMS system does not only guarantee the quality of our service, it also assures that the overall operation of the facility complies the Occupational Safety and Health (OSH) Standards imposed by the Department of Labor and Employment (DOLE). It is an environmental project and we embrace the nearby community as an important component of the environment. Maynilad commits that safety is the first priority. Adherence to safety policy is strictly observed by the company.

The treated water must pass the Class C-DAO Standards of DENR prior to its discharge to the waterways. The physico-chemical (e.g. BOD, DO etc) and bacteriological (e.g. coliform) parameters of the treated water are also checked.

Maynilad regularly conducts water sampling in every facility. The company is being monitored by regulatory offices for its compliance with the law.

7. Sludge generated by the Facility

Mr. Lito Arbolleda asked what will happen to the sludge generated by the SpTP after the septage treatment process.

Engr. Fajardo responded that Maynilad contracted MAPECON, a DENR Accredited third-party hauler, to haul the sludge generated. MAPECON will then treat the sludge and convert it into a fertilizer.

The public consultation meeting formally ended at around 12:00 noon.

