



Maynilad

MAYNILAD WATER SERVICES INC.
PHILIPPINES

UPDATED ABBREVIATED RESETTLEMENT ACTION PLAN



TUNASAN SEWAGE TREATMENT PLANT



November 20, 2014



A Project Under

METRO MANILA WASTEWATER MANAGEMENT PROJECT



TABLE OF CONTENTS

1.	INTRODUCTION.....	4
2.	THE MUNTINLUPA STPs.....	4
3.	THE TUNASAN STP SITE.....	5
4.	TECHNICAL DESCRIPTION OF THE STP	7
5.	PROJECT SOCIAL IMPACTS.....	8
	5.1 Private Properties Acquired	9
	5.2 Land Use Prior to Acquisition	11
	5.3 Household Survey On The Fourteen (14) Displaced Families.....	11
6.	THE RELOCATION SITE.....	19
7.	RESETTLEMENT POLICY FRAMEWORKS AND ENTITLEMENTS	21
8.	SAFEGUARD MEASURES AND ASSISTANCE.....	21
9.	FENCING AND CLEARING OPERATION.....	24
10.	RESETTLEMENT STATUS	26
	10.1 Restored Utilities.....	29
	10.2 Action Plan for the Access	31
11.	BENEFITS OF THE SUB-PROJECT.....	32
12.	MITIGATING MEASURES ON THE FLOOD OCCURENCE IN THE AREA	32
13.	PUBLIC CONSULTATION AND PARTICIPATION.....	34
	13.1 Face to Face Discussions with the Displaced Persons	36
	13.2 Project Presentation to Mayor Fresnedi and Barangay Officials.....	36
14.	GRIEVANCE MECHANISM	39
15.	TIME FRAME.....	40
16.	IMPLEMENTATION AND MONITORING.....	41
17.	ACQUISITION, VALUATION AND COMPENSATION	41

ANNEXES

- A. Transfer Certificates of Title of the Sellers
- B. Special Power of Attorney of Marife Espeleta
- C. Extra-Judicial Settlement of the Aman Siblings
- D. Household Surveys of the 14 Displaced Families
- E. Norma Espiritu's Letter of Intent
- F. DPs' Contracts to Sell
- G. TCT of Norma Espiritu's Lot
- H. Agreements between Fe Almendrala and the DPs
 - I. Affidavits of the DPs
 - J. Attendance of the Public Consultation
 - K. Minutes of the Public Consultation
 - L. Attendance of the Meeting with Mayor Fresnedi of Muntinlupa City
- M. Contracts to Sell
- N. Acknowledgment Receipts of the Sellers for the Partial (50%) Made by Maynilad
- O. Acknowledgment Receipts of the Sellers for the Full Payments Made by Maynilad

ACRONYMS

BIR -	Bureau of Internal Revenues
BOD -	Biological Oxygen Demand
CAC -	Contracts and Awards Committee
CTS -	Contract to Sell
DAO -	Department Administrative Order
DENR -	Department of Environment and Natural Resources
DOAS -	Deed of Absolute Sale
DP -	Displaced Persons
EMP -	Environmental Management Plan
EMoP -	Environmental Monitoring Plan
ESSF -	Environmental and Social Safeguards Framework
FGD -	Focus Group Discussion
HOA -	Home Owner's Association
LGU -	Local Government Unit
RCR	Resettlement Completion Report
RPF -	Resettlement Policy Framework
SPA -	Special Power of Attorney
TCT -	Transfer Certificate of Title
WMD -	Wastewater Management Division

1. INTRODUCTION

Maynilad Water Services Inc. implements the Metro Manila Wastewater Management Project (MWMP) as mitigation to the water pollution problem of Metro Manila. The project aims to ultimately improve the water quality of Manila Bay - the final receiver of wastewaters of the metropolis.

Several sewage treatment plants (STP) within identified catchment areas of Metro Manila will be constructed to clean wastewaters that drains to rivers. These STPs will be designed to meet the DENR DAO 34-Class C effluent standards, as well as, minimize environmental and social impacts. Projects being financed 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 and Conveyance System
3. Rehabilitation of Ayala-Alabang STP
4. Construction of Muntinlupa STPs (Tunasan & Cupang) and Conveyance System
5. Construction of Valenzuela STP and Conveyance System
6. Construction of South Septage TP in Las Piñas City

Specifically for Tunasan Sewage Treatment Plant, it will be constructed in a 8,333 sq.m. piece of land located at Buendia St., Tunasan, Muntinlupa.

During the course of land acquisition, there were identified fourteen (14) informal settler households living on site that needed to be relocated. An Abbreviated Resettlement Action Plan (ARAP) was prepared by the proponent to document the measures in ensuring that displaced households are well-compensated for any lost of assets and their living conditions restored to pre-displacement status or better, in accordance to the Environmental and Social Safeguard Framework (ESSF) of the project. The ARAP Report was submitted to the Bank on July 22, 2014, following the payment of just compensations and assistance, abandonment and demolition, and the completion of the transfer of displaced households to a new site.

However, there were still post-relocation issues identified during the Due Diligence conducted on June 20, 2014 with World Bank. These issues were as follows: (a) restoration of water connections (b) provision of electricity within the area (c) provision of sufficient and safe access in lieu of the narrow easement (d) Titles of Land Ownership copies to relocated households. Thus, this updated ARAP.

2. THE MUNTINLUPA STPs

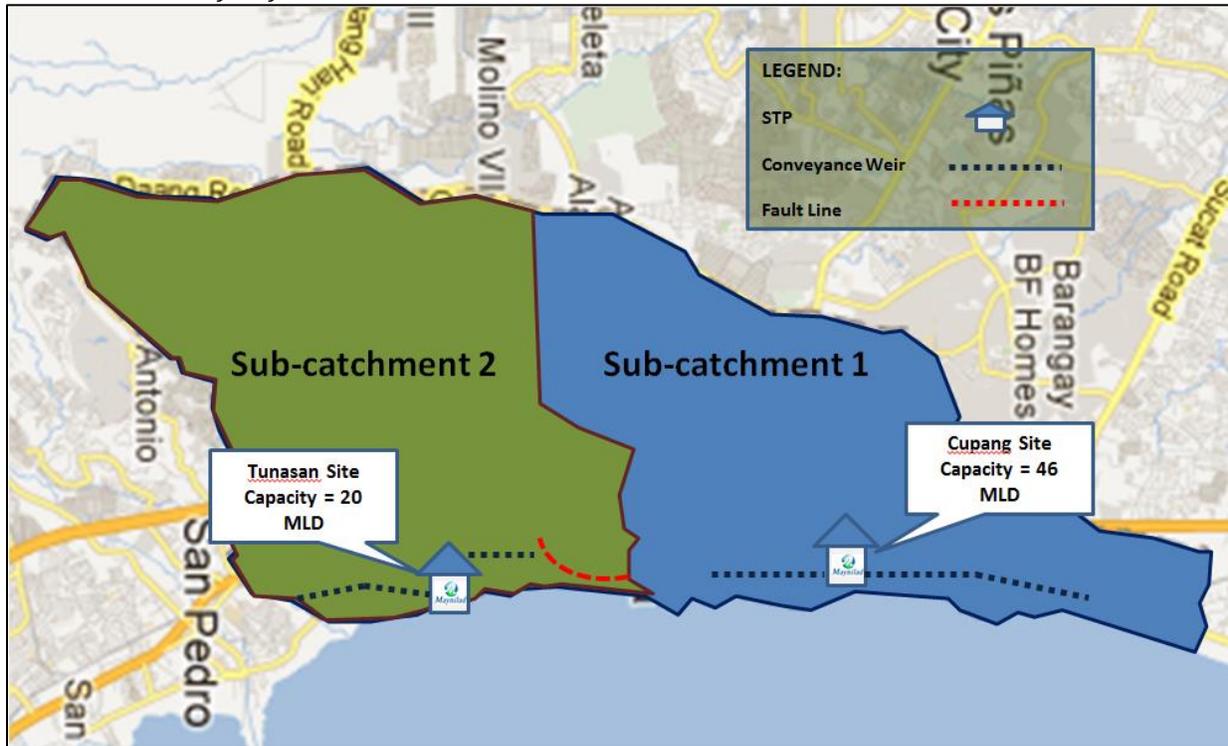
There are two (2) proposed STP's for Muntinlupa. These STPs have the characteristics shown in Table 1.

Table 1. Coverage of STPs

Site	Capacity	Population	Service Area
1. Cupang STP	46 MLD	307,000	2,550 ha.
2. Tunasan STP	20 MLD	265,000	2,200 ha.

The combined treatment capacity of 66 MLD will effectively reduce the pollution loads coming from domestic wastes and improve the levels of BOD, suspended solids, microbiological qualities of the discharges in the rivers that drain to Laguna Lake. It was originally planned to have only one STP site for Muntinlupa. The capacity of the proposed plant would require a large tract of land. But because of the limited lots available that will match the proposed designs for the STP, it was decided to split it into two STPs. The sites were selected on the account of several considerations (e.g. cost, topography, geology and issues on encumbrances). Figure 1 shows the catchments to be served and the proposed sites of the treatment plant. It also shows the conveyance system. The figure shown indicates the presence of fault lines in the area.

Figure 1. Map showing the proposed locations of the STP's with their areas of coverage, conveyance lines and an identified fault line.



3. THE TUNASAN STP SITE

The chosen site for the STP is located in Buendia Street, Barangay Tunasan, Muntinlupa, Metro Manila. It is 65 meters north from the road going to the Muntinlupa Sports Complex,

Magdaong River, which is on the north of the property, is 6 meters wide and drains into the bay. During heavy rainfall, it overflows and floods Buendia Street. Figure 3 shows the view of Buendia Street. Figure 4 shows the occurrence of flooding along the said street.

Figure 3. *Buendia Street*



Figure 4. *Flooding along Buendia St.*



4. TECHNICAL DESCRIPTION OF THE STP

The focus of the STP is to provide effective treatment of combined wastewater conveyed to the treatment facility and produced an effluent which met the DAO 35 - Class C Standards before it is discharged to Laguna Lake.

The Plant will include the following components:

1. STP Lift/Pumping Station
2. Sewage and Sludge Treatment Processes
 - a. Preliminary Treatment - Screening Devices (Coarse and Fine Screens); Grit Removal Facilities; Equalization Tank and Screenings and Grit Handling and Disposal Facilities
 - b. Secondary Treatment System Options - Conventional Activated Sludge (CAS); Sequencing Batch Reactor (SBR); Moving Bed Biofilm Reactor (MBBR); or Membrane Bio-Reactor (MBR)
 - c. Final Sedimentation for CAS and MBBR
 - d. Sludge Treatment and Disposal - Sludge Stabilization; Sludge Thickening and Dewatering; Sludge Storage and Disposal
3. Tertiary Treatment - Nutrient Removal (space requirement and for future provision)
4. Finishing Treatment - Chlorination /Disinfection
5. Instrumentation and Control
6. Electrical System

7. Support Facilities

The STP will be designed to accept the ultimate flow during peak flow duration without overflowing. Table 2 shows the design parameters required for the STP.

Table 2. *Design Parameters of Tunasan STP*

	Tunasan
Average Dry Weather Flow (ADWF), m ³ /day	40,000 (2 stages at 20,000 m ³ day each stage)
Peak Factor (PF)	1.8
Peak Flow Duration (PFD)	3 hrs.
Ultimate Flow (m ³ /day)	ADWF x PF

It will be operated with optimum chemical requirements, aeration and maintenance without compromising compliance to effluent limits. The plant will include automation system to maximize the utilization of personnel to operate the plant.

In summary, the sewage treatment plant process units after treatment/preliminary consists of the Aeration Tanks, Final Sedimentation Tank, Disinfection Tank, Sludge Thickening Tank, Sludge Storage Tank, Sludge Dewatering Facility, effluent wet well. The treatment process comprises complete physical, chemical and biological processes. The physical treatment facilities are composed of Pump station, bar screen. The biological treatment facilities consist of equalization tank, Aeration Tank, Final Sedimentation Tank, and Disinfection Tank; sludge treatment consisting of sludge thickening tank, sludge storage tank and dewatering facility.

5. PROJECT SOCIAL IMPACTS

The acquisition of large areas of land owned by private entities is needed for the physical component of the project. Environmental impacts, both positive and negative, are expected to occur because of the physical changes that will be done in the site. The project is also likely to include minimal social changes on the directly affected population and the community. Special attention is given to the identified displaced persons since they are directly involved and impacted during the course of the land acquisition.

5.1 Private Properties Acquired

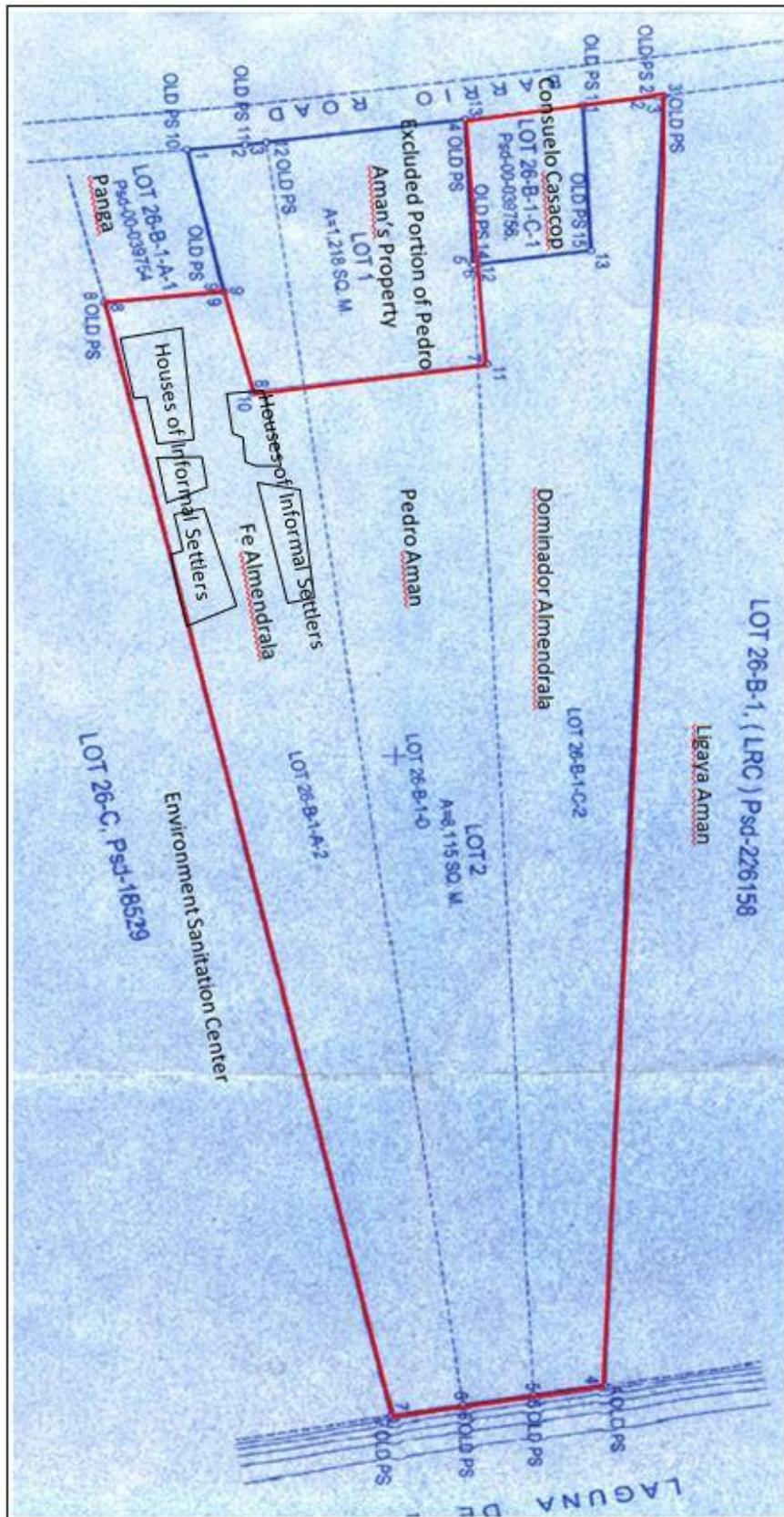
The total land area for the proposed STP covers **8,333 sq. meters**. The properties acquired for the purpose are owned by four (4) persons related by kinship with each other. Table 3 below presents the owners together with the identification of their properties. *(See Annex A. Transfer Certificates of Title (TCT) of the Lots).*

Table 3. *Technical identification of the lots and their respective land area*

LOT OWNERS	TCT NO.	LOT/BLK.NO.	AREA (sq. m)
1. Dominador Almendrala	207398	Lot 26-B-1-C-2	3,000
2. Pedro Aman	204430	Lot 26-B-1-D	2,000
3. Fe Almendrala	207401	Lot 26-B-1-A-2	3,000
4. Consuelo Casacop	207399	Lot 26-B-1-C-1	333
TOTAL AREA			8,333

Maynilad is processing the transfer of title of the four (4) acquired lots. The three (3) landowners except for Pedro Aman appointed an Attorney-in-Fact, Maria Felicidad “Marife” Espeleta, to sign, negotiate, execute and transact the sale of their lots. Marife is also related by blood – a niece of the property owners. *(See Annex B. Special Power of Attorney (SPA) of Marife Espeleta).* The legitimate children and legal heirs of Pedro Aman presented an extra-judicial settlement among themselves since their father died without any will. *(See Annex C. Extra-Judicial Settlement of the Aman Siblings).*

Figure 5. Survey map of the land. The boundary of the property for acquisition is shown in red.



5.2 Land Use Prior to Acquisition

Table 4 below shows the land uses of the properties prior to Maynilad's acquisition.

Table 4. *The four (4) properties with their previous land uses*

Property Owners	Previous Land Use
Dominador Almendrala	It used to be leased for recycling and reclaiming broken glass bottles but the facility was closed in 2010. Broken glasses from previous business occupant are still littered on-site. The plot is however free of informal settlements.
Pedro Aman	A portion is presently occupied by the Aman's house and the same was excluded from the sale. A larger portion, the one sold to Maynilad, is vacant and teemed with unwanted vegetations.
Fe Almendrala	The property was previously occupied by 14 informal settler households. Based on the household survey conducted, there are sixty-seven (67) displaced individuals in these households. They were displaced as a result of the land acquisition.
Consuelo Casacop	Previously occupied by the owner's house. But only remnants and abandoned structures were left during the acquisition process.

5.3 Household Survey On The Fourteen (14) Displaced Families

A household survey was conducted on March 06, 2013 to determine the impacts of the displacement to the fourteen (14) households. The date of the conduct of household survey is also the cut-off date. A representative of each household (preferably the head of the family) was interviewed to obtain relevant information on their socio-economic status. The survey indicates the profile of the household members, educational attainment, occupation and income among others. It also contains inventory of project affected structures. The interviewed household members were also asked on their opinion regarding their relocation.

Based from the survey, all households did not pay any rental or any form of compensation to the landowner for dwelling in the land. The following are the gathered findings of the survey:

a. Profile of Family Members:

Male:

13 to 17 years old:	5
18 and above years old:	20

Female:

13 to 17 years old: 1

18 and above years old: 21

Children ages 12 years and below: Male: 6
Female: 14

- b. The average household income is Php 8,000, with a range of Php 1,500 – Php 19,000.

Table 5 shows the income profile of each household. A brief description is also provided in the right column to describe their economic status. All incomes were based on the declared amount of the correspondents on a monthly basis.

Table 5. Income Profile per Household

Household	No. of HH Members	Average Monthly Income in Php	Brief Description
1. Patrick Arciaga & Rhodora Lopez	7	12,000	Two (2) members are working. Patrick earns Php 2,000 as a driver while, Rhodora (wife) earns Php 10,000 as a sales promotizer. Five (5) are totally dependents including 3 small children.
2. Richard & Letty Isturis	6	5,000	Only one (1) works in the family; Richard earns Php 5,000 as a driver. Five (5) are dependents in the family; Letty (wife), 1 high school graduate daughter, 1 elementary student and 2 small children/ granddaughter.
3. Eluminada Villarín	5	5,500	Two (2) members have income. Eluminada used to sell vegetables in the market. She said she has no income since 2 years ago. Roldan (Eluminada's son) earns Php 2,500 as a construction worker while, Elizabeth (Roldan's wife) earns Php 3,000 as a dressmaker. Two (2) members are dependents and are all elementary students.
4. Erlinda Claudel	2	13,000	Two (2) members (the mother and daughter) have sources of income. Erlinda earns Php 10,000 as a Metro Aide while, Marissa (daughter) earns Php 3,000 as market vendor.
5. Rey & Aurelia Ciabal	2	12,000	Two (2) members have income. Rey earns Php 7,000 as a factory worker while, Aurelia (wife) earns Php 5,000

			as a RTW tailor.
6. Edmon Naeg	3	12,000	Only one (1) member is earning. Edmon has no income. He & his Grade 2 daughter depend on the Php 12,000 monthly remittance of Emilyn (Edmon's wife) who works abroad.
7. Angelito Naeg & Jenny Billones	2	6,000	Only one (1) member is earning. Angelito earns Php 6,000 as a company truck driver while, Genny (wife) has no income.
8. Ramon & Gina Bontog	5	8,000	Only one (1) member has a work. Gina (Ramon's wife) earns Php 8,000 as a factory worker. They have 3 dependents; 2 high school students and an elementary pupil.
9. Glen Magramo & Jhoy Dublin	4	4,000	Only one (1) member has a work. Glenn earns Php 4,000 as a tricycle driver. Three (3) are dependents; his wife and their 2 small children.
10. Enrico & Francisca Moldez	5	1,500 + two (2) sons with part-time jobs	Three (3) members are income earners. None has a permanent work or has definite income. Enrico earns Php 1,500 on the average as a fisherman. He said his income depends on the season; sometimes his catch is plenty and sometimes few. His two sons, Erwin & William do part-time works as sales/promo merchandiser and aircon cleaner respectively. Only 2 members are totally dependents; his wife and a high school student son.
11. Jonalyn Viesca	3	19,000	Only one (1) member has a work. Vernold (husband) earns Php 4,000 as a tricycle driver. The family also receives Php 10 – 15 K monthly remittances from a relative in Japan.
12. Hipolito Sr. & Myrna Balingasa	10	11,000 + 3 other members with varying incomes	Six (6) members are income earners. Two (2) members declared to have definite income; Rodel earns Php 2,000 as an electrician while April earns Php 9,000 as a market vendor. Hipolito Sr. does part-time works as a carpenter with Php 300/day while Myrna sells food in a nearby area and has Php 500/day earnings. Hipolito Jr. & Marjoe do part-time construction works.
13. Jose Mar & Liza Nicolas	8	3,500 + two (2) sons with part-time jobs	Three (3) members are income earners. Only one (1) has a permanent job; Jose Mar earns Php 3,500 as a bus driver. Two of his sons, Joel & Jaymart, do part-time

			works but no definite income. The rest are dependents.
14. Francisco & Marilyn Villareal	5	8,400	Only one (1) declared to have income. Francisco earns Php 8,400 as a laborer. He has 4 dependents in the family.

The family who reported the highest income has a relative working in Japan who sends monthly remittances ranging Php 10,000 - 15,000. The head of the family is also earning Php 3,000 - 4,000 as a tricycle driver on top of the said remittance. The lowest income of Php 1,500 comes from a fisherman. His income depends on the seasonal catch of fish. He has two (2) sons who are high school graduates and have contractual works.

Some of the members of the displaced households are service providers like drivers, factory workers and laborers working within Muntinlupa and in nearby cities.

- c. Range of number of years residing in Fe Almendrala's Property is 2 - 20 years. They did not pay rentals or any form of compensations.

Table 6 shows the educational attainment of members of the DP households with gender disaggregation.

Table 6. Educational Attainment

	Male	Female
Elementary Level	4	6
Elementary Graduate	0	2
High School Level	4	3
High School Graduate	16	17
College Level	1	1
College Graduate	0	1
No Education	4	8
TOTAL	29	38

Most of them are high school graduates and studied in schools within the vicinity for elementary and secondary education. Those with no education are children below school age.

- d. Gender related data

Most of the female members of the households are not gainfully employed. Some however are also earning and assumed role as bread winners or household heads.

Three (3) households (Claudel, Naeg & Bontog household) are women-headed or with women assuming the role of a provider. Incomes generated by women-headed households are also comparable to those men-headed.

There are no gender bias issues. Both men and women have equal opportunity for education and engagements in productive services.

e. Description of houses:

<u>4</u>	One storey shanty; made of wood or light/scrap materials or both
<u>5</u>	One storey starter houses; made of concrete
<u>2</u>	2 storey starter houses; combination of concrete, woods and scrap materials
<u>2</u>	One storey completed houses; made of wood or concrete or both
<u>1</u>	2 storey completed houses; made of wood or concrete or both
<u>14</u>	TOTAL

Figures 6 to 19 show the DPs with their respective houses.

Figure 6. *Patrick Arciaga*



Figure 7. *Richard Isturis*



Figure 8. *Eluminada Villarin*



Figure 9. *Erlinda Claudel*



Figure 10. *Rey Ciabal*



Figure 11. *Edmon Naeg*



Figure 12. *Angelito Naeg*



Figure 13. *Ramon Bontog*



Figure 14. *Glen Magramo*



Figure 15. *Enrico Moldez*



Figure 16. *Jonalyn Viesca*



Figure 17. *Hipolito Balingasa*



Figure 18. *Jose Mar Nicolas*



Figure 19. *Plot of Francisco Villareal's house*



The photo in Figure 19 shows the actual plot of the house of Francisco Villareal. Mr. Villareal personally removed his house and moved out during the Habagat (heavy monsoon rain) in 2012 because of heavy flooding in the area. He and his household transferred

residence and built a house near his relative in Muntinlupa. Only remnants were left when the land was acquired by Maynilad

Some displaced households can be considered capable of building legitimate and decent houses based on their cumulative incomes. It is possible that they have incomes higher than what is declared.

There are twenty-seven (27) income earners out of the 67 DPs. Majority of them are working with private employers. Others are self-sustaining; they are vendor, fisherman, driver and dressmaker. One household depends on remittance from a relative abroad. Table 7 shows the distribution of DPs according to their income and type of income source.

Table 7. Distribution of DPs by Income

Employed			Self-Employed			No Fixed Employment			Total
Below 10K	10-20K	Above 20k	Below 10K	10-20K	Above 20k	Below 10K	10-20K	Above 20k	
14	3	-	2	-	-	8	-	-	27

Twenty-six (26) DPs are below the legal employable age in the Philippines, which is 18 years and above. Thus, fourteen (14) DPs are home-makers or about 1 is to 1 household ratio.

Table 8 below shows the distribution of the displaced households according to the length of their stay in Fe Almendrala’s lot.

Table 8. Distribution of DPs by Length of Stay (Years)

< 3	3 – 5	> 5	Total
5	3	6	14

Table 9 shows the distribution of displaced households according to the household facilities. For the toilet facility, only one family declared sharing a common toilet with a relative. For water supply, 3 families declared that they had no water connection but were connected to those had connections. But based on records from Maynilad’s Muntinlupa business area, only six (6) have water accounts and legally connected to Maynilad. Two households declared to have no electricity at home.

The table below also shows the distribution of displaced households according to the structures and assets they owned. Majority of the DPs had not built structures aside from their main house. Three (3) families fenced their house with light/scrap materials (e.g. woods, galvanized iron sheets, bamboo etc.). Two (2) families had backyard gardens planted with vegetables (e.g. ampalaya, malunggay tree, tomatoes etc.).

Table 9. Distribution of DPs by Affected Facilities & Other Assets

	YES	NO	TOTAL
Toilet	14	0	14

Water supply	11	3	14
Electricity	13	1	14
Fence	3	11	14
Vegetable Plots	2	12	14

When asked regarding their opinion or willingness to vacate their present location of residence, all of them answered YES. According to them, they agreed with the owner to peacefully vacate their plot once needed by the owner.

The household survey was conducted last March 06, 2013, prior to the agreement reached by the sellers and Maynilad through the signing of the Contract to Sell. Table 10 shows the summary of the said survey. The individual survey sheets of 14 displaced households are also attached. *(See Annex D. Household Survey of the 14 Displaced Families)*

6. THE RELOCATION SITE

Norma Espiritu, a relative of the sellers, offered her lot as a relocation site for the DPs. She sent a letter to the sellers indicating her intention to provide the DPs a nearby place to transfer. *(See Annex E. Norma Espiritu's Letter of Intent)*. The lot is approximately 40 meters away from the STP site where DPs were originally located. Figure 20 shows the view of the site. Norma's lot is offered for purchase (not as a dole out) to the DPs in a much discounted price and with very liberal terms. Terms of the Contract to Sell (CTS) include a.) payment will be made in an instalment basis b.) payment period given is ten (10) years c.) and two (2) years rental-free granted by the owner as grace period to consider and facilitate the rebuilding of their structures. *(See Annex F. DPs' Contracts to Sell)*. The sale is facilitated by Marife (attorney-in-fact) in order to effect.

Figure 20. *Relocation site offered to the DPs*



Table 10. Summary of the Household Survey

Household	Number of Household Members	Length of Stay	Main Source of Income/ Livelihood	Household Monthly Income	Description of House	Willing to be relocated?
1. Patrick Arciaga & Rhodora Lopez	7	2	Driver	12,000	1 storey starter house; made of concrete (See Fig. 6)	Yes
2. Richard & Letty Isturis	6	10	Driver	5,000	1 storey shanty; made of wood and light materials. (See Fig. 7)	Yes
3. Eluminada Villarin	5	7	Vegetable Vendor	5,500	1 storey starter house; made of concrete. (See Fig. 8)	Yes
4. Erlinda Claudel	2	4	Metro Aide	13,000	1 storey shanty; made of wood and light materials. (See Fig. 9)	Yes
5. Rey & Aurelia Ciabal	2	4	Factory Worker	12,000	1 storey starter house; made of concrete. (See Fig. 10)	Yes
6. Edmon Naeg	3	2	OFW wife's remittance	12,000	2 storey completed house; made of concrete. (See Fig. 11)	Yes
7. Angelito Naeg & Jenny Billones	2	8	Truck driver	6,000	2 storey starter houses; combination of concrete, woods and scrap materials. (See Fig. 12)	Yes
8. Ramon & Gina Bontog	5	6	Factory Worker	8,000	2 storey starter house; combination of concrete and woods. (See Fig. 13)	Yes
9. Glen Magramo & Jhoy Dublin	4	2	Tricycle Driver	4,000	1 storey starter house; made of concrete. (See Fig. 14)	Yes
10. Enrico & Francisca Moldez	5	6	Fisherman	1,500	1 storey starter house; made of concrete. (See Fig. 15)	Yes
11. Jonalyn Viesca	3	3	Tricycle Driver + OFW Remittance	19,000	1 storey completed house; made of concrete. (See Fig. 16)	Yes
12. Hipolito Sr. & Myrna Balingasa	10	20	Carpenter/Construction Worker	11,000	1 storey completed house; made of concrete. (See Fig. 17)	Yes
13. Jose Mar & Liza Nicolas	8	2	Bus Driver	3,500	1 storey shanty; made of wood and light materials. (See Fig. 18)	Yes
14. Francisco & Marilyn Villareal	5	1	Laborer	8,400	1 storey shanty; made of wood and light materials. Only remnants were left, when the land was acquired. (See Fig. 19)	Yes
TOTAL	67					

The lot for purchase has a total land area of **2,999.67 sq. m** lot, with **TCT No. 207823**. (See Annex G. TCT of Norma Espiritu's Lot). It is parcelled into 32 sq. meter lots. Each DPs who purchased would eventually have a separate title after the full payment is made. The owner will assist in the cost associated with the land titling.

The relocation site is at higher elevation than the DPs previously occupied lot. It was once planted with vegetable, root crops and coconut trees prior to the resettlement. Also, no structures or any informal settlements was seen on-site.

Figure 21 is a schematic diagram showing the location of the two (2) sites; the relocation site and the DPs previously occupied lot.

7. RESETTLEMENT POLICY FRAMEWORKS AND ENTITLEMENTS

Although the purchase of the land was through a “willing-seller-willing-buyer” method, there are fourteen (14) households affected. DP structures were cleared after just compensations were agreed upon and paid to them. DPs were also assisted through transition allowances and man-powers during their transfer.

The ESSF Entitlement Matrix states:

For residential land and/or commercial land where the affected area needed by the project,” Affected squatters 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.”

This is substantially complied through the social safeguard measures implemented and supervised by Maynilad, as part of MWMP’s loan covenant..

8. SAFEGUARD MEASURES AND ASSISTANCE

The Household Survey conducted by Maynilad established the number of the displaced persons (DPs)and determined those who are covered by the entitlements as defined in the Resettlement Policy Framework (RPF).

For the fourteen (14) displaced households identified to be affected by the land acquisition:

- a. Marife Espeleta (attorney-in-fact of the sellers) facilitated the sale of the relocation site for DPs. The DP’s relocation site would cause no significant socio-economic disruptions or physical adjustments to their usual activities owing to its proximity

Figure 21. Schematic diagram of the DP's previous location and their relocation site*



*Property boundaries indicated in the above figure are for illustration only and does not represent the actual survey.

to their previous location. The 14 displaced families are relocated together as a group and maintain the same neighbourhood.

- b. The relocation site is a land of **2,999.67** square meters that is offered for purchase by the landowner. The land is parcelled into **32 sq. m each** and sold to the DPs in a much discounted price. A portion of the land is dedicated for the DPs while the rest of the lots will be sold to other prospective buyers. Each displaced families is allocated with 32 sq. m. of lot at a cost of **Php 2,000/ sq. m.** (present zonal value) or for a total cost of **Php 64,000**. This will be paid in an instalment basis. The owner is also willing to sell more than one parcel to any displaced household interested to purchase more lots.
- c. Based on their Contract to Sell (CTS), the displaced families will be allowed to use the lot for two (2) years rent-free before they start paying for the monthly amortization of the lot in the succeeding 10-year period. This is to direct the use of their resources in rebuilding their houses/structures. The corresponding savings the DPs will have for the given 2-year grace period/rent-free are considered as an additional entitlement for them.

The annual cost associated with land lease/rental is normally ten percent (10%) of the lot's selling price; thus, the 32 sq. m lot which costs Php 64,000 could have an annual rental of Php 6,400. This would translate in a 2-year rental cost of Php 12,800 or an equivalent monthly rental of Php 530. Each displaced families will save **Php 12,800** amount as an additional entitlement for the 2-year grace period/rental-free given by the owner before the monthly amortization for the lot commence.

- d. The displaced families have the option to outrightly purchase or fully pay the same in a period of twelve (12) years (2-year rent-free + 10-year instalment period) with no interest. Based on the CTS, **Php 500** and **Php 1,000** pesos will be the monthly amortizations for the 32 sq.m and 64 sq.m. lots, respectively.

The owner has offered the instalment-based purchase to be interest free as an additional assistance/entitlement for the DPs. The net present value of the lot is Php 64, 000. When fully paid after 10 years, the lot will have a future value of **Php 114,614.25** if a compounded annual interest of 6% (prevailing market interest) is included in the purchase. The interest which amounts to **Php 50,614.25** is offered as a discount to the cost of the land and is considered as part of the assistance to the displaced families.

- e. On top of this, the owner will shouldered the associated cost of relocation and will assume the capital gains, documentary stamps tax, development cost and all other costs associated with the preparation of individual titles for the lot. Figures below are based on the prevailing costs and estimates of the land owner.

Physical Transfer

- Php 5,000

(demolition, hauling etc.)		
Capital Gains (6% of the selling price)	-	Php 4,800
Documentary Stamps Tax	-	Php 1,200
Lot Segregation	-	Php 2,500
Transfer Certificate	-	Php 1,200
RDO Fees	-	Php 1,200
		<hr/>
	TOTAL	- Php 15,900

In summary, each displaced family will get the following assistance in a form of discounts from the lot owner for the ownership of a 32 sq. m. lot;

Cost of the Transfer of Title	-	Php 15,900
Free use of land for two (2) years	-	Php 16,000
Ten (10) years of interest free	-	Php 50,614
		<hr/>
	TOTAL	- Php 82,514

These are all on top of the financial transfer assistance per household given by the lot owner to displaced families.

- f. The lot owner allowed them to salvage any materials from their houses. The transfer of their properties and salvage materials to the relocation site was easy because the site is just walking distance from their previous location. The owner also provided manpower assistance to dismantle their structures.
- g. Every displaced household received financial assistance last May 17, 2013 from the owner to facilitate their transfer. Edmon Naeg and Ramon Bontog, owners of 2-storey combined concrete 7 wood houses were given twenty-thousand pesos (Php 20,000) each in consideration for their structures. The rest received ten thousand pesos (Php 10,000) each. Amounts were based on what they agreed with the owner. In total, Php 160,000 was given by the owner as compensations for their affected structures. *(See Annex H. Agreements between Fe Almendrala and the DPs)*
- h. All DPs were properly informed as to the plan of the owner to sell the lot to Maynilad. They received notice to vacate as early as November 07, 2012. *(See Annex I. Affidavits of the DPs)*. They were given at least 90 days upon receipt of the notice to vacate the land. However, after this 90-day period, the DPs still remained in the owner's land. They were requested by the owner to voluntarily remove their structures as soon as they received last May 17, 2013 the agreed financial assistance.

9. FENCING AND CLEARING OPERATION

Maynilad commenced the pre-implementation phase clearing operation after compensations were given and DPs completely moved out from the site. Figure 22 below

shows the cleared area previously occupied by the 14 displaced families. The photo was taken during the Site Due Diligence on January 07, 2014. It was not yet fenced at the time of the visit.

Maynilad urged its Contractors to hire locals, aside from their regular labourers, for the temporary fencing works of the area. Thus, three (3) locals were hired. They were Gerald Nepomuceno, Jeffrey Robinos and Alexis Ramos. The STP was completely fenced on February 2014 and protected from further encroachments. It is now manned by a security service preventing any unauthorized entry. Figure 23 shows the view of the STP site already fenced.

Figure 22. *The site after the demolition and clearing operation*



Figure 23. *View of the site with installed fences*



10. RESETTLEMENT STATUS

Nine (9) of the 14 displaced households are now living in the relocation site. Four (4) households however did not transfer but previously signified interest in purchasing lot in the relocation site. Edmon Naeg already signified not interested to purchase lot or transfer in the relocation site.

Interview with other DPs during the due diligence conducted last May 20, 2014 revealed the status of the five (5) displaced households who did not transfer.

- Edmon Naeg previously signified no intention of transferring to the relocation site. The family is now living in Canada where his wife works. However, he handed his allotted portion to his brother (Angelito Naeg) and will be the one to occupy it.
- Eluminada Villarín and her family returned to their hometown in Palawan.
- Rey Ciabal and his family opted renting a house near his workplace in Muntinlupa.
- Glen Magramo and his family are living with his parents.
- Francisco Villareal and his family built a house near their relatives in Muntinlupa and are now living there since the Habagat (heavy monsoon) in 2012.

Table 12 below shows the summary of the resettlement status.

Maynilad also interviewed some DPs about their opinion on the resettlement. Majority had signified contentment on their entitlement received.

Table 12. *Summary of the Resettlement Status of the DPs*

Household Name	Presently living now in the relocation site?	Lot area occupied (sq. m.)	Remarks
Patrick Arciaga	Yes	64	Completely transferred (See Fig. 30)
Richard Isturis	Yes	64	Completely transferred (See Fig. 33)
Eluminada Villarín	No	-	The family returned to their hometown in Palawan.
Erlinda Claudel	Yes	32	Completely transferred (See Fig. 32)
Rey Ciabal	No	-	The family opt not to transfer and now renting somewhere in Muntinlupa.
Edmon Naeg	No	-	He is living in Canada and handed over the portion allotted to him to his brother. (See Fig. 27)
Angelito Naeg	Yes	64	Completely transferred (See Fig. 26)

Ramon Bontog	Yes	64	Completely transferred (See Fig. 28)
Glen Magramo	No	-	The family is living with Glen Magramo's parents.
Enrico Moldez	Yes	96	Completely transferred (See Fig. 25)
Jonalyn Viesca	Yes	64	Completely transferred (See Fig. 24)
Hipolito Balingasa	Yes	32	Completely transferred (See Fig. 29)
Jose Mar Nicolas	Yes	32	Completely transferred (See Fig. 31)
Francisco Villareal	No	-	The family signified interest in purchasing a lot. But they built a house near their relative's residence in Muntinlupa and are currently living there since Habagat in 2012.

There are six (6) DP households who purchased more than 1 parcel (32 sq.m.) of lot; one even afforded to have three (3) parcels because of the low price and liberal terms of payment granted to them.

Figures 24 – 32 show the new houses of DPs who transferred in the relocation site.

Figure 24. *Patrick Arciaga*



Figure 25. *Richard Isturis*



Figure 26. *Erlinda Claudel*



Figure 27. *Angelito Naeg*



Figure 28. *Ramon Bontog*



Figure 29. *Enrico Moldez*



Figure 30. *Jonalyn Viesca*



Figure 31. *Hipolito Balingasa*



Figure 32. *Jose Mar Nicolas*



Figure 33 shows the development of one of the DPs house. The photo on the left is a view of Hipolito Balingasa’s house a few days after the transfer. On the right-side is his backyard planted with vegetables after two months.

The most important improvement attained by the resettlement is the lot purchase which gave DPs the security of tenure. They now have the freedom to rebuild their houses, even create productive means like backyard gardens to augment their living conditions.

Figure 33. *View of Hipolito Balingasa’s house. (Left-side) His house as seen last Jan 2014. (Right-side) His house with a backyard garden as seen 5 months thereafter.*



10.1 Restored Utilities

A. Water Connections

Maynilad completed last August 6, 2014 the restoration of the six (6) water connections that were disconnected due to the clearing operation. Figure 34 shows the restored watermeters and pipe connections.

Figure 34. Six (6) new watermeters installed on-site as replacement for the DPs disconnected utilities.



Other displaced households who have no water accounts are encouraged by Maynilad to be connected. They maintain their old system of buying water per container or water tapping from their neighbours.

The provisions of water in their new location also promotes women's cause as homemakers and unburden children thus, give them time for recreation and schoolwork. The availability of water connections lessens their burden on household chores utilizing water such as fetching water for drinking, laundry and washing dishes among other activities. This will give them more time to attend to other family needs and opportunity for self recreation. It also keeps the family clean and healthy.

B. Electricity

The site is already energized and electricity is readily available for line connections. They must however individually apply to MERALCO --the electric service provider in Metro Manila-- for legal connections and installation of electric meters. Erlinda

Claudiel has already line connection with electric meter. Others have electricity but still maintain their old system of electric tapping. In their old system, the household where they tapped at pre-determined its average monthly bill, and the one who taps usually pay the increase in electric bill which corresponds to the latter's electric usage.

The STP's site development plan includes installation of lamp posts around its perimeter. Since the relocation site is just adjacent to the STP, the presence of lamp posts will improve the safety and security in the area. It will be beneficial particularly to women and children traversing during night time. The presence of manned security and CCTVs in Tunasan STP's vicinity is also a significant factor enhancing the security within the area.

C. Title of Land Ownership

As agreed between the owner and the DPs, copies of their Contract to Sell (*see again Annex F*) for the purchase of lot was given to the DPs on July 19, 2014. Only those nine (9) households who purchased lots and transferred to the relocation site were given with CTS copies. Their monthly amortization will commence in January 2016. They were given two years grace period from relocation date (January 2014).

The nine (9) households who purchased lots are now living in the relocation site. Four (4) households did not transfer but previously signified interest in purchasing lot in the relocation site. Edmon Naeg already signified not interested to purchase lot or transfer in the relocation site.

They will be awarded with Title of Land Ownership once they fully pay the amount for their respective purchased lot, based on the 10-year payment schedule. Monthly amortization is Php 500 for a 32 sq.m. lot.

10.2 Action Plan for the Access to the Relocation Site

As shown in the Figure 21 (page 22), the site is an interior lot. At present, DPs use an existing narrow easement in front of the site as their access.

There are apartment units along the road, fronting the relocation site. On the side of the apartment units, there is a small alley which is approximately 1 meter wide. Residents of the said units are complaining of the constant passing of the DPs, disturbing their privacy and posing threat to their security.

Maynilad decided to construct (as part of its CAPEX) a footbridge on the creek solely for the DP's access to avoid causing nuisance to other residents. The design is on-

going. Its overall configuration will be carefully considered for safety of the passers-by. This will be bid out separately to Maynilad's "All-Works" Contractors within the year and is expected to be completed on the 1st quarter of 2015.

11. BENEFITS OF THE SUB-PROJECT

The project will also bring positive impacts to the natural environment and the immediate community. These benefits could be long term or short term.

Its positive environmental impacts are mostly long-term. These impacts include (1) improvement of the water quality of the rivers draining to Laguna Lake (2) reduction of pollution loads discharged into Laguna Lake (3) improved sanitation and health conditions of communities, especially those residing near the waterways (4) revival of the downstream river ecosystem (5) improved view of the place due to landscapes and architectural configuration of the facility.

Its positive social impacts can be both temporal and permanent. These temporal impacts will include (1) demand on local employment during the two-year construction period (2) booming of small-scale businesses (e.g. sari-sari store, carinderia etc.). Presence of the new sewage infrastructure could also lead to increase of property values in the vicinity.

Long-term social benefit of the STP in the area will be the enhancement of security and safety of the area due to the presence of light posts in the perimeter and 24 hours manned security and CCTVs.

12. MITIGATING MEASURES ON THE FLOOD OCCURENCE IN THE AREA

Maynilad commissioned a consultant to study the occurrence of flooding in the area and to recommend solutions in addressing this problem. Similarly, the Bank also contracted their own consultant to review and validate the said study. Maynilad came up with a technical report which shows flood baseline data and discuss in detail the flood mitigating measures.

Based on the Metro Manila Flood Management Master Plan cited in the report, the flood profile shows Bgry. Tunasan flood level is up to 2 meters and the duration is up to 2 to 3 months in the area and along the shore of Laguna Lake. The recorded or projected 2-meter maximum flooding in Tunasan STP site can be addressed through an acceptable engineering solution such as backfilling and installing STP equipment and its control facilities above ground.

For the accessibility issue, there are three (3) identified access roads to the Tunasan STP site; the San Guillermo St., Buendia St., and via St. Andrews/St. Agnes/Sto. Niño connection. San Guillermo St. and Buendia St. were reported to be flood prone while the St.

Andrews/St. Agnes/Sto. Niño connection is accessible during heavy rains. Figures 35-37 are pictures of the three (3) streets that are access to the site during heavy floods. The knee-deep (0.72 - 1 m) flood level in the said road is not critical as Maynilad trucks can pass up to 1.5 m depth flood level without any difficulty. Access to the STP can also be addressed by a rubber boat during extreme flood conditions. Maynilad is also capable of responding to natural disasters because of the Company's adherence to its Emergency Preparedness and Response Program.

Figure 35. *View of Sto. Niño Street.*



Figure 36. *View of St. Agnes Street.*



Figure 37. View of St. Matthew Street.



13. PUBLIC CONSULTATION AND PARTICIPATION

The Tunasan, Muntinlupa STP – Public Consultation was held on Friday, August 31, 2012 at the Barangay Hall Lobby, Tunasan, Muntinlupa City. It was attended by Barangay leaders, HOA representatives and local residents. *(See Annex J. Attendance of the Public Consultation)*

Shown below are the numbers of attendees per organization.

Agency	Attendance
Barangay Council of Tunasan, Muntinlupa	<u>7</u>
Maynilad Water Services Inc.	<u>5</u>
Local Residents	<u>15</u>
Home Owners Assoc. Representatives	<u>3</u>
TOTAL	<u>30</u>

Maynilad’s WMD presented the proposed wastewater treatment project in the community. Business Area representatives were also present during the PubCon. BA representatives will be the ones to work closely with the community and ensure good reception of the project in the area. After the presentation, the public/community and leaders were encouraged to raise questions and issues concerning the project.

The concerns and issues raised were:

- a. Conveyance route
- b. Project schedule
- c. Sewer network
- d. Effluent water to be used for water distribution
- e. Residual chlorine
- f. Water quality
- g. Solid waste management
- h. Role of LGU in the project
- i. Tariff implications

For other details of the proceedings, see *Annex K. Minutes of the Public Consultation*.

Figures 38 – 39 are pictures taken during the public consultation in Barangay Tunasan, Muntinlupa.

Figure 38. *Engr. Angeles, Head of Maynilad Wastewater Catchment Unit, discussing the proposed STP project to PubCon participants.*



Figure 39. *A HOA representative raising his concerns during the open forum.*



13.1 Face to Face Discussions with the Displaced Persons

A Face-to-face discussion was conducted by Maynilad, together with the landowner's representative, to each project affected households to inform them about the intention of Maynilad in acquiring the property. The said activity also aimed to facilitate mutual agreement between the owner and DPs so that requests of both parties are heard and properly addressed.

In general, DPs did not oppose the decision of the owner to sell the lot for the Maynilad STP project.

13.2 Project Presentation to Mayor Fresnedi and Barangay Officials

Maynilad met with Muntinlupa City Mayor Jaime Fresnedi together with the barangay kagawads and city officers last September 24, 2014 for a project presentation. The goal of the meeting are to (a) give answers and clarifications on the doubts of local leaders on the project (b) come-up with a mutual agreement on issues related to project implementation

and ultimately, (c) seek the Mayor's approval and the support of barangay leaders. (See Annex L. Attendance of the Meeting with Mayor Fresnedi of Muntinlupa City)

Notable concerns raised during the meeting are the following:

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

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

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

Figure 40. Engr. Jerry Palma (right) of Maynilad presenting the proposed sewerage project. On the left is Mayor Fresnedi.



Figure 41. Attendees of the meeting composed of Barangay Kagawads, LGU officers and Maynilad representatives from PMD, WMD, CQESH and Muntinlupa Business Area



Figure 42. Photo taken during the open forum



14. GRIEVANCE 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.

All in all, at least two weeks are given to accept, process and monitor a grievance that will emerge due to project implementation.

15. TIME FRAME

Table 13 shows the dates of the accomplished activities of Maynilad as well as target dates for incoming endeavours.

Table 13. *Timeline of Events*

STEPS	SCHEDULE
A. Site Identification & Acquisition	
1. Long list of sites identified	Jan. 2012
2. Opening of sealed offers	Feb. 2012
3. Shortlisting of Properties	Mar. 2012
4. Site Due Diligence	From Mar. to June 2012
5. First presentation to CAC	May 2012
6. Second presentation to CAC	May 2012
7. Negotiation with the Owner	From June to Sept. 2012
8. Preparation of Safeguard instruments	From Sept. 2012 to date
9. Releasing of Contract to Sell	Oct. 2012
10. Deed of Conditional Sale (50 % downpayment)	March 02 & 08, 2013
11. Pre-implementation Phase (clearing operation, compensation etc.)	Nov – Dec 2013
12. Deed of Absolute Sale (full payment)	Dominado Almendrala – Jul 29, 2013 Consuelo Casacop – Aug 30, 2013 Fe Almendrala - Jan03, 2014 Pedro Aman – May 09, 2014
B. Design and Development	From Dec 2013 to Jan 2015
C. Construction and mechanical/electrical installation	From Jan 2015 to Sept 2015
D. Commissioning	From Sept 2015 to Dec 2015
E. Plant process proving/ Performance Test	From Dec 2015 to Dec 2016

16. IMPLEMENTATION AND MONITORING

The implementation of the project can be divided into two components. One is the construction of the treatment facility and the other is the construction of the conveyance system. These are two separate items that need to be phased together, so that, as soon as sewage is collected, it can be conveyed, via the network of pipelines, to the STP facility for treatment. Treated sewage will be discharged through an effluent outfall to a selected discharge point.

B. Treatment

The STP will be a design and build package. Tender documents would be prepared and submitted to Design & Build Contractors for costing and bidding. Biosolids processing units cannot be commissioned until enough sludge has been generated in the STP and could therefore be slightly delayed. The design and construction timelines will be dependent upon the proposal of the design- and-build contractors. Based from previous experience, construction of facilities of this magnitude takes about 1.5 - 2 years.

A. Conveyance

For the conveyance system, it is expected that after the completion of the feasibility study, Maynilad will provide direction on which option will be implemented.

Consequently, a detailed design will then be carried out for the more practical option. Tender documents will be prepared based from the detailed design. These documents will be sent out to Maynilad accredited Contractors for tendering. Depending on the timetable of Maynilad, the construction can be divided into phases and a dedicated Contractor will handle each phase. Similarly work can be divided among various contractors working in parallel in different areas of the catchment.

The ideal plan is to construct and commission the conveyance just prior to the treatment plant. The treatment plant should take approximately one and a half to two years to be designed, constructed and commissioned. In order to manage timely delivery of the conveyance, Maynilad will divide construction into various packages of work by a number of Contractors. These packages would need to be delivered simultaneously.

17. ACQUISITION, VALUATION AND COMPENSATION

The land acquisition of the four (4) lots is through a “willing seller-willing buyer” approach. Appraisal documents showed that the lots are free of encumbrances. The zonal value of the property as provided by the Bureau of Internal Revenue (BIR) on their official website is **Php 2, 500** per sq. meter. The appraised value provided by the Maynilad accredited broker, Cuervo Valuers & Advisory Inc., is **Php 1,220.63** per sq.m. Based from the same report, the average market value in the area is **Php 10,171,000.00** for the gross land area

of **8, 333** sq. meters. The appraisal of the properties was done on May 21, 2012 and Offer to Sell was submitted to Maynilad by seller’s broker on June 13, 2012. Contracts to Sell (CTS) and Deeds of Absolute Sale (DOAS) of the sellers were signed. *(See Annex M. Contracts to Sell)*. The sellers have also signed Acknowledgment Receipts upon receiving the partial and full payment of their sold properties. *(See Annex N. Acknowledgement Receipts of the Sellers on the Partial (50%) Payment Made by Maynilad & Annex O. Acknowledgement Receipts of the Sellers on the Full (100%) Payment Made by Maynilad)*.

Table 14. *Valuations and the purchase price of the four (4) Properties*

Property Name	Area for Acquisition (sq. meters)	Appraised Value	Market Value	Purchase Price
Dominador Almendrala	3,000	3,661,890	3,661,710	7,500,000
Consuelo Casacop	333	406,470	406,450	832,500
Fe Almendrala	3,000	3,661,890	3,661,710	7,500,000
Pedro Aman	2,000	2,441,260	2,441,140	5,151,650

The purchase prices were negotiated with the sellers. Though sellers’s offers are higher, Maynilad agreed with the prices because no other land available in the area that suits the required size for the STP.

The purchase price however is comparable on the previous experience of Maynilad when acquiring land for the Putatan Water Treatment Plant. The property is in Putatan, Muntinlupa (Tunasan’s adjacent barangay) and was acquired at a selling price of Php 3,500 per sq. meters, much higher than the purchase price of Tunasan STP site. Likewise, the acquisition of the land went through strict evaluations and passed Maynilad’s CAC process.

- END -