



An ICTSI Group Company

Bauan International Port Development Project
Resettlement Plan (RP)

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Version History

| Version | Date | Subject of Amendment |
|----------------|------------------|----------------------------------|
| V1.0 | January 22, 2026 | Initial disclosure of full draft |

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A. Executive Summary

Project Scope: International Container Terminal Services, Inc. (ICTSI), is a leading global port management company operating across six continents, with a core purpose of enabling trade and economic growth through responsible port stewardship while upholding values of respect, trust, collaboration, tenacity, and passion. ICTSI, through its subsidiary Bauan International Port Inc. (BIPI), is developing a new container terminal on the existing BIPI Port in Barangay San Roque, Bauan, Batangas, Philippines (the "South Luzon Container Terminal (SLCT) Project"). The development will be phased and will include a 750m total berth length, a 20ha container yard, and an access road. The existing BIPI Port is currently a working port with a Ro-Ro wharf and a vehicle storage area.

Key Survey Findings: As of 2023, initial site assessments identified a total of 162 informal settler households residing within the areas required for the construction of the proposed yard and quay. However, following extensive coordination with the local government unit (LGU), the Barangay representatives of San Andres Uno, and the engagement of an accredited geodetic surveyor, the number of eligible informal settler households was verified to be 131, as further validated in the updated census conducted in July 2025. These informal settlers had been occupying the said areas for many years back when they (the areas) were still owned by the former joint venture partner of BIPI, which was eventually bought out and under the obligation to turn over said areas to BIPI free from unauthorized occupants.

In addition to the informal settlers, 25 private landowners are also affected within the same project area (15 from the marine area; 10 from the Ilaya area¹). The land repossession and acquisition efforts now being implemented are essential to ensure structural integrity, safety, and operational viability of the planned SLCT, which will be developed within the current BIPI port area.

Legal Framework. The repossession of the project site is strictly governed by Republic Act No. 7279 (UDHA). It is critical to emphasize that the subject property is privately-owned land. Under RA 7279, the statutory obligation to provide resettlement or relocation sites for informal settlers on private property rests exclusively with the Local Government Unit (LGU) and national housing agencies, and not with the private landowner. Consequently, jurisdiction over eviction and repossession disputes resides with the regular courts (Municipal or Regional Trial Courts) under the Rules of Court, and not with the Department of Human Settlements and Urban Development (DHSUD), which has no jurisdiction over private recovery of possession cases of this nature.

Corporate Stewardship Framework. While ICTSI/BIPI holds the legal right to recover possession through judicial means without the burden of providing resettlement, it has elected to transcend these minimum statutory requirements. Driven by its core values of respect and stewardship, ICTSI/BIPI has proactively undertaken the financial and logistical role typically reserved for the State to ensure a socially responsible transition. Under this framework, the following measures were being implemented to support the affected residents:

- Informal Settlers: The eligible informal settler households will be provided with designated residential lots within a new relocation site in Barangay Aplaya, Bauan, Batangas (the "Aplaya relocation site"). These areas are intended to provide a permanent foundation where the informal settler households can establish and construct their new dwellings. To ensure a sustainable living environment, the common areas and designated open spaces within the Aplaya relocation site will be integrated into the jurisdiction of the local government unit (LGU) of Bauan for long-term maintenance and community use. Comprehensive assistance is also provided to each informal settler household to facilitate a smooth physical transfer, including logistics support and a standardized financial grant to assist with transition costs.

¹ Northern portion

- Private Landowners (Marine area): For the 15 affected titled owners, a package has been prepared at a rate above prevailing zonal values. To further preserve community cohesion, these owners were also offered residential lots within the Aplaya relocation site, allowing established neighbors to remain in close proximity to one another.
- Private Landowners (Ilaya area): For the 10 affected titled owners, a package has been established based on several factors, including the completeness and orderliness of documentation, the promptness of registered title owners or compulsory heirs in signing, the absence or presence of encroachment, the absence of extraneous complications, and the market value of improvements as reflected in the most recent tax declaration. Regardless of these variables, such package is set at a rate above prevailing zonal values.

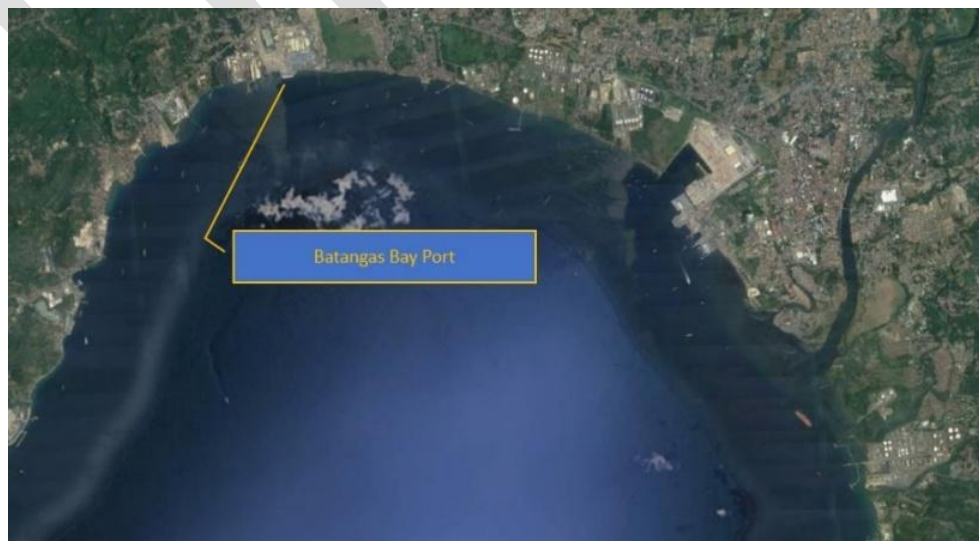
Grievance Redress Mechanism. Consistent with ICTSI's/BIPI's core values of trust and collaboration, a comprehensive Grievance Redress Mechanism (GRM) has been institutionalized to ensure open lines of communication throughout the transition process. This mechanism provides stakeholders with multiple access channels, including direct engagement with Barangay officials, the Office of the Municipal Mayor, and the Company's Legal and Project Teams. To ensure accountability and timely resolution, the GRM employs a tiered escalation structure where concerns are managed by specific Responsible Units—ranging from Company Legal Team Member for immediate, localized resolution, up to Senior Management for critical, high-impact decision-making.

Commitment to a Shared Future. Ultimately, this Resettlement Plan ensures that industrial progress need not come at the expense of social well-being. By synchronizing the terminal's construction with these transition efforts, ICTSI/BIPI ensures that the project's operational success translates into shared prosperity. This approach allows the delivery of a world-class facility on schedule while providing a secure, permanent tenure for the community, fulfilling the commitments made in partnership with the Local Government of Bauan.

B. Introduction and Project Description

Project Description:

ICTSI is to develop a new container terminal, SLCT, on the existing BIPI Port located at Barangay San Roque, Bauan, Batangas, Philippines (see location plan below). The existing BIPI Port is a working port with Ro-Ro wharf and vehicle storage area for car business.

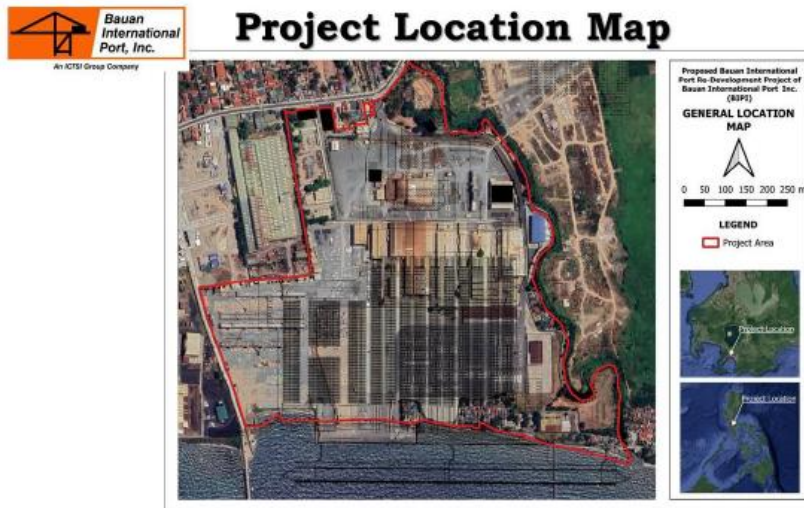


Photograph 1. General port vicinity.



Photograph 2. Illustrative rendering of the full development plan.

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Photographs 3-4. Illustrative presentation of project location map and boundaries.

The development – constructed in phases - will consist of a 750m total berth length, connected via trestles with a 20ha container yard. The wharf, with 18m depth of port basin, will be developed in two phases to allow use of 50,000DWT to 240,000 DWT vessels. It will include an access road to the terminal connected to the existing Government main roads, building facilities, substation, and utilities in compliance with the Government Environmental and Safety rules and regulations and international code standards.

The quay has been based on an open-piled deck structure, with steel pipe piles and a reinforced concrete deck. This allows good wave absorption, good resilience to earthquakes, reduced stagnation of water, and good response to settlement. The existing yard will require ground improvement.

The Marine Works will be phased and undertaken as two separate construction contracts. The phases are planned to :

- Allow for continuous operation of the existing Car Business Area during Phase 1 construction and operation.
- Allow for continuous operation of the existing Phase 1 Terminal Development during Phase 2 construction.

ECONOMIC IMPACT ON IMMEDIATE AREAS²

- **Boost Regional Economic Output:** Southern Luzon, particularly the CALABARZON region (Cavite, Laguna, Batangas, Rizal, and Quezon), is already a major economic driver for the Philippines. In 2023, CALABARZON recorded a robust 5.2% growth rate and its Gross Regional Domestic Product (GRDP) stood at Php 3.10 trillion, representing a substantial 15% of the Philippines' total GDP. SLCT will further fuel this growth by providing world-class infrastructure that enables more efficient trade and logistics.
- **Generate Substantial Employment:** The development and operation of SLCT will create a significant number of direct and indirect jobs. This includes construction jobs, highly skilled positions in port operations, logistics, and supply chain management, as well as supporting roles in related industries. During the development phase, the project is also expected to positively impact the local economy by driving increased demand for food and beverage establishments, accommodations, and entertainment services. While specific numbers for SLCT's job creation are still being finalized, large infrastructure projects of this scale typically contribute thousands of employment opportunities, improving the quality of life for host communities.
- **Attract Further Investments:** By providing a modern, high-capacity international gateway, SLCT will make CALABARZON even more attractive to both local and foreign investors. The region already accounts for 15.27% of the total business establishments in the Philippines, and its strategic location and improved connectivity due to SLCT will enhance its appeal for manufacturing, logistics, and other industry sectors. In the first five months of 2024, CALABARZON notched the top spot for domestic investment destinations, with PHP 538.52 billion in approved investments, demonstrating its strong potential.
- **Support Key Industries in CALABARZON:** Bauan currently hosts a high concentration of manufacturing activity, including automotive assemblers (mostly in Laguna), semiconductors, high-tech industries, and electronics (in Cavite and Batangas). SLCT will directly benefit these industries by providing more efficient import and export channels, reducing logistics costs, and supporting increased trade volumes for these vital sectors that already contribute significantly to the region's industry sector, valued at Php 1.53 trillion.
- **Enhance Supply Chain Efficiency:** With an estimated capacity of over two million Twenty-foot Equivalent Units (TEUs) per annum and direct access to Southern Luzon's expressways, SLCT will significantly improve the overall efficiency of the country's supply chain. Further, this facility will likewise allow ICTSI to efficiently balance capacity needs across both the Metro Manila consumption center and CALABARZON through the new Bauan terminal and the MICT. This will lead to faster cargo movement, reduced transit times, and lower operational costs for businesses, thereby strengthening the competitiveness of Philippine products in the global market.
- **Facilitate Renewable Energy Transition:** The terminal is also expected to play a crucial role in providing the marine handling needs required by the country's renewable energy transition strategy for Southern Luzon, further supporting sustainable development in the region.

² Information from FAQ

SIGNIFICANCE OF THE PROJECT TO NATIONAL TRADE

The SLCT Project will build and operationalize a port which is a strategic national asset; it will be the country's second-largest container terminal after the Manila International Container Terminal (MICT), significantly expanding the country's capacity for trade and logistics. Considering seaports are public utilities under the Amended Public Service Act³, the SLCT Project involves public interest which should be protected at all times.

Objective of the Resettlement Plan: The development of the SLCT Project is contingent upon the safe and secure clearance of the project area, which is essential to ensure the structural integrity and operational safety of the new port terminal.

The resettlement plan is designed to facilitate the necessary land repossession from informal settlers and acquisition from private landowners in a manner that aligns with ICTSI's core purpose and values, particularly its commitment to uplifting the communities in which it operates. This initiative seeks to balance the business objective of project commencement with the critical need to provide all affected stakeholders with a fair and improved living conditions.

The plan will facilitate the relocation of displaced settlers from their current dwellings, which average approximately 30 square meters, with some units measuring as small as 9 square meters, to a new, habitable community (the "Aplaya relocation site"). This transition will provide a more decent and secure living environment, representing a significant enhancement in the quality of life for all affected households and is intended to provide long-term stability and improve the socioeconomic well-being of the affected households.

Photograph 5. *Jolina Bermudez, the occupant of structure #142, resides in a dwelling surveyed to measure only 9 square meters in floor area.*



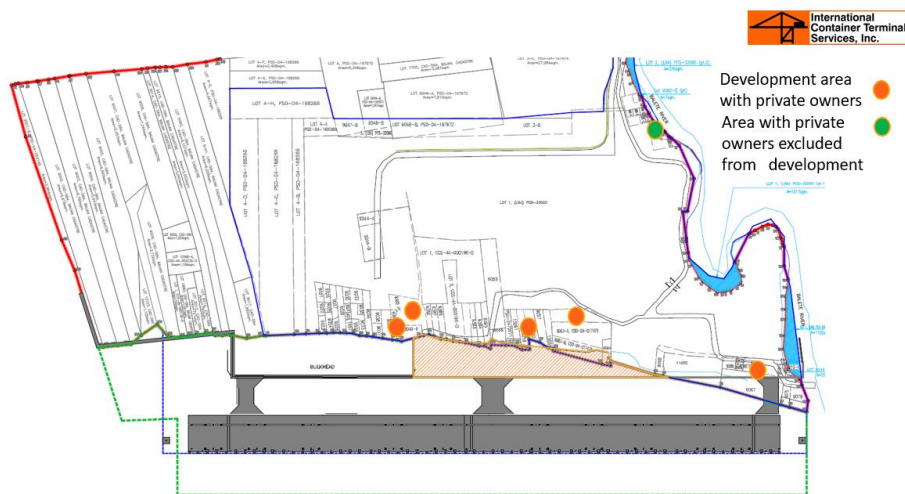
Alternative approaches considered in relation Resettlement:

- Resettlement of Informal Settlers: The socially acceptable approach to relocation, which involves collaborating with the local government unit (LGU) and Barangay, is prioritized over legal eviction to minimize social conflict.

³ Republic Act No. 11659 (2022). An Act Amending Commonwealth Act No. 146 Otherwise Known as the Public Service Act, as Amended. Section 13(d). Official Gazette. <https://www.officialgazette.gov.ph/2022/03/21/republic-act-no-11659/>

- Resettlement of Private Landowners: The project design was modified to minimize the number of affected private landowners, reducing the number from 23 registered private landowners to 15. This change was made to directly address the goal of having the least number of private landowners within the project area.

Subsequently, ICTSI/BIPI undertook a further reconsideration to ensure community cohesion, resulting in the re-inclusion of the Ilaya area, which includes 10 private landowners who had previously been excluded.



Photograph 6. Illustration of location of private owners included and excluded from the development plan

C. Scope of Land Acquisition and Resettlement

Project Impacts and Maps: The areas occupied by informal settlers and private landowners are critical for the project as they are located within the designated area for the new yard and quay construction. The map (see above) shows the project area and the location of informal settlers and private landowners.

Scope of Land Acquisition/Repossession: The land repossession from informal settlers and acquisition from private landowners are necessary to ensure the structural integrity and safety of the port yard for containerized operations. BIPI's land titles will serve as the basis for the land repossession from informal settlers. The informal settler community occupies an estimated 5,000 sqm area within the project area; while the private landowners occupy an estimated 3,000 sqm area.

Summary of Key Effects: The project affects 131 informal settler households and 25 private landowners (15 marine area; 10 Ilaya area). The repossession and land acquisition are necessary to enable the construction of the new container yard and quay.

While the project entails displacement of existing settlers, the resettlement plan is structured to result in a net positive impact on the lives of the affected families. Informal settler households will be relocated to the Aplaya relocation site, one that is located near schools, public markets, and other local commercial areas, where they will receive ownership of the allocated residential lots that are generally larger than their current dwellings. Beyond land security, they will also benefit from access

to improved community facilities. Each informal settler household will also be granted financial assistance and logistical support to ensure smooth transition, ultimately enhancing their overall living conditions and contribute to their long-term socioeconomic well-being.

Private landowners will likewise be fairly compensated, with properties acquired above prevailing zonal values. In addition, Marine area private landowners will be allocated residential lots in the Aplaya relocation site that are proportionate to their original landholdings, effectively retaining a portion of their land while benefitting from the resettlement community's development.

To preserve the community identity of the affected households, the entire community will be relocated in a manner that allows them to remain largely intact. Furthermore, the members of the affected community will be given priority consideration for workforce requirements during the development and operational phases of the project, thereby creating livelihood opportunities and fostering inclusive growth.

This comprehensive approach reflects the ICTSI's commitment to responsible development, balancing operational requirements of the project with the social and economic upliftment of its host communities.

Common Property Resources: Common properties such as basketball courts, daycare center, chapel and barangay stage are all currently situated on the land owned by and titled to BIPI and among the areas for repossession. These facilities will be provided in an upgraded condition within the resettlement community in the Aplaya relocation site, in collaboration with the local government unit (LGU) of Bauan and ICTSI Foundation, to ensure continued access to essential community services and amenities.

Affected structures: Based on the results of the 2024 geodetic survey, the affected structures / assets of the community settlers total 240 units, broken down as follows:

Table 1. Inventory of assets and structures based on the 2024 geodetic survey plan

**INVENTORY OF ASSETS AND STRUCTURES
AS BUILT SURVEY PLAN 2024**

Total Count 240

| | Bulkhead Area | Centro Area | Bridge Area | Ilaya Area |
|-------------------|----------------------|--------------------|--------------------|-------------------|
| Informal Settlers | 3 | 121 | 37 | 29 |
| Private Owners | 17 | 19 | 1 | 6 |
| Brgy Hall | | 1 | | |
| Chapel | | 1 | | |
| Daycare | | 2 | | |
| Stage | | 1 | | |
| Basketball Court | | 1 | | |
| Outpost | | 1 | | |
| TOTAL | 20 | 147 | 38 | 35 |

In the November 2025 community census survey conducted by ICTSI/BIPI, 130 respondents declared that they own 51 vehicles and large appliances, and 41 livestock and pets.

D. Socioeconomic Information and Profile

Affected Persons: The project affects both informal settlers and private landowners within the project area. The informal settlers are long-term residents of Barangay San Andres Uno. Based on a community profile dated September 2023 (**Annex A**), the area was home to 716 residents across 162 households, with the population separated by age group and sector.

An updated census conducted in July 2025 (**Annex B**) refined this figure to 131 informal settler households, following validation screening. These households, while informally occupying portions of the titled properties of BIPI, form a cohesive community, many of whom have resided in the area for decades.

Table 2: September 2023 census – Informal Settlers in Barangay San Andres Uno

Note: The provided population, household, and family figures, as well as the figures in the subsequent age and sector brackets, were sourced directly from the Barangay's official records. The accompanying census was conducted solely by the Barangay without any ICTSI/BIPI involvement.

BARANGAY SAN ANDRES UNO

| | | |
|--|---|-----|
| Records of Barangay Inhabitants (Informal Settlers) 2023 | : | 716 |
| No. of Household | : | 162 |
| No. of Families | : | 208 |

Population by Age Bracket

| AGE | MALE | FEMALE | TOTAL |
|------------------------|------------|------------|------------|
| 0 – 5 years old | 35 | 27 | 62 |
| 6 – 12 years old | 66 | 33 | 99 |
| 13 – 17 years old | 35 | 32 | 67 |
| 18 – 35 years old | 124 | 113 | 237 |
| 36 – 50 years old | 65 | 59 | 124 |
| 51 – 65 years old | 49 | 45 | 94 |
| 66 years old and above | 9 | 24 | 33 |
| TOTAL | 383 | 333 | 716 |

Population by Sector

| AGE | MALE | FEMALE | TOTAL |
|---------------------------------------|-----------|-----------|------------|
| Labor Force (May Trabaho) | 30 | 10 | 40 |
| Unemployed (Walang Trabaho) | 5 | 10 | 15 |
| Out-of-School Youth (15-24 yrs old) | 10 | 6 | 16 |
| Out-of-School Children (6-14 yrs old) | 0 | 2 | 2 |
| Person with Disabilities | 3 | 3 | 6 |
| OFW | 27 | 8 | 35 |
| Indigenous People | 0 | 0 | 0 |
| TOTAL | 75 | 39 | 114 |

Table 3: July 2025 census – Informal Settlers in Barangay San Andres Uno

Note: The provided population, household, and family totals were derived from the Barangay's official records or master list. Detailed breakdowns, including age and sector brackets, were sourced from a census conducted (respondents' replies) independently by the Barangay. ICTSI/BIPI had no involvement in the data collection process; these figures represent the official data shared by the Barangay and are supplemented by individual respondent data.

BARANGAY SAN ANDRES UNO

| | | |
|--|---|-----|
| Records of Barangay Inhabitants (Informal Settlers) 2025 | : | 479 |
| No. of Household | : | 131 |
| No. of Families | : | 138 |

Population by Age Bracket

| AGE | MALE | FEMALE | TOTAL |
|------------------------|------------|------------|------------|
| 0 – 5 years old | 21 | 18 | 39 |
| 6 – 12 years old | 47 | 24 | 71 |
| 13 – 17 years old | 30 | 24 | 54 |
| 18 – 35 years old | 75 | 77 | 152 |
| 36 – 50 years old | 51 | 40 | 91 |
| 51 – 65 years old | 35 | 28 | 63 |
| 66 years old and above | 1 | 6 | 7 |
| TOTAL | 260 | 217 | 477 |

Population by Sector

| AGE | MALE | FEMALE | TOTAL |
|---------------------------------------|------------|------------|------------|
| Labor Force (May Trabaho) | 102 | 42 | 144 |
| Unemployed (Walang Trabaho) | 36 | 104 | 140 |
| Out-of-School Youth (15-24 yrs old) | 20 | 13 | 33 |
| Out-of-School Children (6-14 yrs old) | 2 | 1 | 3 |
| Person with Disabilities | 4 | 5 | 9 |
| OFW | 16 | 10 | 26 |
| Indigenous People | 0 | 0 | 0 |
| TOTAL | 180 | 175 | 355 |

Table 4: Results of the Community Census Survey Form – Informal Settlers in Barangay San Andres Uno (November 2025)

Note: This survey was undertaken by ICTSI/BIPI and was completed by 130 household respondents, one fewer than the 131 households validated in the July 2025 census.

Living Situation (130 responses)

| | |
|------------------------|-----|
| Renting: | 114 |
| Living with relatives: | 14 |
| Others: | 2 |

Rent Bracket (Renters)

This section received 111 responses from 114 renters.

| | |
|------------------|----|
| ₱1,000 - ₱5,000: | 95 |
|------------------|----|

Demographics (Family Members)

| | |
|----------------------------|-----|
| Senior Citizen: | 38 |
| Below 18 years old: | 165 |
| Persons With Disabilities: | 20 |
| Critical Illness: | 10 |

Preference for 2nd Tranche of Financial Assistance

| | |
|----------------------------------|----|
| (130 responses) | |
| Allocate for house construction: | 42 |

₱5,000 - 16 Receive cash & self-construct: 88
 ₱10,000:

Figure 1. Sources of income:

This chart details the primary sources of income for the 125 respondents who answered this question in the community census survey form.

- Skilled Trades (27 respondents) typically refer to construction related employment.
- Informal Work (25 respondents) includes occupations such as tricycle drivers and helpers.
- Other categories include Formal Employment (14), Overseas Employment (11), Service/Freeland (6), Government (4), Unemployed/Pension (9), and Fishing (16).

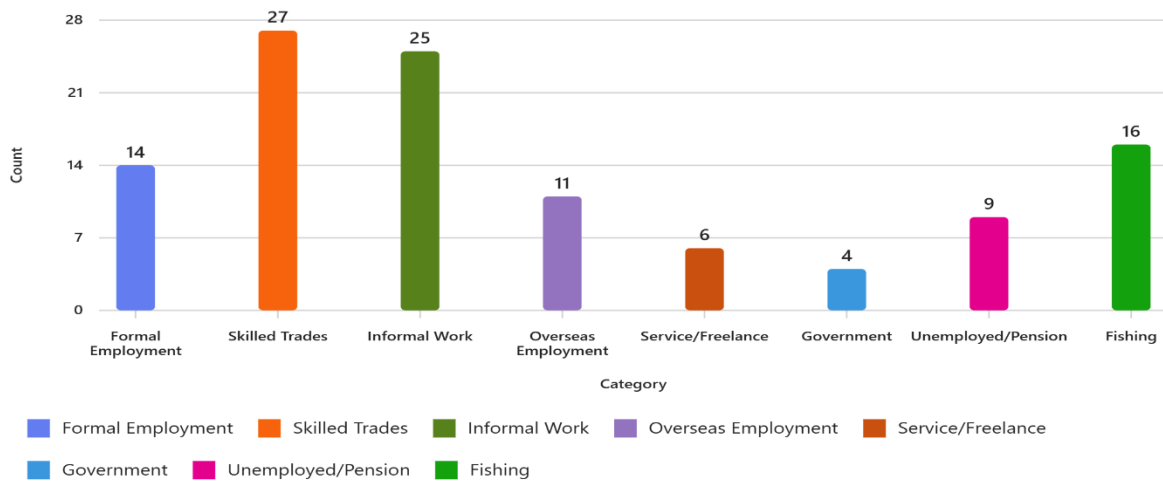
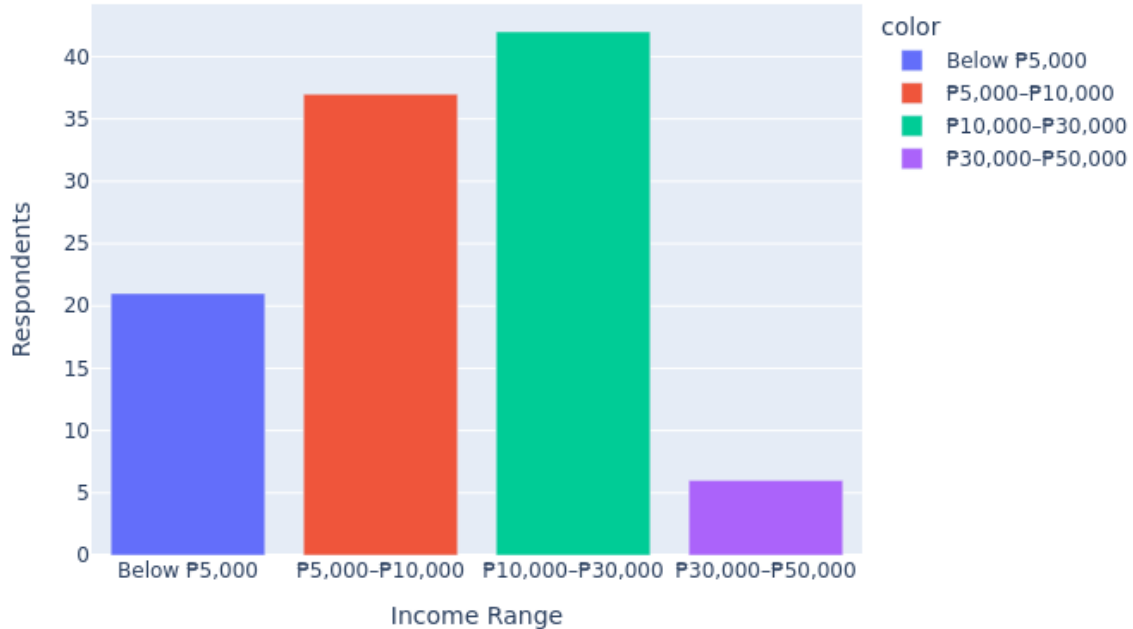


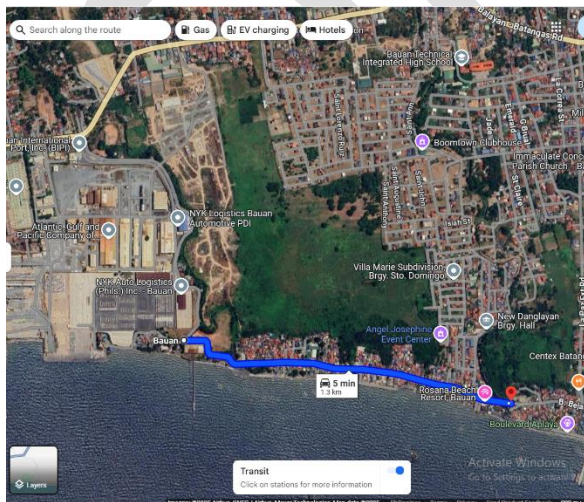
Figure 2. Monthly Household Income Range

This chart reflects the monthly household income range based on 108 responses.

Monthly Household Income Range



Socioeconomic Impacts: The relocation site in Barangay Aplaya, located 1.3 kilometers from the existing community, is expected to have minimal socioeconomic impact on the affected households. Its proximity will allow residents to maintain their current livelihoods, access local employment, and keep their social and community networks intact. This is especially true for fishermen, as the new site still provides access to the sea, posing no disruption to their income source. Moreover, the relocation site is closer to town center and essential public services, such as public schools and markets, which are expected to enhance the overall quality of life of the resettled households.



Photograph 7. Vicinity maps of the relocation site in relation to the location of Barangay San Andres Uno

Vulnerable Groups, Gender and Resettlement Impacts: Tables 2 and 3 above show affected individuals by sector. The resettlement plan adopts a principle of equal treatment for all affected individuals and households, regardless of gender, age, socioeconomic status, or vulnerability. Assistance is extended uniformly to ensure that no group is disadvantaged from the support provided. This prevents discrimination and promotes equity across all affected groups. Nonetheless, additional measures will be implemented in recognition of the specific needs of vulnerable groups to ensure their meaningful inclusion and protection.

E. Information Disclosure, Consultation, and Participation

Stakeholders: Key stakeholders include the National Government (through the Department of Transportation and Philippine Ports Authority), the Local Government Unit (LGU), the Barangay, the Third-Party Environmental Impact Assessment (EIA) Consultant, the ICTSI/BIPI Team, and the affected informal settlers and private landowners.

Consultation Mechanisms: Consultations are conducted through various channels, including direct dialogue with the local government unit (LGU) and Barangay Chairman, general meetings, public consultations, town hall meetings, and one-on-one engagements by the external counsel's team and ICTSI/BIPI Team.

Disclosure and Consultation Activities:

- Meetings with informal settlers and private landowners were conducted on June 24 and 25, 2025, respectively, by the local government unit (LGU). In attendance were the Mayor, the Mayor-elect, and other municipal officials, as well as the Barangay Captain and barangay officials.

During the meeting with the informal settlers, the LGU explained the planned project and advised them that they would be required to vacate the area. The LGU emphasized, however, that the affected families will not be displaced without assistance. ICTSI/BIPI and the LGU will jointly implement support measures, including provision by ICTSI/BIPI of financial assistance and appropriate relocation site. The informal settlers expressed their acknowledgment, recognizing that the land is not legally theirs, but requested additional time to prepare to vacate the area. This request was subsequently communicated by the LGU to ICTSI/BIPI, which resulted in the setting of the August 15 move-out deadline.

In the meeting with private landowners, the LGU also explained the planned project and the corresponding need for property acquisition to ensure compliance with project safety and operational requirements. The private landowners were informed that the Company will formally initiate negotiations for the acquisition process.

LGU BRIEFING x INFORMAL SETTLERS 6.24.2025



LGU BRIEFING X PRIVATE OWNERS 6.25.2025



Photographs 8 and 9. LGU briefing with informal settlers and private owners, respectively.

- Town hall meetings with private landowners took place on July 1 and 12, 2025. In attendance were the ICTSI/BIPI Global Corporate Legal Affairs (GCLA) Team and external counsel's team. During these sessions, the legal teams presented the planned project, highlighting the contrast between the current port operations and the intended port operations, and underscoring the critical need to fully clear the affected area to ensure operational safety. The legal teams also presented a collective offer price for the affected properties.

The private landowners responded with a counterproposal, primarily requesting that the valuation include the improvements on their properties while still maintaining a collective pricing approach. In the subsequent meeting, after further reviewing prevailing market rates in the surrounding areas, the legal teams presented a revised collective offer that incorporated the value of the existing structures.

Recognizing that real property acquisition involves more than reaching an agreement on the offer price, the legal teams then shifted to individualized negotiations.

TOWNHALL 7.11.2025



TOWNHALL 7.12.2025



Photographs 10 and 11. Townhall meetings with private landowners.

- 1st tranche of financial assistance to informal settlers was distributed on July 22, 2025. In attendance were the newly elected Mayor and other municipal officials, the Barangay Captain and barangay officials, ICTSI/BIPI representatives, and the 131 informal settler households.

During the event, the Mayor expressed gratitude to the informal settlers for their cooperative acceptance of the situation, to the Barangay Captain for the unwavering guidance, and to ICTSI/BIPI for its generous assistance. The mayor also presented the complete financial assistance package, including the distribution schedule, details of the relocation site, and the necessary preparatory works prior to its handover. The financial assistance was then distributed accordingly.

1st TRANCHE FINANCIAL ASSISTANCE DISTRIBUTION x INFORMAL SETTLERS 7.22.2025



Photographs 12-15. Distribution of the 1st tranche of financial assistance.

- Formal meetings with the local government unit (LGU) and Barangay officials were also conducted prior to these dates, with ICTSI/BIPI GCLA Team in attendance. These meetings focused on coordinating the relocation plan, financial assistance, and mobilization requirements for the informal settlers, as well as discussing the proposed acquisition of private properties in the project area. Most importantly, the SLCT Project was presented in full to highlight its overall benefits to the municipality and its residents.
- One-on-one engagements with private landowners have been ongoing and have been undertaken by the external counsel's team and GCLA Team since July 7, 2025. During these individualized negotiations, the legal teams engaged directly with each family to understand, at a personal level, the underlying causes of their hesitation. This was important because, under ordinary circumstances, the most recent collective offer price was already considered more than fair, and the package also included an offer of a comparable lot in the relocation site. It was ultimately determined that the hesitation stemmed primarily from internal family concerns.

As such, the legal teams undertook a detailed review of each family's title-related concerns, such as the absence of extrajudicial settlement as the title still remains in the name of the deceased relative, as well as conflicting claims among heirs. In several instances, the legal teams facilitated discussions between family members and assisted in preparing the necessary documents to move the process forward. As a result, the acquisition process has necessarily included extending assistance to private landowners in resolving these impediments, which would otherwise prevent them from completing the sale.

- Roll-out of an ICTSI/BIPI-prepared *Community Census Form* in November 2025, which was carried out by the Barangay officials, who actively communicated with the informal settlers, conducted follow-ups, and ensured the return of the completed forms to gather the necessary information.

Planned Information Disclosure: The resettlement plan has been disclosed publicly through a series of dialogues with municipal and barangay officials, and group and individual meetings with the affected landowners and informal settler families, either through the local government unit (LGU) or through the ICTSI/BIPI Team and/or the external counsel's team.

F. Grievance Redress Mechanisms

For informal settlers, grievances can be raised through the local government unit (Office of the Mayor) and the Barangay Chairman. Private landowners can also use these channels or engage directly with the ICTSI/BIPI Team and the external counsel's team during public meetings or one-on-one engagements.

Grievance channels are made available to the stakeholders through any practical means so immediate concerns can be readily made known.

| STAKEHOLDER | CHANNEL |
|---------------------|--|
| Informal Settlers | <ul style="list-style-type: none"> • Direct dialogue with the local government unit (LGU) through the Office of the Mayor, Barangay Chairman • General Meetings and Public Consultation/Scoping • Query by External Counsel's team |
| Private Owners | <ul style="list-style-type: none"> • Direct dialogue with the local government unit (LGU) through the Office of the Mayor, Barangay Chairman • GCLA Team during public meetings • External Counsel's Team on one-on-one engagement either in person, written offers, or through phone |
| National Government | <ul style="list-style-type: none"> • Official written advisory or updates to the Department of Transportation (DOTr) and Philippine Ports Authority (PPA) • Face to face meetings with DOTr and PPA officials; phone and online communications • Press conferences and onsite visits |
| LGU | <ul style="list-style-type: none"> • Face to face meetings, phone and online communications |
| Barangay | <ul style="list-style-type: none"> • Face to face meetings, phone and online communications |

Thus, multiple channels have been made available to informal settler families and private landowners for lodging concerns or grievances: barangay officials, LGU, ICTSI/BIPI External Counsel, and ICTSI/BIPI GCLA Team. This was communicated to the informal settler families during the distribution of the 1st tranche of financial assistance and to the private landowners during plenary sessions.

It has been observed that concerns coming from informal settler families are mostly coursed through the barangay officials and LGU, which have been consistently relayed to ICTSI/BIPI on a no-name basis to ensure protection and anonymity. For the private landowners, concerns are directly communicated to ICTSI/BIPI and the external counsel. All complaints are acknowledged and communicated to the relevant parties for resolution, while efforts are made to maintain confidentiality where appropriate.

While complaints are usually received through informal channels such as text messages or phone calls, where informal settlers and private land owners have been comfortable, all concerns are communicated to the relevant parties to ensure appropriate follow-up and resolution. This approach reflects the current practice and ensures openness, transparency and responsiveness without a formal tracking system.

While informal settlers and private landowners currently utilize informal text-based reporting or direct dialogue with the LGU, Barangay Officials, and ICTSI/BIPI teams, the formal Grievance Redress

Mechanisms (GRM) introduces the following systematic management and escalation levels based on severity and impact that may be adopted to frame and introduce a more constructive or professionalized system:

| Escalation Level | Description | Example/s | Target Response Time ⁴ | Responsible Person/Unit |
|-----------------------|--|--|-----------------------------------|--|
| Level 1 – Low/Minor | Localized issues with limited impact | Minor requests, clarifications, or delays e.g. mobilization assistance request, paperwork error | 1-2 working days | ICTSI/BIPI GCLA Team, External Counsel, or Project Team Member / Barangay Officer |
| Level 2 – Moderate | Issues affecting multiple stakeholders that may also moderately affect timelines, relationships or finances | e.g. delay in move-out | 10-20 working days | ICTSI/BIPI GCLA Team, External Counsel, or Project Team Member / Barangay Captain / LGU Officials |
| Level 3 – Significant | High-impact concerns or sensitive issues that may affect budgets or compliance | e.g. discovery of disputed claims complicating acquisition | 15-30 working days | ICTSI/BIPI Project Manager / Head of Legal |
| Level 4 – Critical | Irreversible impacts, accidents, or legal violations requiring immediate escalation to Senior Management and/or regulatory authorities | e.g. property encroachment | 15 –45 working days | ICTSI/BIPI Senior Management |

G. Legal Framework

National and Local Laws: The following legal frameworks were referenced in addressing the land repossession, acquisition and resettlement plan:

- 1987 Philippine Constitution
- Republic Act No. 7279 or the “Urban Development and Housing Act of 1992” (UDHA)
- Republic Act No. 11659 or the “Amended Public Service Act”
- Rules on Summary Procedure and Rule 70 of the Revised Rules of Court
- Office of the Court Administrator (OCA) Circular No. 183-2018
- Department of Labor and Employment Wage Order No. IVA-21
- Republic Act No. 9262 or the “Anti-Violence Against Women and Their Children Act” (VAWC)

⁴ Concerns are addressed or started to be addressed but do not necessarily denote full resolution.

Matters involving informal settlers occupying privately owned lands are governed by Republic Act (RA) No. 7279 or the "Urban Development and Housing Act of 1992" (UDHA), which establishes the government's responsibility to implement a comprehensive urban housing program. The law directs national agencies and local governments to identify suitable lands for socialized housing, develop resettlement sites with basic services, and provide relocation assistance when eviction becomes necessary. These measures are ultimately rooted in and protected by the Philippine Constitution.

1. Right to Due Process

Article III, Section 1⁵ of the 1987 Philippine Constitution provides that no person shall be deprived of life, liberty, or property without due process of law. In the context of informal occupation of privately owned land, removal cannot be carried out summarily or by force. This Constitutional protection sets the procedural safeguards found in Section 28⁶ of RA No. 7279, which includes the requirement of a 30-day prior written notice and a court order before any eviction or demolition can be lawfully carried out. A court order for eviction becomes necessary only when occupants do not voluntarily relinquish their unlawful possession after notice and consultation.

2. Protection from Inhumane Eviction or Demolition

Article XIII, Section 10⁷ of the 1987 Philippine Constitution mandates that "urban or rural poor dwellers shall not be evicted nor their dwelling demolished, except in accordance with law and in a just and humane manner." This provision is echoed in Section 28⁸ of RA No. 7279, which imposes several conditions for lawful eviction, such as the presence of appropriate local government representatives, prohibitions against the use of heavy equipment (except in limited cases), and prohibitions against demolitions during bad weather.

⁵ Article III, Section 1 of the 1987 Philippine Constitution states:

"No person shall be deprived of life, liberty, or property without due process of law, nor shall any person be denied the equal protection of the laws."

Source: Philippine Constitution. (1987). Article III, Section 1. Official Gazette. <https://www.officialgazette.gov.ph/constitutions/1987-constitution/>

⁶ Section 28 of Republic Act No. 7279 states:

"Eviction or demolition as a practice shall be discouraged. Eviction or demolition may only be allowed under the following situations: (a) when persons or entities occupy danger areas such as esteros, railroad tracks, garbage dumps, riverbanks, shorelines, or waterways; (b) when government infrastructure projects with available funding are about to be implemented; or (c) when there is a court order for eviction and demolition. In the execution of eviction or demolition orders involving underprivileged and homeless citizens, the following shall be mandatory: (1) Notice upon the affected persons or entities at least thirty (30) days prior to the date of eviction or demolition; (2) Adequate consultations on the matter of resettlement with the duly designated representatives of the families to be resettled and the affected communities in the areas where they are to be relocated; (3) Presence of local government officials or their representatives during eviction or demolition; (4) Proper identification of all persons taking part in the demolition; (5) Execution of eviction or demolition only during regular office hours from Mondays to Fridays and during good weather, unless the affected families consent otherwise; (6) No use of heavy equipment for demolition except for structures that are permanent and of concrete materials; (7) Proper uniforms for members of the Philippine National Police who shall occupy the first line of law enforcement and observe proper disturbance control procedures; and (8) Adequate relocation, whether temporary or permanent: Provided, however, That in cases of eviction and demolition pursuant to a court order involving underprivileged and homeless citizens, relocation shall be undertaken by the local government unit concerned and the National Housing Authority with the assistance of other government agencies within forty-five (45) days from service of notice of final judgment by the court, after which period the said order shall be executed: Provided, further, That should relocation not be possible within the said period, financial assistance in the amount equivalent to the prevailing minimum daily wage multiplied by sixty (60) days shall be extended to the affected families by the local government unit concerned. This Department of the Interior and Local Government and the Housing and Urban Development Coordinating Council shall jointly promulgate the necessary rules and regulations to carry out the above provision."

Source: Republic Act No. 7279. (1992). Urban Development and Housing Act of 1992, Section 28. Official Gazette. <https://www.officialgazette.gov.ph/1992/03/24/republic-act-no-7279/>

⁷ Article XIII, Section 10 of the 1987 Constitution of the Republic of the Philippines states:

"Urban or rural poor dwellers shall not be evicted nor their dwellings demolished, except in accordance with law and in a just and humane manner. No resettlement of urban or rural dwellers shall be undertaken without adequate consultation with them and the communities where they are to be relocated."

Source: Philippine Constitution (1987). Official Gazette. <https://www.officialgazette.gov.ph/constitutions/1987-constitution/>

⁸ Refer to Footnote 2 for full citation.

3. Right to Social Justice and Humane Treatment

Article XIII, Section 9⁹ of the 1987 Philippine Constitution obliges the State to provide housing and other basic services to underprivileged and homeless citizens. RA No. 7279 operationalizes this by placing the burden of resettlement or financial assistance upon the government, not on the private landowners. Section 28¹⁰ of RA No. 7279 provides that in the event of court-ordered evictions, the law requires the local government unit (LGU) and the National Housing Authority (NHA), with the assistance of other relevant government agencies, to provide either permanent or temporary relocation. Where relocation is not feasible within 45 days of the final judgment, financial assistance is mandated, which is equivalent to 60 days' worth of the prevailing minimum daily wage.

Importantly, these protections do not apply to “professional squatters” as defined under Section 2(m)¹¹ of RA No. 7279, who are those with sufficient means for legitimate housing or who have unlawfully sold awarded housing benefits and relocated without authorization. Such individuals may be summarily evicted¹².

While the above legal frameworks outline the minimum standards for the treatment of informal settlers and places the resettlement obligations upon the government, a voluntary, and community-centered approach has been adopted for this project to ensure a socially responsible transition.

Gaps and Legal Commitments: The financial assistance and relocation benefits are being provided to the informal settlers households despite lack of legal mandate requiring such for privately owned land occupied by informal settlers. This initiative reflects a voluntary and socially responsible approach aligned with ICTSI’s core values and commitment to inclusive development.

As part of the resettlement plan, the affected households will be relocated to a planned community, developed in collaboration with the local government unit (LGU) of Bauan and the ICTSI Foundation. The Aplaya relocation site will be equipped with essential amenities aimed at fostering a safe, healthy, and sustainable living environment. These include paved roads, drainage systems, access to potable water and electricity, designated open spaces, and a multipurpose community facility.

This comprehensive and collaborative approach demonstrates ICTSI’s dedication to balancing the operational requirements of the project with the broader goal of uplifting and empowering its host communities, notwithstanding the absence of any legal mandate requiring such responsibilities.

Valuation and Compensation:

⁹ Article XIII, Section 9 of the 1987 Constitution of the Republic of the Philippines states:

“The State shall, by law, and for the common good, undertake, in cooperation with the private sector, a continuing program of urban land reform and housing which will make available at affordable cost, decent housing and basic services to underprivileged and homeless citizens in urban centers and resettlement areas. It shall also promote adequate employment opportunities to such citizens. In the implementation of such program the State shall respect the rights of small property owners.”

Source: Philippine Constitution (1987). Official Gazette. <https://www.officialgazette.gov.ph/constitutions/1987-constitution/>

¹⁰ Refer to *Footnote 2* for full citation.

¹¹ Section 2(m) of *Republic Act No. 7279* states:

“Professional squatters” refer to individuals or groups who occupy lands without the express consent of the landowner and who have sufficient income for legitimate housing. The term also applies to persons who have previously been awarded home lots or housing units by the government but who sold, leased, or transferred the same to settle illegally in the same or another area. It shall also apply to non-bonafide occupants and intruders of lands reserved for socialized housing. The term shall not apply to individuals or groups who simply rent land or housing from professional squatters or squatting syndicates.

Source: Republic Act No. 7279. (1992). Urban Development and Housing Act of 1992, Section 2(m). Official Gazette.

<https://www.officialgazette.gov.ph/1992/03/24/republic-act-no-7279/>

¹² Republic Act No. 7279. (1992). Urban Development and Housing Act of 1992, Section 27. Official Gazette.

<https://www.officialgazette.gov.ph/1992/03/24/republic-act-no-7279/>

As a commitment to equitable and humane resettlement practices, ICTSI/BIPI adopts an assistance framework that reflects a core mission to uphold the dignity and welfare of the affected households.

- **Informal Settlers:** To support the relocation process, each eligible informal settler household will receive standardized financial assistance provided in two tranches. This is supplemented by logistical assistance to facilitate a seamless physical transfer. Furthermore, each informal settler household will be allotted a designated residential lot in the relocation site. These lots represent substantial improvement in living conditions.
- **Private Landowners:** A fixed, non-negotiable fair compensation rate has been set above the prevailing zonal value designed to ensure a net positive outcome. In addition, marine-side private landowners are being allocated designated residential lots within the Aplaya relocation site, proportionate to their original landholding, which allows them to retain a continued presence within the resettled community, thereby maintaining community cohesion and local identity.

Land Repossession/Acquisition Process and Schedule:

A. Initial Survey and Mapping of Location

Initial survey was conducted to determine the current settlers of the area involved (Barangay San Andres Uno) in coordination with the local government unit (LGU) and Barangay. For private landowners, land holdings were based on the available land titles (e.g. tax declarations, certificates of titles) and boundaries held by ICTSI/BIPI, in addition to physical viewing of the actual location together with that of the informal settlers. The services of an accredited surveyor, a geodetic professional, were commissioned to conduct locational surveys and prepare an AS-BUILT plan reflecting the structures both of private landowners and informal settlers on the project site (**ANNEX C**). Photos of the occupants, with the permission of informal settlers, were taken as record on file (**ANNEX D** in series). Overview and drone shots were also conducted (**ANNEX E**) and the exact location of the structures surveyed will be correlated with the lot numbers of the landholdings of BIPI. The survey results are expected to vary over time during actual implementation as there might be changes on the actual occupant and some might have already vacated. The survey for the SLCT Project was conducted around February to March 2024, and was reconfirmed last August 2025.

B. Plan Formulation for Legal Remedy and Socially Acceptable Approach (Informal Settlers)

As to the clearing initiative for informal settlers, it is standard to prepare two (2) approaches of implementation. The legal remedy and socially acceptable approach.

The extreme case of using legal remedy is to file a Complaint for Eviction before courts of appropriate jurisdiction under the rules on Summary Procedure and Rule 70 of the Revised Rules of Court through local external counsel. Use of local external counsel is preferred in consideration of the local culture and the perception landscape within BIPI redevelopment area.

A Complaint for Eviction is pre-conditioned on a served demand letter, demanding the specific informal settler to vacate the premises within ten (10) days. If the demand letter remains unheeded, a Complaint for Eviction will be filed. Within 10 days from receipt of the service of summons from the court, the settlers are required to file their Answers. Once the court renders judgment, a Writ of Execution will be issued and, with the assistance of law enforcement officers, the Court Sheriff will serve a notice to vacate and demand to pay. Physical ousting and involuntary demolition will be implemented if necessary. HOWEVER, it

should be noted with emphasis that legal remedy is a last and extreme resort only if the socially acceptable approach is futile.

The socially acceptable approach on the other hand is a friendly approach using friendly channels such as the local government unit (LGU) through the Office of the Mayor, and the Barangay through the Chairman. The key to the friendly approach is to get the message across in a non-threatening manner that the property occupied or possessed by informal settlers is not legally theirs to possess in the first place, and that for a substantial number of years, they have garnered benefits from the use of the property, and that ultimately, ICTSI/BIPI as the rightful owner has been deprived of its right as an owner. Notwithstanding, and in recognition of the social and economic realities faced by the affected households, ICTSI/BIPI are implementing a voluntary relocation and assistance program aimed at improving the living condition and enhancing the quality of life of the affected households, offering them long-term stability in a setting that promotes health, safety, and community solidarity. If the socially acceptable approach takes off, there will no more need to initiate even the slightest steps towards the legal remedy (including demand letters) so as to no longer antagonize the informal settlers. A non-threatening stance will prove beneficial during exchanges and clarificatory efforts.

C. Alignment with the LGU/Barangay

As for the informal settlers, close loop and alignment with the local government unit (LGU) and Barangay will have to be exercised as they (informal settlers) are considered local government unit (LGU) and Barangay constituents. As such, the welfare concerns coming from local government unit (LGU) and Barangay will have to be taken into account, and given considerable weight on the relocation area, and the kind of assistance for the informal settlers. These considerations pave the way of having the local government unit (LGU) and the Barangay perform the role of an important channel in the socially acceptable approach. The local government unit (LGU) and Barangay can facilitate in the gathering of the informal settlers which also delivers the message that the initiative is actually for the informal settler's benefit given the assistance package that will be provided and the better and more decent living condition in the resettlement community.

D. Security

Security during implementation was being provided by a third-party service provider to ensure that the areas already cleared by the informal settlers will not be reoccupied illegally. Roving and security deployment were some of the steps that were being resorted to ensure that the clearing efforts were not rendered useless. Nonetheless, considerations were given to informal settlers who would want to retrieve their portions of their belongings or structures as long as permission was requested. Proper yellow line and notices were being implemented, and roving guards were being deployed to the cleared areas. Maximum tolerance for peace and order was being implemented.

E. Stakeholder Consultation Meetings

Meetings with informal settlers and private landowners were conducted on June 24 and 25, 2025, respectively, by the LGU. Town hall meetings with private landowners took place on July 1 and 12, 2025. Prior formal meetings with the LGU and the Barangay were also conducted. Thereafter, a series of one-on-one /house-to-house engagements were made with respect to the private landowners.

HOUSE-TO-HOUSE ENGAGEMENTS x PRIVATE OWNERS 8.11.2025



Photograph 16. House-to-House engagements with private landowners

High-Level Guide to Real Property Acquisition Process

1. Preliminary Due Diligence
 - Verify ownership, title status, land classification, and real property tax compliance
 - Identify property tax type (capital vs. ordinary asset)
 - Conduct site inspection and verification
 - Assess seller's authority to sell
2. Negotiation, Document Review and Offer
 - Submit Letter of Intent (LOI)
 - Collect and review all necessary documents from the seller
 - Execute Contract to Sell or Option to Purchase
3. Preparation and Execution of Deed of Absolute Sale (DOAS)
 - Submit Letter of Intent (LOI)
 - Collect and review all necessary documents from the seller
 - Execute Contract to Sell or Option to Purchase
4. Tax Obligations and Fees
 - Capital Gains Tax (capital asset) or Creditable Withholding Tax (ordinary asset)
 - Value-Added Tax (ordinary asset only)
 - Documentary Stamp Tax
 - Registration Fees
 - Other incidental fees
5. Title Transfer and Registration
 - *Bureau of Internal Revenue (BIR)*: Obtain BIR Clearance or Electronic Certificate Authorizing Registration (eCAR)
 - *Local Assessor's Office*: Secure Transfer Tax Certificate; process cancellation of old tax declaration and issuance of new one in buyer's name
 - *Sanggunian, if applicable*: Facilitate land reclassification/conversion (e.g. residential to industrial, commercial to industrial)
 - *Department of Agrarian Reform (DAR), if applicable*: Facilitate land reclassification/conversion (i.e. agricultural to residential/commercial)
 - *Registry of Deeds (RD) / Land Registration Authority (LRA)*: Process cancellation of old title and issuance of new title in buyer's name

Common Challenges encountered during Real Property Acquisition

1. Inherited Properties

- Title remains in deceased ancestor's name
- Requires estate settlement before heirs can sell
- Difficulty in identifying the authorized representative of the family or gathering of all legitimate heirs for decision making
- 2. Untransferred Titles
 - Title not yet transferred to buyer-turned-seller
 - Requires thorough due diligence on taxes, clearance, and compliance of the first transfer
- 3. Multiple Heirs or Co-Owners
 - Difficulty securing unanimous consent
 - Possible delays due to heirs' or co-owners' different locations
 - Additional complications from non-owners or in-laws intervening in negotiations, despite having no legal standing or knowledge of succession rules
- 4. Encumbered / Mortgaged Properties
 - Title has mortgage or lien
 - Transfer requires prior settlement or lender's consent in case of assumption
- 5. Unpaid Taxes
 - Outstanding real property tax arrears, including penalties
 - Buyer may consider payment responsibility
- 6. Boundary Disputes and Encroachments
 - Lack of updated surveys, informal claims, or unregistered improvements can delay negotiations
- 7. Difficulty Locating an Authorized Local Leader or Representative
 - Challenge in identifying credible community leader or person with moral ascendancy to facilitate communication among stakeholders
 - Impact on trust building and information dissemination within the community
- 8. Presence of Informal Settlers
 - Requires verification of the legitimacy and extent / boundary of occupation
 - Options to address this challenge include:
 - Adversarial: Registered owner to file eviction complaint in court
 - Socially acceptable: Coordinate with LGU and Barangay for voluntary relocation programs

H. Assistance, and Benefits

Assistance and Eligibility:

- Informal Settlers: A package designed to provide both transitional support and long-term security. These include
 - a. A designated residential lot within the Aplaya relocation site;
 - b. Standardized financial assistance to be distributed in two tranches.;
 - c. Logistics assistance to facilitate physical transfer to the relocation site.
- Private Landowners:
 - a. A fixed, non-negotiable fair compensation price;
 - b. A designated residential lot within the Aplaya relocation site.

Assistance to Vulnerable Groups: Assistance is extended uniformly to prevent discrimination and promote equity across all affected individuals and households. Nonetheless, additional measures will be implemented in recognition of the specific needs of vulnerable groups to ensure their meaningful inclusion and protection.

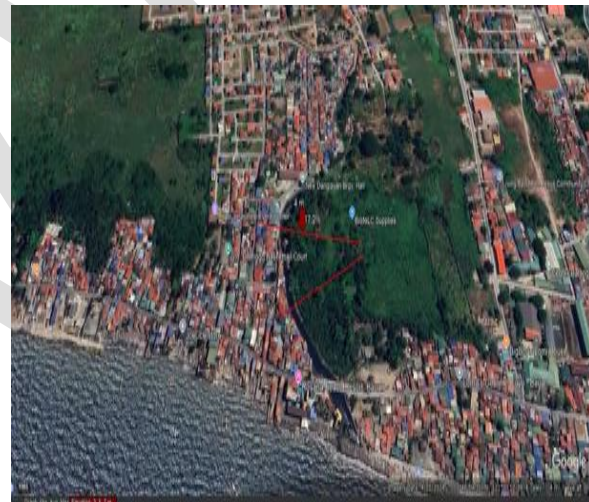
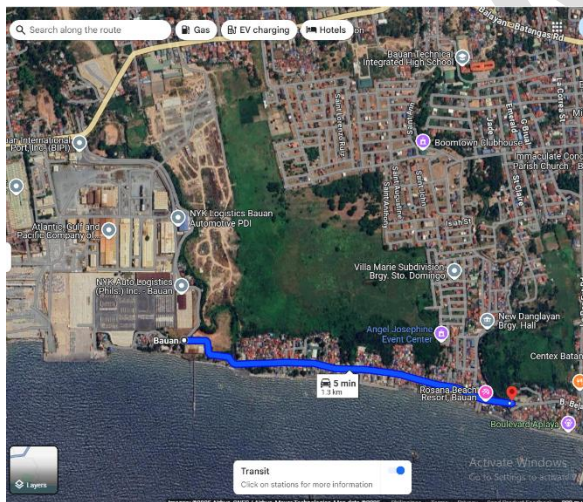
I. Relocation of Housing and Settlements

Relocation Options: The relocation plan for informal settlers involves a dedicated relocation site in Barangay Aplaya, Bauan, Batangas. The informal settlers and private landowners will be granted ownership and title to a portion of the property.

Relocation Site Selection and Development: The property in Barangay Aplaya, Bauan Batangas (“Aplaya”) has been designated as a relocation site for the affected community. The Aplaya was preferred not only for its logistical suitability, being in close proximity to the current informal settler area, but also for its cultural and emotional significance to the affected community. The name “Aplaya”, a Filipino term referring to the shoreline or seaside, reflects the deep-rooted connection of many affected households, particularly the elderly, to coastal living, which has been central to their way of life for generations.

In recognition of this, and in close coordination with the local government unit (LGU) of Bauan, ICTSI/BIPI carefully considered relocation options that would allow affected households to remain within the same environment, thereby preserving their sense of place and continuity of community life. This approach is grounded in a strong respect for dignity of the informal settler households who, despite the absence of legal title, have lived on the project area for so many years.

The Aplaya site consists of 2.1ha, making it more than adequate to accommodate the affected by informal settlers with an updated number of 131 households, occupying an estimated 5,000 square meters, and 25 private landowners (15 marine area; 10 llaya area), covering roughly around 4,000 square meters. The Aplaya site enables not only sufficient land distribution for residential lots but also the provision of essential community facilities and amenities.



(same as Photograph 7).

The proposed relocation site, situated only about 1.3 kilometers from the existing community and also located along the coast, is expected to have minimal socioeconomic impact on the affected settlers. Given its close proximity, residents will remain within the same general area, allowing them to sustain their current livelihoods, access local employment opportunities, and maintain established social and community networks. For fishermen in particular, the relocation poses no disruption to their primary source of income since the site still provides access to the sea. As such, the shift is not anticipated to significantly alter their economic activities or community ties.

The local government unit (LGU) undertakes to make the necessary clearing for the site to be habitable and develop the half portion to establish its common areas and barangay facilities (i.e., multipurpose hall). The other half (1 ha) will be reserved for transfer of ownership to the informal

settlers and private landowners, the exact size of which is to be proposed by the local government unit's (LGU's) planning and engineering offices and for approval by the stakeholders.

The LGU shall be responsible for processing and securing all regulatory permits required for site development, which includes, but is not limited to, tree-cutting permits and other environmental clearances.

- Application for clearances is currently ongoing. The LGU has committed to sharing copies of these permits once they have been officially issued.

The LGU is also responsible for the suitability of the resettlement site for residential use, which ensures alignment with the municipal land use plan and the avoidance of identified danger zones or disaster-prone areas.

- **Zoning Classification:** The site is classified as an Urban/Residential zone.
- **Policy Context:** This classification is consistent with the long-term development goals of the municipality, as supported by the Bauan Comprehensive Development Plan (CDP)¹³.
- **Safety Mandate:** As an urban residential area, the LGU ensures that the site meets the habitability standards required for permanent settlement.

To ensure environmental sustainability and flood mitigation, the LGU shall also maintain the required easement areas along the adjacent creek.

- **Integration:** These easements are being strictly incorporated into the final land survey to prevent any residential encroachment into the protected zones.
- **Compliance:** This measure ensures adherence to the Water Code of the Philippines (PD 1067) and municipal safety protocols, safeguarding the community against potential water-related hazards.

The right of way (ROW) to Aplaya will be coordinated and acquired by the local government unit (LGU) by way of donation from and committed by private and willing individuals. Estimated completion of works by the LGU will be around three (3) months. For purposes of habitability, the following components are to be considered:

1. Safety and potential flooding in the relocation area;
2. Perimeter fencing
3. Site clearance
4. Riprap, if needed
5. Right of way
6. Lot Segregation
7. Outfall
8. Earthworks
9. Preservation and protection of the environment
10. Provision for open spaces, a nature park or similar green area, and incorporation of community facilities such as multipurpose hall, health or daycare center, and other amenities, based on the results of the ICTSI Foundation's social scoping and needs assessment.

In the meantime, while the Aplaya is being developed, the local government unit (LGU) will provide a temporary relocation area to be used by those informal settlers who will resort to renting areas for their temporary stay. The LGU's temporary relocation consists of 1.5 ha of open space and the adjacent new Bauan Evacuation Center with basic utilities. The local government unit (LGU) will also install tents, basic utilities and washing areas if needed for those informal settlers who will temporarily stay.

¹³ <https://www.scribd.com/document/606200846/3-BAUAN-CDP-PY-2012-2021-1>



Photographs 17-19. Bauan Evacuation Center

Timetables: The estimated completion of works by the local government unit (LGU) at the Aplaya relocation site is approximately three (3) months.

Legal Arrangements: The right-of-way to the Aplaya relocation site will be coordinated and acquired by the local government unit (LGU).

Assistance with Transfer: Logistics assistance are being provided for the physical transfer of households, and are being coordinated with the Barangay Chairman. *See photos under N. Monitoring and Reporting.*

Civic Infrastructure: The LGU will develop half of the Aplaya relocation site (Phase 2) to establish common areas and Barangay facilities, such as a multipurpose hall. While a definitive timeline cannot be agreed upon yet due to the need for LGU appropriation of public funds, the barangay hall and the church are generally expected to be completed prior to the commencement of the SLCT Project Phase 1 operations. The ICTSI Foundation will provide support and assistance in the development of these facilities.

Integration with Host Population: Considering Aplaya's proximity to the original informal settler area, the affected settlers will be able to maintain continuity with their current livelihoods and occupations, thereby minimizing economic displacement. In addition, members of the affected community will be given priority consideration for employment opportunities arising from the project, particularly for roles requiring skilled workers.

The Aplaya relocation site is also strategically located nearer to the town center and essential public services and facilities, such as public schools and markets. This proximity is expected to facilitate integration of the resettled households into their new environment and support their continued socioeconomic development.

To preserve community cohesion, affected private landowners will also be allocated residential lots within the Aplaya relocation site. This inclusive approach ensure that the resettled population can remain together as a community, thereby maintaining established social ties and contributing to the long-term sustainability of the resettlement.

J. Income Restoration and Rehabilitation

Livelihood Risks: The proximity of the Aplaya relocation site to the original informal settler area allows the affected inhabitants, particularly those engaged in fishing and other local occupations, with the opportunity to sustain their current livelihoods and access nearby sources of employment. The site is also situated close to key public establishments such as public schools and markets, thereby enhancing the overall accessibility of essential services and economic activities.

Given these locational advantages, the anticipated risks to livelihood disruptions are minimal, and the transition is expected to support continuity in income-generating activities while improving the quality of life for the affected households. (See discussion under Section D. Socioeconomic Impact.)

Income Restoration Programs: Livelihood programs will be in partnership with the ICTSI Foundation, which focuses on youth development, social welfare, and environmental protection. The ICTSI Foundation's initiatives for the project include medical missions, educational assistance, scholarships, and various livelihood projects.

Support for Vulnerable Groups and Gender Considerations: Assistance is extended uniformly to prevent discrimination and promote equity in the resettlement process. In recognition of the specific needs of vulnerable groups, including elderly, persons with disabilities, single-parent households, and other at-risk populations, additional measures will be implemented to ensure their meaningful inclusion and protection.

Designated residential lots for identified vulnerable households will be strategically located to the main access road and community facilities to enhance mobility, safety, and ease of access to essential services. Moreover, the ICTSI Foundation will undertake social scoping to identify further support activities tailored to the needs of these groups.

Training Programs: As part of broader community rebuilding efforts, ICTSI Foundation will implement capacity-building and social development programs, which include educational assistance, scholarship programs, and Barangay leadership training.

In addition, subject to scoping outcome, further initiatives may include environmental stewardship such as eco-patrol programs focused on solid waste management, strengthening of community literacy programs targeted at youth development, and the promotion of sports to enhance community well-being.

K. Institutional Arrangements

Institutional Responsibilities:

- National Government: Provides policy direction, national support, and monitors the project's ability to proceed with clearing settlers to meet this critical national project's timeline.
- Local Government Unit (LGU): Facilitates communication and community engagement, provides venues for consultations, secures temporary relocation areas, develops the permanent relocation site, and provides census records.
- Barangay: Verifies the list of informal settlers as well as their personal circumstances, livelihood and the like, coordinates with the ICTSI/BIPI Team, and monitors the vacating progress.
- Third-Party EIA Consultant: Assists in defining impacts and serves as an early link between the Department of Environment and Natural Resources (DENR), proponent, and affected communities.
- ICTSI/BIPI Team: The Global Corporate Legal Affairs Team oversees the process, manages external counsel, and handles negotiations. The Global Corporate Engineering team assists with clearing and planning. Global Public Relations manages media exposure and reputational risk. Local BIPI Terminal Support handles logistics, security, and community relationships.
- External Local Counsel: Considering the legal team's local roots, manages direct negotiations with affected families with more ease, facilitates amicable discussions, and verifies documentation.

National Government (Government)¹⁴- Through the DOTr Secretary and PPA General Manager:

- Policy direction and national government support on clearing implementation
- Provide channels to other government departments and offices in pursuit of the ultimate plans for the Project
- Render all the support needed for the Project's timely implementation as structurally designed, and set the legal environment for clearing of settlers given its regulatory powers over private commercial ports, from initial permitting, construction to daily operations, rate-setting
- Continually monitor and evaluate the Project's ability to start and sustain the works considering the status of occupancy by informal settlers and private owners in the Project area.



Photographs 20-21. DOTr Secretary and PPA General Manager port visit

Local Government Unit (LGU)- The LGU through the Office of the Mayor and Office of the Municipal Administrator will:

- Facilitate communication and advisory to the informal settlers, including information dissemination
- Support the venue for exchange, consultation and facility of scheduling
- Suggest on the concerns and best interest of the settlers
- Secure the temporary relocation area while Aplaya is being prepared/developed
- Act as “in between for BIPI/ICTSI” and the informal settlers
- Develop the Aplaya as permanent relocation to make it habitable

¹⁴ [Automated, massive and sustainable: Razon's ICTSI gears up for mega ship era with \\$800M Batangas terminal](#)
[Construction of ICTSI's Bauan terminal begins in Sept - PortCalls Asia](#)
[DOTr set to transform Batangas town into second largest container terminal in PH](#)
[ICTSI to develop new \\$800-M marine terminal](#)
[DOTr set to transform Batangas town into second largest container terminal in PH | The Manila Times](#)
[ICTSI building \\$800-million container terminal in Batangas - Manila Standard](#)
[ICTSI investing USD800M in Batangas to build PH's largest privately-funded marine terminal, 2nd largest to MICT](#)
[ICTSI to invest \\$800M in new container terminal in Batangas - Context.ph](#)
[ICTSI building \\$800-million container terminal in Batangas - Manila Standard](#)
[ICTSI to put up \\$800M container terminal in Bauan; project to boost trade, jobs](#)

- Provide existing census records of informal settlers for comparison and vetting
- Alignment and coordination of all plans and action steps with local development objectives
- Facilitation of communication and amicable discussions with informal settlers and other affected persons
- Assistance in community mobilization and information dissemination.

Barangay – The Barangay, through the Brgy. Chairman:

- Verify and validate the updated list of informal settlers in the area for cut off, including the identities of the informal settlers during the distribution of financial assistance.
- Directly coordinate with BIPI /ICTSI Team for the mobilization and distribution of financial assistance and in information dissemination.
- Advise and make known to BIPI/ICTSI Team the immediate concerns of the informal settlers
- Monitor and report the vacating progress by informal settlers to BIPI/ICTSI Team
- Facilitation of communication and amicable discussions with informal settlers and other affected persons
- Assistance in community mobilization and information dissemination.

Third Party Environmental Impact Assessment (EIA) Consultant-Percon Environmental Consultancy Services:

- Assists in defining the range of actions, alternatives and impacts for / of a project that should be examined in an Environmental Performance Report and Management Plan (EPRMP).
- Assists in providing an early link between the DENR and the proponent, and more importantly with the affected communities, so as to ensure that the EIA addresses relevant issues and presents results in a form consistent with the regulatory review requirements.
- Assists in allowing interested parties (e.g. stakeholders) to make their concerns known and to help ensure that EIA study properly addresses issues and potential impacts of concern to all parties.

ICTSI/BIPI Team

Corporate Level:

A. Global Corporate Legal Affairs Team:

- Overall strategic oversight of the LAR process, ensuring compliance with legal frameworks and company policies.
- Management of external legal counsel and negotiations with affected families.
- Development and implementation of fair compensation and resettlement packages.
- Coordination with LGUs both at a high and local levels.
- Ensuring documentation and record-keeping for all LAR activities.
- Coordination and dealings on the acquisition of relocation area
- Assistance and coordination with major departments (i.e., Engineering) on clearing implementation

B. Global Corporate Engineering:

- Assistance of the clearing and planning for mobilization and logistics assistance to relocation sites.
- Oversight of engineering works at the clearing
- Demolition supervision for construction within the Project area
- Constant coordination

C. Global Public Relations

- Direct management of media exposure

- Assist in the protection of reputational risk and coming up of coordinated narrative
- Direct coordination on press conferences and media links with DOTr, PPA and other mainstream media outlets, especially during site visits.

Local Level:

A. BIPI Terminal Support

- Logistics, security, survey procurement and mobilization assistance
- Community relationship support
- Clearing, financial assistance and documentation implementation
- Operations and execution

B. External Counsel:

- Direct management of negotiations with affected families, both titled property owners and informal settlers.
- Facilitation of amicable discussions and resolution of potential disputes.
- Collection and verification of necessary documentation from affected persons.
- Acting as a primary point of contact for affected families during the negotiation phase.
- Documentation of onsite negotiations or definitive agreements in the event of transfer of title to informal settler beneficiaries
- Coordination with local contacts

Role of NGOs: The plan mentions the involvement of the ICTSI Foundation, which is the corporate social responsibility non- profit organization of the ICTSI Group.

Corporate social responsibility (CSR) is at the core of ICTSI operations and corporate governance, encompassing relationships and commitments within the organization and beyond it. ICTSI sees CSR as having a positive impact through good global citizenship: nurturing harmonious relationships with shareholders and employees, customers and suppliers, host communities, government units and regulatory entities, and other stakeholders. Within the organization, ICTSI upholds the diligent practice of corporate stewardship; working outward, through ICTSI Foundation, actively promotes development partnerships --- that is embedded in this Project.

Livelihood programs or assistance will be in partnership with ICTSI Foundation established in May 2009 focusing on the three program pillars of Youth Development, Social Welfare and Protection of the Environment. The Foundation is responsible for all CSR initiatives across ICTSI Group and helps keep host communities of ICTSI Terminals safe, sustainable, thriving and empowered. The Foundation's key initiatives for the Project will concentrate on resettlement community activities which include but are not limited to:

- Medical Dental Missions/Medical Equipment Assistance
- Christmas Outreach
- Charter Education Formation
- Project Aids (i.e., Daycare Education Assistance)
- Educational Assistance and Scholarship Programs
- Provision of Learning Resource Centers
- Provision of Classrooms
- Feeding Programs and Barangay Leadership Trainings
- Livelihood projects



Photograph 22. Collage of activities undertaken by ICTSI Foundation in the Municipality of Bauan

Women's Groups: Based on the July 2025 census, 217 females are affected by the resettlement. Measures and programs shall be formulated in coordination with ICTSI Foundation, taking into account the priority needs of the affected group upon consultation. These programs may include capacity-building initiatives focused on leadership development, livelihood opportunities, and awareness on women's rights, including education on the legal remedies available under Republic Act No. 9262 or the "Anti-Violence Against Women and Their Children Act" (VAWC).

L. Implementation Schedule

The schedule covers key activities, including the purchase of the relocation site, due diligence, and negotiation with informal settlers and private owners.



Figure 3. Schedule of activities

Tasks:

- ❖ Coordination meetings with LGU and barangay officials to align on relocation and community support plans
- ❖ LGU's public briefing with the informal settlers
- ❖ LGU's public briefing with the private owners
- ❖ Distribution of first tranche of financial assistance to 131 informal settler families
- ❖ Mobilization phase of informal settler families, including logistics coordination
- ❖ Townhall meetings with private owners regarding the acquisition plan
- ❖ Individual (per-title) negotiations with private landowners and completing the land purchase; thereafter, providing mobilization and logistics assistance for the move-out of the affected families, including allowing them to retrieve house/building materials they may repurpose for future use
- ❖ Development of the Aplaya relocation site, and continued coordination with LGU and barangay officials regarding the arrangements for the Aplaya relocation site
- ❖ Distribution of final tranche of financial assistance to the 131 informal settler families and award to the informal settler families of the allotted house lots in the Aplaya relocation site

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