

ANNEX 14

Resettlement Planning, Disability and Gender Framework

I. Scope of the Resettlement Framework

This resettlement framework (RF) provides the guidelines and procedures for addressing social safeguard issues in planning and implementing the socialised housing and livelihood support component of the BRACE Program. Resettlement planning incorporates all measures to mitigate the adverse impacts of displacement due to the planned projects, such as impacts on property, livelihood, and income. This RF stipulates measures on compensation, rehabilitation, and integration of the affected households/persons.

A resettlement plan will be prepared for all projects implemented under Component 4. The preparation of a site-specific Resettlement Plan (RP) will follow the guidelines embodied in this RF. The RP will define specific benefits and entitlements for each affected person/household and the assistance to poor women headed households and other vulnerable groups.

II. Policy Framework for Resettlement

1. Resettlement Framework

This RF outlines the guidelines and prerequisites for the preparation, implementation, and monitoring of the LGU's RPs. The RF is anchored on the national government's policies on resettlement and relocation, as well as AusAID's guidelines on integrating displacement and resettlement safeguards in project design.

The main resettlement policy objectives of this RF are (a) to encourage voluntary relocation among households located in danger areas not fit for human habitation; (b) to mitigate adverse impacts of relocation on assets, livelihood or incomes of affected households through their active participation in planning for entitlement packages and other aspects of resettlement; (c) to ensure that pre-project conditions of the affected households, especially the vulnerable groups (i.e., disabled persons, and poor women household heads) will be restored and or improved; and (d) to maximize the participation of the target and host communities in planning and implementation of the resettlement plan.

This resettlement framework is also based on the policies of the national government on resettlement and relocation, such as:

- Executive Order 1035 (1985) – "Procedures and Guidelines for the Expeditious Acquisition by the Government of Private Real Properties or rights thereon for Infrastructure and other Government Development Projects";
- Republic Act 7160 (1991) – "Local Government Code";
- Republic Act 7279 (1992) – "Urban Development and Housing Act";

- Republic Act 8974 (2000) – “An Act to Facilitate the Acquisition of Right of Way, Site, or Location for National Government Infrastructure Projects and for Other Purposes”; and
- Executive Order 708 (2008) – “Devolving the Function of the Presidential Commission for the Urban Poor as the Clearing House for the Conduct of Demolition and Eviction Activities Involving the Homeless and Underprivileged Citizens to the Respective Local Government Units (LGUs) Having Territorial Jurisdiction Over the Proposed Demolition and Eviction Activities of Government Agencies”.

2. Governing Principles

The implementation of component 4 will be within the limits of community-driven relocation policies and procedures. All households occupying the identified high risk areas unfit for human habitation will be the priority beneficiaries of the building safer settlement component under the BRACE Program. The goal is to relocate households out of the danger zones and provide these households with a safer place of residence within the city or in other areas where they opt to transfer. The project policy is for all affected households living in high risk areas to be transferred and *'build back better'* their lives in a safer location.

Voluntary relocation of project-affected households (PAHs) will be the principal resettlement approach to encourage residents in transferring to the in-city housing project or to an area of their choice. To ensure that no one is left off without relocation assistance, adequate venues for community consultation will be provided to discuss relocation policies, resettlement planning, and on the types of project entitlements available to qualified households, and to those who are not willing to transfer to the city's proposed housing site. Community consultation and participation will be embedded throughout the process of project design and implementation. Intensive information and consultation activities will be given to households who are not willing to transfer to the new housing site willing so as to convince them to voluntarily relocate in the area of their choice. Whenever necessary, additional project assistance to vulnerable households maybe also recommended by the implementing task group to minimize risks of the vulnerable PAHs.

Gender-inclusive housing design with livelihood support strategy for poor women household heads and disabled persons will also be mainstreamed. Specific roles and responsibilities of both men and women will be identified during the detailed designing of the socialised housing and livelihood support programs for the affected households. Additional relocation assistance will be provided by the city government to severely affected households, poor women household heads, and disabled persons, during and after relocation, to assist them in improving or at least restoring pre-project living standards. The lack of legal documents such as land title to affected assets will not bar PAHs from being provided with entitlements or project assistance. Also, the community-based disaster risk management activities under Component 2 of the Program will be initiated in the relocation areas as part of the resettlement program.

III. Project Entitlements

In consultation with the local government of Taguig City, the specific project entitlements, eligibility criteria, and procedures for voluntary and involuntary resettlement are discussed below. The provisions drafted in this resettlement framework intends to set the guidelines for the preparation of specific resettlement plans containing the actual agreements that will be set between the city of Taguig and PAHs prior project implementation. The consultation process will be assisted by City's accredited nongovernment organizations (NGOs) and people's organizations (POs) during the preparation of the detailed resettlement plan.

1. Eligible Households/Persons

The following persons/households shall be eligible for resettlement entitlements:

- Owners of residential structures from identified danger areas who choose to be relocated to the proposed in-city socialised housing site or to other place of accommodation preferred by the affected households;
- Households or persons whose sources of livelihood will be affected/dislocated by the proposed project;
- Owners of private properties who will be affected by the right of way requirements of the project; and
- Owners of residential structures or housing improvements that will be affected by the proposed socialised housing project, site development for danger areas, and right of way requirements of the project

2. Non-eligible Households/Persons

The following persons/households shall not be eligible for resettlement entitlements:

- Absentee owners of structures within the project site (i.e., those who have not returned to the site for the past 12 months); and
- New entrants to the project site (i.e., those who settled in the project site after the conduct of survey or census tagging activities).

3. Voluntary Relocation and Resettlement

As per Republic Act 7279 and its Implementing Rules and Regulations, it is imperative to encourage voluntary relocation. Provision of project assistance for households who are willing to do voluntary dismantling of housing are set in the guidelines. These households will be provided with the following but not limited to (a) manpower assistance during dismantling activities, (b) assistance for transporting paraphernalia to the new housing site or other place of accommodation within the City; or (c) transportation assistance for returning or relocating to other place of accommodation outside the city or outside Metro Manila, and other services that may be necessary for the affected families.

Based on RA 7279 regulations, the LGU can also offer the services of the *Balik Probinsya (Back to the Provinces)* program of DSWD, wherein households can choose to return to their respective provinces and will be provided with transportation assistance (i.e., bus or ferry), and subsistence allowance throughout the travel period. Aside from the *Balik Probinsya* option, the LGU can also endorse poor affected families to the Conditional Cash Transfer (CCT) Program of DSWD. The CCT program provides cash assistance, through conditional cash grants for health, nutrition, and education expenses, for poor households to alleviate their immediate needs.

Component 4 provides the following menu of options for relocation assistance from the city of Taguig described as follows:

Option 1. In-city relocation to Novelty and Dumlao housing sites. It will accommodate the Project-Affected Households (PAHs) who will enlist as applicants for voluntary relocation. Based on the survey conducted by UP PLANADES, most of the residents interviewed expressed willingness to be relocated. Aside from housing units, the Novelty and Dumlao sites will also be provided with community facilities such as multipurpose centers, community information offices, and other facilities to accommodate the social services and livelihood assistance needs of the relocated families

Option 2. Near city or off-city relocation for qualified households opting for voluntary relocation outside Taguig City. The PAHs may also choose to be relocated within or near Metro Manila. Transfer assistance may also be provided as an initial down payment for housing services for low income groups offered by NGOs, such as the Gawad Kalinga, Habitat for Humanity, and other private developers. Cash assistance for rentals of housing and lot space to rebuild their structures may be extended to PAHs as well. Additionally, transportation, food subsidy and employment referrals and placements, capital assistance for micro-enterprise business will be made available as part of the resettlement program. The relocation assistance for social and livelihood services will be provided in partnership with NGOs and POs. Specific project guidelines will be prepared in the resettlement plans for each subproject.

4. Involuntary Resettlement

Involuntary resettlement¹ are activities that concern land acquisition and involuntary relocation of households resulting to displacement, loss of dwelling units, livelihood or income, and other assets, as a result of the planned development for socialised housing and regained lands.² The following impacts will be considered involuntary and will be subject to the policies stipulated in this resettlement framework:

- (a) Loss of private land to meet the right-of-way requirements of the project;
- (b) Loss of residential structures and improvements in private lands affected by the right-of-way requirements of the project; and

¹ Adapted from Asian Development Bank's Policy on Involuntary Resettlement.

² The initial proposed sites for development and rehabilitation are Mauling Creek (Brgy. Lower Bicutan and Bagumbayan), and Inland Lakeshore areas.

- (c) Loss of livelihood or income, either temporary or permanent, due to the planned activities of the project.

Land acquisition and other involuntary resettlement impacts should be minimized as much as possible. In unavoidable circumstance, the resettlement plan should be designed to improve or at least maintain the pre-project living standards of the affected persons. The resettlement compensation to be provided will be based on the valuation of assets and income that will be lost due to the project. A multi-stakeholder approach in communication, education, participation and awareness forum among residents, implementing agencies of the government, POs, NGOs, will be established as a mechanism to ensure that PAHs are able to bring out their issues resolved and acted upon.

4.1. Valuation of Losses and Entitlements

The valuation of land affected by the project shall be based on the fair market value of the property, pursuant to Republic Act 8974. The land valuation of the affected property should be sufficient to enable the affected owners to acquire lands of approximate value. RA 8974 defines replacement cost as the amount necessary to replace the improvements or structures, based on current market prices for materials, equipment, labor, contractor's profit, and overhead, and all other attendant costs associated with the acquisition and installation of the affected structure. The valuation of residential structures and other improvements located within the proposed socialised project site shall be based on the development and construction cost of the building and unit. Actual physical inventory and valuation of existing structures and lot affected will be undertaken by the LGU to ensure that all affected households are informed on the process of valuation of affected assets.

In addressing the impacts of involuntary resettlement, the description of losses and its corresponding entitlements or compensation are presented below.

Table 1. Types of Resettlement Impacts and Entitlements

Type of Loss	Application	Eligible Person	Compensation/Entitlement	Implementation Issues
Loss of private land	Private residential lands located within the proposed sites for (a) socialised housing, (b) areas for future site development, and (c) right of way requirements of the project.	Legal owner/claimant of the land	<ul style="list-style-type: none"> Replacement residential land of equivalent value or cash compensation at equivalent to fair market value. 	Appropriate legal instruments and procedures need to be executed in cases where there are multiple claimants.
Loss of residential structure/housing improvements	Residential structures or housing improvements located within the proposed	Structure owners	<ul style="list-style-type: none"> Structure owners as first priority beneficiaries for housing unit allocation. Demolition, relocation, and livelihood assistance. Cash compensation for lost 	Census tagging and valuation of affected structures within project site is necessary.

Type of Loss	Application	Eligible Person	Compensation/Entitlement	Implementation Issues
	sites for (a) socialised housing, (b) areas for future site development, and (c) right of way requirements of the planned developments.	Renters	<p>assets based on replacement cost without depreciation.</p> <ul style="list-style-type: none"> Relocation assistance to households who choose to be relocated elsewhere other than the offered in-city housing project (i.e., <i>Balik Probinsya</i> option). Renters as second priority beneficiaries for housing unit allocation. Rental assistance equivalent to three months. Relocation assistance to alternative accommodation if they are not willing to avail or are disqualified from housing unit allocation offered by the in-city housing project (i.e., <i>Balik Probinsya</i> option). 	<p>Structures built after the census tagging are not entitled to replacement.</p> <p>Absentee owners are not entitled to compensation.</p> <p>Relocation assistance should be determined in collaboration with the communities affected.</p> <p>Relocation packages should be sufficient to convince households to relocate.</p>
		Rent-free occupants or caretakers	<ul style="list-style-type: none"> Rent-free occupants or caretakers as last priority beneficiaries for housing unit allocation. Relocation assistance to alternative accommodation if they are not willing to avail or are disqualified from housing unit allocation offered by the in-city housing project (i.e., <i>Balik Probinsya</i> option). 	
Loss of livelihood/income	Livelihood sources that may be discontinued/adversely affected as a result of the project.	<p>Owners of non-residential/business/livelihood-oriented structures (sari-sari stores, shops, warehouse)</p> <p>Owners of livestock coops/pens</p>	<ul style="list-style-type: none"> Compensation at replacement cost of affected structure. Cash compensation equivalent to three months net income from the business activity. First priority beneficiary for the livelihood assistance program—job placement or enterprise development. Relocation assistance in identifying alternative site for continuing business within the community that can be leased or bought by the owner. 	Determine if the business activity is ongoing for the past two years prior to the implementation of the socialised housing project.
	Livelihood sources that may be temporarily affected by the construction of the project.	Stall owners/vendors/tricycle drivers (i.e., along the Novelty site)	<ul style="list-style-type: none"> Provision of temporary stall/area viable in continuing the business/livelihood. Provision of demolition and transfer assistance. 	Temporary relocation area should be provided with basic amenities needed to continue business—water, power, garbage disposal facilities, sewage disposal, transport terminal, etc.

IV. Resettlement Plan Preparation

1. Proposed Socialised Housing Sites

Of several sites proposed by the LGU, two (2) sites have been prioritized for development. They are as follows:

(a) **Novelty Site** - is a 1.35-hectare property in Barangay Bagumbayan, previously a site of a garment factory. The site is located in a mixed industrial and residential area, with ready access to major transport routes, and utility services such as power, telecommunications, and water supply. The presence of a wet market, tricycle terminal, neighborhood shops and services, in the immediate vicinity indicate high potential for a housing project. It is estimated that about 440 housing units in medium rise buildings (MRBs) can be accommodated on site.

A tricycle terminal and a line of makeshift stalls (i.e., shoe repair shops, *carinderia*, *sari-sari* stores) fronting the site, will be affected by the project. The initial count of 23 vendors at the makeshift stalls, and the number of tricycle drivers, should be verified during RP preparation.

(b) **Dumlao Site** - the site is a vacant 1.15-hectare property in Barangay Bagumbayan, which was formerly an agricultural land. The acquisition of the lot is still pending subject to full payment to the land owner. The site has good access to major transport routes, and is near to elementary and secondary schools. Transport facilities such as tricycle terminals and pedestrian lanes have to be provided to support an increase in population due to proposed housing development. It is estimated that about 384 housing units in MRBs can be accommodated on site.

2. Site Selection Criteria for Areas to be Vacated

The city government has yet to determine the priority areas among the identified twelve (12) high-risk barangays where the target beneficiaries under Component 4 will be selected. The proposed selection criteria for the priority areas are as follows:

Criteria for Selecting Priority Areas³

The priority areas will be the designated danger zones that are not fit for human habitation. In Taguig these are located along, in and over the rivers, creeks esteros, drainage channels and the shoreline of Laguna de Bay. The first high priority area is along the Mauling Creek

3. Census/Tagging Activities

The Taguig City Government is currently preparing an inventory of informal settlers in the nine (9) priority flood prone barangays. The plan of the city government is to conduct a house listing, physical

³ Adapted from the Socio-economic Assessment and Development Options for Housing Finance and Sustainable Livelihoods for Metro Manila Reconstruction and Rehabilitation Program by UP PLANADES, June 2010.

mapping, and census tagging activities in preparation for the proposed project. The RP to be prepared should contain a master list of all affected persons/households and tagging of structures within the proposed project site for the socialised housing and for the areas to be vacated for future development. The census should be able to present a complete inventory of affected assets (i.e., land, residential structures and improvements and livelihood-related structures) and losses on livelihood and income sources. The inventory of losses survey shall be the basis for the identifying the entitlements and other relocation assistance due for the affected person/household.

The conduct of census tagging activities should follow the guidelines stipulated in the implementing rules and regulations of RA 7279.

4. Beneficiary/Home Buyers' Selection Criteria

A home buyers'⁴ selection criteria, formulated using a consultative process involving the target beneficiaries, the the Taguig City Government, and concerned NGOs and socialised housing private developers, will be the basis for prioritizing beneficiaries for the socialised housing projects to be developed under Safer Settlements Components. The first priority will be the informal settler families residing in danger zones affected by typhoons Ondoy and Pepeng, and those residing in other high-risk areas identified as flood-prone and/or earthquake-prone. The selection process may also prioritize informal settlers with no secure tenure but have the capacity to pay the monthly amortization for the housing units. The selection criteria will be reviewed and approved by the Taguig City Government and AusAID. The proposed selection criteria are summarized in **Table 2**.

Table 2. Home Buyers' Selection Criteria

Home Buyer's Selection Criteria	Required Document/s
1 Must be a Filipino citizen, of legal age, a household head, and a registered voter of the City of Taguig.	<ul style="list-style-type: none"> • Voter's Registration ID
2 Informal settlers ⁵ residing in barangays identified by the LGU as danger areas ⁶ (i.e., flood prone and/or liquefaction prone areas).	<ul style="list-style-type: none"> • Barangay Clearance
3 Combined household income should be sufficient to cover the required monthly amortization and utilities of the housing unit.	<ul style="list-style-type: none"> • Census survey
4 Must have stayed on the site during typhoon Ondoy and/or on or before the cut off year in January 2011 (cut off date to be decided by the LGU).	<ul style="list-style-type: none"> • Census survey • Proof of residence (letters, billing statements, etc.)
5 Must not be current and previous grantee of a plot or dwelling unit from any government housing project.	<ul style="list-style-type: none"> • Certificate from LGU
6 Must not own any real property within Taguig City.	<ul style="list-style-type: none"> • Certificate from City Assessor's Office
7 Poor and vulnerable households with average or combined family income that fall below the poverty threshold ⁷ will be prioritized.	<ul style="list-style-type: none"> • DSWD Social Case Report

⁴ Home buyer is the term used by low cost and socialised housing developers to enhance confidence level of clients to assume greater responsibilities of fulfilling payment obligations for a new home they are procuring. The home buyer's term is the preferred nomenclature to reduce the usual dole out mind set associated with government projects.

⁵ Informal settlers are individuals or families residing in the City whose housing or livelihood-related structures, are located within urban or urbanizable areas without security of tenure.

⁶ Flood prone and liquefaction prone areas include: Sta. Ana, Calzada, Palingon Tipas, Ligid Tipas, Bambang, Hagonoy, Ibayo Tipas, Wawa, Lower Bicutan, Tuktukan, Napindan, Ususan and a portion of Bagumbayan near the lakeshore.

Home Buyer's Selection Criteria	Required Document/s
8 Willing to participate in orientation programs ⁸ and other activities project activities relative to housing construction, maintenance of housing unit and common facilities, and homeowners' responsibility formation programs.	<ul style="list-style-type: none"> Signed memorandum of understanding/covenant between LGU and housing applicant

5. Environmental Impact Mitigation

The potential environmental impacts of resettlement will be addressed. The resettlement plan will also identify the specific environmental impacts that may be brought by the actual dismantling activities, temporary relocation, and the operations at the new socialised housing sites. Probable impacts may include an increase in population density, traffic and solid waste generation in the temporary relocation or socialised housing areas, and the impact of increase in population on potable water supply, sanitation systems, and health facilities. Environmental mitigating measures will be drafted as part of the resettlement plans for each subproject. The LGU or its assigned Task Force on Relocation and Resettlement will take the lead in the preparation, implementation, and monitoring the progress of the resettlement plan.

VI. Consultation, Disclosure, and Grievance Redress

1. Community Consultations and Information Dissemination

The LGU of Taguig at the city and barangay levels, headed by the Task Force on Resettlement and Relocation (TFRR), will ensure that all affected persons, as well as target beneficiaries of the proposed project, are properly consulted. Details of the proposed project, such as the technical designs of the housing project, resettlement policies and procedures, livelihood support strategies, payment schedules for the housing units, and implementation arrangements, will be properly disclosed and mutually-agreed through an information and education campaign which will be instrumental in the social preparation process. The affected persons/households will be consulted on the provisions of the RF governing the Safer Settlements component, particularly their entitlements and other assistance. Minutes of the meetings and agreements reached should be properly documented.

Project information bulletins written in the local dialect (*Tagalog*) will be posted in City's designated public places, and copies of the resettlement plan will be available at the city's housing office. Project details can also be accessed from the city government's website. Notices will be issued to the households prior to actual demolition and transfer.

The LGU may assign a community relations officer to facilitate the community consultations and information drive activities for the resettlement program. Nongovernment organizations and people's

⁷ Annual per capita poverty threshold, or the minimum income/expenditure required for a family to meet basic food and non-food basic requirements, reached PhP20,582 based on 2006 Poverty Statistics of National Statistical Coordination Board for urban areas of National Capital Region.

⁸ Orientation programs shall include filing and submission of authentic documents for housing application, orientation on policies and procedures for fund members, and briefing on requirements for non-fund members.

organizations⁹ working in the target barangays will be tapped as potential partners for conducting the consultation and information dissemination activities. A community information desk at the office of the TFRR can be established to address queries, and document and endorse complaints by the affected persons to the Grievance Committee.

In conducting the consultation process and ensuring the participation of all stakeholders in the planning and implementation of the project, **Table 3** presents the suggested agenda of community consultations:

Table 3. Agenda of Community Consultations

Stage	Agenda of Community Consultations	Expected Outputs	Responsible Agencies
1 Pre-relocation	<ul style="list-style-type: none"> (a) Disaster risk assessment of danger areas (b) Community-based disaster risk management (CBDRM) (c) Project designs for the Safer Settlement Component and development plans for the vacated areas (d) Resettlement planning (e) Beneficiary selection criteria, procedures for awarding, and housing payment schemes (f) Environmental impact and mitigating measures 	<ul style="list-style-type: none"> (a) Concurrence of target beneficiaries on overall project design (b) Initial list of households willing to relocate/avail of housing program (c) Resettlement Plan concurred by affected persons/households (d) Community commitments/support during project planning, implementation, and operations (e) Notices/certificates of compliance issued to housing beneficiaries 	<p>Local Housing Office, Urban Poor Affairs Office, DSWD, City Planning and Development Office, City Engineer's Office, Office of Disabled Persons Affairs, Public Employment Service Office, City Disaster Management Office</p> <p>External Partners—non-government organizations, AusAID</p>
2 Relocation stage	<ul style="list-style-type: none"> (a) Dismantling, relocation, and grievance procedures (b) Monitoring at the temporary relocation sites (c) Environmental management measures at the temporary relocation site (d) CBDRM Implementation 	<ul style="list-style-type: none"> (a) Schedule and assigned tasks for dismantling, transfer, and temporary relocation (b) Assistance provided to vulnerable groups, i.e., disabled persons, poor women household heads, etc. (c) Environmental mitigating measures complied at the temporary relocation sites 	<p>LHO, UPAO, DSWD, CPDO, CEO, ODP, PESO, CDMO</p> <p>External Partners—non-government organizations, AusAID</p>
3 Post-Relocation stage	<ul style="list-style-type: none"> (a) Formation programs for homeowners – proper maintenance of housing units, 	<ul style="list-style-type: none"> (a) Operations and maintenance schemes (i.e., building maintenance and 	<p>LHO, UPAO, DSWD, CPDO, CEO, ODP, PESO, CDMO, Cooperative Development Office, Microfinance institutions</p>

⁹ POs in Mauling Creek, Lower Bicutan: Samahan ng Magkakapitbahay sa Dalampasigan, C6 Neighborhood Association, Kabisig, Bay Side Neighborhood Association, Banay Neighborhood Association. POs in Adia Adidas, Bagumbayan: Adia Adidas Neighborhood Association and Baybayin Neighborhood Association. These are the initial NGOs listed in the UP Planades Report. List will be expanded to include NGOs and POs already located in Taguig and are focus in working with the urban poor in resolving housing issues.

Stage	Agenda of Community Consultations	Expected Outputs	Responsible Agencies
	payments schemes	collection system)	
	(b) Livelihood support Program	(b) Start up measures for livelihood projects, job placements, and cooperative development	External Partners—non-government organizations, AusAID
	(c) Joint monitoring of LGU and housing beneficiaries	(c) Community-based monitoring and evaluation	
	(d) Sustaining CBDRM measures and monitoring		

The TFRR, with assistance from AusAID, will lead in the development and implementation of orientation programs for the housing beneficiaries. The orientation programs will include topics on, but not limited to, the procedures for filing and submission of housing application requirements, policies and procedures for PAG-IBIG housing applications, schedule of amortizations, and estate rules and regulations, among others.

2. Grievance Procedures

Complaints or grievances that may arise during the implementation of the resettlement plan should follow a clearly defined process. The Implementation Group will facilitate the resettlement implementation and the grievance redress mechanism.

Below are the steps for addressing grievances during implementation:

Step 1: Complaints/grievances are filed, verbally or in writing, to the LHO/Task Force on Relocation and Resettlement. The complainant and the representatives of the LHO Task Force for Grievance and Redress (TFGR) will meet to discuss and resolve the issue within 15 days.

Step 2: If no solution/understanding is reached, the complaint will be forwarded to the Office of the Barangay Captain and the Barangay Justice (*Lupong Tagapamayapa*) for appropriate action.

Step 3: If the Barangay cannot resolve the issue within four (4) weeks after the receipt of the complaint, the complaint will be raised to the appropriate courts.

Step 4: The Municipal or Regional Trial Court assesses the merit of the grievance/complaint and schedules the hearing. The court decision is final and executory.

VII. Relocation and Livelihood Support Strategy

The provision of entitlements has to be fully implemented prior to the commencement of civil works. Compensation for land acquisition and replacement of lost assets/structures should be completed before households can be relocated to the new housing sites. Temporary relocation sites for affected livelihoods must likewise be ready for utilization prior to construction works to avoid or minimize disruption in livelihood activities.

The conduct of relocation activities, such as community relations operations, issuance of notice prior to demolition, completion of documentary requirements, voluntary relocation, and actual dismantling, should be observed following the implementing guidelines¹⁰ under RA 7279. Encroachment of new entrants to the vacated sites will be prevented by proper fencing and notices/bulletins installed on site. The LGU will continue its information drive on the proposed development for the vacated sites, to discourage further encroachment.

In restoring and improving the livelihoods of the target housing beneficiaries, specific livelihood support program and strategies will be implemented in the relocation site. Preparatory works such as identification, and matching of skills with the type of livelihood intervention, will be undertaken as shown in Annex 12.

VIII. Gender, Disability and Ethnicity

The resettlement plan should identify specific needs of vulnerable groups--very poor informal settlers, poor women household heads, ethnic groups, elderly and the disabled. A specific action plan addressing the needs of these vulnerable sectors will be included in the RP and will be prepared and implemented with Taguig City and AusAID.

The results of socioeconomic profiling for the nine (9) high risk barangays also presented a preliminary assessment of gender issues. Results showed that women and female-headed households were found to have: (a) high unemployment rate; (b) low levels of livelihood and employment skills; (c) low incomes; (d) insecure housing tenure including threats of eviction and high vulnerability to floods; (e) poor health and sanitation in the community resulting to high incidence of illnesses particularly children; (f) poor water sources resulting to added burden to women and increased household expenses; and (g) limited access of women to formal financial institutions and credit facilities. Survey results also indicated that out of 1,013 interviewed, about 1.3% of the sample population are persons with disabilities (PWDs). The types of disability that were recorded were difficulties in hearing, visual, and motor abilities. This information on PWDs will be validated, and complete nominal listing of PWDs in the target high risk barangays will be undertaken in coordination with the Office of Disabled Persons Affairs. An assessment of the condition of the PWDs will be needed to design appropriate programs to answer specific needs of the PWDs in the context of the project. Issues concerning the disabled are similarly situated with gender concerns. As such, a framework for gender, disability, and ethnicity will be anchored on addressing issues identified in the socio-economic survey.

The gender, disability, and ethnicity framework specifically aims to (a) increase women's, PWDs', and ethnic groups' participation in the preparation and implementation socialised housing and livelihood support project activities; (b) enhance access by the PWDs and women to project benefits; (c) include sex-disaggregated baseline data and gender-specific indicators into the planning and monitoring system of the project; (d) assist women and disabled persons in organizing themselves into self-help groups (e.g., cooperatives, mutual aid associations, and savings groups); and (e)

¹⁰ Implementing Rules and Regulations to Ensure the Observance of Proper and Humane Relocation and Resettlement Procedures.

facilitate access of disabled persons and female-headed informal settler's to microfinance opportunities. Upon completion of the project, the organized groups of women and disabled persons will assist the LGU in the relocation and transfer activities. Persons with physical disabilities will be given preferential option for a housing unit allocation at the ground floor.

It is expected that the disabled persons' and women's associations will actively participate in the management of a neighborhood-level home owners' associations in the new housing sites. Women and men alike play a fundamental role in the day-to-day operations of the home owners' associations such as cleanliness and upkeep of communal areas, waste management, collection of housing amortizations, micro-credit projects, and facilitating home owners' to access to home improvements and livelihood loans. Livelihood and micro-entrepreneurship programs will be implemented by the LGU under its local economic development program. The gender, disability and ethnicity framework plan is presented in *page 23-24* of this document.

IX. Institutional Arrangements

An Implementing Group at the Taguig City Government will be created to spearhead the planning, implementation, and monitoring of all the components of the BRACE Program. Under this group, a Task Force of Relocation and Resettlement (TFRR) will be assigned as an inter-agency body composed of representatives from the concerned city government departments, and will facilitate the preparation, implementation, and monitoring of the resettlement plan. The office of the Mayor will be the oversight body to review, approve, and endorse the RP for approval of the Taguig City Council (Sanguniang Panlungsod) , and to development partners such as the AusAID and private sector. The TFRR will be composed of:

- a) City Local Housing Office,
- b) Urban Poor Affairs Office,
- c) City Planning and Development Office,
- d) City Social Welfare and Development Office,
- e) Office of Disabled Persons Affairs,
- f) Cooperative Development Office,
- g) Public Employment Service Office,
- h) City Engineering Office,
- i) City Disaster Management Office,
- j) Local Philippine National Police,
- k) Representative from the Local Housing Board,
- l) Barangay Officials of concerned communities,
- m) Non-government Organization (NGO) desk of the city government, and
- n) NGOs and Peoples' Organizations (POs)

At the community level, home buyers/clients will be organized to work with the TFR for the implementation and monitoring of the RP and ensure that social safeguards are adhered to.

A series of capacity building activities will be provided to the TFRR. The capacity building modules on resettlement will be designed to ensure that the LGU is capable of implementing the resettlement plans. Study tours or field exposures on voluntary relocation experiences in the Philippines may be provided as part of the capacity building program.

X. Monitoring and Evaluation

The PIO/Task Force on Relocation and Resettlement, with the assistance from AusAID, will develop the internal monitoring indicators—expected outputs and outcomes--procedures and reporting requirements for the project particularly the compliance on:

- a) compensation and entitlements for affected persons;
- b) adequacy of organizational mechanism for RP implementation;
- c) restoration on income of affected households/persons;
- d) handling of complaints and grievances; and
- e) adherence to a participatory process with all project stakeholders, especially women and disabled persons.

The PIO/TFRR shall be responsible in monitoring the progress of the pre-relocation or social preparation activities, the actual conduct of the demolition and transfer, and post-relocation activities including the livelihood support program. The monitoring indicators for resettlement activities are presented in **Table 4**

Table 4. Resettlement Monitoring Indicators

Stage	Outputs	Indicators
1 Pre-relocation	<ul style="list-style-type: none"> • Census/tagging/inventory of losses • Community consultation/Info dissemination • Preparation of Resettlement Plan • Provision of Resettlement entitlements • Capacity Building Activities on Resettlement and Socialised Housing • Orientation Program for Housing beneficiaries 	<ul style="list-style-type: none"> • Number and frequency of community consultations conducted and number of participants • Community information center and grievance committee established • Number of POs/NGOs engaged in social preparation activities • No. of affected persons/households eligible per type of resettlement assistance/compensation package (disaggregated by gender, disability, income levels) • No. of affected persons/households provided with resettlement compensation/assistance • Number and type of capacity building activities participated by the LGU • Number of households participated in orientation programs for socialised housing
2 Relocation stage	<ul style="list-style-type: none"> • Dismantling, relocation, and grievance procedures • Environmental management measures at the temporary relocation site • CBDRM Implementation 	<ul style="list-style-type: none"> • Number and frequency of community consultations conducted and number of participants • Number of POs/NGOs engaged in relocation activities • Number of households/persons transferred to the new housing site • Number of households/person provide with

Stage	Outputs	Indicators
3 Post-Relocation stage	<ul style="list-style-type: none"> • Formation programs for homeowners – proper maintenance of housing units, payments schemes • Livelihood support Program • Joint monitoring of LGU and housing beneficiaries • Sustaining CBDRM measures and monitoring 	<p>relocation assistance (i.e., Balik Probinsya, temporary relocation for tricycle drivers, stall owners, etc.)</p> <ul style="list-style-type: none"> • Number and type of complaints/grievances addressed • Environmental mitigating measures implemented at the temporary relocation site • Number and type of capacity building activities participated by the LGU • Number and frequency of community consultations conducted and number of participants • Number of POs/NGOs mobilized in operations and maintenance, livelihood, CBDRM, and monitoring activities • Number and frequency of joint monitoring activities • Estate management procedures and payment schemes established • Number of households participated in livelihood activities • Household income levels of relocated families • Types of CBDRM activities implemented

The PIO/TFRR will establish a monthly reporting system on resettlement implementation, and reports will be submitted to AusAID on a quarterly basis. External monitoring shall be carried out by an independent agency after project completion to assess RP implementation, the socio-economic condition (i.e., income and living standards) of the affected persons and housing beneficiaries, determine outstanding issues, and gather lessons learned from the implementation.

XI. Implementation Schedule

The tentative schedule of construction of activities will commence by second quarter of 2012, will be completed by start of Year 4. Social preparation activities shall commence on Year 1, and this will include census and tagging surveys, community consultations, preparation of resettlement plan, screening and awarding of beneficiaries, provision of resettlement compensation and relocation assistance, capacity building activities on resettlement, and orientation program for housing beneficiaries.

Community consultation and information dissemination activities will continue even after housing beneficiaries have transferred to the housing units. Demolition and transfer activities shall only commence after construction activities are completed at the housing sites, and all eligible affected persons are provided with the resettlement compensation/assistance. All demolition and transfer activities shall be guided by the provisions of the implementing rules and guidelines of RA 7279.

Post-relocation activities will tentatively commence by 2nd quarter of Year 4. Community consultation and mobilization, estate management, livelihood support programs, joint monitoring, updating of resettlement plan, and related capacity building programs shall be continuing activities of the project.

The tentative implementation schedule of the resettlement activities for the project is shown in **Table 5**.

Table 5. Tentative Resettlement Implementation Schedule

	Components/Activities	Responsible	Year 1				Year 2				Year 3				Year 4				Year 5				
			1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	
I	Pre-Relocation Activities																						
	a. Finalization of Technical Designs	LGU, AusAID	■	■	■																		
	b. Census/Tagging/Inventory of Losses	LGU	■	■	■																		
	c. Community Consultation, Info Dissemination	LGU, NGO & PO partners	■	■	■	■	■	■	■	■													
	d. Preparation of Resettlement Plan	LGU, NGO & PO partners				■	■	■	■	■													
	e. Screening and Awarding of Housing Beneficiaries	LGU, NGO & PO partners					■	■	■	■	■												
	f. Provision of Compensation/entitlements/temporary relocation sites	LGU								■	■	■	■										
	g. Capacity Building Activities on Resettlement and Housing	AusAID	■	■	■	■	■	■	■	■	■	■	■										
	h. Orientation Program for Housing Beneficiaries	LGU												■									
	II	Relocation and Transfer /Construction Phase																					
a. Distribution of Final Notices		LGU																					
b. Demolition and Transfer		LGU																					
c. Clearing and Fencing of Demolition Sites		LGU																					
d. Monitoring at Temporary Relocation Sites	LGU, AusAID																						
III	Post Relocation																						
	a. Community Consultations/Community Mobilization	LGU																					
	b. Training on Housing maintenance/Monitoring	AusAID																					
	c. Implementation of Livelihood Support Program	LGU																					
	d. Regular Joint Monitoring (LGU and Beneficiaries)	LGU																					
	e. External Monitoring and Evaluation	AusAID, NHA, HUDCC																					
	f. Updating of Resettlement Plan	LGU																					

Full time activity
Intermittent activity



* AusAID appointed Managing Contractor will provide technical assistance, where and when necessary

XII. Budget Plan and Funds Flow

All costs relating to RP implementation will be part of the total project budget. Resettlement costs such as land acquisition, relocation and transfer assistance, shall be funded by the City of Taguig. The tentative cost estimates for resettlement activities are presented in **Table 6**.

Table 6. Indicative Detailed Cost Estimates for Resettlement, Gender, and Disability Support

PHILIPPINES
Socialized Housing, Livelihood Support & Land Use Planning for Taguig
Table 6. Resettlement, Gender and Disability Support
Detailed Costs

Unit	Quantities						Unit Cost (Peso Million)	Base Cost (Peso Million)					Totals Including Contingencies (Peso Million)					Totals Including Contingencies (Aus\$ Million)								
	2011	2012	2013	2014	2015	Total		2001	2002	2003	2004	2005	Total	2001	2002	2003	2004	2005	Total	2001	2002	2003	2004	2005	Total	
I. Investment Costs																										
A. Pre-Construction Phase																										
1. Social Preparation Activities																										
Community Consultations/Focus Group Discussions /a	FGD	6.75	6.75	6.75	6.75	-	27	0.0010	0.01	0.01	0.01	0.01	-	0.03	0.01	0.01	0.01	0.01	-	0.03	0.00	0.00	0.00	0.00	-	0.00
Household Census/Tagging Survey /b	HH	2,500	-	-	-	-	2,500	0.0015	3.75	-	-	-	-	3.75	4.13	-	-	-	-	4.13	0.10	-	-	-	-	0.10
Public Information Materials /c	handouts	625	625	625	625	-	2,500	0.0010	0.63	0.63	0.63	0.63	-	2.50	0.66	0.66	0.66	0.66	-	2.63	0.02	0.02	0.02	0.02	-	0.06
Subtotal Social Preparation Activities																										
2. Training/Learning Exchange Program for LGU on Resettlement, Gender, and Disability	workshops	1.05	1.05	0.9	-	-	3	0.0250	4.38	0.63	0.63	0.63	-	6.28	4.79	0.66	0.66	0.66	-	6.78	0.11	0.02	0.02	0.02	-	0.16
Subtotal Pre-Construction Phase																										
B. Construction Phase																										
1. Relocation and Transfer																										
Resettlement Compensation Assistance	HH	-	600	725	500	675	2,500	0.0060	-	3.60	4.35	3.00	4.05	15.00	-	3.96	4.79	3.30	4.46	16.50	-	0.09	0.11	0.08	0.11	0.39
Dismantling, Transfer, and Food Assistance Allowance	HH	-	600	725	500	675	2,500	0.0040	-	2.40	2.90	2.00	2.70	10.00	-	2.64	3.19	2.20	2.97	11.00	-	0.06	0.08	0.05	0.07	0.26
Subtotal Relocation and Transfer																										
2. Gender and Disability Support Program																										
Special Assistance to Vulnerable HHs, Women, and Disabled Persons /d	HH	35	-	-	-	-	35	0.0020	0.07	-	-	-	-	0.07	0.08	-	-	-	-	0.08	0.00	-	-	-	-	0.00
3. Training/Learning Exchange on Resettlement, Gender, and Disability Concerns	workshops	1.05	1.05	0.9	-	-	3	0.0250	0.03	0.03	0.02	-	-	0.08	0.03	0.03	0.02	-	-	0.08	0.00	0.00	0.00	-	-	0.00
Subtotal Construction Phase																										
Total																										
									4.50	6.68	7.93	5.63	6.75	31.50	4.92	7.32	8.69	6.16	7.43	34.62	0.12	0.17	0.21	0.15	0.18	0.82

/a Cost of 3 consultations/FGD set for 9 barangays located in danger areas.

/b Costs for census survey administration, encoding and preliminary analysis set for initial 2,500 vulnerable households based on LGU, NDCC, and NHA records.

/c Bulletins, flyers, notices, and other related materials on disaster risk assessment, resettlement plans, and related materials on socialized housing.

/d Number of vulnerable HHs (with poor women and/or disabled persons) is approximately 1.3% of the initial target of 2,500 HHs in danger areas.

Key Elements of Resettlement Plan¹¹

Organization Responsibilities

In development activities where resettlement issues have been identified, AusAID should ensure that a resettlement plan is established that fully details the institutional arrangements for the management of the process of resettlement.

Socio-economic Surveys

Gendered socio-economic surveys should be carried out as early as possible and record or describe where possible:

- The scale of displacement;
- Names of affected families, which should be determined as early as possible to help prevent inflows of population ineligible for compensation;
- The standard household characteristics and resource base of the affected population, including income derived from informal sector and non-farm activities and from common property;
- The extent to which individuals or groups will experience total or partial loss of assets, including control over resources, knowledge, and skills;
- Public infrastructure and social services that will be affected;
- Formal and informal institutions that can assist with preparation and implementation of resettlement programs; and
- Community attitudes on resettlement and integration options.

Financial and technical assistance may be required to assist the partner government carry out baseline surveys.

Analysis of the Legal Framework

An analysis should be made of the local legal framework relevant to the resettlement operation. This legal analysis should include:

- A description of the laws and regulations pertaining to land resumption, with particular reference to those occupying land under customary rights or squatter circumstances;
- A description of the land titling and registration procedures;
- A description of the laws and regulations pertaining to the valuation of lost assets and loss of usufruct rights (rights to the use of another's property); and
- A description of the applicable legal and administrative procedures, including for those affected access to a grievance process.

Community Participation

¹¹ AusAID Guidelines on Integrating Displacement and Resettlement Concerns in Project Design

Community participation should be incorporated into the resettlement plan:

- A description of the laws and regulations pertaining to land resumption, with particular references to those occupying land under customary rights or squatter circumstances.
- Affected communities need to be informed about their entitlements and systematically consulted about their options and preferences during preparation of the resettlement plan.
- Local leadership should be encouraged. Particular attention must be given to ensure that women and vulnerable groups, such as indigenous people, ethnic minorities and the landless, are represented and actively involved in such arrangements.
- Cultural and psychological acceptability of a resettlement plan can be increased by moving people in groups, sustaining existing patterns of group organization, and retaining access to cultural property, if necessary, through the relocation of that property.

Issues of integration with the host population need careful attention. AusAID can facilitate the consultation process between the affected communities, both the displaced and host populations, and the government, through dialogue and, if necessary, through financial or technical assistance for the training of local government and NGO facilitators. In contexts where there are high levels of armed violence, conflict or highly contested political environments a Do No Harm analysis can help in ensuring resettlement interventions do not cause further instability or place resettlement populations at an unacceptable risk.

Compensation for Lost Assets

Valuation of lost assets should be made at their replacement cost and in a transparent and openly publicized manner.

- Except in well justified instances, cash compensation alone should be avoided as it can lead to impoverishment.

Customary land ownership and usufruct rights must be recognized for compensation purposes to avoid the destitution of former users.

- Loss of access to public services, customers and suppliers, and fishing, grazing or forest areas or cultural sites cannot generally be compensated for in monetary terms. In these cases, access must be sought to equivalent and culturally acceptable resources or earning opportunities.

Land Acquisition

Resettlement plans should provide for the fair acquisition of resumed lands and the conservation of cultural properties. Attention needs to be given to:

- Lands held under common property regimes;
- The rights and needs of indigenous groups;

- Vulnerable or culturally disenfranchised sub-groups which may include women, children, ethnic minorities, people with disabilities, and people from lower socio-economic classes and/or lower castes; and
- The needs and rights of squatters and refugee peoples.

Productive Re-establishment

In planning resettlement, an important consideration is the advance identification of several possible relocation sites.

- Preference should be given to rural-based resettlement strategies for people dislocated from agricultural settings. If suitable land is not available, other strategies built around opportunities for employment or self employment are necessary.
- Preference should be given for income-generating or employment strategies for people dislocated from urban settings. The new site should ensure comparable access to employment, infrastructure, services and income opportunities.

General economic growth cannot be relied upon to protect the welfare of the project-affected population.

- Adequate resources should be allocated to provide shelter, infrastructure like water supply and feeder roads, and social services such as schools, health care and cultural centers. Planning for shelter, infrastructure and services should take into account future population growth.
- Where necessary, alternative employment schemes and vocational training should be incorporated in the resettlement plan.
- Strategies for creating sustainable development outcomes for affected communities should be integrated into the resettlement planning and implementation processes.

Community participation should be encouraged in identifying appropriate options during the planning phase.

Environmental Protection and Management

Potential environmental impacts of the resettlement must be addressed.

- In rural resettlement, if the incoming resettled population is large in relation to the host population, such environmental issues as deforestation, overgrazing, soil erosion, sanitation and pollution are likely to become serious and plans should improve appropriate mitigating measures.
- Urban resettlement raises density-related issues such as transportation capacity, access to potable water, sanitation systems and health facilities.

If the likely impacts on the environment and the population are unacceptable, alternative and/or additional relocation sites should be found.

Monitoring and Evaluation

Arrangements for joint monitoring of the implementation of the actual resettlement, and evaluation of its impact, are to be clearly outlined in the resettlement plan. As with other areas of the resettlement plan, community participation should be accorded high priority, and be representative of a cross-section of the affected communities.

Resources

The resettlement plan should detail resource implications at all stages. Donor costs, recipient costs, and where applicable, community costs should be estimated.

Gender, Disability, and Ethnicity Framework

Building Safer Settlements Component

GDE Component	Issues	Mitigating Measures	Indicators
Project Preparation			
	Lack of participation of women and persons with disabilities	Identify gender-specific issues and needs to be taken into account in the design of housing and livelihood interventions Involve women, disabled persons, and ethnic groups (if present) in identifying their needs and issues Develop gender-specific indicators for women and disabled persons participation and empowerment for project monitoring and evaluation	Gender indicators incorporated in the survey instrument Number of focused group discussions (FGDs) held Number of women and disabled persons who participated in FGDs Set of gender-specific indicators incorporated in project monitoring and evaluation tool Number of community women volunteers willing to serve as project monitors
Project Design and Implementation			
a. Housing Development	Insecure housing tenure which can result in eviction/demolition Poor health and sanitation Poor water supply Increased household expenses for water Lack of awareness on the hazards of continued stay in high risk-danger sites Lack of community-based programs on disaster risk management	Ensure that community development plans and housing designs take into account women's and disabled persons' needs for safety, security, mobility Ensure women's and disabled persons' access to project benefits Ensure that tenure instruments and contracts give women equal decision-making and asset-ownership rights Introduce community-based disaster risk management (CBDRM) in the relocation sites	IEC materials distributed Number of women participating in community action planning and implementation Number of disabled persons in community activities planning and implementation
b. Microfinance for Enterprise Development and Other Livelihood Interventions	High rate of unemployment among women Limited access to formal financial and credit facilities	Ensure women's access to project services and benefits Increase the income-earning capacity of women beneficiaries, especially women household heads	IEC materials Number of training/learning exchange program conducted

GDE Component	Issues	Mitigating Measures	Indicators
	Low income	Form collective enterprises and self-help groups managed by women	Number of participants in training
	Low level of skills		Number of enterprises, cooperatives, savings groups, mutual aid groups formed by women
			Number of women members of these groups
			Number of disabled persons that are members of entrepreneurial activities
			Number of microfinance loans extended by MFIs
			Number of job referrals and successful women and disabled persons job seekers who sought referrals and placed for employment
c. Institutional Strengthening and Capacity Development	Low level of skills	Develop the capacities of women in project and community management and project monitoring	Number of training conducted
		Ensure women participation in project and estate management, livelihood programs and project monitoring	Training manuals prepared
		Mainstream gender perspective in all project phases and components including CBDRM	Number of participants in training
		Ensure that GAD issues are systematically attended to according to the Gender Action Plan	Number of women's groups and committees formed
			Presence of Gender and Disability Specialist in PMO
Monitoring and Evaluation			
	Lack of participation among women and disabled persons	Involve women and disabled persons in project monitoring and evaluation	Monitoring and evaluation tools
		Assess the project's impact on the welfare of women through the use of gender-specific indicators	Number of monitoring workshops
			Number of monitoring and evaluation reports