# Comprehensive Development Plan and Land Use Plan of Pinamalayan
## Final Report

## Volume II – Development Plan

### Table of Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page No.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXECUTIVE SUMMARY</strong></td>
<td>viii</td>
</tr>
<tr>
<td><strong>1.0 PINAMALAYAN DEVELOPMENT FRAMEWORK, 2001-2010</strong></td>
<td></td>
</tr>
<tr>
<td>1.1 Regional and Sub-Regional Development Trends</td>
<td>1-1</td>
</tr>
<tr>
<td>1.2 Development Challenges</td>
<td>1-5</td>
</tr>
<tr>
<td>1.2.1 Strengths and Opportunities</td>
<td>1-5</td>
</tr>
<tr>
<td>1.2.2 Weaknesses and Threats</td>
<td>1-6</td>
</tr>
<tr>
<td>1.3 Over-all Development Direction</td>
<td>1-7</td>
</tr>
<tr>
<td>1.3.1 Development Vision</td>
<td>1-7</td>
</tr>
<tr>
<td>1.3.2 Mission Statement</td>
<td>1-7</td>
</tr>
<tr>
<td>1.3.3 Development Thrusts</td>
<td>1-7</td>
</tr>
<tr>
<td>1.4 The Preferred Land Use Option</td>
<td>1-8</td>
</tr>
<tr>
<td><strong>2.0 ECONOMIC DEVELOPMENT PLAN</strong></td>
<td></td>
</tr>
<tr>
<td>2.1 Agriculture</td>
<td>2-1</td>
</tr>
<tr>
<td>2.1.1 Goal</td>
<td>2-1</td>
</tr>
<tr>
<td>2.1.2 Objectives</td>
<td>2-1</td>
</tr>
<tr>
<td>2.1.3 Development Strategies</td>
<td>2-1</td>
</tr>
<tr>
<td>2.1.4 Programs and Projects</td>
<td>2-4</td>
</tr>
<tr>
<td>2.1.5 Program and Project Description</td>
<td>2-7</td>
</tr>
<tr>
<td>2.2 Trade and Industry, Tourism</td>
<td>2-33</td>
</tr>
<tr>
<td>2.2.1 Goal</td>
<td>2-33</td>
</tr>
<tr>
<td>2.2.2 Objectives</td>
<td>2-33</td>
</tr>
<tr>
<td>2.2.3 Development Strategies</td>
<td>2-33</td>
</tr>
<tr>
<td>2.2.4 Programs and Projects</td>
<td>2-33</td>
</tr>
<tr>
<td>2.2.5 Program and Project Description</td>
<td>2-35</td>
</tr>
<tr>
<td><strong>3.0 SOCIAL DEVELOPMENT PLAN</strong></td>
<td></td>
</tr>
<tr>
<td>3.1 Health</td>
<td>3-1</td>
</tr>
<tr>
<td>3.1.1 Goal</td>
<td>3-1</td>
</tr>
<tr>
<td>3.1.2 Objectives</td>
<td>3-1</td>
</tr>
<tr>
<td>3.1.3 Development Strategies</td>
<td>3-2</td>
</tr>
<tr>
<td>3.1.4 Programs and Projects</td>
<td>3-2</td>
</tr>
<tr>
<td>3.1.5 Program and Project Description</td>
<td>3-3</td>
</tr>
<tr>
<td>3.2 Education</td>
<td>3-6</td>
</tr>
<tr>
<td>3.2.1 Goal</td>
<td>3-6</td>
</tr>
<tr>
<td>3.2.2 Objectives</td>
<td>3-6</td>
</tr>
<tr>
<td>3.2.3 Development Strategies</td>
<td>3-6</td>
</tr>
<tr>
<td>3.2.4 Programs and Projects</td>
<td>3-6</td>
</tr>
<tr>
<td>3.2.5 Program and Project Description</td>
<td>3-6</td>
</tr>
<tr>
<td>3.3 Sports and Recreation</td>
<td>3-8</td>
</tr>
<tr>
<td>3.3.1 Goal</td>
<td>3-8</td>
</tr>
<tr>
<td>3.3.2 Objectives</td>
<td>3-8</td>
</tr>
<tr>
<td>3.3.3 Development Strategies</td>
<td>3-8</td>
</tr>
<tr>
<td>3.3.4 Programs and Projects</td>
<td>3-8</td>
</tr>
<tr>
<td>3.3.5 Program and Project Description</td>
<td>3-8</td>
</tr>
<tr>
<td>3.4 Social Welfare</td>
<td>3-10</td>
</tr>
</tbody>
</table>
3.4.1 Goal 3-10
3.4.2 Objectives 3-10
3.4.3 Development Strategies 3-10
3.4.4 Programs and Projects 3-10
3.4.5 Program and Project Description 3-11

3.5 Housing and Settlement 3-13
3.5.1 Goal 3-13
3.5.2 Objectives 3-13
3.5.3 Development Strategies 3-13
3.5.4 Programs and Projects 3-13
3.5.5 Program and Project Description 3-13

3.6 Protective Services 3-15
3.6.1 Goal 3-15
3.6.2 Objectives 3-15
3.6.3 Development Strategies 3-15
3.6.4 Programs and Projects 3-15
3.6.5 Program and Project Description 3-16

3.7 Summary of Social Development Programs and Projects 3-18

4.0 LAND USE PLAN

4.1 Goal and Objectives 4-1
4.2 Issues Addressed 4-2
4.3 Structure Plan 4-3
4.4 Land Management Framework 4-5
4.5 Land Management Areas 4-6
4.5.1 Built-up Areas 4-10
4.5.2 Strategic Agriculture and Fisheries Development Zones 4-20
4.5.3 Forest Area 4-20
4.5.4 Special Use Areas 4-21
4.5.5 Overlay Zone 4-24
4.5.6 Land Management Matrix 4-24
4.6 Comparison of Existing vis-à-vis New Land Use Classification 4-27
4.7 Programs and Projects 4-29
4.8 Program and Project Description 4-30

5.0 INFRASTRUCTURE DEVELOPMENT PLAN

5.1 Roads and Transport 5-1
5.1.1 Goal 5-1
5.1.2 Objectives 5-1
5.1.3 Development Strategies 5-1
5.1.4 Programs and Projects 5-1
5.1.5 Program and Project Description 5-2
5.2 Water Supply, Sewerage, Sanitation, Drainage and Power 5-5
5.2.1 Goal 5-5
5.2.2 Objectives 5-5
5.2.3 Development Strategies 5-5
5.2.4 Programs and Projects 5-6
5.2.5 Program and Project Description 5-7

6.0 ENVIRONMENT MANAGEMENT PLAN

6.1 Goal 6-1
6.2 Objectives 6-1
6.3 Development Strategies 6-2
6.4 Programs and Projects 6-5
6.5 Program and Project Description 6-7
7.0 DEVELOPMENT ADMINISTRATION

7.1 Organizational Review and Restructuring  7-1
7.2 Management Information System  7-8
7.3 Social Preparation  7-8
7.4 Legislative Agenda  7-8
7.5 Programs and Projects  7-9
7.6 Program and Project Description  7-10

8.0 LOCAL DEVELOPMENT INVESTMENT PROGRAM

8.1 Phasing  8-1
8.2 Investment Requirements  8-3
8.3 Financing Strategy  8-5
8.4 Investment Program  8-10
8.5 Financial Plan  8-21

ANNEXES

A Land Use Options
B Sample Codes
C Consultation Process
<table>
<thead>
<tr>
<th>TABLE NO.</th>
<th>TITLE</th>
<th>PAGE NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Table 1.1</td>
<td>Hierarchy of Urban Centers, 1993-2002</td>
<td>1-4</td>
</tr>
<tr>
<td>Table 1.2</td>
<td>Scenario Measurements in Estimating Demand for Urban Land</td>
<td>1-9</td>
</tr>
<tr>
<td>Table 1.3</td>
<td>Demand Estimates for Commercial Land</td>
<td>1-9</td>
</tr>
<tr>
<td>Table 1.4</td>
<td>Demand Estimates for Industrial Land</td>
<td>1-9</td>
</tr>
<tr>
<td>Table 3.1</td>
<td>Comparison of Existing and Proposed Social Facilities, 2000-2015</td>
<td>3-18</td>
</tr>
<tr>
<td>Table 4.1</td>
<td>General Land Use Allocation, 2001-2010</td>
<td>4-7</td>
</tr>
<tr>
<td>Table 4.2</td>
<td>Proposed General Land Use Allocations By Barangay, 2001-2010</td>
<td>4-8</td>
</tr>
<tr>
<td>Table 4.3</td>
<td>Urban – Rural Built Up Area Allocations, 2001 – 2010</td>
<td>4-10</td>
</tr>
<tr>
<td>Table 4.4</td>
<td>Urban Core and Urban Core Fringe Land Use Allocation, 2001-2010</td>
<td>4-10</td>
</tr>
<tr>
<td>Table 4.5</td>
<td>SAFDZ Classification, 2001</td>
<td>4-20</td>
</tr>
<tr>
<td>Table 4.6</td>
<td>Summary of Land Use Intensity Controls</td>
<td>4-25</td>
</tr>
<tr>
<td>Table 4.7</td>
<td>Comparison of Existing vis-à-vis New General Land Use Classification</td>
<td>4-27</td>
</tr>
<tr>
<td>Table 4.8</td>
<td>Comparison of Existing vis-à-vis New Urban Land Use Classification</td>
<td>4-28</td>
</tr>
<tr>
<td>Table 5.1</td>
<td>Proposed Road Network Profile</td>
<td>5-2</td>
</tr>
<tr>
<td>Table 5.2</td>
<td>Comparison of Existing and Programmed Road Densities</td>
<td>5-2</td>
</tr>
<tr>
<td>Table 8.1</td>
<td>Sectoral Project Costs and Shares</td>
<td>8-3</td>
</tr>
<tr>
<td>Table 8.2</td>
<td>Summary of Programs and Projects</td>
<td>8-3</td>
</tr>
<tr>
<td>Table 8.3</td>
<td>Average Daily Income</td>
<td>8-7</td>
</tr>
<tr>
<td>Table 8.4</td>
<td>Local Development Investment Program</td>
<td>8-11</td>
</tr>
<tr>
<td>Table 8.5</td>
<td>Investment Program Per Budget Component</td>
<td>8-20</td>
</tr>
<tr>
<td>Table 8.6</td>
<td>Projected Cashflow (High Growth Assumption)</td>
<td>8-22</td>
</tr>
<tr>
<td>Table 8.7</td>
<td>Projected Cashflow (Low Growth Assumption)</td>
<td>8-23</td>
</tr>
</tbody>
</table>
### LIST OF FIGURES

<table>
<thead>
<tr>
<th>FIGURE NO.</th>
<th>TITLE</th>
<th>PAGE NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Figure 1.1</td>
<td>Multi-Nodal Land Use Strategy</td>
<td>1-8a</td>
</tr>
<tr>
<td>Figure 4.1</td>
<td>Structure Plan</td>
<td>4-3a</td>
</tr>
<tr>
<td>Figure 4.2</td>
<td>General Land Use Plan</td>
<td>4-6a</td>
</tr>
<tr>
<td>Figure 4.3</td>
<td>Urban – Rural Built-Up Area Plan</td>
<td>4-10a</td>
</tr>
<tr>
<td>Figure 4.4</td>
<td>Urban Core and Urban Fringe Plan</td>
<td>4-10b</td>
</tr>
<tr>
<td>Figure 4.5</td>
<td>Existing Traffic Activity Pattern</td>
<td>4-14a</td>
</tr>
<tr>
<td>Figure 4.6</td>
<td>Traffic Management Plan</td>
<td>4-15a</td>
</tr>
<tr>
<td>Figure 4.7</td>
<td>SAFDZ Plan</td>
<td>2-20a</td>
</tr>
<tr>
<td>Figure 7.1</td>
<td>Proposed Organizational chart of the Municipality of Pinamalayan (Short-term)</td>
<td>7-3</td>
</tr>
<tr>
<td>Figure 7.2</td>
<td>Proposed Organizational chart of the Municipality of Pinamalayan (Medium-term)</td>
<td>7-4</td>
</tr>
<tr>
<td>Figure 7.3</td>
<td>Proposed Organizational chart of the Office of the Mayor (Short-term)</td>
<td>7-5</td>
</tr>
<tr>
<td>Figure 7.4</td>
<td>Proposed Organizational chart of the Office of the Mayor (Medium-term)</td>
<td>7-5</td>
</tr>
<tr>
<td>Figure 7.5</td>
<td>Proposed Organizational chart of the Municipal Planning and Development Office</td>
<td>7-7</td>
</tr>
<tr>
<td>Figure A.1</td>
<td>Spontaneous Trend Strategy</td>
<td>Annex - 1a</td>
</tr>
<tr>
<td>Figure A.2</td>
<td>Bi-Nodal Strategy</td>
<td>Annex - 1b</td>
</tr>
<tr>
<td>Figure A.3</td>
<td>Multi-Nodal Strategy</td>
<td>Annex – 1c</td>
</tr>
</tbody>
</table>

**Note:** All maps on this report are subject to on-ground verification survey. These maps are based from maps and drawings obtained from Pinamalayan’s local government offices and various provincial, regional and national agencies.
**LIST OF ABBREVIATIONS**

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Full Form</th>
</tr>
</thead>
<tbody>
<tr>
<td>AA</td>
<td>Airport Area</td>
</tr>
<tr>
<td>ACBS</td>
<td>Agricultural Center and Breeding Station</td>
</tr>
<tr>
<td>ADB</td>
<td>Asian Development Bank</td>
</tr>
<tr>
<td>AFMA</td>
<td>Agriculture and Fishery Modernization Act</td>
</tr>
<tr>
<td>BBMST</td>
<td>Basic Business Management Skills Training</td>
</tr>
<tr>
<td>BHS</td>
<td>Barangay Health Station</td>
</tr>
<tr>
<td>BIPD</td>
<td>Business and Investment Promotions Division</td>
</tr>
<tr>
<td>BIR</td>
<td>Bureau of Internal Revenue</td>
</tr>
<tr>
<td>BLGF</td>
<td>Bureau of Local Government Finance</td>
</tr>
<tr>
<td>BOT</td>
<td>Build-Operate-Transfer</td>
</tr>
<tr>
<td>BSWM</td>
<td>Bureau of Soils and Water Management</td>
</tr>
<tr>
<td>CA</td>
<td>Conservation Area</td>
</tr>
<tr>
<td>CALABARZON</td>
<td>Cavite, Laguna, Batangas, Rizal and Quezon</td>
</tr>
<tr>
<td>CATSI</td>
<td>Calapan Telephone System Incorporated</td>
</tr>
<tr>
<td>CBR</td>
<td>Crude Birth Rate</td>
</tr>
<tr>
<td>CDF</td>
<td>Congressional Development Fund</td>
</tr>
<tr>
<td>CDP</td>
<td>Comprehensive Development Plan</td>
</tr>
<tr>
<td>CDR</td>
<td>Crude Death Rate</td>
</tr>
<tr>
<td>CENRO</td>
<td>Community Environment and Natural Resources Office</td>
</tr>
<tr>
<td>CEST</td>
<td>Consultants for Engineering, Science and Technology</td>
</tr>
<tr>
<td>CLUP</td>
<td>Comprehensive Land Use Plan</td>
</tr>
<tr>
<td>DA</td>
<td>Department of Agriculture</td>
</tr>
<tr>
<td>DAR</td>
<td>Department of Agrarian Reform</td>
</tr>
<tr>
<td>DBP</td>
<td>Development Bank of the Philippines</td>
</tr>
<tr>
<td>DECS</td>
<td>Department of Education, Culture and Sports</td>
</tr>
<tr>
<td>DENR</td>
<td>Department of Environment and Natural Resources</td>
</tr>
<tr>
<td>DILG</td>
<td>Department of Interior and Local Government</td>
</tr>
<tr>
<td>DOA</td>
<td>Development Opportunity Area</td>
</tr>
<tr>
<td>DOF</td>
<td>Department of Finance</td>
</tr>
<tr>
<td>DOST</td>
<td>Department of Science and Technology</td>
</tr>
<tr>
<td>DSWD</td>
<td>Department of Social Welfare and Development</td>
</tr>
<tr>
<td>DTI</td>
<td>Department of Trade and Industry</td>
</tr>
<tr>
<td>EMITS</td>
<td>Eastern Mindoro Institute of Technology and Science</td>
</tr>
<tr>
<td>ES</td>
<td>Elementary School</td>
</tr>
<tr>
<td>FA</td>
<td>Forest Area</td>
</tr>
<tr>
<td>FARMC</td>
<td>Fisheries and Aquatic Resources Management Council</td>
</tr>
<tr>
<td>GAM</td>
<td>Goals Achievement Matrix</td>
</tr>
<tr>
<td>GFI</td>
<td>Government Financial Institutions</td>
</tr>
<tr>
<td>GIS</td>
<td>Geographic Information System</td>
</tr>
<tr>
<td>GSIS</td>
<td>Government Service Insurance System</td>
</tr>
<tr>
<td>IAD</td>
<td>Integrated Area Development</td>
</tr>
<tr>
<td>IEC</td>
<td>Information Education Campaign</td>
</tr>
<tr>
<td>IOSP</td>
<td>Irrigation Operation Support Project</td>
</tr>
<tr>
<td>IRA</td>
<td>Internal Revenue Allotment</td>
</tr>
<tr>
<td>JV</td>
<td>Joint Venture</td>
</tr>
<tr>
<td>LAD</td>
<td>Land Acquisition and Disposition</td>
</tr>
<tr>
<td>LBP</td>
<td>Land Bank of the Philippines</td>
</tr>
<tr>
<td>LDIP</td>
<td>Local Development Investment Plan</td>
</tr>
<tr>
<td>LGC</td>
<td>Local Government Code</td>
</tr>
<tr>
<td>Acronym</td>
<td>Full Form</td>
</tr>
<tr>
<td>----------</td>
<td>---------------------------------------------------------------</td>
</tr>
<tr>
<td>LGU</td>
<td>Local Government Unit</td>
</tr>
<tr>
<td>LIUCP</td>
<td>Low-Income Upland Communities Project</td>
</tr>
<tr>
<td>LMA</td>
<td>Land Management Area</td>
</tr>
<tr>
<td>LUP</td>
<td>Land Use Plan</td>
</tr>
<tr>
<td>MDC</td>
<td>Municipal Development Council</td>
</tr>
<tr>
<td>MDF</td>
<td>Municipal Development Fund</td>
</tr>
<tr>
<td>MENRO</td>
<td>Municipal Environment and Natural Resources Office</td>
</tr>
<tr>
<td>MEO</td>
<td>Municipal Engineer’s Office</td>
</tr>
<tr>
<td>MHO</td>
<td>Municipal Health Office</td>
</tr>
<tr>
<td>MIMAROPA</td>
<td>Mindoro, Marinduque, Romblon and Palawan</td>
</tr>
<tr>
<td>MIS</td>
<td>Management Information System</td>
</tr>
<tr>
<td>MOOE</td>
<td>Maintenance and Other Operating Expenses</td>
</tr>
<tr>
<td>MPDO</td>
<td>Municipal Planning and Development Office</td>
</tr>
<tr>
<td>MSWDO</td>
<td>Municipal Social Welfare and Development Office</td>
</tr>
<tr>
<td>MT</td>
<td>Metric Ton</td>
</tr>
<tr>
<td>MTDP</td>
<td>Medium Term Development Plan</td>
</tr>
<tr>
<td>NPAAAD</td>
<td>Network of Protected Areas for Agriculture and Agro-Industrial Development</td>
</tr>
<tr>
<td>NAPOCOR</td>
<td>National Power Corporation</td>
</tr>
<tr>
<td>NCR</td>
<td>National Capital Region</td>
</tr>
<tr>
<td>NEA</td>
<td>National Electrification Administration</td>
</tr>
<tr>
<td>NGO</td>
<td>Non-government Organization</td>
</tr>
<tr>
<td>NHA</td>
<td>National Housing Authority</td>
</tr>
<tr>
<td>NIA</td>
<td>National Irrigation Administration</td>
</tr>
<tr>
<td>NIPAS</td>
<td>Network of Integrated and Protected Areas System</td>
</tr>
<tr>
<td>NPFP</td>
<td>National Physical Framework Plan</td>
</tr>
<tr>
<td>NSO</td>
<td>National Statistics Office</td>
</tr>
<tr>
<td>NWRB</td>
<td>National Water Regulatory Board</td>
</tr>
<tr>
<td>O &amp; M</td>
<td>Operation and Maintenance</td>
</tr>
<tr>
<td>OECF</td>
<td>Overseas Economic Cooperation Fund of Japan</td>
</tr>
<tr>
<td>ORMECO</td>
<td>Oriental Mindoro Electric Cooperative</td>
</tr>
<tr>
<td>OSAC</td>
<td>One-Stop Action Center</td>
</tr>
<tr>
<td>OVONA</td>
<td>Organic Verification of North America</td>
</tr>
<tr>
<td>PA</td>
<td>Protection Area</td>
</tr>
<tr>
<td>PAGASA</td>
<td>Philippine Atmospheric Geophysical Astronomical Services Administration</td>
</tr>
<tr>
<td>PD</td>
<td>Presidential Decree</td>
</tr>
<tr>
<td>PENRO</td>
<td>Provincial Environment and Natural Resources Office</td>
</tr>
<tr>
<td>PGAIA</td>
<td>Pili - Guinhawa Agro-Industrial Area</td>
</tr>
<tr>
<td>PTA</td>
<td>Pili Tourism Area</td>
</tr>
<tr>
<td>PNB</td>
<td>Philippine National Bank</td>
</tr>
<tr>
<td>PNP</td>
<td>Philippine National Police</td>
</tr>
<tr>
<td>PPDO</td>
<td>Provincial Planning and Development Office</td>
</tr>
<tr>
<td>PPFPP</td>
<td>Provincial Physical Framework Plan</td>
</tr>
<tr>
<td>PR</td>
<td>Participation Rate</td>
</tr>
<tr>
<td>PSP</td>
<td>Private Sector Participation</td>
</tr>
<tr>
<td>PSWDO</td>
<td>Provincial Social Welfare and Development Office</td>
</tr>
<tr>
<td>PWD</td>
<td>Pinamalayan Water District</td>
</tr>
<tr>
<td>RA</td>
<td>Republic Act</td>
</tr>
<tr>
<td>RHU</td>
<td>Rural Health Unit</td>
</tr>
<tr>
<td>ROW</td>
<td>Right-of-Way</td>
</tr>
<tr>
<td>RPFP</td>
<td>Regional Physical Framework Plan</td>
</tr>
<tr>
<td>Acronym</td>
<td>Description</td>
</tr>
<tr>
<td>---------</td>
<td>------------------------------------------------------------</td>
</tr>
<tr>
<td>RPT</td>
<td>Real Property Tax</td>
</tr>
<tr>
<td>RPTA</td>
<td>Real Property Tax Administration</td>
</tr>
<tr>
<td>SAFDZ</td>
<td>Strategic Agriculture and Fisheries Development Zone</td>
</tr>
<tr>
<td>SB</td>
<td>Sangguniang Bayan</td>
</tr>
<tr>
<td>SEA</td>
<td>Self-Employment Assistance</td>
</tr>
<tr>
<td>SSS</td>
<td>Social Security System</td>
</tr>
<tr>
<td>STD</td>
<td>Submarine Tailing Disposal</td>
</tr>
<tr>
<td>SWM</td>
<td>Solid Waste Management</td>
</tr>
<tr>
<td>TESDA</td>
<td>Technical Education and Skills Development Administration</td>
</tr>
<tr>
<td>TLRC</td>
<td>Training and Livelihood Resource Center</td>
</tr>
<tr>
<td>UC</td>
<td>Urban Core</td>
</tr>
<tr>
<td>UCD</td>
<td>Urban Corridor</td>
</tr>
<tr>
<td>UCF</td>
<td>Urban Core Fringe</td>
</tr>
<tr>
<td>UEA</td>
<td>Urban Expansion Area</td>
</tr>
<tr>
<td>UNDP</td>
<td>United Nations Development Program</td>
</tr>
</tbody>
</table>
EXECUTIVE SUMMARY

1.0 Plan Base

Pinamalayan is one of the identified provincial growth centers and is extremely well positioned to be such. Its highly strategic location, being at the center of the province, augurs well for the development of facilities to service the surrounding municipalities. Current and proposed projects, as identified by several private and government sector plans, further strengthen the municipality’s position as a significant hub. Projects that will accelerate development in the municipality include the establishment of a Convention Center as stipulated in the Southern Tagalog Tourism Master Plan, improvement of the airport in Pambisan Munti, proposed direct link to Manila via the Supercat, etc.

The vast land resources of Pinamalayan serve as its primary strength as these are highly suitable for agricultural production. Large areas are presently devoted to the production of major economic crops such as rice, banana, coconut, vegetables and fruit trees. The municipality has formulated concrete agricultural programs and projects that are being implemented by its highly competent and committed agricultural personnel. One of the major visible impacts of these strengths was attaining the highest rice productivity among all rice producing towns in the province. Also, it has a highly successful hog and cattle dispersal program. Its large pasture area can, in turn, be exploited to support the development of a commercial livestock industry not to mention the abundance of raw materials that can be used as feed ingredients.

Other comparative advantages include a rich marine fishing ground off Tablas Strait, large and developed brackishwater fishpond areas, abundance of milkfish and prawn fry and fingerlings in the wild, and the growing number of tilapia fishpond areas because of its acceptability as alternative enterprise and protein source.

In terms of potential labor force, more than half (55%) of the population are in their economically productive years, that is 15 to 64 years old, that can support any expanded, agricultural, commercial or industrial activity.

The municipality hosts a Domestic Airport in Barangay Pambisan Munti. It has two informal ports in Baranagays Pili and Recodo. If fully developed, these will make Pinamalayan a major player in the movement of inter-regional goods and services.

Pinamalayan has the best planned Poblacion in Oriental Mindoro. Its grid pattern of roads have 20 meter wide rights-of-way in major segments that can still absorb further urban growth.

2.0 Development Direction

Development Vision

By 2010, Pinamalayan shall emerge as a major food basket and a progressive trading hub of MIMAROPA and the rest of Region IV, with sustainable agriculture, diversified trading activities, enhanced tourism, conserved and protected environment, inhabited by God-centered, empowered and nature- and peace-loving citizenry.

Mission Statement

To strengthen agricultural production in order to meet the market demands of MIMAROPA and the rest of Region IV while continually exploring alternative sources of livelihood through diversification of trade, industry and tourism carried out in a manner that respects the need to protect the environment and promotes people-centered growth.

3.0 Development Thrusts
**Diversify the Economy**

With the thrust of Pinamalayan to emerge as a progressive trading hub of MIMAROPA, there is a need to intensify the expansion of the economic base by assisting the growth of small and medium scale enterprises such as those engaged in pottery, ceramics, native products food-processing, and agri-processing.

**Strengthen Agricultural Production**

As Pinamalayan aims to be the food basket of MIMAROPA, the agriculture sector shall continue to be a major contributor to its economic development. The Plan shall secure the availability, adequacy, sustainability, accessibility and affordability of basic agricultural products to everyone at all times and shall emphasize the maintenance of food security.

**Ensure Adequate and Accessible Social Services**

The enhanced provision and delivery of social services through comprehensive programs on health, education, social welfare, housing and peace and order shall be attained. Ways to properly integrate Mangyans to the mainstream of society shall also be given attention. This will come in the form of delivering appropriate community services as well as economic opportunities to this segment of the population.

**Ensure Sustainable Utilization of Natural Resources**

Strong emphasis shall be put in the protection and rehabilitation of forest cover and watersheds, mangroves and coral reefs, while promoting environment-friendly development initiatives such as eco-tourism.

**Provide Adequate Infrastructure Support**

Infrastructure and utilities shall be developed to both support and catalyze the socio-economic progress of the municipality. While infrastructure development is basically supportive of sectoral objectives, it should be noted that it also plays an important role in investment promotion.

**4.0 Over-all Land Use Framework**

Pinamalayan's approach to land use planning and management has been crafted using two mutually reinforcing approaches, both ensuring alignment to the municipality's development vision as well as to its economic, social, environmental and other multi-sectoral objectives.

The LUP is essentially policy-driven and management-oriented. The land use strategy encourages the dispersal of growth across the municipality. This is done through the development of multiple growth nodes centered on the Poblacion, Cacawan-Marfrancisco-Sta. Rita and the Maliangcog - Pambisan Munti areas. These shall be supported by an extensive infrastructure backbone to make growth efficient.

**Major Urban Centers**

The major urban centers include the Poblacion and its Fringe Area (portions of Wawa, Cacawan, Sta. Rita and Marfrancisco) and the Pambisan Munti-Maliancog area.

The Poblacion shall remain as the seat of municipal administration, as well as the locus of trade and services. Government interventions shall focus on enhancing infrastructure and increasing their capacities to absorb the expected intensification of urban growth. This would come in the form of improving utilities (water, power and drainage) as well as the road infrastructure (pavements and sidewalks). An urban reforestation program shall be implemented in order to further upgrade the quality of the Poblacion’s physical
environment. The Fringe Area, on the other hand, shall function as a predominantly residential area supported by neighborhood – scale services and facilities.

The Pambisan Munti-Maliancog Area shall be a long-term major urban center due to its enhanced accessibility and proximity to the airport. A detailed Master Plan shall be prepared in order to provide for an efficient growth framework. Blocks, streets, urban open spaces and utility systems shall be laid out along with a more detailed set of land use controls. Attention will be paid to mitigate the potential nuisances that may be generated by airport operations.

This long-term scenario shall be laid-out at the medium-term where the connection between the Poblacion and the Pambisan Munti-Maliancog areas shall be strengthened.

- **Urban Corridor**

A controlled Urban Corridor shall be allowed to develop along the National Highway and Provincial Road traversing the airport. Allowance for growth shall be limited to a 250-meter strip of land on both sides of the ROWs of the said roads in accordance with the municipal delineation of the SAFDZ areas.

- **Secondary Urban Center**

Barangay Pili shall be the Secondary Urban Center. Urban development shall be closely harmonized with the presence of the Pili Port. Agri-processing, cold storage and other port-dependent facilities shall be encouraged in the area. Facilities, should, however, be developed with particular attention to high quality designs, proper landscaping, adequate parking, etc. in order to prevent the ill-effects of uncontrolled port-related growth.

- **Rural Growth Centers**

The rural growth centers are identified as Sabang, Banilad and Ranzo. These shall be the venues of shared community facilities and services as well as the centers of rural trading in relation to their influence area.

- **Transport Framework**

The Multi-Nodal Strategy is closely interrelated to the envisioned Transport Framework. Since growth is encouraged near the major inter-regional transit points (Pambisan Munti, Recodo and Pili), the linkages between these centers shall also be improved. This will not only facilitate the interaction between nodes but shall also provide enhanced access to the rural areas. This will facilitate the marketing and transport of agricultural products, delivery of services, and access to tourism sites, hence, complementing the Plan’s development vision to improve both the urban and rural economies.

5.0 **Priority Investment Areas**

The municipality’s Priority Investment Areas are as follows:

- **Agri-Business**
  - Rice, Coconut and Banana Production and Processing
  - High Value Cash Crops
  - Livestock Production and Processing

- **Tourism**
  - Business Class Hotels
  - Water-Oriented Eco-Tourism
  - Upland Eco-Tourism

- **Infrastructure**
  - Roads and Bridges
  - Airport and Sea Ports
  - Power Supply
Water Supply and Drainage

- **Environment**
  - Forest Management and Reforestation
  - Coastal Resource Management
  - River Management and Protection
  - Integrated Solid Waste Management

- **Social Services**
  - Community Health Services
  - Human Resource Development
  - Sports Development
  - Housing
  - Social Welfare Services
  - Livelihood Program for Mangyans

### 6.0 Programs and Projects

A complete list of the priority programs and projects of the municipality are enumerated below:

**Economic Development**

- **AG-1** Productivity Improvement in Irrigated Lowland Rice
- **AG-2** Rainfed Rice Farming Systems Improvement
- **AG-3** Coconut Intensification Projects
- **AG-4** Banana Productivity Improvement
- **AG-5** Development of the Local Organic Banana Industry
- **AG-6** Community-Based Carabao Breeding
- **AG-7** Integrated Cattle Production Under Coconut Areas/Rice Areas
- **AG-8** Cattle Production in the Uplands
- **AG-9** Community Based Swine Dispersal
- **AG-10** Improved Native Chicken Production
- **AG-11** Integrated Rice-Duck Production
- **AG-12** Commercial Fishing Fleet
- **AG-13** Mariculture Development
- **AG-14** Community-Based Tilapia Hatchery/Nursery
- **AG-15** Inland Fishery Development
- **AG-16** Feed Grains Production
- **AG-17** Production of other Indigenous Feedstuffs
- **AG-18** Semi-Commercial Vegetable Production
- **AG-19** Integrated Rice Milling
- **AG-20** Improved Coconut Drying
- **AG-21** Coco Coir/Peat Production
- **AG-22** Nata de coco Production

**Economic Development**

- **AG-23** Village Level Coconut Oil Milling
- **AG-24** Village Level Coconut Vinegar Making
- **AG-25** Community-Based Feed Milling Project
- **AG-26** Cottage Level Meat Industry
- **AG-27** Salted Duck Egg Production
- **AG-28** Carabao and Cow Milk Processing Project
- **AG-29** Village Fish Dying
- **AG-30** Organic Banana Chips Processing
- **AG-31** Village Level Banana, Starch/Flour, Catsup Processing
- **AG-32** Organic Fertilizer Production
Comprehensive Development Plan and Land Use Plan of Pinamalayan
Final Report

AG-33  Cooperative Development
AG-34  Improvement of ACBS
AG-35  Techno Pinoy Center
AG-36  Establishment of an Ice Plant/Cold Storage
AG-37  Improvement and Expansion of Irrigation Facilities
AG-38  Agri-Processing Center
ECO-1  Pinamalayan Investment Promotion Program
ECO-2  Establishment of a Convention Center
ECO-3  Construction of the Pinamalayan Central Mall/Manrique Property
ECO-4  Provincial Trade and Industry Center
ECO-5  Construction of Two-Storey Commercial Building
ECO-6  Municipal Slaughterhouse Upgrading

Social Development
SOC-1  Community Health, Manpower Improvement and Facilities Upgrading Program
SOC-2  Establishment of “Botica Binhi”
SOC-3  Education Manpower Resource Development Program
SOC-4  Municipal Sports Development Program
SOC-5  Comprehensive Social Welfare Development Program
SOC-6  Livelihood Assistance Program for Indigenous People
SOC-7  Pinamalayan Comprehensive Shelter Program
SOC-8  Acquisition and Development of Property for Public Cemetery
SOC-9  Drug Watch Program
SOC-10  Police and Fire Protection, Manpower and Facilities, Logistics and Equipment Development Program

Land Use
LU-1  Cadastral Survey Records Rejuvenation
LU-2  Southern Growth Area Master Plan
LU-3  Urban Core Renewal Program
LU-4  Coastal Greenway Development Program
LU-5  Municipal Land Banking Program

Transport
TR-1  Construction and Upgrading of Various Roads and Bridges
TR-2  Construction of Public Transport Terminal
TR-3  Recodo Port Improvement

Infrastructure And Utilities
IF-1  Expansion and Upgrading of Level III Water Supply System
IF-2  Sanitation Project
IF-3  Drainage Development Program

Environment Management
EV-1  Creation of MENRO
EV-2  Forest Management/Reforestation Program
EV-3  Coastal Resource Management Program
EV-4  River Management / Protection Program
EV-5  Integrated Solid Waste Management Program

Development Administration And Management
IN-1  Organizational Review and Restructuring
<table>
<thead>
<tr>
<th>IN-2</th>
<th>Development of Management information System</th>
</tr>
</thead>
<tbody>
<tr>
<td>IN-3</td>
<td>Municipal Geographic Information System</td>
</tr>
<tr>
<td>IN-4</td>
<td>Comprehensive Municipal Training Program</td>
</tr>
</tbody>
</table>
1.0 PINAMALAYAN DEVELOPMENT FRAMEWORK, 2001-2010

This section provides the over-all direction of Pinamalayan’s CDP/LUP. Regional and sub-regional trends that may affect the development of Pinamalayan as well as the state and potentials of its internal environment have been considered in the process of direction-setting. From these, the over-all vision, objectives and strategies that Pinamalayan will take over the next ten years were established through community consensus that was facilitated through a series of multi-sectoral consultations.

1.1 Regional and Sub-Regional Development Trends

- **Southern Tagalog Regional Physical Framework Plan, 1993 – 2023**

  The Southern Tagalog Regional Physical Framework Plan (RPFP) has the following spatial development objectives:

  - Achieve a rational distribution of the regional population;
  - Ensure access by the population to economic opportunities and social services;
  - Attain optimum utilization of natural resources; and
  - Preserve and maintain the integrity of the environment.

  The RPFP delineated two Sub-Regions within Southern Tagalog. The first is the Growth Corridor Sub-Region or the “semi-urbanized areas located along the major transport axis leading to Metro Manila.” The other was termed as the Resource Sub-Region or the “less-developed areas not within the immediate or direct influence of Metro Manila.” Pinamalayan, along with the less urbanized Southern Tagalog cities/municipalities, can be said to belong to this second sub-region. The RPFP promotes an Agro-Modernization Development Strategy for the Resource Sub-Region that would entail the following:

  - Establishment of a system of service centers that would ensure the equitable distribution of services and agricultural support facilities;
  - Development of industrial sites for resource-oriented industries to promote sustainable utilization of locally available natural resources;
  - Adoption of more effective land resource management and environmental conservation measures;
  - Intensification of linkages with the CALABARZON Sub-Region; and
  - Continued adoption and implementation of the Integrated Area Development (IAD) Approach.

- **Southern Tagalog Region Medium-Term Development Plan, 1999 to 2004**

  The Medium-Term Development Plan (MTDP) envisions the Southern Tagalog Region to be “an area that is dynamic and highly progressive, with modern yet environmentally sound production systems. The region shall be physically and economically integrated, the island provinces linked with the mainland through a well-developed infrastructure network that facilitates the mobility of people, flow of goods, and access to services and productive opportunities.” The MTDP calls for development thrusts that are geared towards “a balanced and sustainable
socio-economic development.” This shall be attained through the “economic and physical integration” of the various areas in the region. Following are the development scenarios that the MTDP promotes:

- To narrow down the gap between the levels of development between the highly urbanized, urbanizing and non-urban areas;
- To develop the countryside, particularly Mindoro, Marinduque, Romblon and Palawan (MIMAROPA), through the “efficient networking of hierarchy of urban and rural service centers;”
- To strengthen the industrial corridor running along western Laguna to central Cavite down to Metro Batangas;
- To promote “ecology-conscious tourism infrastructures such as resort subdivisions, high-end resort estates and leisure parks;”
- To promote the rapid urban growth of the capital/growth towns as well as the small and medium-sized cities;
- To expand the service sector, promote the industrialization of rural areas as well as the “modernization and commercialization of the agricultural sector.”
- To improve and enhance “the government’s planning and implementation machinery;” and
- To increase incomes, provide “greater access to services and facilities and increased capacity to provide for individual needs.”

Spatial development is anchored on a multi-polar approach that was dictated by the presence of many growth centers in the region. The major catalysts of socio-economic growth were classified as Priority Industrial Centers. These are as follows: Regional Agri-Industrial Center in Batangas City; Rosario - Imus Industrial Area; Dasmariñas - Carmona Industrial Area; West Laguna Industrial Area; Provincial Agri-Industrial Centers; and Identified Ecozone Areas.

Among the General Strategies being promoted by the MTDP, the following are considered relevant to Pinamalayan:

- Provision of vital infrastructure facilities to depressed but potentially rich areas to enhance accessibility and linkages;
- Deliberate dispersal of industrial activities in areas with comparative advantages in production and resource endowments and potentials;
- Deliberate development of the agricultural sector through expansion of agricultural production areas to include underutilized pasture lands/grasslands, cultivation of high value crops and identification and development of agri-modernization zones/key production areas;
- Development and promotion of eco-tourism potentials that are sensitive to cultural heritage and to the fragile nature of the ecosystem;
- Preparation and strict implementation of land use and resource management plans, environmental conservation measures, land use monitoring and control systems and local zoning ordinances to achieve the objective of sustainable development;
- Establishment of agri-modernization zones for the intensified production of major food and cash crops;
- Development of much-needed tourism infrastructure and services in the major tourist destination centers; and
- Improvement and expansion of provision of basic social services in the depressed and lagging areas.
The goals of the MTDP are focused on five critical areas: Economic Growth, Poverty Incidence, Economic/Physical Linkages, Environmental Management and Effective Governance. It promotes the development of the agriculture and industry sectors as well as the strengthening of the inter-dependence between them. Improvements to the delivery of basic social services shall be pursued along with providing increasing employment opportunities. Inter-provincial accessibility shall be improved through transportation and telecommunications. Sustainable environmental management is also being encouraged along with efficient governance and public/private sector partnership.

- **Southern Tagalog Regional Tourism Master Plan**

The objectives of the Southern Tagalog Regional Tourism Master Plan are as follows:

- To provide the foundation and direction for the government and the private sector in developing the tourism industry in the region anchoring on the attractions that will be developed, improved and promoted as a package along strategic locations; and

- To harness the environment and historical/cultural assets of the region as tourism resources and promote their conservation, preservation and protection/maintenance.

Within Oriental Mindoro, the four priority tourism development plans include Mt. Halcon Mountain Development, Eco-Tourism in Lake Naujan, Island Development in Bulalacao and establishment of a Convention Center complex in Pinamalayan.

The Convention Center is a long-term recommendation for Pinamalayan after the following has been accomplished: completion of the airport; establishment of a direct link to Manila via the “Supercat” ferry system; provision of adequate tourist accommodations and upgrading of their quality; improvement of Calapan-Pinamalayan Road. Pinamalayan has been selected to be the site of the convention center due to its central location in the province.

- **MIMAROPA Physical Framework Plan**

The MIMAROPA Physical Framework Plan promotes the development of a new growth area that shall decongest the urbanizing areas of Region IV as well as complement the tourism and agro-based requirements of CALABARZON and the Southern Visayas Region. MIMAROPA was conceived in order to properly coordinate and guide government and the private sector in the planning and development of the provinces of Mindoro, Marinduque, Romblon and Palawan. The Plan aims to accelerate the development of agriculture and tourism in the sub-region.

The Plan calls for the improvement of social services through the implementation of projects pertaining to health, nutrition, sanitation, socialized housing, education and human development. It also encourages environment/eco-tourism, agri-industrial (investment promotion and product/market development) and infrastructure projects. Of significance to Pinamalayan would be the
improvement of the Calapan, Pinamalayan and Mansalay airports as well as the Calapan-Bulalacao and Calapan-Puerto Galera roads.

- **Provincial Physical Framework Plan/Comprehensive Provincial Land Use Plan, 1993 – 2002**

The Provincial Physical Framework Plan (PPFP) of Oriental Mindoro adopted a strategy geared towards “Urbanization cum Sustainable Agri-Industrialization cum Environmental Conservation cum Eco-Tourism Development.” It promotes the transformation of the “three major growth centers (Calapan, Pinamalayan and Roxas) into highly urbanized and socio-economically progressive settlements that would cater to population in-migration. Further, these “centers shall be provided with basic services and amenities such as improved transport and telecommunication systems, electric and water supply, health and social services, etc.”

In terms of Pinamalayan’s level in the urban hierarchy and its role within the context of the province, the municipality, together with Roxas, are classified as medium towns (or Secondary Urban Center A). This classification, as highlighted in the PPFP, specifies provincial service and administrative roles and its corresponding indicator functions include comprehensive shopping, tertiary health and educational services and processing and marketing (refer to Table 1.1).

<table>
<thead>
<tr>
<th>Level of Hierarchy</th>
<th>Roles</th>
<th>Indicator Functions</th>
<th>Municipality</th>
</tr>
</thead>
<tbody>
<tr>
<td>Large Town</td>
<td>Inter-Regional Center</td>
<td>Specialist medical facilities. Offices of NGA Tourism Facilities</td>
<td>Calapan</td>
</tr>
<tr>
<td>Medium Town</td>
<td>Provincial Services and Administration</td>
<td>Comprehensive shopping Tertiary health and education services Processing and marketing</td>
<td>Pinamalayan Roxas</td>
</tr>
<tr>
<td>Small Town</td>
<td>Small Agri-Processing and Services</td>
<td>Secondary health and education services Full range of convenience shops Extension services</td>
<td>Bongabong Victoria Mansalay Bulalacao Gloria Naujan Socorro Bansud Puerto Galera</td>
</tr>
<tr>
<td>Village</td>
<td>Rural Service</td>
<td>Vehicle maintenance Primary health care Secondary Education Some convenience shops</td>
<td>Baco San Teodoro Pola</td>
</tr>
</tbody>
</table>

1.2 Development Challenges

Given the increasing requirements for economic, social and administrative services, Pinamalayan has to address several development challenges. These challenges will be discussed according to major issues confronting its key development drivers.

1.2.1 Strengths and Opportunities

**Strategic Location**

Pinamalayan is one of the identified provincial growth centers and is extremely well positioned to be such. Its highly strategic location, being at the center of the province, augurs well for the development of facilities to service the surrounding municipalities. Current and proposed projects, as identified by several private and government sector plans, further strengthen the municipality’s position as a significant hub. Projects that will accelerate development in the municipality include the establishment of a Convention Center as stipulated in the Southern Tagalog Tourism Master Plan, improvement of the airport in Pambisan Munti, proposed direct link to Manila via the Supercat, etc.

**Agricultural Production**

The vast land resources of Pinamalayan serve as its primary strength as these are highly suitable for agricultural production. Large areas are presently devoted to the production of major economic crops such as rice, banana, coconut, vegetables and fruit trees.

The municipality has formulated concrete agricultural programs and projects that are being implemented by its highly competent and committed agricultural personnel. One of the major visible impacts of these strengths was attaining the highest rice productivity among all rice producing towns in the province. Also, it has a highly successful hog and cattle dispersal program.

Its large pasture area can, in turn be exploited to support the development of a commercial livestock industry not to mention the abundance of raw materials that can be used as feed ingredients.

Other strengths include a rich marine fishing ground off Tablas Strait, large and developed brackishwater fishpond areas, abundance of milkish and prawn fry and fingerlings in the wild, and the growing number of tilapia fishpond areas because of its acceptability as alternative enterprise and protein source.

Several opportunities are seen to match the strengths of the municipality. Owing to its strategic location, Pinamalayan can supply the rice requirements of CALABARZON, other neighboring islands, and Metro Manila. There is a growing export market for bananas, mangoes, prawn, and high value crops. Likewise, there is a large disparity between actual per capita meat consumption compared to the national average.
Availability of Labor Force

More than half (55%) of the population are in their economically productive years, that is 15 to 64 years old, that can support any expanded, agricultural, commercial or industrial activity.

Availability of Intra-Regional Transport Facilities

The municipality hosts a Domestic Airport in Barangay Pambisan Munti. It has two informal ports in Baranagays Pili and Recodo. If fully developed, these will make Pinamalayan a major player in the movement of inter-regional goods and services.

Well-Planned Urban Core

Pinamalayan has the best planned Poblacion in Oriental Mindoro. Its grid pattern of roads have 20 meter wide rights-of-way in major segments that can still absorb further urban growth.

1.2.2 Weaknesses and Threats

Growth Management

Pinamalayan’s role as a major service center in central Oriental Mindoro should be strengthened as it will further propel the further socio-economic growth of the municipality. This should be supplemented by a highly efficient administrative system. Local government policies have to be clear-cut together with a prudent system of fiscal management. An efficient management information system has to be put in place. Land use and environmental regulations have to be appropriately implemented. A continuous upgrading of the skills of local government officials should be ensured to make them more competitive in managing the day-to-day affairs of the municipality.

Uncontrolled Urban Sprawl

Urban sprawl is being experienced in Barangays Marfrancisco, Cacawan and Sta. Rita. Land use policies to effect proper development in the Poblacion and the urban fringe shall be formulated in order to guide future developments.

Inadequate Agricultural Support Facilities

Although agricultural facilities, machinery, equipment and support services are presently available, they are however, not adequate. In crop production, these are mostly in the areas of water supply, harvest and postharvest, farm-to-market roads, number of extension personnel, and credit. Farmers are averse in adopting modern farming technologies. The expected gains of farmers from their meager harvests are being wiped out by low farmgate prices, high production cost, labor and transportation costs.

In the livestock sub-sector, there is a great need to increase livestock and poultry population, strengthen the ACBS for its livestock dispersal program, and the establishment of a strong feedmill industry. The perennial threats of pests and
diseases, illegal fishing, high oil prices and interest rates linger over these sub-sectors.

Environment Degradation

The establishment of mining-related activities in the municipality pose a major threat to the environment and may have an adverse impact on the development of its tourist potentials. Policies aimed for the protection and conservation of the environment shall be put in place.

1.3 Overall Development Direction

1.3.1 Development Vision

By 2010, Pinamalayan shall emerge as a major food basket and a progressive trading hub of MIMAROPA and the rest of Region IV, with sustainable agriculture, diversified trading activities, enhanced tourism, conserved and protected environment, inhabited by God-centered, empowered and nature- and peace-loving citizens.

1.3.2 Mission Statement

The mission statement represents the municipality’s distinctive and continuing activity within the plan period in order to attain its vision. A two-pronged mission statement was formulated during a multi-sectoral workshop. This is concisely stated as:

To strengthen agricultural production in order to meet the market demands of MIMAROPA and the rest of Region IV while continually exploring alternative sources of livelihood through diversification of trade, industry and tourism carried out in a manner that respects the need to protect the environment and promotes people-centered growth.

1.3.3 Development Thrusts

Diversify the Economy

With the thrust of Pinamalayan to emerge as a progressive trading hub of MIMAROPA, there is a need to intensify the expansion of the economic base by assisting the growth of small and medium scale enterprises such as those engaged in pottery, ceramics, native products food-processing, and agri-processing.
Strengthen Agricultural Production

As Pinamalayan aims to be the food basket of MIMAROPA, the agriculture sector shall continue to be a major contributor to its economic development. The Plan shall secure the availability, adequacy, sustainability, accessibility and affordability of basic agricultural products to everyone at all times and shall emphasize the maintenance of food security.

Ensure Adequate and Accessible Social Services

The enhanced provision and delivery of social services through comprehensive programs on health, education, social welfare, housing and peace and order shall be attained. Ways to properly integrate Mangyans to the mainstream of society shall also be given attention. This will come in the form of delivering appropriate community services as well as economic opportunities to this segment of the population.

Ensure Sustainable Utilization of Natural Resources

Strong emphasis shall be put in the protection and rehabilitation of forest cover and watersheds, mangroves and coral reefs, while promoting environment-friendly development initiatives such as eco-tourism.

Provide Adequate Infrastructure Support

Infrastructure and utilities shall be developed to both support and catalyze the socio-economic progress of the municipality. While infrastructure development is basically supportive of sectoral objectives, it should be noted that it also plays an important role in investment promotion.

1.4 The Preferred Land Use Option

For the purpose of establishing the physical growth pattern of the municipality in accordance with the established vision, a Multi-Nodal Land Use Strategy has been adopted. The objective is to concentrate development in the Poblacion while laying the groundwork for the dispersal of growth to other centers. This shall allow for the equitable distribution and accessibility of community services and economic opportunities. Figure 1.1 refers.

Urban Land Supply and Demand

The Land Suitability Analysis revealed that 2,332 hectares of land are suitable for urban development. A great proportion of these may be found in the Pambisan Munti-Maliancog area.

The projected demand for urban lands due to population increase by the year 2010, on the other hand, is estimated to range from 92 to 148 hectares (refer to Table 1.2).
This map is subject to on-ground verification. This map is based from maps and drawings obtained from Pinamalayan’s local government offices and agencies and various provincial, regional and national offices.
Table 1.2 Scenario Measurements in Estimating Demand for Urban Land

<table>
<thead>
<tr>
<th>Measurement Parameter</th>
<th>Area Allotment (Ha./Pn)</th>
<th>Area Required (Ha.)</th>
<th>Development Opportunity (Ha.)</th>
<th>Surplus/ (Deficit) (Ha.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Land Density</td>
<td>0.005</td>
<td>92.49</td>
<td>2,243.21</td>
<td>2,150.72</td>
</tr>
<tr>
<td>FAO Standard</td>
<td>0.008</td>
<td>147.98</td>
<td>2,243.21</td>
<td>2,095.23</td>
</tr>
<tr>
<td>NEDA-TAPP</td>
<td>0.006</td>
<td>110.99</td>
<td>2,243.21</td>
<td>2,132.22</td>
</tr>
</tbody>
</table>

Note:
- Additional area requirement based on the increase of population from 73,710 in 2000 to 92,208 in 2010 or an additional 18,498 persons.
- The United Nations Food and Agricultural Office recommends an urban area density of 8 persons per 1,000 population.
- The National Economic and Development Authority, in its Provincial Physical Framework Plan Training Program, recommends an urban area density of 6 hectares per 1,000 population.

The estimated industrial land requirements by 2010 are estimated at 73.77 hectares for light industries and 230.52 for medium industries.

Table 1.3 Estimated for Industrial Land Requirements, 2010

<table>
<thead>
<tr>
<th></th>
<th>Light Industries</th>
<th>Medium Industries</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hectarage per 1000 Population</td>
<td>0.80</td>
<td>2.50</td>
</tr>
<tr>
<td>Projected Population by 2010</td>
<td>92,208.00</td>
<td>92,208.00</td>
</tr>
<tr>
<td>Area Requirement</td>
<td>73.77</td>
<td>230.52</td>
</tr>
</tbody>
</table>

Source: Consultants Calculations
Note: Assumption based on HLURB guidelines

Multi-Nodal Strategy

The land use strategy encourages the dispersal of growth across the municipality. This is done through the development of multiple growth nodes centered on the Poblacion, Cacawan-Marfrancisco-Sta. Rita and the Maliangcog - Pambisan Munti areas. These shall be supported by an extensive infrastructure backbone to make growth efficient.

- Major Urban Centers

The major urban centers include the Poblacion and its Fringe Area (portions of Wawa, Cacawan, Sta. Rita and Marfrancisco) and the Pambisan Munti-Maliangcog area.

Short-Term Scenario (2001-2002)

The Poblacion shall remain as the seat of municipal administration, as well as the locus of trade and services. Government interventions shall focus on enhancing infrastructure and increasing their capacities to absorb the expected intensification of urban growth. This would come in the form of improving utilities (water, power and drainage) as well as the road infrastructure (pavements and sidewalks). An urban reforestation program shall be implemented in order to further upgrade the quality of the Poblacion's physical environment. The Fringe Area, on the other hand, shall function as a predominantly residential area supported by neighborhood – scale services and facilities.

Long-Term Scenario (2003-2010)

The Pambisan Munti-Maliangcog Area shall be a long-term major urban center due to its enhanced accessibility and proximity to the airport. A detailed Master Plan shall be prepared in order to provide for an efficient growth framework.
streets, urban open spaces and utility systems shall be laid out along with a more detailed set of land use controls. Attention will be paid to mitigate the potential nuisances that may be generated by airport operations.

This long-term scenario shall be laid-out at the medium-term where the connection between the Poblacion and the Pambisan Munti-Mallancog areas shall be strengthened.

- Urban Corridor

A controlled Urban Corridor shall be allowed to develop along the National Highway and Provincial Road traversing the airport. Allowance for growth shall be limited to a 250-meter strip of land on both sides of the ROWs of the said roads in accordance with the municipal delineation of the SAFDZ areas.

- Secondary Urban Center

Barangay Pili shall be the Secondary Urban Center. Urban development shall be closely harmonized with the presence of the Pili Port. Agri-processing, cold storage and other port-dependent facilities shall be encouraged in the area. Facilities, should, however, be developed with particular attention to high quality designs, proper landscaping, adequate parking, etc. in order to prevent the ill-effects of uncontrolled port-related growth.

- Rural Growth Centers

The rural growth centers are identified as Sabang, Banilad and Ranzo. These shall be the venues of shared community facilities and services as well as the centers of rural trading in relation to their influence area.

- Transport Framework

The Multi-Nodal Strategy is closely interrelated to the envisioned Transport Framework. Since growth is encouraged near the major inter-regional transit points (Pambisan Munti, Recodo and Pili), the linkages between these centers shall also be improved. This will not only facilitate the interaction between nodes but shall also provide enhanced access to the rural areas. This will facilitate the marketing and transport of agricultural products, delivery of services and access to tourism sites, hence, complementing the Plan’s development vision to improve both the urban and rural economies.
2.0 ECONOMIC DEVELOPMENT PLAN

In view of the long-term development vision of Pinamalayan, the economic development plan shall be anchored on the strengthening of agricultural production, promotion of small and medium enterprises, and harnessing of tourism potentials.

2.1 Agriculture

2.1.1 Goal

- To promote sustainable agricultural and fisheries development to ensure food security, social equity, alleviate poverty, empowerment of farmers/fisherfolks, rational use of resources and global competitiveness.

2.1.2 Objectives

- Protect designated Strategic Agricultural and Fisheries Development Zones (SAFDZs) from conversion to non-agricultural purposes.
- To optimize land utilization through diversification and/or intensification.
- To develop crop-livestock integration schemes that will maximize the use of available resources (i.e. land, labor, capital, technology, etc.) to increase farmers' productivity and profitability.
- To promote product enhancement and value-added processing of agri-based farm products and by-products.
- To institutionalize support and extension delivery systems to target beneficiaries in order to enhance production and increase income.

2.1.3 Development Strategies

Present development efforts give special attention to agricultural development in view of the agriculture-based economy of Pinamalayan. Based on market opportunities and resource endowments matching, the following commodities offer bright economic prospects for the municipality: rice, coconut, banana, livestock, poultry, marine/brackishwater and inland fishery. Hence, the sector plan hinges on the following strategies:

- Production Intensification

This is required for all major commodities identified with economic potentials. There is a lot more room for improving the productivity of crops, livestock and fishery resources through the use of appropriate production technologies.

- Production Expansion and Diversification

Increasing the irrigated areas through provision and improvement of irrigation facilities would increase rice production. Similarly, banana production can be expanded through intercropping with coconuts, thus maximizing or optimizing the
use of coconut lands. This is applicable also for livestock (hogs, cattle, carabao, goats and poultry) to take advantage of the opportunities offered by diversification rather than monocropping systems.

- **Creation of Value-Added Enterprises**

Production of basic raw materials offers farmers or growers little value for their produce. Through primary, secondary, or tertiary processing of raw materials, producers get more value-added to their products. Moreover, this would create more products/by-products and product uses, thereby expanding and diversifying their markets instead of one or limited few.

- **Forward and Backward Integration**

Forward integration means going into downstream operations such as processing and marketing. Several products or enterprises can be linked in one operation to attain scale economies, control costs and derive more revenues and income. Backward integration is a desired strategy if farmers have the capability of producing and supplying its own raw materials requirement especially when present suppliers of raw materials are becoming expensive and unreliable (e.g. production of organic fertilizers, seeds, etc.)

- **Forward Coordination**

Basically a marketing strategy, it envisions to develop and strengthen the marketing of farmers' produce through such arrangements with buyers (processors, traders, big agribusiness) like contract farming, contract processing, and contract marketing.

- **Provision of Appropriate Support Infrastructure Facilities and Services**

Development programs and projects, in order to attain a certain degree of success, require the provision of support infrastructures and services. These will facilitate the smooth flow of inputs and goods, reduce post-harvest losses, extend the storage life of products, access to product transformation opportunities, access to financing and extension services and technologies.

- **People- or Farming Community-Centered Strategies**

One important dimension for agricultural development to succeed is the empowerment of the people and farming communities to individually and collectively become effective planners and decision-makers. This requires the mobilization and organization of farmers associations/cooperatives, education, training and techno-managerial improvement for local target beneficiaries, and entrepreneurial skills training and development.

- **Local Governance and Program Administration Strategies**

Institutional capability building for local program administration and management is needed for LGU officers and personnel to effectively and efficiently carry out their development tasks. Appropriate local policies and legislation must be formulated and enforced. Moreover, there is a need for the creation of
appropriate organizational and management structures at the municipal and barangay levels.

- Introduction of Alternative Agri-Based Enterprises Management Options

The challenge of introducing commercial agribusiness ventures in the farming or agrarian reform communities remains to be a crucial test among key intervention players in the countryside. Appropriate farming technologies are not secrets. However, these remain as core resources in launching new agribusiness enterprises in the countryside. Several multinational and Philippine companies have succeeded in doing business in the rural areas through the prudent, judicious, and calculated use and determination of appropriate farming technologies. The key to success is not the transfer of superior technology per se from imported sources to domestic users but determining the perfect fit between and among technology, the farmer-user, and the desired product/output specification required by the market. The series of iterations which take place in determining the perfect fit between and among these specified elements is called innovation.

Innovation remains to be the cornerstone of the corporate philosophy of successful companies and enterprises. It is difficult to convince the beneficiaries to pursue commercial agribusiness operation in the agricultural communities unless this corporate philosophy has been internalized. Innovation can be instilled in the hearts and minds of the farmers/farmer-beneficiaries through the following alternative management schemes:

- **Management Contract** (contract farm system, contract farm services, contract harvesting);

- **Organization of Joint Ventures** (e.g. external business enterprises (corporation) and cooperative; consortium arrangements among the external business enterprise (corporation), financial intermediary, processor/assembler, and the cooperative; between cooperatives);

- **Formation of a Subsidiary/Subsidiaries** (i.e. cooperative will function as a holding company), any commercial agricultural undertaking will be registered as a separate business entity owned by the cooperative; enterprising members of the cooperative can eventually co-own the business but taking a minor stake in the entity’s ownership.

- **Nucleus Estate Scheme.** The concept and operation of the nucleus estate normally revolves around a processing facility. It can be owned by the government or privately-owned through consortium or joint venture among the farmers/cooperatives, private persons/corporations, or financial intermediaries. The nucleus estate provides the capital including technical and management assistance to smallholders. The smallholders and their farms shall comprise the plasma estates where products are grown. Farmers manage their plasma estates under a particular arrangement with and must sell the products to the nucleus estate. The farmers stand to gain in the long run as they learn to deliver on time the specified quality and quantity of the farm products.
2.1.4 Programs and Projects

Program Components

Four umbrella programs shall be implemented:

- Production Systems Development

The agricultural system in the area involves predominantly traditional practices for many crops. While some rice farmers replace old varieties with high yielding ones, the traditional, cultural and labor practices still prevail. Other agricultural products basic to the needs of the population such as fruits and vegetables are not produced extensively. The municipality is deficient in meat products due to low livestock population.

Much is to be desired in terms of increasing the productivity of rice, coconut and banana, which is currently low yielding. Other major and minor economic crops may be planted with coconuts (including integrated livestock and poultry production) to fully utilize the land resources, thus improve land productivity.

The program therefore aims to increase the people’s income and well-being through rice and coconut area intensification. Moreover, employment opportunities will be created for farmers, out-of-school youths, and housewives who are unemployed or underemployed. This will enable them to attain maximum levels of productivity.

- Agro-Industrial Development

Agri-industries are enterprises that process agricultural raw materials – crops, livestock and/or fishery. The purposes of transforming raw food and fiber are: to create an edible or usable form, to increase storability, to create a more easily transportable form, and to enhance palatability or nutritional value. Agri-industrial projects are unique because of three characteristics of their raw materials: seasonality, perishability, and variability. This program shall contribute significantly to the municipality’s economic development. First, it will be the municipality’s primary method of transforming raw agricultural products into finished products for consumption. Second, agri-industries shall constitute the majority of the municipality’s manufacturing sector. Third, agri-industrial products shall become its major exports. Fourth, the food system provides the municipality and neighboring provinces/regions with highly nutritious products critical to the well-being of an expanding population.

- Institutional and Capability Building

For economic and social development to take place leading to a higher standard of living or improved capabilities and well-being of the people, it is necessary to provide conditions that will favor achievement of the goals. This involves change in social relationships and institutions in order to create the right organizational climate under which the target beneficiaries could fulfill their development goals and aspirations.

The program seeks to equip the farmer-beneficiaries with the required skills for them to become effective and efficient in implementing community-based
development projects. Training and education will directly contribute to improved knowledge, skills and attitudes that are vital in productive undertakings by farmer-beneficiaries.

- Agri-Based Infrastructure Development

Infrastructures are the physical backbone that will support development initiatives. Several of these are public sector investments while others are better left to the private sector to pursue.

Proposed Projects

To operationalize the above programs, specific projects shall be implemented as follows:

**Rice-Based Projects**

The project seeks to increase rice farmers’ income through full utilization of rice lands using sustainable rice production technologies. The project shall provide the necessary support systems for rice production in the municipality through provisions of financial and technical inputs to the farmers. These will be supported with irrigation facilities and other essential infrastructures. Use of high-yielding varieties (HYV) and location-specific technologies will be provided to achieve optimum yield levels.

The rice-based agro-industries are: integrated rice milling, rice seed production and seed processing center, and rice-livestock/poultry integration.

**Coconut-Based Projects**

The coconut production area in Pinamalayan is vast. Large tracts of land are idle in-between coconut trees. These spaces may be utilized for introducing coconut intercropping with other crops and livestock, which some farmers are presently practicing. The projects aims to provide or augment farm income of farmers by intercropping coconut with livestock, banana, coffee, cacao, fruit trees, root crops and other crops that are already grown in the area.

Coconut-based agro-industries with good potential for development are: Copra Drying Improvement, Coco Coir/Peat Production, Nata-de-Coco Production, Village-Level Coconut Oil Milling, and Coco Vinegar Making.

**Banana-Based Projects**

Pinamalayan is a major banana-producing municipality owing to its vast banana area. However, much is to be desired in terms of increasing the current yields. Most of the banana farms are not being fertilized. Twin sub-strategies can be developed for the local banana industry. First is the improvement of bananas (for local fresh fruit market) through fertilization and adoption of proper cultural practices such as thinning and pest management. Second is the maintenance of existing traditional practice to supply the requirements of the proposed organic banana chips processing for the export market. These projects aim to increase banana growers’ income through increased productivity and more value-added.
The following are the banana-based projects: Banana Productivity Improvement, Development of the Local Organic Banana Industry, Organic Banana Chipping Plant, and Banana Processing.

**Livestock/Poultry Projects**

This project aims to increase livestock production to augment farmers’ income through maximizing the levels of integration for forage and/or feed resources, land resources and labor availability. The general approaches under this project may include: 1) intensified production of carabao, cattle and goat in the lowland and upland areas through integrated crop/livestock systems; 2) community-based breeding or upgrading schemes for native carabao, cattle, swine, and chicken; and 3) community-based animal dispersal schemes.

The livestock/poultry-based agro-industries are: Village Level Feed Mill, Cottage Level Meat Processing, Salted Duck Eggs Production, Carabao/Cow Milk Production and Processing.

**Fishery-Based Projects**

The municipality is rich in marine resources. However, fisherfolk need to be supported in order to exploit the municipal and commercial fishery in a sustainable manner. Horizontal integration into mariculture development provides alternative livelihood enterprises to fisherfolks. Moreover, in order to reduce fishing pressure in the coastal areas and reduce over-dependence on marine resources as protein source, inland fishery have the potential to be developed. Tilapia production has gained acceptance as an alternative fish food and is fast gaining ground.

The identified fishery-based projects are: Commercial Fishing Fleet, Mariculture Development, Community-Based Tilapia Hatchery/Nursery, Inland Fishery Development, Brackishwater Fishpond Productivity Improvement, Fish Cage Culture, and Resource and Ecological Assessment of Coastal Resources.

**Institutional and Cooperative Development Projects**

This project is aimed at organizing rice, coconut, banana, livestock/poultry raisers and fisherfolk into multi-purpose cooperatives to handle farmers’ training, production, marketing, credit, processing and as channel for new information and technologies. The short-term target is to organize cooperatives in the barangay and municipal levels and the long-term target is to have an area-wide or federation of cooperatives organized. The cooperative is envisioned to serve as channel for other support services such as handling matters on irrigation, credit, production, post-harvest, processing and marketing.

Specific projects include the following: Community Leadership Enhancement and Development, revitalization of the Bantay Dagat Program, Improvement of the ACBS, and Techno Pinoy Center.

**Agri-Based Infrastructure Projects**

Basic infrastructures are needed to support and facilitate development initiatives and processes. The projects lined up include the following: Market/Trading
Center, Agro-Processing Center, Irrigation Systems Improvement and Farm-to-Market Roads.

2.1.5 Program and Project Description

Comprehensive descriptions of the programs and projects detailing their rationale, location, cost, implementation phase and potential funding sources are provided in the succeeding briefs.
### AG -1

**Productivity Improvement in Irrigated Lowland Rice**

<table>
<thead>
<tr>
<th><strong>RATIONALE/ BENEFITS</strong></th>
<th></th>
</tr>
</thead>
</table>
| The project highlights the need to further increase the current productivity and profitability of irrigated rice lands. The yield potentials of our local inbred varieties have not yet been fully exploited mainly because of low utilization of appropriate and modern rice farming technologies compounded by the lack of or low level of capital by most rice farmers.  

**Benefits:**  
- Improvement in the current yield of 4.90/ha to 5.5/ha.  
- Increased net income of rice farmers by increasing their current yields.  
- Increased adoption of new and modern rice farming technologies. |

<table>
<thead>
<tr>
<th><strong>LOCATION</strong></th>
<th>All irrigated areas</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><strong>COST</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Benchmarking</td>
<td>-</td>
</tr>
<tr>
<td>Community Organizing</td>
<td>-</td>
</tr>
<tr>
<td>IEC</td>
<td>-</td>
</tr>
<tr>
<td>Demonstration Trials</td>
<td>-</td>
</tr>
<tr>
<td>Technology Training</td>
<td>-</td>
</tr>
<tr>
<td>Production (Inputs) Cost</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>-</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>PHASING</strong></th>
<th>Short to long term</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><strong>FUNDING SOURCES</strong></th>
<th>Conduit funding through AFMA Municipal, Direct Congressional Community Development Financing</th>
</tr>
</thead>
</table>

### AG -2

**Rainfed Rice Farming Systems Improvement Project**

<table>
<thead>
<tr>
<th><strong>RATIONALE/ BENEFITS</strong></th>
<th></th>
</tr>
</thead>
</table>
| The improvement of the existing production systems in rainfed areas will bring about increased productivity and profit to rice farmers. The project will focus on the development of location-specific production technologies that will highlight implementation of IPM, integrated nutrition management, use of certified seeds, among other technologies. Diversification through alternative crops after rice seeks to increase the profitability of rainfed rice farming operation.  

**Benefits:**  
- Improvement in the current yield of 3.81/ha to 4.5/ha.  
- Increased net income of rainfed rice farmers through the introduction of appropriate cropping systems in rainfed rice areas  
- Increased adoption/use of new and modern rice farming technologies in rainfed areas |

<table>
<thead>
<tr>
<th><strong>LOCATION</strong></th>
<th>Selected rainfed rice areas</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><strong>COST</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Benchmarking</td>
<td>-</td>
</tr>
<tr>
<td>Community Organizing</td>
<td>-</td>
</tr>
<tr>
<td>IEC</td>
<td>-</td>
</tr>
<tr>
<td>Demonstration Trials</td>
<td>-</td>
</tr>
<tr>
<td>Technology Training</td>
<td>-</td>
</tr>
<tr>
<td>Production (Inputs) Cost</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>-</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>PHASING</strong></th>
<th>Short to long term</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><strong>FUNDING SOURCES</strong></th>
<th>AFMA, Municipal</th>
</tr>
</thead>
</table>

---
### AG -3  Coconut Intensification Project

**Rationale/Benefits**
At the current yields of coconut and low prices of copra, coconut production as an enterprise is not a very attractive proposition considering the high cost of harvesting and copra processing. Maximizing or optimizing the use of open spaces in between coconuts through intercropping means additional income for coconut farmers/planter. Some possible intercrops are: coffee, cacao, banana and fruit trees.

**Benefits:**
- Maximized coconut land utilization,
- Additional income for coconut growers from intercrops.

**Location**
All unintercropped coconut lands

**Cost**
- Credit - P 7,500,000
- Operating Expenses - 250,000
- Total - P 7,750,000

**Phasing**
Short to long term

**Funding Sources**
DBP, LBP

### AG -4  Banana Productivity Improvement

**Rationale/Benefits**
Much more is to be desired in terms of increasing the yield of bananas in Oriental Mindoro in general and Pinamalayan in particular from 5 mt/ha to 8-10 mt/ha which is way below the national average of 10 mt/ha. Project emphasis is placed on practical technologies such as thinning of planters, diseases prevention and control and fertilization. This project envisions to boost supply in the domestic market.

**Benefits:**
- Increased yield per hectare
- Additional income for banana planters
- Boost the economy of the municipality

**Location**
Banana areas (all varieties – saba, bungulan, lakatan, latundan)

**Cost**
- Participatory Rural Technology Appraisal - P 100,000
- Orchard Improvement - 17,500,000
- Other operating expenses - 350,000
- Total - P 17,950,000

**Phasing**
Short Term

**Funding Sources**
- Municipal
- DBP/LBP
- Grant-providing Institutions
- NGOs
- Private Sector
## Rationale/ Benefits

The shift in consumption pattern of western and other developed countries towards organic food products has provided new opportunities for local banana farmers, particularly those who still use traditional methods of farming, e.g., without inorganic fertilizers and pesticides. This has also benefited food processors in the banana industry. Among those who have recently benefited from the new niche market overseas are the growers and processors of saba as banana chips and those growing bungulan as table banana.

In Iloilo province, organic banana chips producers have been able to successfully penetrate the Canadian market with some assistance from their provincial government. This was done in partnership with OVONA (Organic Verification of North America) from Winnipeg, Manitoba. Benefits: In 1997, OVONA bought about 35 million pesos worth of banana chips from Basic Fruits Corporation in Pavia, Iloilo and hopes to triple its importation to 90 million pesos in the next two years.

In Negros Occidental, Altertrade exported 360 tons of bungulan to Japan, which is among the more acceptable banana variety in the Japanese market.

The GAINEX program of UNDP, DTI, DOST and DA has acknowledged the “export-winner” potential of organic banana chips from saba.

**Benefits:**
- New product development (organic banana) and additional income
- Development of a local export (fresh fruits) industry and increased foreign exchange earnings
- Boost the economy of the municipality

## Location

Banana areas (Saba, Bungul)

## Cost

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost (P)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Participatory Rural Technology Appraisal</td>
<td>20,000</td>
</tr>
<tr>
<td>Information, Education, Communication</td>
<td>30,000</td>
</tr>
<tr>
<td>Organization of Banana Growers</td>
<td>50,000</td>
</tr>
<tr>
<td>Expansion &amp; Improvement of Organic Banana Farms</td>
<td>17,500,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>17,600,000</td>
</tr>
</tbody>
</table>

## Phasing

Short Term

## Funding Sources

- Municipal
- DBP/LBP
- Grant-providing Institutions
- NGOs
- Private Sector
AG - 6 | Community-Based Carabao Breeding Project

**RATIONALE/BENEFITS**
Carabao is a very useful animal in the Philippine farms – as source of draft animals, milk, and meat. However, the population growth is increasing at a decreasing rate. The animal size is decreasing as a result of inbreeding. The proposed carabao upgrading project realizes the importance of socio-economic dimension of reproducing carabao. While its main feature lies in the improvement of the genetic make-up of local stock, it also realizes the need to conserve the indigenous stock to preserve local genetic resources. The added dimension is the development of home-based micro-enterprises from carabao’s milk to increase household income.

Benefits:
- Improvement of the quality of native stock
- Production of bigger and more vigorous animals for draft purposes
- Development of carabao-based micro-enterprises
- Development of a local-based management prototype of the breeding scheme

**LOCATION**
Irrigated and rainfed rice areas

**COST**
| Capital Outlays | P 2,500,000 |
| Total           | P 2,500,000 |

**PHASING**
Short Term

**FUNDING SOURCES**
- Direct Financing from DBP, LBP
- Through Philippine Carabao Center Extension Program Funds

---

AG - 7 | Integrated Cattle Production Under Coconut Areas or Rice Areas

**RATIONALE/BENEFITS**
About 90% of coconut areas are tenanted. The proposed cattle production scheme under coconut areas intends to generate employment and augment income of tenant-farmers through backyard level fattening scheme. The main features of the project are: improvement of feeding, breeding, and marketing of animals. The enterprise shall generate immediate cash of savings for individual household.

Benefits:
- Improvement of quality of cattle of smallholder raisers
- Increased income of coconut growers
- Maximization of land use under coconuts
- Availability of beef supply as protein source in the community

**LOCATION**
Coconut areas

**COST**
| Capital Outlays | P 4,500,000 |
| Operating Expenses | 100,000 |
| Total           | P 4,600,000 |

**PHASING**
Short to Medium Term

**FUNDING SOURCES**
- Municipal
- Supervised loan scheme from LBP
### AG-8 Cattle Production in the Uplands

**RATIONALE/ BENEFITS**

This proposed project generally aims to improve the production systems of cattle raisers in upland areas. It is expected to improve the quality and increase the population of cattle of local raisers to serve as immediate cash or savings for individual household. The emphasis of the project is cow-calf operation under adverse conditions.

**Benefits:**
- Improvement of quality of cattle of smallholder raisers
- Generation of employment
- Additional income for upland dwellers
- Increase in cattle population

**LOCATION**

Upland areas (8-18% slope)

**COST**

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital Outlays</td>
<td>P 12,000,000</td>
</tr>
<tr>
<td>Administrative expenses</td>
<td>100,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>P 12,100,000</td>
</tr>
</tbody>
</table>

**PHASING**

Short to Medium Term

**FUNDING SOURCES**

- Municipal
- Supervised loan scheme from LBP

### AG-9 Community-Based Swine Dispersal Project

**RATIONALE/ BENEFITS**

The project showcases a community dispersal scheme that gives due emphasis to sustainable production systems under smallhold operations. The focus is on improving the existing technology and adopt a village-level management of a dispersal scheme that gives due consideration to the existing production practices of local swine raisers. Simple but appropriate technologies shall be introduced to the farmers for them to have options for selection.

**Benefits:**
- Improved management systems under smallholder operations
- Farmer-managed dispersal scheme giving due emphasis on community-based management systems
- Increased income
- Increase in swine population

**LOCATION**

All barangays

**COST**

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital Outlays</td>
<td>P 400,000</td>
</tr>
<tr>
<td>Operating Expenses</td>
<td>50,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>P 450,000</td>
</tr>
</tbody>
</table>

**PHASING**

Short to long term

**FUNDING SOURCES**

- Municipal
- Supervised loan scheme from LBP
### AG-10 Improved Native Chicken Production

**RATIONALE/ BENEFITS**
Native chicken production is a lucrative enterprise in the rural communities, offering raisers immediate source of cash from saleable birds and eggs. Production of these species is of the free range type and less costly than commercial breeds. However, the growth is slow and the body size is small. The focus is on the introduction of foreign, large, meat-type varieties (e.g. Sasso) to upgrade the native stock and attain more body weight during marketable age.

**Benefits:**
- Improvement of the phenotypic characteristics of native chicken – larger body weight, faster growth and more vigor.
- Increased income of native poultry raisers
- Increase in chicken population

**LOCATION**

**COST**
- Capital Outlays: P 100,000
- Administrative Expenses: P 20,000
- Total: P 120,000

**PHASING**
Short Term to long term

**FUNDING SOURCES**
- AFMA Funds
- Municipal
- Supervised loan scheme from LBP

### AG-11 Integrated Rice-Duck Production

**RATIONALE/ BENEFITS**
Duck is one of the most important poultry species raised in the country – as source of meat and eggs. Raising these species is normally integrated with rice production being water-loving creatures and help in eradicating the golden snail infestation. However, focus is more on its intervention as an alternative source of livelihood to cushion the negative impact of typhoons or prolonged rainy periods in rice areas.

**Benefits:**
- Alternative source of income especially in flood-prone areas
- Increased income of rice farmers
- Source of household meat and eggs
- Increase in local ducks population

**LOCATION**
Irrigated and rainfed rice barangays

**COST**
- Capital Outlays: P 100,000
- Administrative Costs: P 20,000
- Total: P 120,000

**PHASING**
Short to long term

**FUNDING SOURCES**
- AFMA Funds
- Municipal
- Supervised loan scheme from LBP
### AG-12 Commercial Fishing Fleet and Implements

<table>
<thead>
<tr>
<th>RATIONALE/ BENEFITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proliferation of illegal commercial fishing vessels contribute to the dwindling catch of municipal fisher folks. The project will involve the purchase of a commercial fishing fleet for a municipal fishermen’s cooperative to give the fisher folks a chance to increase their catch by fishing further offshore and decongest the shallow coastal waters.</td>
</tr>
<tr>
<td>Benefits:</td>
</tr>
<tr>
<td>• Achievement of sustainable yields at commercial quantities</td>
</tr>
<tr>
<td>• Contribute to the commercial fishing activities of the fisher folks</td>
</tr>
<tr>
<td>• Increase the income of local fishermen</td>
</tr>
<tr>
<td>• Boost the economy of the municipality</td>
</tr>
<tr>
<td>• Contribute to food security of other municipalities</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Selected coastal barangay</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital Outlays - P 8,000,000</td>
</tr>
<tr>
<td>Operating Expenses - 2,000,000</td>
</tr>
<tr>
<td>Total - P 10,000,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PHASING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Short to Medium Term</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FUNDING SOURCES</th>
</tr>
</thead>
<tbody>
<tr>
<td>• National Government</td>
</tr>
<tr>
<td>• Municipal</td>
</tr>
<tr>
<td>• Grant-providing Institutions</td>
</tr>
<tr>
<td>• Private Sector</td>
</tr>
</tbody>
</table>

### AG-13 Mariculture Development

<table>
<thead>
<tr>
<th>RATIONALE/ BENEFITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>This project provides alternative fishery-based enterprises to the coastal communities so as not to overexploit municipal and commercial fishery. Seaweeds farming, oyster and mussel production, crab culture and fish cage culture will also serve as attractive livelihood ventures to fisher folks.</td>
</tr>
<tr>
<td>Benefits:</td>
</tr>
<tr>
<td>• Minimize overexploitation of fishery resources</td>
</tr>
<tr>
<td>• Alternative and additional income</td>
</tr>
<tr>
<td>• Boost the economy of the municipality</td>
</tr>
<tr>
<td>• Production of other marine products</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coastal barangays</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital Outlays - P 150,000</td>
</tr>
<tr>
<td>Operating Expenses - 20,000</td>
</tr>
<tr>
<td>Total - P 170,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PHASING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Short term to long term</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FUNDING SOURCES</th>
</tr>
</thead>
<tbody>
<tr>
<td>• AFMA Funds</td>
</tr>
<tr>
<td>• Municipal</td>
</tr>
<tr>
<td>• Grant-providing Institutions</td>
</tr>
<tr>
<td>• NGOs</td>
</tr>
<tr>
<td>• Private Sector</td>
</tr>
</tbody>
</table>
### AG-14 Community-Based Tilapia Hatchery and Nursery Project

#### RATIONALE/ BENEFITS
The fast-growing acceptability of tilapia as alternative protein source makes tilapia growing attractive. However, sourcing of fingerlings may become a problem due to inadequate supply within the province. The establishment of a village-level tilapia hatchery and nursery project does not require much sophisticated technology to be successful and need not be very expensive. It shall ensure the availability of quality seedstocks within the municipality.

**Benefits:**
- Availability and accessibility of supply of tilapia fingerlings
- Additional livelihood opportunity for entrepreneurs and rice farmers
- Employment generation
- Boost the economy of the municipality
- Alternative protein source and fish variety

#### LOCATION
Rice farms especially with water sources (irrigation, free-flowing, SFRs, SWIPs).

#### COST
<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital Outlays</td>
<td>P 400,000</td>
</tr>
<tr>
<td>Working Capital</td>
<td>P 100,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>P 500,000</td>
</tr>
</tbody>
</table>

#### PHASING
Short to long term

#### FUNDING SOURCES
- Municipal
- LBP/DBP
- NGOs
- Private Sector

### AG-15 Inland Fishery Development – Tilapia Grow-out Operation

#### RATIONALE/ BENEFITS
The fast-growing acceptability of tilapia as alternative protein source makes tilapia growing attractive. Focus shall be on the adoption of appropriate production technology to ensure proper growth and survival of tilapia – appropriate pond preparation and pond fertilization, strain selection, stocking density, water quality and feeding.

**Benefits:**
- Additional livelihood opportunity for entrepreneurs and rice farmers
- Employment generation
- Boost the economy of the municipality
- Alternative protein source and fish variety

#### LOCATION
Rice farms especially with water sources (irrigation, free-flowing, SFRs, SWIPs).

#### COST
<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital Outlays</td>
<td>P 2,000,000</td>
</tr>
<tr>
<td>Operating Expenses</td>
<td>P 50,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>P 2,050,000</td>
</tr>
</tbody>
</table>

#### PHASING
Short Term

#### FUNDING SOURCES
- Municipal
- DBP/LBP
- NGOs
- Private Sector
### AG-16 Feed Grain (Corn) Production

**RATIONALE/ BENEFITS**
Corn is one of the most important ingredients of livestock, poultry and fish feeds. The development therefore, of these industries hinges on the development of the local corn industry. This project will showcase the production of yellow corn as a profitable crop venture.

**Benefits:**
- Alternative enterprise for farmers and can be crop-rotated with rice especially in water-deficient farms and rainfed areas.
- Support to the development of the local livestock, poultry and aquaculture industry.
- Support to the proposed village level feed milling project.

**LOCATION**
Rainfed Rice growing barangays

**COST**
- Corn Demo Trial: P 25,000
- Commercial Corn Production: P 1,000,000
- Administrative Costs: P 5,000
- Total: P 1,030,000

**PHASING**
Short to medium term

**FUNDING SOURCES**
- Municipal
- LBP/DBP

### AG-17 Production of Other Indigenous Feedstuffs

**RATIONALE/ BENEFITS**
Aside from corn, there are other crops that can be grown as raw materials for feed production. Some alternative feed ingredients are: cassava tubers/leaves, soybean, ipil-ipil, napier, sugarcane tops, among others.

**Benefits:**
- Alternative enterprise for farmers and can be crop-rotated with rice especially in rainfed and pasture areas.
- Support to the feedmill project.
- Support to the development of the local livestock, poultry and aquaculture industry.
- Support to the proposed village level feed milling project.

**LOCATION**
Rainfed Rice growing barangays, Upland and Pastures Areas

**COST**
- Production Cost: P 1,000,000
- Administrative Cost: P 10,000
- Total: P 1,010,000

**PHASING**
Short Term

**FUNDING SOURCES**
- Municipal
- LBP/DBP
### AG-18 Semi-Commercial Vegetable Production

<table>
<thead>
<tr>
<th><strong>RATIONALE/ BENEFITS</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Only a small area is being devoted to vegetable production. To attain self-sufficiency and even surplus, there is a need to promote and expand the area for vegetable production in both the lowlands and uplands.</td>
<td></td>
</tr>
<tr>
<td><strong>Benefits:</strong></td>
<td></td>
</tr>
<tr>
<td>• Attainment of food sufficiency in vegetables for local consumption</td>
<td></td>
</tr>
<tr>
<td>• Additional income generating opportunity for lowland and upland farmers.</td>
<td></td>
</tr>
<tr>
<td>• Optimization of agricultural land utilization</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>LOCATION</strong></th>
<th>Lowland and upland areas</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><strong>COST</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Production Cost</td>
<td>-</td>
</tr>
<tr>
<td>Administrative Cost</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>-</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>PHASING</strong></th>
<th>Short Term</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><strong>FUNDING SOURCES</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Municipal</td>
<td></td>
</tr>
</tbody>
</table>
AGRO-INDUSTRIES

<table>
<thead>
<tr>
<th>Project</th>
<th>Integrated Rice Milling</th>
</tr>
</thead>
</table>

**RATIONALE/ BENEFITS**

After each harvest, the farmers want to dispose of their palay produce to the extent of selling wet palay due to lack of postharvest facilities and generate the much needed cash. Institutionalizing rice milling services in the municipality will eventually minimize postharvest losses through the provision of an integrated rice milling complex (threshing, drying, milling, storage) which operates like a rice central / nucleus estate to be owned by farmers/farmer organizations with the end in view of the following benefits:

**Benefits:**

- Integrating various farm activities and enhancing collective operations such as input procurement/supply, credit, palay procurement, drying, milling and marketing;
- Institutionalizing rice milling services
- To enable farmers better prices during harvest through appropriate palay procurement mechanisms and uniform pricing scheme within the municipality;
- To significantly reduce farm production, harvest, postharvest, credit and marketing costs
- To sell value adding product (rice) instead of palay
- To enable the town’s population to benefit from relatively cheaper rice
- To increase farmers’ income through patronage of the rice mill services and co-owners of the project

**LOCATION**

Barangay Palayan

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Cost (P)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Feasibility Study</td>
<td>200,000</td>
</tr>
<tr>
<td>Community Organizing</td>
<td>300,000</td>
</tr>
<tr>
<td>Other Pre-Operating Cost</td>
<td>500,000</td>
</tr>
<tr>
<td>Fixed Investments</td>
<td>20,000,000</td>
</tr>
<tr>
<td>Working Capital</td>
<td>30,000,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>51,000,000</strong></td>
</tr>
</tbody>
</table>

**PHASING**

Short Term

**FUNDING SOURCES**

- Private Investors/Joint Ventures
- Conduit Funding through AFMA Funds
- DBP/LBP
<table>
<thead>
<tr>
<th>AG-20</th>
<th>Improved Coconut Drying</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RATIONALE/ BENEFITS</strong></td>
<td>Coconut (copra) drying has not improved much until today as exemplified by the use of solar/sun drying and tapahan method. The fungus-contaminated copra from sun-drying and burnt copra from tapahan method lowers the oil quality and increases the cost of oil processing. This project supports the coconut oil milling project by way of producing quality copra as raw material for the oil mill.</td>
</tr>
<tr>
<td>Benefits:</td>
<td>• Quality raw materials for oil milling</td>
</tr>
<tr>
<td></td>
<td>• Premium pricing for quality produced</td>
</tr>
<tr>
<td></td>
<td>• Additional income to coconut farmers</td>
</tr>
<tr>
<td><strong>LOCATION</strong></td>
<td>Coconut areas</td>
</tr>
<tr>
<td><strong>COST</strong></td>
<td>Fixed Investments - P 5,000,000</td>
</tr>
<tr>
<td></td>
<td>Total - P 5,000,000</td>
</tr>
<tr>
<td><strong>PHASING</strong></td>
<td>Short to medium term</td>
</tr>
<tr>
<td><strong>FUNDING SOURCES</strong></td>
<td>• DA/AFMA</td>
</tr>
<tr>
<td></td>
<td>• Grant-providing Institutions</td>
</tr>
<tr>
<td></td>
<td>• NGOs</td>
</tr>
<tr>
<td></td>
<td>• Private Sector</td>
</tr>
</tbody>
</table>
### RATIONALE/ BENEFITS

In copra making, the removal of the husks is oftentimes the end of it – left to rot in the field or used as fuel of medium for plant propagation. But the husk, although generally considered as a by-product, has a lot of other uses, especially from the coir that could be extracted from it. The furniture industry has long used coir fiber in mattresses or upholstered seats. Fiber pad and plant liners are also being manufactured from coco coir. In India, some scientists make a mat-like structure to be overlaid along slopes as a means to control soil erosion. In the Philippines, most uses are in the manufacturing purposes.

Benefits:
- Additional income from a coconut by-product
- Employment generation

### LOCATION

Agro-processing Center in Barangay Pili

### COST

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Fixed Investments</td>
<td>P 1,500,000</td>
</tr>
<tr>
<td>Working Capital</td>
<td>600,000</td>
</tr>
<tr>
<td>Organization and Training</td>
<td>500,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>P 2,600,000</strong></td>
</tr>
</tbody>
</table>

### PHASING

Short Term

### FUNDING SOURCES

- DBP/LBP
- Grant-providing Institutions
- NGOs
- Private Sector
### RATIONALE/ BENEFITS

Nata de coco or coconut gel is one of the nontraditional coconut by-products which is popular in the Philippines and other countries such as Japan, Korea and USA. This industry has grown so fast that from 575 thousand US dollars export in 1991, the Philippines was able to sell at about 26 million US dollars in 1993. Almost 96% of these exports found its way to the Japanese market.

Locally, nata de coco is used mainly as ingredient for desserts and other home delicacies. But abroad, nata de coco is said to be used in industries, for electronics, pharmaceuticals, cosmetics, textile and even in medicine. Assessing the versatility of applications in industries because of its fiber content, there are high hopes that demand and consumption will expand worldwide and will continue to accelerate. This growth will highly benefit coconut-based communities should they be fully developed.

**Benefits:**
- Generate additional income and improve the standard of living of coconut-based rural communities
- Supply of naturally health food to local populace
- Employment generation
- Contribute to foreign exchange earnings

### LOCATION

Agro-processing Center in Barangay Pili

### COST

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fixed Investments (20 tons/mo)</td>
<td>P 1,000,000</td>
</tr>
<tr>
<td>Working Capital</td>
<td>350,000</td>
</tr>
<tr>
<td>Organization and Training</td>
<td>50,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>P 1,400,000</strong></td>
</tr>
</tbody>
</table>

### PHASING

Long-term

### FUNDING SOURCES

- DBP/LBP
- Grant-providing Institutions
- NGOs
- Private Sector
**AG-23**  
**Village Level Coconut Oil Milling Project**

**RATIONALE/ BENEFITS**  
Copro produced in the municipality go out of the province as raw material and come back as cooking oil. This project is going to rationalize the marketing of copra in the locality and expected to benefit the coconut growers through better prices especially if they will be encouraged to improve the method of drying to produce good quality coconut oil.

**Benefits:**
- Substantial reduction in transportation costs
- Better prices for coconut growers
- Cheaper cooking oil for local consumers
- Copra meal (palyat) as by-product from oil milling can be utilized as feed ingredient for livestock feeding
- Encourage farmers to adopt better method of drying
- Additional income for the government

**LOCATION**  
Agro-processing Center in Barangay Pili

**COST**

<table>
<thead>
<tr>
<th>Category</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital Outlays</td>
<td>P 10,000,000</td>
</tr>
<tr>
<td>Working Capital</td>
<td>15,500,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>P 25,500,000</strong></td>
</tr>
</tbody>
</table>

**PHASING**  
Long-term

**FUNDING SOURCES**
- Direct Financing from DBP, LBP
- Private Sector Investment

---

**AG-24**  
**Village-Level Coconut Vinegar Making**

**RATIONALE/ BENEFITS**  
Vinegar has become a part of daily Filipino kitchen foodstuff. Naturally-fermented vinegar offers a better alternative to chemically-processed vinegar. Because of the abundance of coconut (toddy or “tuba”), production of this product becomes highly viable.

**Benefits:**
- Income-augmentation to coconut farmers be converting some of their coconut trees to produce toddy especially during times of depressed copra prices
- Employment generation for toddy gatherers
- Naturally processed hence good for the health of the population
- Additional income to household & employment creation

**LOCATION**  
Coconut Villages & Agro-Processing Center

**COST**

<table>
<thead>
<tr>
<th>Category</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fixed Investments</td>
<td>P 50,000</td>
</tr>
<tr>
<td>Working Capital</td>
<td>200,000</td>
</tr>
<tr>
<td>Organization and Training</td>
<td>20,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>P 270,000</strong></td>
</tr>
</tbody>
</table>

**PHASING**  
Long term

**FUNDING SOURCES**
- LBP/DBP
- Grant-providing Institutions
- NGOs
- Private Sector
### AG-25  
**Community-based Feed Milling Project**

#### RATIONALE/ BENEFITS

The development of the livestock and poultry industry in the municipality requires a strong backward linkage into the input sub-sector – specifically source of feedstuffs/concentrates. A strong livestock/poultry farmers’ organization having this facility can minimize the cost of feeds (either as supplements or complete) necessary for faster growth of animals. It can induce the development of other enterprises such as corn production, cassava production, soybean production and other feed ingredients.

**Benefits:**
- Employment generation
- Support to the development of livestock and poultry industry

#### LOCATION

Agro-Processing Center in Barangay Pili

#### COST

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Fixed Investments</td>
<td>P 3,000,000</td>
</tr>
<tr>
<td>Working Capital</td>
<td>1,000,000</td>
</tr>
<tr>
<td>Organization and Training</td>
<td>50,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>P 4,050,000</td>
</tr>
</tbody>
</table>

#### PHASING

Long term

#### FUNDING SOURCES

- LBP/DBP
- Private Sector

### AG-26  
**Cottage Level Meat Processing**

#### RATIONALE/ BENEFITS

A growing and urbanizing population requires alternative food products to suit various food preferences and household conditions. The project focuses on the processing of meat products such as tocino, longganisa and tama for the local populace or nearby municipalities.

**Benefits:**
- More value-added products
- Longer preservation of food products
- Variety of meat products (alternative to fresh meat)
- Additional income to household & employment creation

#### LOCATION

Livestock Producing Areas

#### COST

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Fixed Investments</td>
<td>P 50,000</td>
</tr>
<tr>
<td>Working Capital</td>
<td>100,000</td>
</tr>
<tr>
<td>Organization and Training</td>
<td>20,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>P 170,000</td>
</tr>
</tbody>
</table>

#### PHASING

Medium to long term

#### FUNDING SOURCES

- Grant-providing Institutions
- NGOs
- Private Sector
<table>
<thead>
<tr>
<th>AG-27</th>
<th>Salted Duck Egg Production</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RATIONALE/BENEFITS</strong></td>
<td>This project supports the development of the duck industry in the municipality. Duck egg production provides additional employment opportunities, more variety of food in the Filipino dining tables, source of proper nutrition and additional income for duck raisers.</td>
</tr>
</tbody>
</table>
| **Benefits:** | • Additional income for rice farmers/duck raisers  
• Employment generation  
• More food variety  
• Longer shelf life of eggs through processing  
• Value-added egg products  
• Support to the development of poultry/duck industry |
| **LOCATION** | Rice producing barangays |
| **COST** | Fixed Investments - P 60,000  
Working Capital - 400,000  
Organization and Training - 10,000  
**Total** - P 470,000 |
| **PHASING** | Short to Medium Term |
| **FUNDING SOURCES** | • NGOs  
• Private Sector |

<table>
<thead>
<tr>
<th>AG-28</th>
<th>Carabao and Cow Milk Processing Project</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RATIONALE/BENEFITS</strong></td>
<td>This project is expected to increase the income of carabao and cow raisers through milk processing or development of small-scale and home-based micro-enterprises (i.e. pastillas-making, cheese-making, fresh milk, etc.). This project considers the relative importance of production and marketing of value-added milk products and by-products.</td>
</tr>
</tbody>
</table>
| **Benefits:** | • Establishment of home-based micro-enterprise for milk processing  
• Additional income for farm households  
• Integration of micro-enterprise at the households to maximize the utilization of household labor  
• Improvement of nutrition at the household level |
| **LOCATION** | Livestock producing barangays |
| **COST** | Capital Outlays - P 2,000,000  
Technical Consultant - 30,000  
Organization and Training - 20,000  
**Total** - P 2,050,000 |
| **PHASING** | Long term |
| **FUNDING SOURCES** | • Supervised Micro-credit from LBP and/or DBP  
• NGOs |
**AG-29** | Village Fish Drying
---|---
**RATIONALE/BENEFITS** | This project provides additional source of income for the fishing communities.
Benefits:
- Additional income for fisherfolks
- Employment generation
- More food variety
- Extends marketable life of fish products
- Support to the development of fish industry
**LOCATION** | Coastal barangays
**COST** | Fixed Investments - P 100,000
Working Capital - 1,000,000
Organization and Training - 20,000
Total - P 1,120,000
**PHASING** | Medium to long term
**FUNDING SOURCES** | - Supervised Micro-Credit from LBP/DBP
- NGOs
- Private Sector
### RATIONALE/ BENEFITS

The shift in consumption pattern of western and other developed countries towards organic food products has provided new opportunities for local banana farmers, particularly those who still use traditional methods of farming, e.g., without inorganic fertilizers and pesticides. This has also benefited food processors in the banana industry. Among those who have recently benefited from the new niche market overseas are the growers and processors of saba as banana chips and those growing bungulan as table banana.

In Iloilo province, organic banana chips producers have been able to successfully penetrate the Canadian market with some assistance from their provincial government. This was done in partnership with OVONA (Organic Verification of North America) from Winnipeg, Manitoba. Benefits: In 1997, OVONA bought about 35 million pesos worth of banana chips from Basic Fruits Corporation in Pavia, Iloilo and hopes to triple its importation to 90 million pesos in the next two years.

In Negros Occidental, Altertrade exported 360 tons of bungulan to Japan, which is among the more acceptable banana variety in the Japanese market.

The GAINEX program of UNDP, DTI, DOST and DA has acknowledged the “export-winner” potential of organic banana chips from saba.

**Benefits:**
- New product development (organic banana) and additional income
- Development of a local export (fresh fruits) industry and increased foreign exchange earnings
- Boost the economy of the municipality

### LOCATION

Banana areas (all varieties – saba)

### COST

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost (in P)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Participatory Rural Technology Appraisal</td>
<td>10,000</td>
</tr>
<tr>
<td>Information, Education, Communication</td>
<td>20,000</td>
</tr>
<tr>
<td>Organization of Banana Growers</td>
<td>30,000</td>
</tr>
<tr>
<td>Fixed Investments</td>
<td>4,500,000</td>
</tr>
<tr>
<td>Working Capital</td>
<td>4,000,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>8,560,000</strong></td>
</tr>
</tbody>
</table>

### PHASING

Medium to long term

### FUNDING SOURCES

- Municipal
- DBP/LBP
- Private Sector

---

### AG-31 Village-Level Banana Starch/flour, Catsup Processing

### RATIONALE/ BENEFITS

With abundant banana raw materials produced in the area, processing the banana into other products such as starch, flour, and catsup could bring more income to banana producers especially ripe bananas that may not be suited for outside transport. This project will cater to the local needs as well as institutional markets (contract processing) in CALABARZON and Metro Manila.

**Benefits:**
- New product development
- More value-adding products for sale
- Increased income for banana growers
- Boost the economy of the municipality
## LOCATION
Agro-processing Center in Barangay Pili

## COST

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost (P)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Participatory Rural Technology Appraisal</td>
<td>10,000</td>
</tr>
<tr>
<td>Information, Education, Communication</td>
<td>20,000</td>
</tr>
<tr>
<td>Organization of Banana Growers</td>
<td>30,000</td>
</tr>
<tr>
<td>Processing Plant</td>
<td>2,000,000</td>
</tr>
<tr>
<td>Working Capital</td>
<td>2,000,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>4,060,000</strong></td>
</tr>
</tbody>
</table>

## PHASING
Long term

## FUNDING SOURCES
- Municipal
- DBP/LBP
- Private Sector

### AG-32
**Organic Fertilizer Production**

#### RATIONALE/BENEFITS
In crop production, organic fertilizers play an important role in terms of improving the soil texture/structure and aids in soil aeration. The Department of Agriculture recommends organic fertilizer as part of the package of inputs in rice production. Several technologies and microbial isolates are available that can hasten the decomposition process of farm residues from 7-15 days.

**Benefits:**
- Additional income for farmers
- Employment Generation
- Improvement of soil properties

#### LOCATION
Rice producing barangays

#### COST

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost (P)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fixed Investments</td>
<td>1,500,000</td>
</tr>
<tr>
<td>Working Capital</td>
<td>500,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2,000,000</strong></td>
</tr>
</tbody>
</table>

#### PHASING
Short Term

#### FUNDING SOURCES
- Municipal
- LBP/DBP
- Private Sector

### AGRI-INSTITUTIONAL

#### AG-33
**Cooperative Development**

#### RATIONALE/BENEFITS
In the agriculture sector, cooperatives continue to play a vital role. The importance of having successful agri-based cooperatives in the country, however, has not diminished over time. In fact, now that the country is confronted by food security problems and/or global competition, their successes have become more critical and urgent. This is not only because majority of the poor small farmers in the country belong to these cooperatives, but more importantly, it may only be through these cooperatives that these small farmers can hope to survive the impending global competition.

**Benefits:**
- More organized production of agricultural products and hence pre-determined production capacities
- Attain economies of scale through collective purchase of inputs, credit, processing marketing and distribution
- More bargaining power

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>All crops, livestock and fishery barangays</th>
</tr>
</thead>
<tbody>
<tr>
<td>COST</td>
<td></td>
</tr>
<tr>
<td>Participatory Rural Appraisal</td>
<td>P 1,000,000</td>
</tr>
<tr>
<td>Community Organization</td>
<td>5,000,000</td>
</tr>
<tr>
<td>Continuing Farmers Education</td>
<td>10,000,000</td>
</tr>
<tr>
<td>Total</td>
<td>P 16,000,000</td>
</tr>
<tr>
<td>PHASING</td>
<td>Short to long term</td>
</tr>
<tr>
<td>FUNDING SOURCES</td>
<td></td>
</tr>
<tr>
<td>DAR</td>
<td></td>
</tr>
<tr>
<td>Grant-providing Institutions</td>
<td></td>
</tr>
<tr>
<td>NGOs</td>
<td></td>
</tr>
</tbody>
</table>
**AG-34**  
**Improvement of the ACBS**

**RATIONALE/BENEFITS**
In order to accelerate the growth of the livestock industry in the province, the municipal government shall take the lead in the cattle and hog dispersal program side by side with the efforts of the private sector. This requires the improvement of the services of the ACBS by increasing the number of breeding animals.

Similarly, the improvement of the supply of seedlings and clonal materials assures the fruit and vegetable growers good quality planting materials for their farms taking into consideration the superior and marketable varieties or cultivars.

**Benefits:**
- Increased capacity for livestock dispersal and animal reproduction
- Availability of biologics for quick disease prevention and control
- Quality cultivars or varieties whose products are highly marketable

**LOCATION**  
Existing ACBS

**COST**
- Capital Outlays  
  - P 1,000,000
- MOE  
  - P 200,000
- Total  
  - P 1,200,000

**PHASING**  
Short to long term

**FUNDING SOURCES**
- LGU (Provincial/Municipal)
- DA/AFMA

---

**AG-35**  
**Establishment of Techno Pinoy Center (Farmers Information and Technology Services)**

**RATIONALE/BENEFITS**
The Techno Pinoy is a one-stop information shop or center for improved access to technologies and information in the municipality. The center aims to empower the farmers, processors, traders and entrepreneurs by making information and technology services accessible during critical decision making on production, processing and marketing activities.

The project envisions to provide technology information in print, audio/video tapes and database formats; production and dissemination of information, education and communication (IEC) materials.

**Benefits:**
- Ready access by farmers and entrepreneurs to information and technologies
- Technology-based production, processing and marketing activities

**LOCATION**  
Agro-Processing Center in Barangay Pili

**COST**
- IEC Materials Acquisition  
  - P 100,000
- Operating Expenses  
  - P 20,000
- Total  
  - P 120,000

**PHASING**  
Medium to long term

**FUNDING SOURCES**
- LGU (Provincial/Municipal)
### AGRI-INFRASTRUCTURE

<table>
<thead>
<tr>
<th>AG-36</th>
<th>Establishment of an Ice Plant/Cold Storage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RATIONALE/ BENEFITS</strong></td>
<td>The project will involve the construction of a 10 mt/day capacity ice plant to provide the people, especially the fisherfolks, a regular supply of ice with which to optimize the marketable volume of the fish yields of the area by preserving the freshness of the catch and reducing post-harvest losses.</td>
</tr>
<tr>
<td>Benefits:</td>
<td></td>
</tr>
<tr>
<td>• Regular supply of ice for fisherfolks and reduce spoilage of fishery products</td>
<td></td>
</tr>
<tr>
<td>• Boost the economy of the municipality</td>
<td></td>
</tr>
<tr>
<td><strong>LOCATION</strong></td>
<td>Within the vicinity of fish port</td>
</tr>
<tr>
<td><strong>COST</strong></td>
<td></td>
</tr>
<tr>
<td>Capital Outlays</td>
<td>P 10,000,000</td>
</tr>
<tr>
<td>MOE</td>
<td>5,000,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>P 15,000,000</td>
</tr>
<tr>
<td><strong>PHASING</strong></td>
<td>Medium to long term</td>
</tr>
<tr>
<td><strong>FUNDING SOURCES</strong></td>
<td></td>
</tr>
<tr>
<td>• DA/AFMA</td>
<td></td>
</tr>
<tr>
<td>• Private Sector</td>
<td></td>
</tr>
</tbody>
</table>
Comprehensive Development Plan and Land Use Plan of Pinamalayan
Final Report

<table>
<thead>
<tr>
<th>AG-37</th>
<th>Improvement and Expansion of Irrigation Facilities</th>
</tr>
</thead>
</table>
| **RATIONALE/ BENEFITS** | Self-sufficiency in rice has always been one of the major objectives of agricultural development in the country – from the past banner programs of the DA to the present MakalMasa Program. To achieve this goals, considerable resources have been provided for irrigation development and fertilizer subsidy during the past four decades. This can be seen in the massive investments in irrigation which averaged more than P2 billion annually. However, environmental problems such as deteriorating watersheds, quarrying, erosion and uncontrolled siltation have affected the quality and quantity of irrigation water. The efficiency and performance of some irrigation systems might have decreased over the years and now badly needs repair and rehabilitation. This has affected the productivity and cropping intensity of most irrigated rice farms and the Municipality of Pinamalayan is no exception to this situation. However, the DA/NIA face difficulty in doing their business of expanding irrigation systems using large irrigation system interventions due to: a) high investment and increasing cost of irrigation development, poor performance of existing irrigation systems and higher operation and maintenance costs (O&M).

As accelerated irrigation development is vital in attaining the goals of rice sufficiency, food security and poverty alleviation, the DA accords top priority in promoting shallow tubewell (STW) irrigation, a short-gestation, cost-effective, and sustainable irrigation technology.

**Benefits:**
- To achieve accelerated and sustained transformation of traditional, rainfed agriculture into highly productive and intensive irrigated crop agriculture.
- To improve water delivery to irrigated areas affected by water shortages during the dry season.
- Increased rice productivity, increased cropping intensity in rice areas and ultimately increased rice farmers’ income.

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>Rainfed and water-deficient irrigated areas</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>COST</strong></td>
<td>Short Term</td>
</tr>
<tr>
<td>SWIPs, 5 (1 unit/yr)</td>
<td>P 3,600,000</td>
</tr>
<tr>
<td>STWs, 20 (4 units/yr)</td>
<td>P 884,000</td>
</tr>
<tr>
<td>SFRs, 70 (14 units/yr)</td>
<td>P 420,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>P 4,704,000</td>
</tr>
<tr>
<td><strong>PHASING</strong></td>
<td>Short Term</td>
</tr>
</tbody>
</table>
| **FUNDING SOURCES** | DA Shallow Tubewell Credit Scheme
- BSWM – for field demo and training purposes
- DA/RFU – for drilling rigs
- LBP – credit to farmers cooperatives through its small-scale irrigation lending facility
- Private Sector |
Establishment of Agro-Processing Center

**RATIONALE/ BENEFITS**

It has been the policy of the government to spread industrialization to rural areas with high potential for development. This project shall provide a common and strategic facility for the establishment of agri-industries that shall provide the basic infrastructures, facilities and support services to farmers, farmer organizations and entrepreneurs necessary to achieve global competitiveness and agri-modernization.

Possible projects that can locate in the center are: feedmill, rice mill, coco-based processing projects, fish drying, banana processing, postharvest facilities (tolling operation) and warehouses, among others.

**Benefits:**

- Organized processing of agri-based products
- Efficient delivery of ancillary and other support services
- Provision of timely market information for decision-making

**LOCATION**

Barangays Pili and Guinhawa

**COST**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fixed Investments</td>
<td>P 30,000,000</td>
</tr>
<tr>
<td>Operational Support</td>
<td>5,000,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>P 35,000,000</strong></td>
</tr>
</tbody>
</table>

**PHASING**

Medium to long term

**FUNDING SOURCES**

- Multi- and bi-lateral funding agencies
- DA/AFMA
- Congressional Development Funds
2.2 Trade, Industry and Tourism

2.2.1 Goals

- Establish an attractive and sustainable business environment that will facilitate the creation and development of competitive enterprises; and
- Develop Pinamalayan as a tourist destination with a well-designed tourism circuit.

2.2.2 Objectives

- To increase the formation of small and medium scale enterprises and maintain the viability of their operations; and
- To increase tourist arrivals in Pinamalayan by five percent yearly.

2.2.3 Development Strategies

- Provision of technical and financial support services to small and medium enterprises;
- Intensification of investment promotion efforts for preferred industries;
- Integration of the municipality’s tourism development efforts with the Oriental Mindoro Tourist Destination Circuit;
- Aggressively promote eco-tourism in Ranzo, Banilad, Sabang and other sites that may be identified;
- Promote the development of business class hotels in the Poblacion; and
- Implement infrastructure programs to facilitate tourism development.

2.2.4 Programs and Projects

- Pinamalayan Investment Promotion Program

  **Investment Incentives**

  A program to attract investments will be developed. This will involve the identification of appropriate incentives for investors and implementation of aggressive promotion activities. This will further require the setting up of a local Investment Promotions Office that shall formulate action plans to assist the establishment and operations of business enterprises to the municipality. A Pinamalayan Investment Code shall be formulated. The Code may include among others, exemption from the Mayor’s Permit fees, building permit fees and business sales taxes and tax exemptions for a specified period of time for preferred industries and businesses.
Small and Medium Enterprise Development

With the thrust of the municipality to diversify commercial and trading development, there is a need to assist the development of small and medium scale enterprises. This will provide significant economic opportunities for the local constituents. The project aims to identify support services (technical, marketing, financial) that are needed by the SMEs. Networking shall be undertaken with TESDA, TLRC and other institutions to avail of training, marketing and other forms of assistance. Scholarships may be granted to qualified residents who want to avail of training programs.

Investment Promotion

An aggressive marketing program shall be pursued by the municipality. This shall be achieved by extensive trade missions, which aims to encourage both public and private sector investments in the priority development areas. This includes agriculture, trade and industry as well as tourism-related businesses.

Tourism Development

The Integrated Tourism Development Program involves the (1) identification of tourism sites and circuits, (2) determination of the required infrastructure support to these areas and (3) formulation of a promotional plan of the tourism circuit.

- Provincial Trade and Investment Center

This was identified in the Provincial Physical Framework Plan (PPFP). The center shall be a venue to showcase the province's trade and investment potentials. It shall also have a marketing assistance center to assist businesses and investors.

- Establishment of a Convention Center

Pursuant to the identified role of Pinamalayan to host the Convention Center in the Regional Tourism Master Plan, the project involves the establishment of a modern venue for conventions and cultural events capable of servicing provincial, regional and national requirements. Aside from conference halls, the Convention Center will house exhibit halls, auditorium, theater venues ad museum. It shall also be provided with accommodation facilities.

- Commercialization of Municipal-Owned Properties
  Establishment of Pinamalayan Central Mall

In pursuit of projects that would enhance the income generating capacity of the municipality, it is proposed that the Pinamalayan Central Mall be established in the 4,000 square meters government property within the Poblacion (Block 143). Dry good facilities may be located at the ground floor while a department store with retail shops may occupy the upper floors, depending on a feasibility study. This project may be approached through a privatization scheme (BOT).

Development of Manrique Property
The 4,800 square meter municipal owned property along Manrique Street, which presently houses the Provincial Jail shall also be commercialized through a Built-Operate-Transfer (BOT) scheme. The type of development shall be subject to the results of a feasibility study. Initial developments that may be considered include retail shops, offices and business centers.

- Construction of Two-Storey Commercial Building

There is a need to construct a two-storey commercial building to augment the growing market needs of Pinamalayan. This project is envisaged to occur through the Build-Operate-Transfer Scheme. This type of private sector arrangement is best for income-generating projects such as the proposed commercial building. It is expected that a pro-active stance to attract private sector funds shall be taken by the local government unit through information and promotional campaigns. Some of the advantages of the BOT include the following: BOT offers an alternative source of financing; a transparent legal framework already exists for BOT financing; LGUs benefit from a project with very little initial investment; technology and skills transfer usually result from BOT projects; and BOT Projects may stimulate local capital market development.

- Municipal Slaughterhouse Upgrading

There is a need to upgrade the physical environment of the municipal slaughterhouse in Barangay Papandayan. With the newly installed biogas reactor, infrastructure improvements must be made in support of the efficient and sanitary operation of the slaughterhouse. These undertakings would result to better services and greater capacity and in turn generate greater revenues for the municipal government.

2.2.5 Program and Project Description

Comprehensive descriptions of the programs and projects detailing their rationale, location, cost, implementation phase and potential funding sources are provided in the following briefs.
**Pinamalayan Investment Promotion Program**

**RATIONALE/BENEFITS**

With the thrust of the municipality to diversify commercial and trading development, there is a need to assist the development of small and medium scale enterprises. This will provide significant economic opportunities for the local constituents. The project aims to identify support services (technical, marketing, financial) that are needed by the SMEs and establish an investment promotion program.

A program to attract investments will be developed. This will involve the identification of appropriate incentives for investors and implementation of aggressive promotion activities. This will further require the setting up of a local Investment Promotions Office which is expected to encourage more influx of business enterprises to the municipality and create employment opportunities for the people.

The Integrated Tourism Development Program involves the preparation of an (1) Integrated Tourism Development Plan, (2) provision of infrastructure support to the major tourist destination areas and (3) promotion of the tourism circuit and (4) formulation of a Tourism Investment Incentives Code.

Components:
1. Creation of Investment Promotions Office
2. Preparation of a Local Investment Incentives Code (Trade, Industry, Tourism)
3. Technical Consultancy to Small and Medium Enterprise
4. Preparation of Investment Promotional Materials
5. Conduct of Investment and Trade Missions

**LOCATION**

Service Area - Entire Municipality
Training Center - to be contained within the Convention Center in Bgy. Maliancog
Tourism sites: Pili, Banilad, Ranzo, Sabang, Marayos

**COST**

1. Investment Promotion Office
   - 1 Chief (at P216,336/yr for 5 years) - long term 1,081,680
   - 1 Business Development Officer (1 at 146,472 for 8 years) 1,171,776
   - 1 Clerk (at P96,000 for 5 years - long-term) 480,000
   - 1 Driver (1 at 72,000 for 7 years) 576,000
   - 1 Utility Van (1 at 450,000) 450,000
   Total 6,059,456

2. Preparation of a Local Investment Code 300,000
3. Design and Conduct SMED Training Program - regular function -
4. Preparation of an Integrated Tourism Development Plan 750,000
5. Preparation of Investment Promotional Materials 500,000
6. Conduct of Investment and Trade Missions 750,000

Total 6,059,456

**PHASING**

Short to long term

**FUNDING SOURCES**

- Municipal Government,
- Department of Trade and Industry (DTI),
- Technical Education and Skills Development Authority (TESDA)
- Congressional Development Fund (CDF)
### ECO-2 Establishment of a Convention Center

**RATIONALE/BENEFITS**

Pursuant to the identified role of Pinamalayan to host the Convention Center in the Regional Tourism Master Plan, the project involves the establishment of an alternative modern venue for conventions and cultural events. Aside from conference halls, the Convention Center will house exhibit halls, auditorium, theater venues and a museum. This is expected to improve the local economy in terms of providing jobs and business opportunities with the entry of capital, investments and technology.

**LOCATION**

Barangay Maliancog

**COST**

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structure Design</td>
<td>520,000</td>
</tr>
<tr>
<td>Land Acquisition (2 ha.) - donation</td>
<td>3,000,000</td>
</tr>
<tr>
<td>Land Development</td>
<td>8,000,000</td>
</tr>
<tr>
<td>Physical Structure</td>
<td>2,400,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>13,920,000</strong></td>
</tr>
</tbody>
</table>

**PHASING**

Long-term

**FUNDING SOURCES**

- Municipal Government
- Private Sector
- Congressional Development Fund

### ECO-3 Construction of Pinamalayan Central Mall and Development of Manrique Property

**RATIONALE/BENEFITS**

In pursuit of projects that would enhance income generating capacity of the municipality it is proposed that Pinamalayan Central Mall be established. The Central Mall has a great potential to reap both economic and financial benefits as it is the first in Oriental Mindoro. The proposed location of the Central Mall is in the 4,000 square meters government property within the Poblacion.

**LOCATION**

Poblacion

**COST**

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost (4-storey Mall Pinamalayan Central Mall)</td>
<td>80,000,000</td>
</tr>
<tr>
<td>Construction Cost (4-storey Manrique Property)</td>
<td>90,000,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>170,000,000</strong></td>
</tr>
</tbody>
</table>

**PHASING**

Long-term

**FUNDING SOURCES**

- Municipal Government
- Private Sector
<table>
<thead>
<tr>
<th><strong>ECO-4</strong></th>
<th><strong>Provincial Trade and Industry Center</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RATIONALE/ BENEFITS</strong></td>
<td>This was identified in the Provincial Physical Framework Plan (PPFP). The center shall be a venue to showcase the province’s trade and investment potentials. It shall also have a marketing assistance center to assist businesses and investors.</td>
</tr>
<tr>
<td><strong>LOCATION</strong></td>
<td>Poblacion</td>
</tr>
<tr>
<td><strong>COST</strong></td>
<td>Land Acquisition and Building Construction 17,500,000</td>
</tr>
<tr>
<td></td>
<td>Total 17,500,000</td>
</tr>
<tr>
<td><strong>PHASING</strong></td>
<td>Medium Term</td>
</tr>
<tr>
<td><strong>FUNDING SOURCES</strong></td>
<td>• Provincial Government, • Municipal Government, • Non-Government Organization</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>ECO-5</strong></th>
<th><strong>Construction of Two-Storey Commercial Building</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RATIONALE/ BENEFITS</strong></td>
<td>There is a need to construct a two-storey commercial building to augment the growing market needs of Pinamalayan. This project is envisaged to happen through the Build-Operate-Transfer Scheme. This type of private sector arrangement is best for income-generating projects such as the proposed commercial building. It is expected that a pro-active stance to attract private sector funds shall be taken by the local government unit through information and promotional campaigns. Some of the advantages of the BOT include the following: BOT offers an alternative source of financing; a transparent legal framework already exists for BOT financing; LGUs benefit from a project with very little initial investment; technology and skills transfer usually result from BOT projects; and BOT Projects may stimulate local capital market development.</td>
</tr>
<tr>
<td><strong>LOCATION</strong></td>
<td>Service Area - Entire Municipality Public Market – Poblacion</td>
</tr>
<tr>
<td><strong>COST</strong></td>
<td>Construction of Two Storey Commercial Building 18,025,000</td>
</tr>
<tr>
<td></td>
<td>Total 18,025,000</td>
</tr>
<tr>
<td><strong>PHASING</strong></td>
<td>Short term to long term</td>
</tr>
<tr>
<td><strong>FUNDING SOURCES</strong></td>
<td>• Private Sector</td>
</tr>
<tr>
<td>ECO-6</td>
<td>Municipal Slaughterhouse Upgrading</td>
</tr>
<tr>
<td>-------</td>
<td>----------------------------------</td>
</tr>
<tr>
<td><strong>RATIONALE/ BENEFITS</strong></td>
<td>There is a need to upgrade the physical environment of the municipal slaughterhouse in Barangay Papandayan. With the newly installed biogas reactor, infrastructure improvements must be made in support of the efficient and sanitary operation of the slaughterhouse. These undertakings would result to better services and greater capacity and in turn generate greater revenues for the municipal government.</td>
</tr>
</tbody>
</table>
| **LOCATION** | Service Area - Entire Municipality  
Slaughterhouse - Barangay Papandayan |
| **COST** | 1. Slaughterhouse  
- Fencing  
- Concreting  
- Acquisition of support facilities  
- Auction Market  
  Total | 880,230  
300,000  
2,819,770  
1,000,000  
5,000,000 |
| **PHASING** | Short term to long term |
| **FUNDING SOURCES** | • Municipal Government |
3.0 SOCIAL DEVELOPMENT PLAN

In order to fulfill the municipality’s vision, the general direction of planning for human resource development is towards community empowerment and sustained improvement in the quality of life of the municipality’s residents. Towards this end, adequate and appropriate programs and projects for basic social services such as health, education, sports and recreation, housing, social welfare and protective services shall be implemented.

The following section provides details, by sub-sector, as to how these general goals may be achieved.

3.1 Health

3.1.1 Goals

- To provide adequate and quality health services which are promotive, preventive, curative and rehabilitative in nature;

- To improve the health status of the population particularly the more vulnerable groups (infants, children, and childbearing mothers and Mangyans); and

- Promote environmental sanitation through the proper siting, planning and development of the public cemetery.

3.1.2 Objectives

- Achieve a 75 percent reduction in the morbidity rate and risk of dying among the general population, as well as in Infant Mortality Rate through the dissemination of relevant Information Education Campaigns (IEC) particularly on precautionary measures;

- Achieve a 75 percent reduction in the incidence of acute respiratory illness, gastro-enteritis and skin diseases through the dissemination of relevant IEC and the provision of adequate medical services;

- Upgraded and expanded health facilities and manpower capable of meeting the needs of the growing population using nationally acceptable standard ratios (manpower and facilities to population level); and

- Within the next five years, identify and develop a suitable site for a public cemetery thereby solving the congestion problem and eliminating the possible spread of diseases related to environmental sanitation.
3.1.3 Development Strategies

- Upgrading, expansion and modernization of community health facilities and manpower hiring.

- Development and maintenance of a corps of technically qualified and highly motivated public health workers.

- Maintenance of an efficient health management information system.

- Strengthened partnership with other local government agencies, the private sector and NGOs in the delivery of basic health services.

- Development of supportive and less expensive technologies.

- Intensification of community outreach programs on health and nutrition, which includes among others free medical missions, foggings and other relevant programs.

- Acquisition and development of properties for public cemetery.

3.1.4 Programs and Projects

- Community Health, Manpower Improvement and Facilities Upgrading Program

Enhanced implementation of existing and routinary health programs of the MHO requires adequate facilities, medical equipment, logistics and manpower. This program aims to maintain an effective health care delivery system capable of providing adequate and quality health services, which are promotive, preventive, and curative. The expected benefits of this program include reduction in mortality and morbidity rates, improved quality and expanded reach of health services.

The program has the following components: Construction of additional Barangay Health Stations, hiring of additional health workers (doctors, nurses, dentist, medical technologist), training and re-training of health workers on service provision and facilities and equipment upgrading. It also includes the upgrading and expansion of the Pinamalayan Community Hospital.

- Establishment of “Botica Binhi”

The project aims to minimize dependence on expensive medical preparations and protect medicinal plants from extinction. The expected benefits that may be derived from the project includes minimized cost of medical treatment and prevention as well as protection of medicinal plants from extinction.
Acquisition and Development of Property for Public Cemetery

The project requires the acquisition and development of property into public cemetery. This is in line with the objective of the municipality to promote environmental sanitation. The proposed project area shall conform to the existing laws, rules and regulations pertinent to the development of memorial parks/cemeteries. The proposed project would certainly ease the congestion problem presently experienced in the existing cemetery and thereby providing the people of Pinamalayan more available lots, and a decent and uncongested interment site.

3.1.5 Program and Project Description

Comprehensive descriptions of the programs and projects detailing their rationale, location, cost, implementation phase and potential funding sources are provided in the succeeding briefs.
SOC-1 | Community Health, Manpower Improvement and Facilities Upgrading Program

| RATIONALE/ BENEFITS | Enhanced implementation of existing and routine health programs of the MHO requires adequate facilities, medical equipment, logistics, and manpower. This project aims to maintain an effective health care delivery system capable of providing adequate and quality health services, which are promotive, preventive, and curative. The expected benefits from this program include reduction in mortality and morbidity rates, improved quality and expanded reach of health services. |

| LOCATION | Entire Municipality |

<table>
<thead>
<tr>
<th>COST</th>
<th>Components</th>
</tr>
</thead>
</table>
|   | a. Construction of additional BHS  
|   | b. Hiring of Additional Health workers  
|   | i. Medical Doctors  
|   | ii. Medical Nurses  
|   | iii. Dental Aide  
|   | iv. Midwives  
|   | v. Sanitary Inspector  
|   | vi. Medical Technologist  
|   | c. Training and re-training of health workers on health service provision and health management information system  
|   | d. Facilities and Equipment Upgrading |

<table>
<thead>
<tr>
<th></th>
<th>Costs</th>
</tr>
</thead>
</table>
|   | a. Construction of additional BHS (7 @ P250,000 each)  
|   | b. Salaries and Wages  
|   | i. Medical Doctors (6 @ P216,336 / yr each for 8 years)  
|   | ii. Medical Nurses (8 @ 146,472 / yr each for 8 years)  
|   | iii. Dental Aide (2 @ 146,472/ year each for 8 years)  
|   | iv. Midwives (6 @ 146,472 / yr each for 8 years)  
|   | v. Sanitary Inspector (2 @ 146,472 / yr each for 8 years)  
|   | vi. Medical Technologist (1 @ 146,472 / yr for 8 years)  
|   | c. Training and re-training of health workers on health service provision and health management information system (P80,000 / year for 10 years)  
|   | d. Facilities and Equipment Upgrading  
|   | e. Upgrading and Expansion of the Pinamalayan Community Hospital |

<table>
<thead>
<tr>
<th></th>
<th>Total</th>
</tr>
</thead>
</table>
|   | a. Construction of additional BHS  
|   | b. Salaries and Wages  
|   | i. Medical Doctors  
|   | ii. Medical Nurses  
|   | iii. Dental Aide  
|   | iv. Midwives  
|   | v. Sanitary Inspector  
|   | vi. Medical Technologist  
|   | c. Training and re-training of health workers on health service provision and health management information system  
|   | d. Facilities and Equipment Upgrading  
|   | e. Upgrading and Expansion of the Pinamalayan Community Hospital |

**PHASING** | Short to long term |

**FUNDING SOURCES** | Municipal Health Office, Department of Health, Provincial Government
### SOC-2 Establishment of “Botica Binhi”

**RATIONALE/ BENEFITS**
The project aims to minimize dependence on expensive medical preparations and protect medicinal plants from extinction. The expected benefits that may be derived from the project includes minimized cost of medical treatment and prevention as well as protection of medicinal plants from extinction.

**LOCATION**
Barangay Health Centers

**COST**

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Training on Traditional Herbal Medicine</td>
<td>100,000</td>
</tr>
<tr>
<td>Honoraria for Resource Persons</td>
<td>500,000</td>
</tr>
<tr>
<td>Acquisition of Equipment for Planting and Preparations</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>600,000</strong></td>
</tr>
</tbody>
</table>

**PHASING**
Short to long term

**FUNDING SOURCES**
Municipal Government, DOH

### SOC-3 Acquisition and Development of a Site for Public Cemetery

**RATIONALE/ BENEFITS**
The project aims to provide an uncongested public cemetery thereby resulting to a more decent interment site for the people of Pinamalayan. Its benefits include the following: help the residents of Pinamalayan to cope up with the high cost of burial; solve the congestion problems in public cemetery and prevent the spread of diseases.

**LOCATION**
To be identified

**COST**

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisition of land</td>
<td>750,000</td>
</tr>
<tr>
<td>Planning and site development</td>
<td>10,000,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>10,750,000</strong></td>
</tr>
</tbody>
</table>

**PHASING**
Medium to Long term

**FUNDING SOURCES**
Municipal
3.2 Education

3.2.1 Goals

- To improve the effectiveness of public elementary and secondary education;
- To develop skills relevant to the demands of a diversified economic development.

3.2.2 Objectives

- Implement a modern and relevant school curricula;
- Achieve a 95 percent and 85 percent school participation rates both at the elementary and secondary levels respectively;
- Achieve an 80 percent survival rate both at the elementary and secondary levels;
- Achieve a standard pupil-to-classroom ratio of 40:1; and
- Produce a good number of high school graduates with strong educational foundations on technology, business management and entrepreneurship.

3.2.3 Development Strategy

- Enhancement of educational opportunities and capacities through the provision of adequate classrooms and other educational facilities and materials, curriculum enrichment, intensive educational campaign and provision of financial supports and relevant training targeting out-of-school youth.

3.2.4 Program and Project

- Education Manpower Resource Development Program

Increasing the number of facilities in terms of classrooms require the corresponding number of additional teachers. This program will cover the continuous upgrading of teaching and instructional competencies among teachers and administrators on values education and development of modern and appropriate teaching strategies particularly for industrial and practical arts. It also includes the following: acquisition of printed study materials and books, scholarship program for deserving students, and the initial construction of 27 elementary classrooms for the East and West Districts.

Its objectives include the following: to increase school participation, survival and completion rates and to develop practical skills relevant to the needs of an urbanizing municipality.

3.2.5 Program and Project Description

A comprehensive description of the programs and its projects detailing their rationale, location, cost, implementation phase and potential funding sources are provided in the succeeding brief.
### SOC-4: Education Manpower Resource Development Program

**RATIONALITY/BENEFITS**

Increasing the number of facilities in terms of classrooms require the corresponding number of additional teachers. This program will cover the continuous upgrading of teaching and instructional competencies among teachers and administrators on values education and development of modern and appropriate teaching strategies particularly for industrial and practical arts.

Its objectives include the following: to increase school participation, survival and completion rates and to develop practical skills relevant to the needs of an urbanizing municipality.

**LOCATION**

Entire municipality

**COST**

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Printed Materials and Books</td>
<td>1,000,000</td>
</tr>
<tr>
<td>Training of Educators (P300,000/year)</td>
<td>3,000,000</td>
</tr>
<tr>
<td>Scholarship Program (P100,000/year)</td>
<td>1,000,000</td>
</tr>
<tr>
<td>Construction of 27 elementary classrooms (for East and West Districts)</td>
<td>14,400,000</td>
</tr>
<tr>
<td>Salaries and Wages for projected additional teachers:</td>
<td></td>
</tr>
<tr>
<td>- Elementary Teachers (178)</td>
<td>7,808,000</td>
</tr>
<tr>
<td>- Secondary Teachers (92)</td>
<td>3,557,000</td>
</tr>
<tr>
<td>Construction of additional classroom requirements:</td>
<td></td>
</tr>
<tr>
<td>- Elementary (178)</td>
<td>35,600,000</td>
</tr>
<tr>
<td>- Secondary (98)</td>
<td>18,400,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>84,765,000</strong></td>
</tr>
</tbody>
</table>

**PHASING**

Short to long term

**FUNDING SOURCES**

DECS, DPWH, Municipal Government
3.3 Sports and Recreation

3.3.1 Goal

- To expand leisure, recreation and sports through the provision of adequate facilities accessible to all residents and promote activities that will enlist the cooperation and participation of the general public.

3.3.2 Objectives

- Implement sports and recreation activities through a comprehensive sports development program; and

- Conduct semi-annual sports events featuring inter-barangay sports competitions on various types of sports.

3.3.3 Development Strategies

- Expand the sports development program through necessary trainings and seminars, construction of needed sports facilities, provision of assistance and other support measures to athletic competitions and trainings; and

- Coordinate with public and private schools on their sports development programs.

3.3.4 Programs and Projects

- Municipal Sport Development Program

  The program aims to develop the youth’s enthusiasm in sports and enhance their sports potentials, and to provide proper training and equipment to athletes to further improve their performance in various sports categories. This will involve the creation of a municipal sports committee, co-ordination with the community, DECS, NGOs and other local government offices, and provision/solicitation of funds for various sports activities (inter-barangay, inter-office and inter-school competitions), and the completion of gym facilities.

3.3.5 Program and Project Description

  A comprehensive description of the program and its component projects detailing their rationale, location, cost, implementation phase and potential funding sources is provided in the succeeding brief.
### SOC-5: Municipal Sports Development Program

#### RATIONALE/ BENEFITS

The program aims to develop the youth’s enthusiasm in sports and enhance their sports potentials, and to provide proper training and equipment to athletes to further improve their performance in various sports categories.

This will involve the creation of a municipal sports committee, co-ordination with the community, DECS, NGOs and other local government offices, and provision/solicitation of funds for various sports activities (inter-barangay, inter-office and inter-school competitions).

#### LOCATION

Entire Municipality

#### COST

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sports Development Program (at 150,000 / year)</td>
<td>800,000</td>
</tr>
<tr>
<td>Construction of one Basketball Court (Bgy. Banilad)</td>
<td>175,000</td>
</tr>
<tr>
<td>Completion of Gym Facilities</td>
<td>500,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,475,000</strong></td>
</tr>
</tbody>
</table>

#### PHASING

Short to long-term

#### FUNDING SOURCES

Municipal government, Private Sector
3.4 Social Welfare

3.4.1 Goals

- To increase accessibility of social services and facilities for all residents in need; and
- To enable disadvantaged and disabled sectors of the population to enhance or restore their social functioning.

3.4.2 Objectives

- Upgrade and expand the existing social welfare facilities (Day Care Centers) and increase manpower (social workers and day care workers) capable of meeting the needs of the growing population using nationally acceptable standard ratios (manpower, facilities to population level);
- Achieve a 75 percent reduction in the incidence of social ills, e.g., drug dependence, drug-related cases, domestic violence; and
- Extend immediate attention to victims of crimes, natural and man-made disasters, and individuals in crisis.

3.4.3 Development Strategies

- Promote the social well being of the community by extending social welfare development programs such as financial/livelihood assistance, socialized housing, pre-marriage counseling, day care services, food assistance and other standard programs;
- Establish a database for monitoring the situation of socially disadvantaged groups and individuals/families in especially difficult circumstances;
- Extend better services to the physically and socially handicapped, disadvantaged families, elderly, victims of child abuse and sex abused and indigents; and
- Strengthen community-based organizational development (Barangay Council for the Protection of Children) to ensure that the rights of the children are safeguarded against domestic violence.

3.4.4 Programs and Projects

- Upgrading of Social Welfare Facilities

The program consists of various components: (1) provision of manpower requirements, (2) provision of additional funds, (3) establishment of day care centers, (4) establishment of a Reception and Action Center, (5) construction of MSWDO office and (6) training or capability building of social workers and day care workers. The provision of additional manpower and financial funds will facilitate more efficient and responsive social welfare services to the municipality. The Reception and Action Center is a community based facility that will provide temporary shelter and care program for the abandoned, neglected and abused children and battered women by involving them in meaningful group activities.
● Disaster Preparedness and Management

A comprehensive disaster management program shall be implemented to prevent loss of lives and improve the response mechanism during calamities. The components of the program aimed at developing disaster preparedness include the following:

- Conduct of seminars on disaster management and emergency drills;
- Stock piling of goods;
- Identification of vulnerable families living along high risk areas of disaster prone areas;
- Identification of possible mitigating measures; and
- Establishment of disaster operation center within the municipality and barangays.

Inter-office arrangements may be looked into to address the logistical and equipment requirements of this strategy.

● Comprehensive Program for Indigenous People

In response to the needs to the Indigenous People in the municipality, there is a need to develop a comprehensive program to ensure that ways to properly integrate them to the mainstream of society is established. This will come in the form of delivering health and education services as well as livelihood/economic opportunities. Further, a Mangyan Development Fund is hereby provided to ensure the continuous provision of livelihood, education and health programs. This shall come from the twenty percent development fund.

Another component of the program is the creation of an item for a Mangyan Desk Officer under the Municipal Social Welfare and Development Office to facilitate the implementation of Mangyan development concerns and for linkages and coordination with concerned agencies.

3.4.5 Program and Project Description

Comprehensive descriptions of the programs and projects detailing their rationale, location, cost, implementation phase and potential funding sources are provided in the succeeding briefs.
**SOC-6 Comprehensive Social Welfare Development Program**

**RATIONALE/ BENEFITS**
The program consists of 3 major components: (1) establishment of additional day care centers; (2) establishment of a Reception and Action Center and (3) provision of Senior Citizen’s Socialization Fund. The Municipal Reception and Action Center is a community-based facility that will provide temporary shelter and care program for the abandoned, neglected and abused children and battered women by involving them in meaningful group activities.

**LOCATION**
Entire Municipality

**COST**
1. Construction of MSWDO Building (with complete facilities) 1,000,000
2. Additional Manpower Requirements:
   - Social Worker I (1 @ P72,000/yr for 8 years) 576,000
   - Social Worker II (1 @ P84,000/yr for 8 years) 672,000
   - Youth Development Officer (1 @ P84,000/yr for 8 years) 672,000
   - Utility Worker / Messenger (1 @ P36,000/yr for 8 years) 288,000
3. Provision of Additional Funds:
   - Livelihood Assistance (P30,000/yr) 300,000
   - Emergency Assistance (P100,000 / yr) 1,000,000
   - Day Care Service ( Honoraria for 52 Day Care Workers) (P500,000/yr) 5,000,000
4. Establishment of 3 additional day care centers (at 250,000/DCC)
   - Building at P250,000/DCC 750,000
5. Reception and Action Center
   - Building (500 sq. m.) 500,000
6. Vehicle 250,000
7. Training/Capability Building (P50,000/year) 500,000
8. Information, Education Campaign (P30,000/year) 300,000
Total 11,808,000

**PHASING**
Short to long term

**FUNDING SOURCES**
Municipal, Barangay, DSWD

---

**SOC-7 Comprehensive Program for Indigenous People**

**RATIONALE/ BENEFITS**
In response to the needs to the Indigenous People in the municipality, there is a need to develop a comprehensive program to ensure that ways to properly integrate them to the mainstream of society is established. This will come in the form of delivering appropriate community services as well as economic opportunities.

**LOCATION**
Barangay Sabang and other barangays with Indigenous People

**COST**
- Livelihood Assistance (P200,000-annual expense) 2,000,000
- Creation of Mangyan Desk Officer Item (under the MSWDO)
  - (1 @ P60,000 per year for 8 years) 480,000
- Establishment of Mangyan Replica Village - Bgy. Sabang 5,000,000
Total 7,480,000

**PHASING**
Short to long term

**FUNDING SOURCES**
Municipal, Provincial Government, NGOs
3.5 Housing and Settlement

3.5.1 Goal

- Adequate and decent low-cost housing for the municipality’s poor and low income families.

3.5.2 Objectives

- To relocate informal settlements located along environmentally sensitive areas and prevent further encroachments in the same; and
- To provide readily available home lots and housing facilities for calamity victims.

3.5.3 Development Strategies

- Continuously acquire land for the municipality’s future housing needs or enter into joint venture agreements with land owners, private developers or international NGOs (i.e., HABITAT, World Vision) for socialized housing undertakings;
- Ensure private developer’s compliance to socialized housing requirements;
- Strict monitoring and control of illegal constructions; and
- Encourage active participation of target beneficiaries of housing program.

3.5.4 Programs and Projects

- Pinamalayan Comprehensive Shelter Program

The program aims to provide affordable, livable and decent housing to squatters, calamity victims and other low-income groups, and to curb the proliferation of slums. There are 1,000 target beneficiaries. Under the program, 300 core housing units and 700 home lots (100 sq. m.) shall be made available. These may be located in Cacawan and Sta. Rita. Other long-term proposed sites are in Barangays Buli and Guinhawa.

The Shelter Program shall commence with the analysis of the current housing situation and the level of assistance which the municipality, NGOs and the private sector can extend. This shall be followed through with the development of socialized housing sites with the aid of national and provincial government agencies.

3.5.5 Program and Project Description

A comprehensive description of the program and its component projects detailing their rationale, location, cost, implementation phase and potential funding sources is provided in the succeeding brief.
**SOC-8**  
**Pinamalayan Comprehensive Shelter Program**

**RATIONALE/BENEFITS**  
The project aims to provide affordable, livable and decent housing to squatters and other low-income groups, and to curb the proliferation of slums in Pinamalayan.

The Shelter Program shall commence with the analysis of the current housing situation and the level of assistance, which the municipality, NGOs and the private sector can extend. This is expected to decrease number of squatters and low-income families living in ECAs.

**LOCATION**  
Pamana, Morenteville and Lumambayan Areas in Barangays Buli and Guinhawa

**COST**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency Shelter Assistance (P80,000 annual budget)</td>
<td>1,000,000</td>
</tr>
<tr>
<td>Land Acquisition (50 Ha.)</td>
<td>25,000,000</td>
</tr>
<tr>
<td>Land Development (50 has. @ 800,000/ha)</td>
<td>40,000,000</td>
</tr>
<tr>
<td>Core Housing (6,249 units @150,000)</td>
<td>937,350,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1,003,350,000</td>
</tr>
</tbody>
</table>

**PHASING**  
Short to long term

**FUNDING SOURCES**  
Municipal Government, NHA, Private developers, international funding agencies, PSWD, DSWD
3.6 Protective Services

3.6.1 Goal

- To maintain peace and order in the municipality, and safeguard the residents against disorder and social ills that may accompany urban development; and
- To protect the residents from potential damages to properties brought about by fire and other man-made calamities.

3.6.2 Objectives

- Achieve a 100 percent reduction in crime incidence;
- Achieve a 100 percent crime solution efficiency; and
- Quick response to fire and other calamities.

3.6.3 Development Strategies

- Provision of adequate logistics, communication equipment and facilities;
- Acquisition and maintenance of adequate fire control and prevention equipment and facilities;
- Adequately maintain police force to safeguard the whole municipality; and
- Collaborate with community and other people organizations in enhancing people’s concern and participation in monitoring peace and order.

3.6.4 Programs and Projects

- Police and Fire Protection Manpower and Facilities, Logistics and Equipment Development Program

While peace and order in the municipality remains manageable, protective services need to be enhanced by improving existing equipment as well as through the continuous training of law enforcement and fire protection personnel. This aims to reduce the crime incidence, increase crime solution efficiency and reduce the incidence of fire and other man-made calamities. The program includes the construction of a Municipal Police and Fire Station, training, hiring of additional manpower and acquisition of a patrol car and fire truck.

- Drug Watch Program

In response to the increasing incidence of drug abuse, a municipal-wide drug watch program must be established. This program aims to divert the attention of the youth to more productive and wholesome types of activities. Information-education campaign (seminars, brochures) may be conducted to increase awareness on the negative effects of illegal drugs. It is also recommended that schools actively participate by including topics on the negative impacts of drug addiction in their curriculum. A Drug Rehabilitation Center shall be put up in Barangay Panggulayan.
3.6.5 Program and Project Description

Comprehensive descriptions of the programs and projects detailing their rationale, location, cost, implementation phase and potential funding sources are provided in the succeeding briefs.
### SOC-9 Drug Watch Program

**RATIONALE/BENEFITS**
In response to the reported drug abuse cases, a municipal-wide drug watch program must be established. This program aims to divert the attention of the youth to more productive and wholesome types of activities. Information-education campaign (seminars, brochures) may be conducted to increase awareness on the negative effects of illegal drugs.

**LOCATION**
Entire Municipality

**COST**

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initial seed fund at P 50,000 for each Barangay (annual expense)</td>
<td>500,000</td>
</tr>
<tr>
<td>Construction of a Rehabilitation Center</td>
<td></td>
</tr>
<tr>
<td>Land Acquisition</td>
<td>30,000</td>
</tr>
<tr>
<td>Building (150 Sq. m)</td>
<td>1,200,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1,730,000</td>
</tr>
</tbody>
</table>

**PHASING**
Short to long term

**FUNDING SOURCES**
Municipal, PSWD, Private Sector, Fund Raising Activities

---

### SOC-10 Police and Fire Protection Manpower and Facilities, Logistics and Equipment Development Program

**RATIONALE/BENEFITS**
While peace and order in the municipality remains manageable, protective services need to be enhanced by improving existing equipment as well as through continuous training of law enforcement and fire protection personnel. This aims to reduce crime incidence, increase crime solution efficiency and reduce incidence of fire and man-made calamities.

**LOCATION**
Entire Municipality

**COST**

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction of Municipal Police and Fire Station</td>
<td></td>
</tr>
<tr>
<td>Lot Acquisition</td>
<td>1,500,000</td>
</tr>
<tr>
<td>Building</td>
<td>7,000,000</td>
</tr>
<tr>
<td>Equipment</td>
<td>1,000,000</td>
</tr>
<tr>
<td>Training</td>
<td>800,000</td>
</tr>
<tr>
<td>Additional Policemen (53)</td>
<td>14,400,000</td>
</tr>
<tr>
<td>Addition Firemen (34)</td>
<td>39,600,000</td>
</tr>
<tr>
<td>Patrol Car</td>
<td>300,000</td>
</tr>
<tr>
<td>Fire Truck</td>
<td>1,500,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>66,100,000</td>
</tr>
</tbody>
</table>

**PHASING**
Short to Long Term

**FUNDING SOURCES**
PNP, DILG, Municipal
3.7 **Summary of Social Development Programs and Projects**

A comparison of the existing and proposed social facilities is provided in Table 3.1.

<table>
<thead>
<tr>
<th>Sub-Sector</th>
<th>Existing</th>
<th>Proposed (New or Upgrading)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Health</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>– Barangay Health Stations</td>
<td>3</td>
<td>8</td>
</tr>
<tr>
<td><strong>2. Education</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>– Classrooms in the Elementary Level</td>
<td>331</td>
<td>189</td>
</tr>
<tr>
<td>– Classrooms in the Secondary Level</td>
<td>63</td>
<td>92</td>
</tr>
<tr>
<td><strong>3. Housing</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>– Socialized Housing</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td><strong>4. Social Welfare</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>– Day Care Centers</td>
<td>52</td>
<td>3</td>
</tr>
<tr>
<td>– Reception and Action Center</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>– Vehicle</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td><strong>5. Recreation</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>– Basketball Courts</td>
<td>69</td>
<td>1</td>
</tr>
<tr>
<td><strong>6. Protective Services</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>– Police Station</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>– Fire Station</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>– Patrol Car</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>– Fire Truck</td>
<td>0</td>
<td>1</td>
</tr>
</tbody>
</table>
4.0 LAND USE PLAN

This chapter provides the framework as to how land development activities shall be undertaken in Pinamalayan. General land use policies spell out the overall direction that all land developers must observe. In support of these policies, lands in Pinamalayan are hereby classified according to similarities with regard to environmental characteristics, growth patterns and development needs as well as development potentials. The various classifications are provided with policy directions that specify the intended development character of each area. Preferred uses, in support of the policy directions are also mentioned. These policies and regulations are further expanded in the Zoning Ordinance.

Pinamalayan's approach to land use planning and management has been crafted using two mutually reinforcing approaches, both ensuring alignment to the municipality's development vision as well as to its economic, social, environmental and other multi-sectoral objectives. The LUP is essentially policy-driven and management-oriented.

A strong policy framework anchored on the attainment of environmental and socio-economic sustainability shall guide the future growth of Pinamalayan. Attention was given to inherent land characteristics and the need to facilitate economic activities while ensuring that positive benefits accrue to the community.

Emphasis is placed on the role of government as a development manager: facilitator and regulator of land development activities. Equal emphasis is accorded to the critical role the private sector as the driving force behind the urban development process. Thus, the municipality shall provide a strong framework to guide actual developments to ensure that overall community objectives are realized. A wide clearance shall be given to the free land market to operate, in recognition of individual property rights. This is, however, reconciled to the government's duty to ensure that all developments remain aligned to the community's set of objectives.

4.1 Goal and Objectives

Overall Goal

The Land Use Plan is the physical translation of the overall vision and the socio-economic goals and objectives of Pinamalayan. Its overall goal is to provide substantial opportunities for land to be put to the most productive use at the same time ensuring the creation of a livable and environmentally sustainable municipality.

Objectives

Following are the specific objectives of the Land Use Plan:

- To direct or channel future urban growth into the most suitable locations as well as the provision of opportunities to intensify land utilization in the present urban area;
- The conservation of environmentally-constrained areas while providing strong opportunities to enhance the economic outputs of the municipality; and
- The provision of an efficient transportation framework in order to create a highly efficient and dynamic interrelationship between the urban areas and the hinterland.

4.2 Issues Addressed

Uncoordinated developments and uncontrolled urban sprawl

Pinamalayan has started to experience the unwanted effects of uncontrolled urban sprawl while under-utilized and idle lands remain present. A major contributing factor to this is the outdated Zoning Ordinance (adopted in 1983) which has since been overrun by developments.

Uncontrolled conversion of productive agricultural land to other uses

The uncontrolled conversion of agricultural lands to non-agricultural uses is a threat to the municipality's vision to be a food basket. Clear-cut and implementable policies to delineate SAFDZ shall be provided to ensure that indiscriminate land conversions are prevented.

Boundary Disputes with adjoining municipalities

Many segments of the territorial boundaries of Pinamalayan have remained unresolved. These include disputes with Pola, Gloria and Socorro. These disputes have to be settled in order to clarify the administrative control of properties.

Large tracts of unregistered land

Almost forty percent of the total area of the municipality are unregistered and untitled. There is a need to undertake the completion of land titling and registration in the municipality. This shall be carried out in coordination with the Department of Natural Resources (DENR).

Land Use Conflicts

Area specific issues include urban encroachment in environmentally sensitive areas, loss of public access to the seafront, conflicting land uses, loss of functional open spaces, presence of idle lands, etc.

Specific urban area management regulations should be designed and judiciously implemented. This includes regulations on site location, building height and bulk open space preservation, etc.
Increasing Requirements on Public Infrastructure

Future urban growth shall occur hand-in-hand with matching infrastructure. The government and the private sector have to work closely to ensure that public infrastructure are provided and/or not unduly strained.

4.3 Structure Plan

The Structure Plan details the Multi-Polar Structure as outlined in the Over-All Development Framework. The emergent “town form” is described which is largely based on the structural framework, existing road network system, present land use pattern and the municipality’s development goals and objectives. Figure 4.1 refers.

- Activity Centers

Activity centers are areas of strategic role and importance which are expected to be able to catalyze the further development of Pinamalayan. They provide critical services and being either the traditional or new loci of development, has to be upgraded at the immediate term. This prioritization is based on a strategy that the focusing of efforts in these areas will generate immediate results in terms of being able to accommodate more growth which can radiate to the other parts of the municipality. Interventions shall focus on the upgrading of old and the development of new internal infrastructure and utilities. Also, these centers shall be provided enhanced linkages with each other and to the other parts of the municipality. This shall create a good dynamism between the centers and open up more economic opportunities in the less-developed areas of Pinamalayan.

Existing Activity Center

- Poblacion and Fringe Area

The Poblacion area is located in the eastern sector of the municipality. It is bounded in the north by Barangays Cacawan and Wawa, in the west to south by Marfancisco and in the east by Tablas Strait. This follows an almost-grid like pattern of streets with a pronounced increase in density in its business district: around the public market. There is a marked concentration of residential, commercial and institutional establishments with several light industries in this area. The business district is characterized by low to medium intensity development: an interspersal of one to three-storey commercial buildings. Commercial activities are dominated by small establishments engaged in retailing, such as grocery stores, food stores, housewares, clothes, slippers, shoes, gifts, hardware, auto supply, machine shop, photo shop and appliances. Auto repair shops, rice mills and feed mills characterize industrial activities.

Its Fringe Area includes Barangays Wawa, Sta. Rita, Cacawan and Marfancisco. These areas have absorbed the “spill-over” of the Poblacion and are predominantly residential in nature.
Activity Centers for New Developments

- Barangay Pambisan Munti - Maliancog

The Pinamalayan Airport Development Project started in 1991. To date it has accomplished the construction of the following: (1) runway; (2) taxiway; (3) apron and terminal building. Remaining tasks prior to operation include the construction of an access road and establishment of a control tower and fire station. With the completion of the airport and start of its operation, it is expected that Barangay Pambisan Munti shall emerge as a growth center in the municipality providing the necessary support for its further socio-economic growth.

The proposed Convention Center which involves the establishment of an alternative modern venue for conventions and cultural events shall be located in this area. This project, along with the airport, is expected to catalyze the development of this new growth center.

- Agri-Processing Center in Barangays Pili and Guinhawa

Agri-processing industries, as well as warehousing operations, shall be located in this area. The location of this land use type considers land and resource characteristics, land availability as well as the nearness of the port which are all expected to complement agri-processing center operations.

- Tourism Development in Barangays Pili, Banilad, Ranzo and Sabang

In support of Pinamalayan’s thrust to tap its tourism potentials and diversifying its economy, Barangays Pili, Banilad, Ranzo and Sabang have been earmarked to host tourism-related establishments in the municipality. Fiscal incentives may be given to potential operators in order to encourage them to invest in the tourism industry. Further, special building regulations shall be formulated geared towards creating a distinct resort and recreational atmosphere.

- Movement Systems

The movement system in Pinamalayan includes a modified grid network of roads. The modified grid is adopted by capitalizing on existing networks as well as the possible inter-connection of presently disjointed arteries. An extensive system of intra-municipal linkages is also imperative in order to ensure the efficiency of local circulation. Both inter and intra-municipal roads shall be laid out in a manner that will fully exploit the potentials of the identified strategic Activity Centers as well as provide opportunities to disperse development into the other parts of Pinamalayan.

Listed below are the major links that will be improved and/or constructed:
1. Palayan-Maningcol-Rosario
2. Nabuslot-Pambisan Munti
3. Sta. Rita - Del Razon
4. Poblacion-Pambisan Munti
5. Marfrancisco-Quinabigan Coastal
6. Sto. Niño- Sta. Maria
7. Papandayan-Calingag
8. Papandayan-Rosario  
9. Del Razon-Maliancog  
10. Pambisan Munti-Inclanay  
11. Quinabigan-Del Razon  
12. Quinabigan  
13. Papandayan  
14. Sabang  
15. Nabuslot-Paggulayan  
16. Panggulayan-Anoling-Buli  
17. Bacungan - Anoling-Buli  
18. Palayan-Anoling  
19. Sta Rita-Sta Isabel  
20. Poblacion-Cacawan-Sta Isabel-Buli  
21. Cacawan-Lumangbayan-Ranzo  
22. Sta Isabel- Lumangbayan

4.4 Land Management Framework

The Land Management Framework provides the broad policies and programs that will guide all developments in Pinamalayan. The Framework ensures that individual developments shall remain consistent with the goals of socio-economic progress and growth sustainability.

Overall Policies

Pinamalayan hereby adopts a set of mutually reinforcing land management policies to ensure the sustainability of future growth. The following general policies shall provide overall direction to all developments:

- Pinamalayan adopts a **market-based land management policy** to foster an environment that is highly conducive to economic growth.

- Pinamalayan adopts a **policy of development with social responsibility** so that the benefits derived from economic growth shall redound to the direct benefit of the community.

- Pinamalayan adopts a **policy of growth with environmental integrity** to ensure that the ecological balance is at all times maintained.

Specific Policies

To further ensure that individual developments remain aligned to the over-all goals of Pinamalayan, Specific Policies are hereby formulated. These are geared to attain specific objectives in key result areas.

- Provision of a mixed clustering of uses that shall result in the proximity of residence to workplace, recreation and other interrelated functions;
Comprehensive Development Plan and Land Use Plan of Pinamalayan
Final Report

- Minimization of the costs of public services and utilities by providing a mechanism for a compact urban growth pattern; and

- Guiding of development at the site level in order to ensure harmonious, compatible and high quality developments.

4.5 Land Management Areas

For the purpose of guiding developments in the various locations in Pinamalayan, Land Management Areas are hereby defined. The classification of areas was based on proximity, commonality of concerns, level of urbanization, environmental characteristics and development potentials. Policy directions as well as broad development programs that respond to key issues are also provided for each LMA. Further, development guidelines in the form of selectively allowed uses as well as land use intensity controls are provided and serve as a major differentiating characteristic of each LMA. The development guidelines are introduced generally in this document and subsequently detailed for implementation purposes in the Zoning Ordinance.

The enumeration of allowed uses within each Land Management Area is based on the general classification system of the HLURB. This general classification system is brought down into more detail in terms of specific uses again observing the HLURB’s system. To meet specific area level policy directions for each LMA, the general lists of uses may either be exclusionary or selectively mixed. The detailed lists of uses within each standard general classification per the HLURB’s model were screened in order to remove activities that shall not be automatically allowed within a specific LMA.

On the other hand, Land Use Intensity Controls (LUIC) refer to regulations on open spaces (PLO), building bulk (FAR), building height (BHL) and impervious surfaces (AISAR). The LUIC is imposed to control, among others, traffic generation, requirements on utilities, over-building, over-crowding, visual access, surface water run-off, and to attain the desired zone character. Descriptions of the components of the LUIC are provided below:

- Percentage of Land Occupancy (PLO) is defined as a percentage of the maximum allowable floor area of any building (at any floor level) to the total lot size.
- Floor/Area Ratio (FAR) is the ratio between the Gross Floor Area of a building and the area of the lot on which it stands.
- Building Height Limit (BHL) is the maximum height allowed for structures or buildings expressed as number of floors or storeys.
- Allowable Impervious Surface Area Ratio (AISAR) is the ratio between the coverage of ground level impervious surfaces to the total lot area.

The General Land Management Areas are presented in Figure 4.2 - General Land Use Plan. The area allocation per General Land Management Area is, in turn, presented in Table 4.1.
### Table 4.1 General Land Use Allocations, 2001-2010

<table>
<thead>
<tr>
<th>General Land Management Area</th>
<th>Area (Ha)</th>
<th>Percent to Total Land Area (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Built-Up Area</td>
<td>1,943.82</td>
<td>6.99</td>
</tr>
<tr>
<td>Agricultural Area</td>
<td>9,591.53</td>
<td>34.50</td>
</tr>
<tr>
<td>Strategic Agriculture and Fisheries Development Zone</td>
<td>9,108.53</td>
<td>32.76</td>
</tr>
<tr>
<td>General Agricultural Area</td>
<td>485.00</td>
<td>1.74</td>
</tr>
<tr>
<td>Forestland</td>
<td>11,493.60</td>
<td>41.34</td>
</tr>
<tr>
<td>Special Use Areas</td>
<td>4,614.41</td>
<td>16.60</td>
</tr>
<tr>
<td>Conservation Area</td>
<td>2,599.04</td>
<td>9.35</td>
</tr>
<tr>
<td>Protection Area</td>
<td>862.83</td>
<td>3.10</td>
</tr>
<tr>
<td>Pili Tourism Area</td>
<td>50.00</td>
<td>0.18</td>
</tr>
<tr>
<td>Pili-Guinhawa Agri – Industrial Area</td>
<td>38.26</td>
<td>0.14</td>
</tr>
<tr>
<td>Airport Area</td>
<td>64.28</td>
<td>0.23</td>
</tr>
<tr>
<td>Development Opportunity Area</td>
<td>1,000.00</td>
<td>3.60</td>
</tr>
<tr>
<td>Roads</td>
<td>156.64</td>
<td>0.56</td>
</tr>
<tr>
<td>Total</td>
<td>27,800.00</td>
<td>100.00</td>
</tr>
</tbody>
</table>

Source: CADD Estimates and Table Surveys

The breakdown of the proposed general land use by barangay is presented in Table 4.2.
<table>
<thead>
<tr>
<th>Barangay</th>
<th>Land Area (Ha.)</th>
<th>Area (Ha.)</th>
<th>Percent Share to Total Area</th>
<th>SAFDZ Area (Ha.)</th>
<th>Percent Share to Total Area</th>
<th>General Agricultural Area</th>
<th>Percent Share to Total Area</th>
<th>Area (Ha.)</th>
<th>Percent Share to Total Area</th>
<th>Roads</th>
<th>Percent Share to Total Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone I</td>
<td>13.20</td>
<td>12.50</td>
<td>0.04</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Zone II</td>
<td>17.30</td>
<td>16.96</td>
<td>0.06</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Zone III</td>
<td>11.50</td>
<td>11.35</td>
<td>0.04</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Zone IV</td>
<td>7.60</td>
<td>7.25</td>
<td>0.03</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Anoling</td>
<td>476.30</td>
<td>-</td>
<td>-</td>
<td>472.15</td>
<td>1.70</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>4.15</td>
</tr>
<tr>
<td>Bacurgan</td>
<td>411.60</td>
<td>-</td>
<td>-</td>
<td>410.19</td>
<td>1.48</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>1.41</td>
</tr>
<tr>
<td>Banglang</td>
<td>154.00</td>
<td>3.79</td>
<td>0.01</td>
<td>144.47</td>
<td>0.53</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0.74</td>
</tr>
<tr>
<td>Banliad</td>
<td>757.00</td>
<td>-</td>
<td>-</td>
<td>160.78</td>
<td>0.58</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>4.79</td>
</tr>
<tr>
<td>Buli</td>
<td>570.20</td>
<td>-</td>
<td>-</td>
<td>79.67</td>
<td>0.29</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>4.12</td>
</tr>
<tr>
<td>Cacawan</td>
<td>237.00</td>
<td>143.16</td>
<td>0.51</td>
<td>91.29</td>
<td>0.33</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>2.55</td>
</tr>
<tr>
<td>Calingag</td>
<td>786.50</td>
<td>-</td>
<td>-</td>
<td>605.83</td>
<td>2.18</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>6.32</td>
</tr>
<tr>
<td>Del Razon</td>
<td>382.30</td>
<td>185.71</td>
<td>0.67</td>
<td>189.93</td>
<td>0.68</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>6.66</td>
</tr>
<tr>
<td>Guinhawa</td>
<td>787.50</td>
<td>-</td>
<td>-</td>
<td>276.68</td>
<td>1.00</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>3.92</td>
</tr>
<tr>
<td>Inclanay</td>
<td>381.10</td>
<td>-</td>
<td>-</td>
<td>140.92</td>
<td>0.51</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>2.51</td>
</tr>
<tr>
<td>Lumambayan</td>
<td>219.20</td>
<td>-</td>
<td>-</td>
<td>214.07</td>
<td>0.77</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>2.68</td>
</tr>
<tr>
<td>Malaya</td>
<td>507.20</td>
<td>27.36</td>
<td>0.10</td>
<td>298.59</td>
<td>1.07</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>4.56</td>
</tr>
<tr>
<td>Maliancog</td>
<td>749.20</td>
<td>124.51</td>
<td>0.15</td>
<td>323.29</td>
<td>1.16</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>9.64</td>
</tr>
<tr>
<td>Maningcol</td>
<td>535.00</td>
<td>-</td>
<td>-</td>
<td>528.11</td>
<td>1.90</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>6.89</td>
</tr>
<tr>
<td>Marayos</td>
<td>555.60</td>
<td>-</td>
<td>-</td>
<td>354.81</td>
<td>1.28</td>
<td>26.46</td>
<td>0.10</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>2.64</td>
</tr>
<tr>
<td>Marilacisco</td>
<td>272.80</td>
<td>267.76</td>
<td>0.96</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>5.04</td>
</tr>
<tr>
<td>Nabuslot</td>
<td>325.60</td>
<td>76.73</td>
<td>0.28</td>
<td>242.52</td>
<td>0.87</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>6.34</td>
</tr>
<tr>
<td>Pagalquita</td>
<td>361.50</td>
<td>110.27</td>
<td>0.40</td>
<td>246.44</td>
<td>0.89</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>4.79</td>
</tr>
<tr>
<td>Patayon</td>
<td>245.20</td>
<td>48.40</td>
<td>0.17</td>
<td>191.86</td>
<td>0.69</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>5.91</td>
</tr>
<tr>
<td>Pambisan Malaki</td>
<td>461.80</td>
<td>69.91</td>
<td>0.25</td>
<td>373.32</td>
<td>1.34</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>8.81</td>
</tr>
<tr>
<td>Pambisan Munti</td>
<td>810.00</td>
<td>226.47</td>
<td>0.81</td>
<td>13.19</td>
<td>0.05</td>
<td>239.35</td>
<td>0.86</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>7.02</td>
</tr>
<tr>
<td>Panggunay</td>
<td>329.70</td>
<td>65.01</td>
<td>0.23</td>
<td>259.14</td>
<td>0.93</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>5.55</td>
</tr>
<tr>
<td>Papainlayan</td>
<td>534.20</td>
<td>164.39</td>
<td>0.59</td>
<td>375.64</td>
<td>1.35</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>14.17</td>
</tr>
<tr>
<td>Pili</td>
<td>586.40</td>
<td>-</td>
<td>-</td>
<td>202.41</td>
<td>0.73</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>4.13</td>
</tr>
<tr>
<td>Quinabag</td>
<td>301.80</td>
<td>51.48</td>
<td>0.19</td>
<td>243.09</td>
<td>0.87</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>7.22</td>
</tr>
<tr>
<td>Ranzo</td>
<td>337.80</td>
<td>-</td>
<td>-</td>
<td>58.27</td>
<td>0.21</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0.93</td>
</tr>
<tr>
<td>Rosario</td>
<td>434.80</td>
<td>-</td>
<td>-</td>
<td>421.26</td>
<td>1.52</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>6.26</td>
</tr>
<tr>
<td>Sambod</td>
<td>2,098.70</td>
<td>-</td>
<td>-</td>
<td>1,530.51</td>
<td>5.51</td>
<td>219.19</td>
<td>0.79</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>3.70</td>
</tr>
<tr>
<td>Sta. Isabel</td>
<td>1,071.30</td>
<td>96.34</td>
<td>0.35</td>
<td>341.97</td>
<td>1.23</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>6.58</td>
</tr>
<tr>
<td>Sta. Maria</td>
<td>166.60</td>
<td>48.09</td>
<td>0.17</td>
<td>116.57</td>
<td>0.42</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>1.93</td>
</tr>
<tr>
<td>Sta. Riza</td>
<td>257.60</td>
<td>122.50</td>
<td>0.44</td>
<td>131.19</td>
<td>0.47</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>3.92</td>
</tr>
<tr>
<td>Sto. Nino</td>
<td>116.30</td>
<td>49.06</td>
<td>0.18</td>
<td>64.36</td>
<td>0.23</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>3.68</td>
</tr>
<tr>
<td>Wawa</td>
<td>14.90</td>
<td>14.80</td>
<td>0.05</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0.10</td>
</tr>
<tr>
<td>Forest Area</td>
<td>11,493.60</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>11,493.60</td>
<td>41.34</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>156.64</td>
</tr>
<tr>
<td>TOTAL</td>
<td>27,800.00</td>
<td>1,943.82</td>
<td>6.99</td>
<td>9,106.53</td>
<td>32.76</td>
<td>485.00</td>
<td>1.75</td>
<td>11,493.60</td>
<td>41.34</td>
<td>-</td>
<td>156.64</td>
</tr>
</tbody>
</table>

Source: CADD Estimates and Table Surveys
<table>
<thead>
<tr>
<th>Barangay</th>
<th>Land Area (Ha.)</th>
<th>Conservation Area</th>
<th>Protection Area</th>
<th>Pili Tourism Area</th>
<th>Pili – Guinhawa Agri-Industrial Area</th>
<th>Airport Area</th>
<th>Development Opportunity Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone I</td>
<td>13.20</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zone II</td>
<td>17.30</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zone III</td>
<td>11.50</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zone IV</td>
<td>7.60</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Anoling</td>
<td>476.30</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bagangan</td>
<td>411.50</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bangbang</td>
<td>154.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Banilad</td>
<td>757.00</td>
<td>564.29</td>
<td>0.78</td>
<td>163.63</td>
<td>0.59</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Buli</td>
<td>579.20</td>
<td>305.41</td>
<td>1.10</td>
<td>181.01</td>
<td>0.65</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cacawan</td>
<td>337.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Calingag</td>
<td>786.50</td>
<td>174.36</td>
<td>0.63</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Del Razon</td>
<td>382.30</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Guinhawa</td>
<td>787.50</td>
<td>216.72</td>
<td>0.78</td>
<td>163.63</td>
<td>0.59</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Inclanay</td>
<td>381.10</td>
<td>82.39</td>
<td>0.30</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lumambayan</td>
<td>219.20</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Malaya</td>
<td>507.20</td>
<td>62.61</td>
<td>0.23</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Malangog</td>
<td>749.20</td>
<td>53.74</td>
<td>0.19</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maningpol</td>
<td>535.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Marayos</td>
<td>555.60</td>
<td>124.41</td>
<td>0.45</td>
<td>47.29</td>
<td>0.17</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Marfilangos</td>
<td>272.80</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nabuillo</td>
<td>325.60</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pagkagala</td>
<td>361.50</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Palayan</td>
<td>245.40</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pambisan Malakti</td>
<td>461.80</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pambisan Munti</td>
<td>810.00</td>
<td>75.68</td>
<td>0.27</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pangguyayan</td>
<td>329.70</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Papandayan</td>
<td>554.20</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pili</td>
<td>586.40</td>
<td>274.34</td>
<td>0.99</td>
<td>40.72</td>
<td>0.15</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Quinibangan</td>
<td>301.80</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ranzo</td>
<td>337.70</td>
<td>278.49</td>
<td>1.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rosario</td>
<td>434.80</td>
<td>727</td>
<td>0.33</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sabang</td>
<td>2,096.70</td>
<td>222.10</td>
<td>0.80</td>
<td>129.20</td>
<td>0.45</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sta. Isabel</td>
<td>1,071.30</td>
<td>157.03</td>
<td>0.56</td>
<td>277.87</td>
<td>1.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sta. Maria</td>
<td>166.60</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sta. Rita</td>
<td>257.60</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sto. Nino</td>
<td>116.30</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wawa</td>
<td>14.90</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Forest Area</td>
<td>11,493.60</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>27,800.00</strong></td>
<td><strong>2,599.04</strong></td>
<td><strong>9.35</strong></td>
<td><strong>862.83</strong></td>
<td><strong>3.10</strong></td>
<td><strong>50.00</strong></td>
<td><strong>0.18</strong></td>
</tr>
</tbody>
</table>

**Source:** CADD Estimates and Table Surveys
4.5.1 Built-Up Areas

These are divided into Urban and Rural Built-Up Areas presented in Figure 4.3 and in Table 4.3.

Table 4.3 Urban – Rural Built-Up Area Allocations, 2001-2010

<table>
<thead>
<tr>
<th>Urban – Rural Built-Up Areas</th>
<th>Area (Ha)</th>
<th>Percent to Total Land Area (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Core</td>
<td>62.86</td>
<td>0.23</td>
</tr>
<tr>
<td>Urban Core Fringe</td>
<td>509.65</td>
<td>1.83</td>
</tr>
<tr>
<td>Sub-Total</td>
<td>572.51</td>
<td>2.06</td>
</tr>
<tr>
<td>Rural Built-Up Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Corridor</td>
<td>1,206.70</td>
<td>4.34</td>
</tr>
<tr>
<td>Urban Expansion Area</td>
<td>164.61</td>
<td>0.59</td>
</tr>
<tr>
<td>Sub-Total</td>
<td>1,371.31</td>
<td>4.93</td>
</tr>
<tr>
<td>Total</td>
<td>1,943.82</td>
<td>6.99</td>
</tr>
</tbody>
</table>

Source: CADD Estimates and Table Surveys

Note: Urban core area does not sum to the total of barangay areas (Zones I to IV and Wawa) due to the exclusion of roads in the computation. The road network laid out in the barangays in the urban – rural built up areas is estimated to be 104.18 hectares.

Urban Built-Up Area

The Urban Built-Up Area comprises the Poblacion (Zones 1 to IV), Wawa, portions of Barangay Mar Francisco and adjoining portions of Barangays Sta. Rita and Cacawan. It is further distinguished into two, namely the Urban Core (UC) and Urban Core Fringe (UCF). The Urban Core (Poblacion and Wawa) is designated to assume the most central of urban functions particularly in providing municipal and even province-wide goods, services and employment. The Urban Core Fringe (Mar Francisco and portions of Sta. Rita and Cacawan) shall, on the other hand, perform complementary functions to the Core and is designated to contain urban sprawl at the short to medium-term of plan implementation. The Fringe is envisioned to host moderate density commercial development as well as moderate and low-density housing.

The UC and the UCF areas are presented in Figure 4.4 as well as in the following table.

Table 4.4 Urban Core and Urban Core Fringe Land Use Allocation, 2001-2010

<table>
<thead>
<tr>
<th>Urban Land Management Area</th>
<th>Area (Ha)</th>
<th>Percent to Total Land Area (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Core</td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Residential Area</td>
<td>13.02</td>
<td>0.05</td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>11.70</td>
<td>0.04</td>
</tr>
<tr>
<td>High Density Commercial</td>
<td>15.82</td>
<td>0.06</td>
</tr>
<tr>
<td>Moderate Density</td>
<td>10.19</td>
<td>0.04</td>
</tr>
<tr>
<td>Institutional</td>
<td>9.40</td>
<td>0.03</td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>2.73</td>
<td>0.01</td>
</tr>
<tr>
<td>Sub-Total</td>
<td>62.86</td>
<td>0.23</td>
</tr>
<tr>
<td>Urban Core Fringe</td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Residential Area</td>
<td>408.04</td>
<td>1.46</td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>21.33</td>
<td>0.08</td>
</tr>
<tr>
<td>Moderate Density</td>
<td>70.36</td>
<td>0.25</td>
</tr>
<tr>
<td>Institutional</td>
<td>4.52</td>
<td>0.02</td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>0.04</td>
<td>0.00</td>
</tr>
<tr>
<td>Socialized Housing Area</td>
<td>3.16</td>
<td>0.01</td>
</tr>
<tr>
<td>Cemetery</td>
<td>4.20</td>
<td>0.02</td>
</tr>
<tr>
<td>Sub-Total</td>
<td>509.65</td>
<td>1.83</td>
</tr>
<tr>
<td>Total</td>
<td>572.51</td>
<td>2.06</td>
</tr>
</tbody>
</table>

Source: CADD Estimates and Table Surveys

Notes: Urban core area does not sum to the total of barangay areas (Zones I to IV and Wawa) due to the exclusion of roads in the computation.

- Urban Core
This map is subject to on-ground verification. This map is based on maps and drawings obtained from Pinamalayan’s local government offices and agencies and various provincial, regional, and national offices.
The UC generally has good development potential due to the presence of wide roads and utility infrastructure. It is a significant employment and trading center since it hosts major community facilities like the municipal hall, schools, government and private offices, municipal park, gymnasium, public market, hotels and inns. Being the traditional commercial-residential center of the municipality, the area shall be further strengthened to be the focus of urban growth.

The key land use issues that need to be addressed in the UC include the following:

- It is prone to over-building given its highly developable nature.
- Urban landscape features are limited and are confined only in the vicinity of the municipal hall along Madrid Boulevard.
- Road and sidewalk definition has to be improved.
- There is a lack of private parking spaces especially along the commercial areas.
- The waterfront development is weak and does not provide a strong focal point to the entire area.

The following policy directions shall guide developments in the UC:

- Compact developments that provide for the convenient proximity between workplace, home and amenities shall be promoted.
- The highest intensity commercial, residential and complementary developments shall be located thereat in order to strengthen its role as the urban center.
- Urban forestry and landscaping programs along roads and other suitable public easement areas as well as within individual properties, as applicable, shall be pursued.
- Urban regenerative activities shall focus on road and sidewalk definition and the installation of the necessary street furniture (lighting, trash bins, seating areas, waiting sheds, plant boxes, etc.).
- Adequate parking spaces within properties shall be ensured.
- The waterfront shall be developed as an attractive functional open space. Illegal structures shall be removed along with a program to relocate informal dwellers particularly along the coastal area.

**General Residential Development Area (GRDA)**

The GRDA is located, wholly or partially, in barangays Marfrancisco and Wawa. This area is primarily earmarked for moderate density housing and their customary accessory facilities.

Allowable uses include the following:

- Residential
- Commercial
- Institutional
- Parks and Recreation

The Land Use Intensity Controls are as follows:

<table>
<thead>
<tr>
<th>Maximum Percentage</th>
<th>Maximum Floor Area</th>
<th>Building Height Limit</th>
<th>Allowable Impervious</th>
</tr>
</thead>
</table>
Low Density Residential Development Area (LDRDA)

The LDRDA is located in barangay Marfrancisco. It comprises established residential subdivisions and shall be maintained for low density housing.

Allowable use includes mainly residential activities.

The Land Use Intensity Controls are as follows:

<table>
<thead>
<tr>
<th>Maximum Percentage of Land Occupancy</th>
<th>Maximum Floor Area Ratio</th>
<th>Building Height Limit</th>
<th>Allowable Impervious Surface Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>70 %</td>
<td>2.0</td>
<td>3.0</td>
<td>90 % of total lot area</td>
</tr>
</tbody>
</table>

High Density Commercial Area (HDCA)

The HDCA covers Zones I to IV and is geared to provide for service requirements at the provincial and municipal level.

Allowable use includes commercial activities. This pertains to business, trade, and service activities.

The Land Use Intensity Controls are as follows:

<table>
<thead>
<tr>
<th>Maximum Percentage of Land Occupancy</th>
<th>Maximum Floor Area Ratio</th>
<th>Building Height Limit</th>
<th>Allowable Impervious Surface Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>80 %</td>
<td>6.0</td>
<td>8.0</td>
<td>90 % of total lot area</td>
</tr>
</tbody>
</table>

Moderate Density Commercial Area (MDCA)

The MDCA is geared for the development of commercial activities supportive of the HDCA as well as the outlying residential areas.

Allowable uses include the following:

- Commercial
- Residential
- Institutional
- Parks and Recreation

The Land Use Intensity Controls are as follows:

<table>
<thead>
<tr>
<th>Maximum Percentage of Land Occupancy</th>
<th>Maximum Floor Area Ratio</th>
<th>Building Height Limit</th>
<th>Allowable Impervious Surface Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>80 %</td>
<td>3.0</td>
<td>4.0</td>
<td>90 % of total lot area</td>
</tr>
</tbody>
</table>
Institutional Area (IA)

The IA includes the existing designated institutional areas such as the Municipal Hall, National Irrigation Administration Office, Immaculate Heart of Mary Academy, DARMES, AFP, Gymnasium, Chinese School, Pilot School, and other sites designated for institutional purposes.

The IA shall be maintained and developed for institutional uses. The uses pertain to the provision of government, social, religious, educational, cultural, police/military and other services such as, but not limited to, government offices, schools, hospitals/clinics, academic, research, convention centers and police stations.

The Land Use Intensity Controls are as follows:

<table>
<thead>
<tr>
<th>Maximum Percentage of Land Occupancy</th>
<th>Maximum Floor Area Ratio</th>
<th>Building Height Limit</th>
<th>Allowable Impervious Surface Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>80 %</td>
<td>3.0</td>
<td>4.0</td>
<td>90 % of total lot area</td>
</tr>
</tbody>
</table>

Parks and Recreation (PR)

Activities that provide diversion/amusements as well as for the maintenance of the ecological balance of the community shall be encouraged in this area. PR shall be maintained as functional open spaces with proper landscaping and park amenities and facilities.

The Land Use Intensity Controls are as follows:

<table>
<thead>
<tr>
<th>Maximum Percentage of Land Occupancy</th>
<th>Maximum Floor Area Ratio</th>
<th>Building Height Limit</th>
<th>Allowable Impervious Surface Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 %</td>
<td>0.50</td>
<td>2.0</td>
<td>50 % of total lot area</td>
</tr>
</tbody>
</table>

Traffic Management Strategy in the Urban Core Area

The design and management of transportation facilities has been aimed primarily for the efficient movement of people and vehicles on the surface street system taking into account the various effects of traffic to urban life. Increased urbanization and motorization now being experienced in the municipality has been accompanied by a growing public concern about the undesirable effects of urban traffic.

The efficient management of traffic facilities can achieve benefits in the short-term with the flexibility to adjust to the continuing changes in the demand for transport facilities. An integrated approach for the amelioration of the problems through operating, regulatory and pricing policies can ensure a sustainable traffic management program for the municipality.

The proper design of traffic management schemes and innovative traffic management provide opportunities for a more systematic approach to the amelioration or urban congestion.

Traffic management measures proposed for the municipality include, but are not limited to, the following: traffic channelization at strategic intersections, pedestrian circulation schemes and parking management within the Poblacion, traffic flow
restrictions along main corridors and public transport route restructuring. Traffic channelization can reduce and eliminate potential hazards to motorists on pedestrians and avoid confusion on traffic flow.

Measures to upgrade the pedestrian environment and to improve pedestrian traffic flow and safety are imperative to motivate the public to walk short distances rather than drive or take a tricycle. This can have a significant effect on reducing urban congestion, air pollution and promote fuel conservation. Existing urban pedestrian facilities can be improved by widening sidewalks, clearing them of impediments (i.e., sidewalk vendors, building extensions, etc.), providing better lighting and making it easier for pedestrians to cross streets by identifying parking and road crossings.

Removing on-street parking helps to improve vehicular flow by increasing street capacity. However, where off street parking facilities are not available and on-street parking is inevitable, the institution of parking regulations constitutes an important element on the area’s traffic management policies. Parking regulations are instituted to control the number and type of vehicles entering congested activity centers. Parking control can be imposed by:

1. Restricting the number and location of parking open spaces. While increased parking charges represent an economic disincentive to reduce parking demand, limiting parking space restricts supply. The objective of both actions is to discourage driving to the activity centers.

2. In case road space is used for public transport terminal activity, parking charges are imposed to discourage the practice.

3. Limiting the duration of use.

4. Varying of scale of charges with the time of use.

However, before instituting new regulations, an assessment should be made of the extent to which existing regulations are being enforced. Where parking regulations are being enforced, more stringent enforcement may avoid the need to impose additional regulations.

To improve circulation, route modifications are suggested using alternative access routes and thereby decongesting urban roads of passing through traffic. Selected routes, mainly inter-barangay and the routes serving nearby municipalities would be given access to the UC roads with properly designated loading and unloading areas. Long-distance routes would be required to use the alternative access routes with loading and unloading allowed only at the terminal.

In tandem with modifications for bus and jeepney routes, tricycle routes can be restricted to provide feeder service to/from the major drop off and pick-up points for bus/jeepney passengers. Caution, however, should be taken in determining tricycle routes. Terminal facilities should be properly identified and located to avoid the use of road space for terminal facilities.

The existing traffic activity diagram is presented in Figure 4.5. The major access road to the inner part of the Poblacion is the National Road (Mabini St.) which is a
branch of the inter-municipal road that links the First and Second Districts of Oriental Mindoro. This is the main corridor and as such, exhibits a relatively high degree of traffic activity and the corollary commercialization as compared to adjacent locations. Major sources of traffic and pedestrian congestion along this corridor are the Pilot School near the Municipal Park and the Public Market. A single direction traffic flow is currently being implemented along the stretch of Mabini fronting the Pilot School. Traffic is diverted to Manrique and Luna St. in order to alleviate the congestion in front of the said school.

There are currently five terminals found in the urban core. Formal inter-municipal taxi terminals may be found at the corner of Jose Rizal and A. Bonifacio St. (OTSAI) and along Mabini St. (Spearhead). Two informal terminals may, on the other hand, be found in two intersections along Mabini St.: A. Bonifacio and A. Luna St. An informal inter-municipal bus terminal may also be found along A. Mabini St. within the vicinity of A. Francisco St.

The formulation of a Traffic Code shall be undertaken in order to rationalize the location of transport terminals (jeepney, tricycle, etc.), route assignments, parking regulations as well as parking fees. Pending the formulation of the Code, the following shall be observed in the Poblacion area (refer to Figure 4.6):

- **Access Restrictions**

  Inter-municipal buses shall not be allowed to enter the Poblacion, specifically from the junction of the National Road. An inter-modal transport station shall be developed in Bgy. Sta, Rita. This shall be a designated bus, jeepney and tricycle station. Bus-riding passengers may disembark at this station and avail of jeepneys and tricycles when going to the Pobalcion or other parts of the municipality.

  - **Traffic Flow Restrictions**

    The one-way traffic flow in front of the Pilot School shall be maintained. Further, the re-rerouting along Manrique and Luna Sts. shall be maintained. During Market Days (Wednesday and Saturday), one-way flows shall also be observed at the vicinity of the Public Market, along Luna and Morente Sts. A no entry provision shall be implemented along Del Pilar St. fronting the market during these days.

  - **Parking Management**

    On - street parking along Mabini, Manrique, Luna and Burgos Sts. shall be strictly prohibited. This shall be supplemented by zoning regulations requiring all developments to strictly comply with the parking provisions of the National Building Code.

  - **Pedestrian Facilities**

    Pedestrian facilities shall be improved. These include the construction/upgrading of sidewalks, tree-planting, landscaping, etc. Priority areas for improvement are A. Mabini, Manrique, Jaena, Luna and Burgos Sts.
This map is subject to on-ground verification. This map is based on maps and drawings obtained from Pinamalayan’s local government offices and agencies and various provincial, regional, and national offices.
• **Urban Core Fringe**

The Urban Core Fringe (UCF) is defined by the immediately outlying barangays of the Poblacion: Marfrancisco, Cacawan and Sta. Rita. Following are the key land use issues that need to be addressed in the UCF:

- It is exhibiting signs of urban sprawl that has already caused the conversion of portions of the municipality’s prime agricultural areas.
- Access roads, especially in the interior, are poorly paved with inadequate drainage facilities.
- Large parcels of land are continually being subdivided into small plots and many have remained idle.

Policy directions for the UCF are as follows:

- “Urban Limits” shall be strictly delineated.
- Road and drainage improvements shall be implemented in order to encourage developments in the interior areas.

**General Residential Development Area (GRDA)**

The GRDA is located, wholly or partially, in barangays Marfrancisco, Cacawan and Sta. Rita. This area shall contain uses that pertain to dwelling/housing purposes and their customary accessory facilities.

This area is primarily earmarked for moderate density housing and their customary accessory facilities.

Allowable uses include the following:

- Residential
- Commercial
- Institutional
- Parks and Recreation

The Land Use Intensity Controls are as follows:

<table>
<thead>
<tr>
<th>Maximum Percentage of Land Occupancy</th>
<th>Maximum Floor Area Ratio</th>
<th>Building Height Limit</th>
<th>Allowable Impervious Surface Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>75 %</td>
<td>3.0</td>
<td>4.0</td>
<td>90 % of total lot area</td>
</tr>
</tbody>
</table>

**Low Density Residential Development Area (LDRDA)**

The LDRDA comprises established residential subdivisions and shall be maintained for low density housing. The Land Use Intensity Controls are as follows:

<table>
<thead>
<tr>
<th>Maximum Percentage of Land Occupancy</th>
<th>Maximum Floor Area Ratio</th>
<th>Building Height Limit</th>
<th>Allowable Impervious Surface Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>70 %</td>
<td>2.0</td>
<td>3.0</td>
<td>90 % of total lot area</td>
</tr>
</tbody>
</table>
**Moderate Density Commercial Area (MDCA)**

The MDCA is geared for the development of commercial activities supportive of the HDCA as well as the outlying residential areas.

Allowable uses include the following:

- Commercial
- Residential
- Institutional
- Parks and Recreation

The Land Use Intensity Controls are as follows:

<table>
<thead>
<tr>
<th>Maximum Percentage of Land Occupancy</th>
<th>Maximum Floor Area Ratio</th>
<th>Building Height Limit</th>
<th>Allowable Impervious Surface Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>80 %</td>
<td>3.0</td>
<td>4.0</td>
<td>90 % of total lot area</td>
</tr>
</tbody>
</table>

**Institutional Area (IA)**

The IA covers the proposed university in Barangay Sta. Rita. The Land Use Intensity Controls are as follows:

<table>
<thead>
<tr>
<th>Maximum Percentage of Land Occupancy</th>
<th>Maximum Floor Area Ratio</th>
<th>Building Height Limit</th>
<th>Allowable Impervious Surface Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>80 %</td>
<td>3.0</td>
<td>4.0</td>
<td>90 % of total lot area</td>
</tr>
</tbody>
</table>

**Parks and Recreation (PR)**

Activities that provide diversion/amusements as well as for the maintenance of the ecological balance of the community shall be encouraged in this area. PR shall be maintained as functional open spaces with proper landscaping and park amenities and facilities.

The Land Use Intensity Controls are as follows:

<table>
<thead>
<tr>
<th>Maximum Percentage of Land Occupancy</th>
<th>Maximum Floor Area Ratio</th>
<th>Building Height Limit</th>
<th>Allowable Impervious Surface Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 %</td>
<td>0.50</td>
<td>2</td>
<td>50 % of total lot area</td>
</tr>
</tbody>
</table>

**Socialized Housing Area (SHA)**

The SHA is located in Barangay Cacawan. This area encourages the development of medium and low rise socialized housing facilities with complete community facilities. The rules and regulations as well as the requirements set in the BP 220 and/or the Community Mortgage Program (CMP) shall govern the development of this area.
Cemetery (C)

This area refers to the public cemetery on Barangay Papandayan, the Chinese cemetery, Pinamalayan Memorial Park and the Pinamalayan Catholic Cemetery. Future developments of cemetery shall strictly comply with the Development Guidelines of the HLURB.

Rural Built-Up Area

The Rural Built-Up Areas comprise the urbanizing areas and those that are targeted for development outside the Urban Core and Urban Core Fringe. The components of the Rural Built-Up Area and a description of their respective characteristics, policy directions and land development guidelines are discussed below:

- **Urban Corridor**

The Urban Corridor (UCD) refers to the strip of land on both sides of the National Road from the Socorro to the Gloria boundaries. It also includes the strip of land along the Airport Road from Barangay Sto. Niño to the boundary with Gloria. The depth of the UCD shall be 250 meters on both sides of the said roads, reckoned from the road rights-of-way. It covers portions of the following barangays: Bangbang, Cacawan, Del Razon, Malaya, Maliancog, Nabuslot, Pagalagala, Palayan, Pambisan Malaki, Pambisan Munti, Panggulayan, Papandayan, Quinabigan, Sta Isabel, Sta. Maria, Sta. Rita and Sto. Niño.

The UCD follows the “natural” tendency of urban growth which is a linearly sprawling pattern following major roads. While the Land Use Plan allows this pattern, the following issues shall be addressed:

- The corridor has a tendency to have a sideward expansion thus impacting on prime agricultural areas.
- The high level of population and intensity of land use along these major roads causes roadside frictions and increases the occurrence of road accidents.

The following policy directions shall address these key issues:

- The 250-meter “urban limit” shall be strictly implemented.
- Deep building setbacks shall be required in accordance with the regulations of the DPWH (at least 10 meters). Parking lots shall have clearly defined entry and exit points and layouts that cause the backing of vehicles to the major roads shall be discouraged.

The allowable uses in the UCD are as follows:

- Residential
- Commercial
- Institutional
- Parks and Recreation
- Light Industrial
- Agricultural
The Land Use Intensity Controls are as follows:

<table>
<thead>
<tr>
<th>Maximum Percentage of Land Occupancy</th>
<th>Maximum Floor Area Ratio</th>
<th>Building Height Limit</th>
<th>Allowable Impervious Surface Area Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>50%</td>
<td>2.0</td>
<td>4.0</td>
<td>60% of the total lot area</td>
</tr>
</tbody>
</table>

- **Urban Expansion Area**

The Urban Expansion Area (UEA) includes portions of Barangays Pambisan Munti and Maliancog. At the long-term, the UEA shall emerge as a new, modern and well-planned urban center.

The area is presently extensive grassland and is very near the airport. However, it has the most extensive lands that have been determined as suitable for urban development. Following are the key land use issues that need to be addressed:

- The absence of access roads to the interior portions will cause a linear type of development within the short-term. This will follow the alignment of the present airport road.
- Incremental and disjointed developments may occur which would cause an inefficient growth pattern that will be eventually exhibited by the lack of road links and the idling of lands.
- The airport poses nuisance problems such as noise and traffic. Building heights may be limited in locations that are in close proximity to airport.

The following policy directions shall apply in the UEA:

- A “nodal” type of development shall be pursued. Within the medium-term, providing a loop road going to the southwest provides an alternate growth corridor to the present airport road shall encourage this nodal development.
- A detailed master plan shall be prepared to determine the best configuration of the area. Roads, utility easements and public parks shall be laid out and measures to acquire lands for public use shall be explored. Innovative development techniques may be explored to encourage growth in the area such as land readjustment, land consolidation, etc.
- Detailed mitigating devices regarding the probable adverse effects of the airport shall also be identified in the master plan. Prior to this, planted buffers may be installed by individual developments. The height regulations of the Air Transport Office (ATO) on lands near the airport shall be strictly observed. Also, a multi-modal transport terminal with a substantial parking area shall be developed within the airport complex.

The following are the allowed uses in the UEA:

- Residential
- Commercial
- Institutional
- Light Industrial
- Parks and Recreation
- Agricultural
The Land Use Intensity Controls are as follows:

<table>
<thead>
<tr>
<th>Maximum Percentage of Land Occupancy</th>
<th>Maximum Floor Area Ratio</th>
<th>Building Height Limit</th>
<th>Allowable Impervious Surface Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>70%</td>
<td>4.0</td>
<td>None</td>
<td>80 % of the total lot area</td>
</tr>
</tbody>
</table>

4.5.2 Agricultural Area

- **Strategic Agriculture and Fisheries Development Zones**

Strategic Agriculture and Fisheries Development Zones (SAFDZs) are special agricultural areas as provided by the Agricultural and Fisheries Modernization Act (AFMA) of 1997 or Republic Act 8435. These “shall serve as centers where development in the agriculture and fisheries sectors are catalyzed in an environmentally- and socio-culturally sound manner.” Of all the land management areas, the SAFDZ has the most extensive land area. It covers, partially or wholly, the following barangays: Anoling, Bacungan, Bangbang, Banilad, Bull, Cacawan, Calingag, Del Razon, Guinhawa, Inclanay, Lumangbayan, Malaya, Maliancog, Maningcol, Marayos, Marfrancisco, Nabuslot, Pagalagala, Palayan, Pambisan Malaki, Pambisan Munti, Panggulayan, Papandayan, Pili, Quinabigan, Ranzo Rosario, Sabang, Sta. Isabel, Sta. Maria, Sta Rita and Sto. Nino.

The sub-classifications of the SAFDZ are presented in Table 4.5.

**Table 4.5 SAFDZ Classification, 2001**

<table>
<thead>
<tr>
<th>SAFDZ Sub-Zone</th>
<th>Area (Ha.)</th>
<th>Percent (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crops Sub-development Zone</td>
<td>8,456.10</td>
<td>92.86</td>
</tr>
<tr>
<td>Livestock Sub-development Zone</td>
<td>405.62</td>
<td>4.45</td>
</tr>
<tr>
<td>Fishery Sub-development Zone</td>
<td>221.24</td>
<td>2.43</td>
</tr>
<tr>
<td>Integrated Crop/Livestock Sub-development Zone</td>
<td>23.58</td>
<td>0.26</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>9,106.53</strong></td>
<td><strong>100.00</strong></td>
</tr>
</tbody>
</table>

Source: CADD Estimates and Table Surveys

Agriculture shall be the predominant use within the SAFDZ. Should others be allowed, these shall be limited to the following:

- Agricultural
- Residential (low density)
- Institutional (neighborhood scale)
- Parks and Recreation

The Land Use Intensity Controls are as follows:

<table>
<thead>
<tr>
<th>Maximum Percentage of Land Occupancy</th>
<th>Maximum Floor Area Ratio</th>
<th>Building Height Limit</th>
<th>Allowable Impervious Surface Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>40</td>
<td>0.75</td>
<td>2.0</td>
<td>45 % of the total lot area</td>
</tr>
</tbody>
</table>

- **General Agricultural Area**

The General Agricultural Area (GAA) are agricultural areas within Pinamalayan intended for cultivation/fishing and pastoral activities e.g. farming, cultivation of crops, goat/cattle raising, etc. It covers partially Barangay Sabang. Agriculture shall be the predominant use within the GAA. Should others be allowed, these shall be limited to the following:
Figure 4.3

LEGEND:
- S.A.F.D.Z. AREAS:
  - Strategic Crop
  - Strategic Livestock
  - Strategic Fisheries
  - Strategic Integrated Crop/Livestock
  - Non-S.A.F.D.Z. Areas

- National Road
- Provincial Road
- Barangay Road
- Irrigation Road
- Proposed Road
- Municipal Boundary
- Barangay Boundary
- Sea (Tablas Strait)
- Rivers & Creeks

PINAMALAYAN
Oriental Mindoro
Scale: 1:120,000 MTS.

This map is subject to on-ground verification. This map is based from maps and drawings obtained from Pinamalayan’s local government offices and agencies and various provincial, regional and national offices.

COMPREHENSIVE DEVELOPMENT PLAN/
LAND USE PLAN

S.A.F.D.Z. PLAN

SOURCE/S: BSWM MPDO

DATE: 1999

APPROVED BY:
- Agricultural
- Residential (low density)
- Institutional (neighborhood scale)
- Parks and Recreation

The Land Use Intensity Controls are as follows:

<table>
<thead>
<tr>
<th>Maximum Percentage of Land Occupancy</th>
<th>Maximum Floor Area Ratio</th>
<th>Building Height Limit</th>
<th>Allowable Impervious Surface Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>40</td>
<td>0.75</td>
<td>2.0</td>
<td>45% of the total lot area</td>
</tr>
</tbody>
</table>

4.5.3 Forest Area

These are those that have been classified as such by the Department of Environment and Natural Resources. These areas are defined as the mass of lands of the public domain which has not been the subject of the present system of classification for the determination of which lands are needed for forest and which are not.

No development, use, or activity shall be allowed in Forest Lands unless consistent with the provisions of the Revised Forestry Code, as amended, the rules and regulations of the DENR for the said areas, and unless a permit, lease or license is issued by the said agency for activities such as, but not limited to, the following:

1. Contract Reforestation with Forest Land Management Agreement (FLMA);
2. Commercial Tree Plantation and Industrial Forest Plantation (CTP/IPF);
3. Integrated Social Forestry Programs (ISF);
4. Community-Based Forest Management;
5. Reforestation Compliance by Forest Users by Temporary Lease Agreement;
6. Reforestation Compliance by Pasture Lease Agreement; and
7. Ecological Revolution Programs (ECOREV)

Other allowable uses such as Mining, Infrastructure Development, Fishpond and Resettlement Purposes should be in consonance with National Policies enumerated below:

1. Mining
   No extraction, excavation or other mining activity shall be undertaken except in accordance with the Mining Code and its Implementing Rules and Regulations.

2. Fishpond Purposes
   Fishing activities within Forest Lands shall be undertaken pursuant to the provisions of the Fisheries Code and its Implementing Rules and Regulations and the Revised Forestry Code of the Philippines, as amended.

3. Infrastructure and Resettlement
   Infrastructure Development and Resettlement undertaken within Forest Lands shall be consistent with the provisions of the Revised Forestry Code of the Philippines, as amended, and subject to an Environmental Impact Assessment, prior to the approval of such projects in order to determine their environmental impacts and social acceptability.

4.5.4 Special Use Areas
• Conservation Area

The Conservation Area (CA) refers to areas that have 18 to 50 percent slopes. These areas are classified as Production Forests per the National Physical Framework Plan (NPFP) for 1993 – 2022. The objective for production forest is to enhance forest productivity through sustainable management and development to support domestic requirements for timber, fuelwood and non-wood products.

Per the provisions of the Revised Forestry Code, public lands within this area shall not be alienated. Developments on titled properties, on the other hand, should be of extremely low density with particular attention to soil conservation and slope protection. These areas should, as much as possible, be placed under community-based forestry management arrangements. These may also be used for agricultural purposes or as pasture lands subject to soil conservation measures. In general, cutting of trees is not allowed in this area. However, permit to cut trees within titled lands may be applied and secured from DENR.

It covers, partially or wholly, the following barangays: Banilad, Buli, Calingag, Guinhawa, Inclanay, Malaya, Maliancog, Marayos, Pambisan Munti, Pili, Ranzo, Rosario, Sabang and Sta. Isabel.

The principal uses shall be forestry and agri-forestry. Should other uses be allowed, these shall be limited to:

- Agroforestry
- Residential Uses (low intensity)
- Institutional Uses (neighborhood scale)
- Parks and Recreation Uses

The Land Use Intensity Controls are as follows:

<table>
<thead>
<tr>
<th>Maximum Percentage of Land Occupancy</th>
<th>Maximum Floor Area Ratio</th>
<th>Building Height Limit</th>
<th>Allowable Impervious Surface Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>30</td>
<td>0.60</td>
<td>2.0</td>
<td>35 % of the total lot area</td>
</tr>
</tbody>
</table>

• Protection Area

The Protection Area (PA) refers to lands having slopes of 50 percent or more. The NPFP calls for the delineation and proclamation of “these reserved areas as part of the integrated protected areas system.” The UPA is considered as part of the Non-NIPAS areas. Logging operations as well as grazing are prohibited in these areas. It covers, partially or wholly, the following barangays: Banilad, Buli, Guinhawa, Pili, Sabang and Sta. Isabel. The PA is a zone of zero land use intensity, where no building construction is allowed.

• Pili Tourism Area (PTA)

This area comprises what was previously designated as an industrial area in Barangay Pili in the 1983 Zoning Ordinance. It has been rezoned due to its potentials for development as a tourism area. It is intended for low intensity developments particularly those that enhance tourism oriented activities.
Developments shall be required to provide and maintain visual and/or physical access to the sea.

The following are the allowed uses in the PTA:
- Parks and Recreation
- Commercial
- Residential
- Institutional

The Land Use Intensity Controls are as follows:

<table>
<thead>
<tr>
<th>Maximum Percentage of Land Occupancy</th>
<th>Maximum Floor Area Ratio</th>
<th>Building Height Limit</th>
<th>Allowable Impervious Surface Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>30</td>
<td>0.60</td>
<td>2.0</td>
<td>35 % of the total lot area</td>
</tr>
</tbody>
</table>

- **Pili-Guinhawa Agri-Industrial Area (PGAIA)**

This area approximately covers 38.26 hectares in Barangays Pili and Guinhawa. The municipality may in the future identify other sites to accommodate projected industrial requirements (72.77 has. for light industries and 230.52 has. for medium industries). The immediate candidates are properties beside the designated PGAIA.

The PGAIA shall accommodate agri-processing related activities. Activities may include but not limited to, processing of raw agricultural and fishery materials for manufacture of food and/or non-food products, pharmaceuticals and other industrial products. The presence of the Pili Port in the barangay is expected to complement agri-processing center operations.

The following are the allowed uses in the PGAIA:
- Agri-industrial
- Residential (worker’s housing)
- Commercial (support activities)
- Parks and Recreation

The Land Use Intensity Controls are as follows:

<table>
<thead>
<tr>
<th>Maximum Percentage of Land Occupancy</th>
<th>Maximum Floor Area Ratio</th>
<th>Building Height Limit</th>
<th>Allowable Impervious Surface Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>70</td>
<td>2.0</td>
<td>None</td>
<td>80 % of the total lot area</td>
</tr>
</tbody>
</table>
- **Airport Area (AA)**

This covers the Pinamalayan Airport, and its adjacent areas shall host airport related facilities (cargo handling, warehousing, etc.).

The following are the allowed uses in the AA:

- Airport and airport-related
- Residential
- Commercial
- Parks and Recreation

The Land Use Intensity Controls are as follows:

<table>
<thead>
<tr>
<th>Maximum Percentage of Land Occupancy</th>
<th>Maximum Floor Area Ratio</th>
<th>Building Height Limit</th>
<th>Allowable Impervious Surface Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>70</td>
<td>2.0</td>
<td>3 floors or ATO regulations, whichever is lower</td>
<td>80% of the total lot area</td>
</tr>
</tbody>
</table>

- **Development Opportunity Area**

The Development Opportunity Area (DOA) refers to locations that have been identified as suitable for urban development but has not been earmarked for such by the Land Use Plan. These are found in portions of Barangays Guinhawa, Inclanay, Lumangbayan, Malaya, Maliancog, Marayos, Pambisan Malaki, Pambisan Munti, Sabang, and Sta. Isabel.

Allowed uses within the DOA are:

- Residential
- Agricultural
- Agri-industrial
- Institutional
- Parks and Recreation

The Land Use Intensity Controls are as follows:

<table>
<thead>
<tr>
<th>Maximum Percentage of Land Occupancy</th>
<th>Maximum Floor Area Ratio</th>
<th>Building Height Limit</th>
<th>Allowable Impervious Surface Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>40</td>
<td>1.0</td>
<td>3.0</td>
<td>45% of the total lot area</td>
</tr>
</tbody>
</table>

4.5.5 **Overlay Zone**

For the purpose of ensuring that development between the proposed coastal road and Tablas Strait will provide for adequate physical and visual access to the sea, a Coastal Greenway Area (CGA) is hereby delineated. The CGA is an overlay zone where additional regulations, on top of the SAFDZ regulations are imposed to meet the previously stated objectives. The Coastal Greenway Area (CGA) is the strip of land along Tablas Strait bounded inland by the proposed Coastal Road from the Poblacion to Barangay Quinabigan. The inland boundary of the CGA is defined as the three and twenty meter easements provided in the Water Code plus the final alignment of the Coastal Road. It shall be developed as a major landscaped waterfront in order to give a distinct coastal town character to Pinamalayan.
The following key issues shall be addressed:

- Within the Poblacion, makeshift cottages and a concrete restaurant are located along the CGA. There are neither landscaping nor any substantial public recreation facilities such as benches, parks, etc.
- Several informal settlements may be found along the CG strip.

The development of the CGA shall be guided by the following:

- It shall be transformed into a high quality and publicly accessible waterfront area with promenade, park and other leisure facilities.
- The area shall be cleared of illegal structures. Informal dwellers shall be moved to designated relocation sites.

Only Parks and Recreation are to be allowed in the CGA.

4.5.6 Land Management Matrix

A summary of the allowed uses and land use intensity control ratings per land management area is provided in the succeeding table.

<table>
<thead>
<tr>
<th>Classification</th>
<th>Sub-Areas</th>
<th>Allowed Uses</th>
<th>Maximum PLO</th>
<th>Maximum FAR</th>
<th>Maximum BHL</th>
<th>AISAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Core (UC)</td>
<td>General Residential</td>
<td>Residential Commercial</td>
<td>75%</td>
<td>3.0</td>
<td>4.0</td>
<td>90% of total lot area</td>
</tr>
<tr>
<td></td>
<td>Residential Development</td>
<td>Commercial</td>
<td>70%</td>
<td>2.0</td>
<td>3.0</td>
<td>90% of total lot area</td>
</tr>
<tr>
<td></td>
<td>Area (GRDA)</td>
<td>Parks and Recreation</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Low Density Residential</td>
<td>Residential</td>
<td>70%</td>
<td>2.0</td>
<td>3.0</td>
<td>90% of total lot area</td>
</tr>
<tr>
<td></td>
<td>Development Area (LDRDA)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>High Density Commercial</td>
<td>Commercial</td>
<td>80%</td>
<td>6.0</td>
<td>8.0</td>
<td>90% of total lot area</td>
</tr>
<tr>
<td></td>
<td>Area (HDCA)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Moderate Density</td>
<td>Commercial</td>
<td>80%</td>
<td>3.0</td>
<td>4.0</td>
<td>90% of total lot area</td>
</tr>
<tr>
<td></td>
<td>Commercial Development</td>
<td>Commercial</td>
<td>80%</td>
<td>3.0</td>
<td>4.0</td>
<td>90% of total lot area</td>
</tr>
<tr>
<td></td>
<td>Area (MDCA)</td>
<td>Parks and Recreation</td>
<td>30%</td>
<td>0.5</td>
<td>2.0</td>
<td>50% of total lot area</td>
</tr>
<tr>
<td></td>
<td>Institutional Area (IA)</td>
<td>Institutional</td>
<td>80%</td>
<td>3.0</td>
<td>4.0</td>
<td>90% of total lot area</td>
</tr>
<tr>
<td></td>
<td>Parks and Recreation (PR)</td>
<td>Parks and Recreation</td>
<td>30%</td>
<td>0.5</td>
<td>2.0</td>
<td>50% of total lot area</td>
</tr>
<tr>
<td>Classification</td>
<td>Sub-Areas</td>
<td>Allowed Uses</td>
<td>Maximum PLO</td>
<td>Maximum FAR</td>
<td>Maximum BHL</td>
<td>AISAR</td>
</tr>
<tr>
<td>-------------------------------------</td>
<td>-----------------------------------------------</td>
<td>--------------------------------------------------</td>
<td>-------------</td>
<td>-------------</td>
<td>-------------</td>
<td>------------------------</td>
</tr>
<tr>
<td><strong>Urban Core Fringe (UCF)</strong></td>
<td>General Residential Development Area (GRDA)</td>
<td>Residential Commercial Institutional Parks and Recreation</td>
<td>75%</td>
<td>3.0</td>
<td>4.0</td>
<td>90% of total lot area</td>
</tr>
<tr>
<td></td>
<td>Low Density Residential Development Area (LDRDA)</td>
<td>Residential</td>
<td>70%</td>
<td>2.0</td>
<td>3.0</td>
<td>90% of total lot area</td>
</tr>
<tr>
<td></td>
<td>Moderate Density Commercial Area (MDCA)</td>
<td>Commercial Institutional Parks and Recreation</td>
<td>80%</td>
<td>3.0</td>
<td>4.0</td>
<td>90% of total lot area</td>
</tr>
<tr>
<td></td>
<td>Institutional Area (IA)</td>
<td>Institutional</td>
<td>80%</td>
<td>3.0</td>
<td>4.0</td>
<td>90% of total lot area</td>
</tr>
<tr>
<td></td>
<td>Parks and Recreation (PR)</td>
<td>Parks and Recreation</td>
<td>30%</td>
<td>0.5</td>
<td>2.0</td>
<td>50% of total lot area</td>
</tr>
<tr>
<td></td>
<td>Socialized Housing Area (SHA)</td>
<td>Socialized Housing</td>
<td>Per the requirements of BP 220 and CMP</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cemetery (C)</td>
<td>Cemetery</td>
<td>Per the requirements of the HLURB</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Urban Corridor (UCD)</strong></td>
<td>Residential Commercial Institutional Light Industrial Parks and Recreation Agricultural</td>
<td></td>
<td>50%</td>
<td>2.0</td>
<td>4.0</td>
<td>60% of the total lot area</td>
</tr>
<tr>
<td><strong>Urban Expansion Area (UEA)</strong></td>
<td>Residential Commercial Institutional Light Industrial Parks and Recreation Agricultural</td>
<td></td>
<td>70%</td>
<td>4.0</td>
<td>None</td>
<td>80% of total lot area</td>
</tr>
<tr>
<td><strong>Agricultural Area</strong></td>
<td>Strategic Agriculture and Fisheries Development Zone (SAFDZ)</td>
<td>Agricultural Residential (low density) Institutional (neighborhood scale) Parks and Recreation</td>
<td>40%</td>
<td>0.75</td>
<td>2.0</td>
<td>45% of the total lot area</td>
</tr>
<tr>
<td></td>
<td>General Agricultural Area</td>
<td>Agricultural Residential (low density) Institutional (neighborhood scale) Parks and Recreation</td>
<td>40%</td>
<td>0.75</td>
<td>2.0</td>
<td>45% of the total lot area</td>
</tr>
<tr>
<td>Classification</td>
<td>Sub-Areas</td>
<td>Allowed Uses</td>
<td>Maximum PLO</td>
<td>Maximum FAR</td>
<td>Maximum BHL</td>
<td>AISAR</td>
</tr>
<tr>
<td>---------------------</td>
<td>----------------------------------</td>
<td>--------------------------------------------------</td>
<td>--------------</td>
<td>-------------</td>
<td>-------------</td>
<td>----------------</td>
</tr>
<tr>
<td><strong>Forest Area (FA)</strong></td>
<td></td>
<td>Per DENR’s requirements</td>
<td></td>
<td></td>
<td></td>
<td>Zero Land Use Intensity</td>
</tr>
<tr>
<td><strong>Special Use Areas</strong></td>
<td>Conservation Area (CA)</td>
<td>Agro-forestry Residential</td>
<td>30</td>
<td>0.60</td>
<td>2.0</td>
<td>35% of the total lot area</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Institutional Parks and Recreation</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Protection Area (PA)</td>
<td>Forestry</td>
<td></td>
<td></td>
<td></td>
<td>Zero Land Use Intensity</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Pili Tourism Area (PTA)</td>
<td>Parks and Recreation Commerical Residential</td>
<td>30</td>
<td>0.60</td>
<td>2.0</td>
<td>35% of the total lot area</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Pili-Guinhawa Agri-Industrial Area (PGAIA)</td>
<td>Agri-processing Residential (workers’ housing) Commercial (support activities) Parks and Recreation</td>
<td>70</td>
<td>2.0</td>
<td>None</td>
<td>80% of the total lot area</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Airport Area (AA)</td>
<td>Airport and airport related activities Residential Commercial Parks and Recreation</td>
<td>70</td>
<td>2.0</td>
<td>3.0 floors or ATO regulations, whichever is lower</td>
<td>80% of the total lot area</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Development Opportunity Area (DOA)</td>
<td>Residential Agricultural Agri-Industrial Institutional Parks and Recreation</td>
<td>40</td>
<td>1.0</td>
<td>3.0</td>
<td>45% of the total lot area</td>
</tr>
</tbody>
</table>

Note: Zone of Zero Land Use Intensity – a zone intended to be a permanent open space such as parks, protection forests and the like.
4.6 Comparison of Existing vis-à-vis New Land Use Classification

A broad comparison of the Existing General Land Use Classification with that of the LUP is presented in Table 4.7.

Table 4.7 Comparison of Existing vis-à-vis New General Land Use Classification

<table>
<thead>
<tr>
<th>Existing General Land Use Allocation</th>
<th>New General Land Use Allocation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use Category</td>
<td>Land Area (Ha.)</td>
</tr>
<tr>
<td>Built-Up</td>
<td>830.61</td>
</tr>
<tr>
<td>Special Use Areas: Infrastructure and Utilities</td>
<td>41.48</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Agriculture</td>
<td>10,487.01</td>
</tr>
<tr>
<td>Fishponds</td>
<td>129.91</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Grassland</td>
<td>4,421.81</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Idle Land</td>
<td>94.04</td>
</tr>
<tr>
<td>Forest Area</td>
<td>11,493.60</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Tourism</td>
<td>155.62</td>
</tr>
<tr>
<td>Roads</td>
<td>145.92</td>
</tr>
<tr>
<td>Total</td>
<td>27,800.00</td>
</tr>
</tbody>
</table>

Source: CADD Estimates and Table Surveys

There are notable differences in the various land use areas in the table. This is due to the fact that the Existing General Land Use Classification scheme presents actual on-ground conditions. The New General Land Use Classification scheme, on the other hand, mirrors the policy-driven approach and maintains a management-orientation to planning and development. The latter gives emphasis to designating areas that will be managed to develop according to a specific set of land use policies.

Urban development shall be promoted in the 1,938.04 has. of Built-Up Area designated in the LUP. It shall be strictly controlled in locations that are not classified as built-up, even if settlements already exist thereat. The unwanted expansion of built-up areas within prime agricultural or sloping lands, for instance, can thus be rationally managed. Further, the designation of the Built-Up Area capitalizes on existing infrastructure, which makes development more viable and more realistic.

Regarding agricultural development, the municipality has previously designated 10,487.01 has. for agricultural development. In this Plan, agricultural development shall be promoted in 9,591.53 has. This represents a reduction of 895.48 has. in area, which falls within the 10 percent reclassification limit of Pinamalayan as provided in the Local Government Code.

Regarding SAFDZs, the designated areas according to BSWM and the previous identification (SB Resolution 69-99; refer to Chapter 2 Vol.1) of the municipality’s totaled to about 7, 585.87 has. The LUP, on the other hand, designates 9,106.53 has. of land as SAFDZ. The increase is due to the case that the LUP classifies land on a “wholesale” basis, e.g., even the scattered built-up areas are classified as part of the SAFO. This is not to say that they have been reverted to agricultural uses. This is, rather, a form of land use control, which says that the expansion of the existing built-up areas within SAFDZ shall strictly be controlled.
Exception is, however, made in allowing non-agricultural uses that are basic to the functioning of rural communities such as dwellings, rural schools, clinics, barangay centers, etc. The exception is made due to the objective of allowing compact and complete communities to evolve in rural areas. It should further be noted that the LUP supports the five percent conversion limit within designated SAFDZ areas. From the original area, the present SAFDZ now stands at 7,373.61 has. after deducting the existing built-up areas. The 212.26 has. of reclassified SAFDZ represent 2.80 percent of the year 2000 SAFDZ. These properties are within the UCF in Barangays Sta. Rita, Cacawan and Marfrancisco, UCD in Sta. Isabel and Del Razon and the PGAIA in Barangays Pili and Guinhawa. For monitoring purposes, the municipality can still reclassify some 167.03 has. (44.04%). This figure has been obtained after deducting the current reclassified area (212.26 has.) from the maximum allowable area for reclassification (as provided by AFMA), which is 379.29 has. (5% of the SAFDZ).

In the case of Development Opportunity Areas, these are earmarked mainly for agricultural and supporting uses (agri-industrial) in the LUP. Highly suitable for urban development because of intrinsic physical characteristics, these are considered as “reserves” which shall be the subject of succeeding plans. The present lack of infrastructure, particularly good access roads, precludes their being designated as viable growth areas.

What were identified as Grasslands in the Existing General Land Use Classification scheme is roughly equated to the Upland Conservation Area in the LUP. The reason for the rough equation is the fact that most of the Grasslands are located on sloping terrain. As the LUP also stresses the conservation of sloping and upland areas, there is also a marked increase in what were previously designated Forested Areas. This is attributed to the inclusion of areas having greater than 50 percent slope to the municipality's protection areas.

In terms of industrial land requirements, the projected requirement by 2010 is estimated to be 73.77 has. for light industries and 230.52 has. for medium industries. The LUP allots 38.26 has. found in Barangays Pili and Guinhawa. Moreover, light industrial activities are also allowed in the Urban Corridor and Urban Expansion Areas. Other requirements may be accommodated in expansion areas which may be identified by the LGU in the future. The identification of these expansion areas may be facilitated through the following projects: Expansion Area Masterplan (LU-2) and the Municipal Land Banking Program (LU – 5). The timing shall be determined using staged projected population requirements.

Table 4.8, on the other hand, presents the broad comparison of the existing urban land use classification with that of the LUP.
### Table 4.8 Comparison of Existing vis-à-vis New Urban Land Use Classification

<table>
<thead>
<tr>
<th>Urban Core Land Use Category</th>
<th>Existing Land Use (Ha.)</th>
<th>Percent to Urban Core Area (%)</th>
<th>Percent to Total Land Area (%)</th>
<th>New Urban Land Use Allocation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>29.112</td>
<td>45.136</td>
<td>0.105</td>
<td>Urban Core 62.86</td>
</tr>
<tr>
<td>Commercial</td>
<td>10.598</td>
<td>16.431</td>
<td>0.038</td>
<td>10.98</td>
</tr>
<tr>
<td>Institutional</td>
<td>8.102</td>
<td>12.562</td>
<td>0.029</td>
<td>0.23</td>
</tr>
<tr>
<td>Parks, Playground/Recreation</td>
<td>3.496</td>
<td>5.421</td>
<td>0.013</td>
<td>Urban Core Fringe 509.65</td>
</tr>
<tr>
<td>Tourism</td>
<td>0.1414</td>
<td>0.2193</td>
<td>0.0005</td>
<td>89.02</td>
</tr>
<tr>
<td>Idle</td>
<td>11.8931</td>
<td>18.4390</td>
<td>0.0428</td>
<td>1.83</td>
</tr>
<tr>
<td>Total</td>
<td>64.500</td>
<td>100.000</td>
<td>0.232</td>
<td>Total 572.51</td>
</tr>
</tbody>
</table>

Source: CADD Estimates and Table Surveys

Note: Urban core area does not sum to the total of barangay areas (Zones I to IV and Wawa) due to the exclusion of roads in the computation. The road network laid out in the barangays in the urban built up area is estimated to be 13.14 hectares.

The identification of areas in the Existing Urban Land Use Classification scheme encompasses Zones I to IV only. From these barangays, the urban area has been expanded to include a Fringe area. The former recognizes the linear pattern of urban growth, which is pinned down through an “urban limit”, and are provided with strict growth management policies and regulations. Rural built-up areas (UCD and UEA), on the other hand, provide an opportunity to direct significant developments that may otherwise congest the UC or UCF.

Given that the LUP is anchored on a policy-driven approach and a management-orientation orientated to planning and development, it is effected through a performance-based plan and zoning ordinance. The principal objectives are to rationalize urban growth and direct it to the most suitable locations. To achieve these, a compact urban growth pattern shall be created. Thus, the convenient juxtaposition of interrelated land uses critical to the complete and efficient functioning of urban areas is promoted. Necessarily, this will result to what is known as mixed-use areas. On the opposite end, the LUP is geared to discourage unwanted urban sprawl.

An immediate concern in this kind of land use planning approach is compatibility or the nuisance effects of adjacent developments. This concern is addressed through a set of performance standards that are made part of land use regulations in the zoning ordinance. The LUP maintains that the best way to ensure land use compatibility is to guide developments down to the project level. Thus, the type as well as the quality of each project is provided with levels of standards to address concerns in environment, social development, traffic, aesthetics, protection of open areas and others.

### 4.7 Programs and Projects

- Cadastral Survey Rejuvenation

Without complete information on land records, the municipality is unable to introduce an effective and equitable land taxing system. By establishing a complete and up-to-date tax map, the municipality will be able to identify all taxpayers, and accurately appraise the value of their properties.
This will include the restoration of survey records in all barangays, identification of faulty and missing surveys and importation data produced into a GIS system.

- **Urban Expansion Area Master Plan**

In order to ensure a proper urban development pattern and that detailed development guidelines are in place, there is a need to establish a master plan for the urban expansion area. This will ensure sustainable land utilization and allow development to proceed in complement with airport-related developments. The main outputs of the plan shall include the following: site development plan, landscape plan, traffic management plan, building design and urban design guidelines.

- **Urban Core Renewal Program**

The urban renewal program shall be undertaken in consideration of three main objectives: (1) to improve the urban environment, (2) stimulate economic activities and (3) encourage pedestrianization. Its major program components include sidewalk development, provision of street furniture (lighting, trash bins, seating areas, waiting sheds and plant boxes) and urban forestry.

- **Coastal Greenway Development Program**

The program shall cover the entire stretch of the Poblacion to Quinabigan. It aims to develop a strong waterfront, increase Pinamalayan’s appeal and provide a publicly accessible functional open space.

- **Municipal Land Banking Program**

In order to ensure that the municipality has enough land to host future developments, the municipal government shall conduct a comprehensive land banking program.

### 4.8 Program and Project Description

Comprehensive descriptions of the programs and projects detailing their rationale, location, cost, implementation phase and potential funding sources are provided in the succeeding briefs.
### LU - 1  
**Cadastral Survey Records Rejuvenation**

**RATIONALE/ BENEFITS**  
Without complete information on land records, the municipality is unable to introduce an effective and equitable land taxing system. By establishing a complete and up-to-date tax map, the municipality will be able to identify all taxpayers, and accurately appraise the value of their properties. This will include restoration of survey records in all barangays; identify faulty and missing surveys and import data produced into a GIS system.

**LOCATION**  
All Barangays

**COST**  
<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>GIS Software</td>
<td>500,000</td>
</tr>
<tr>
<td>Hardware</td>
<td>600,000</td>
</tr>
<tr>
<td>Acquisition of Motor Vehicle (Assessor)</td>
<td>150,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1,250,000</td>
</tr>
</tbody>
</table>

**PHASING**  
Short term

**FUNDING SOURCES**  
- Municipal Government

### LU - 2  
**Urban Expansion Area Master Plan**

**RATIONALE/ BENEFITS**  
In order to ensure a proper urban development pattern and that detailed development guidelines are in place, there is a need to establish a master plan for the urban expansion area. This will ensure sustainable land utilization and allow development to proceed in complement with airport-related developments.

**LOCATION**  
Pambisan Munti – Maliancog

**COST**  
<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Master Plan</td>
<td>3,000,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>3,000,000</td>
</tr>
</tbody>
</table>

**PHASING**  
Medium Term

**FUNDING SOURCES**  
- Municipal Government, CDF, Foreign grants
<table>
<thead>
<tr>
<th>LU - 3</th>
<th>Urban Core Renewal Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>RATIONALE/ BENEFITS</td>
<td>The urban renewal program shall be undertaken in consideration of three main objectives: (1) to improve the urban environment, (2) stimulate economic activities and (3) encourage pedestrianization. Its major program components include sidewalk development, provision of street furniture (lighting, trash bins, seating areas, waiting sheds and plant boxes) and urban forestry.</td>
</tr>
<tr>
<td>LOCATION</td>
<td>Zones I to IV, Wawa</td>
</tr>
</tbody>
</table>
| COST | Sidewalk Development 10,000,000  
Provision of Street Furniture 2,000,000  
(Lighting, trash bins, seating areas, waiting sheds, plant boxes, etc.)  
Urban Forestry 3,000,000  
Total 15,000,000 |
| PHASING | Short to long term |
| FUNDING SOURCES | Municipal Government, CDF |

<table>
<thead>
<tr>
<th>LU - 4</th>
<th>Coastal Greenway Development Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>RATIONALE/ BENEFITS</td>
<td>The program shall cover the entire stretch of the Poblacion to Quinabigan. It aims to develop a strong waterfront, increase Pinamalayan’s appeal and provide a publicly accessible functional open space.</td>
</tr>
<tr>
<td>LOCATION</td>
<td>From Poblacion to Quinabigan</td>
</tr>
</tbody>
</table>
| COST | Sidewalk Development 12,000,000  
Provision of Street Furniture (lighting, trash bins, seating areas, waiting sheds, plant boxes, etc.) 2,000,000  
Landscaping 3,000,000  
Total 17,000,000 |
| PHASING | Medium to long term |
| FUNDING SOURCES | Municipal Government  
Congressional Development Fund |
<table>
<thead>
<tr>
<th>LU - 5</th>
<th>Municipal Land Banking Program</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RATIONALE/ BENEFITS</strong></td>
<td>In order to ensure that the municipality has enough land to host future developments, it must have a comprehensive land banking program.</td>
</tr>
<tr>
<td><strong>LOCATION</strong></td>
<td>Entire municipality</td>
</tr>
<tr>
<td><strong>COST</strong></td>
<td></td>
</tr>
<tr>
<td>Land Banking Program</td>
<td>5,000,000</td>
</tr>
<tr>
<td>Total</td>
<td>5,000,000</td>
</tr>
<tr>
<td><strong>PHASING</strong></td>
<td>Long term</td>
</tr>
<tr>
<td><strong>FUNDING SOURCES</strong></td>
<td></td>
</tr>
<tr>
<td>• Municipal Government</td>
<td></td>
</tr>
</tbody>
</table>
5.0 INFRASTRUCTURE DEVELOPMENT PLAN

The Infrastructure Development Plan provides the backbone for the implementation of the physical development plan. It evolves around the concept that the municipality should be able to deliver public services efficiently as well as provide ample opportunities for the upliftment of the socio-economic conditions of all barangays. To achieve these ends, the municipality is programming a massive infrastructure buildup within the next ten years. In doing so, Pinamalayan is not merely responding to development but is in itself oriented proactively towards achieving long-term and sustained economic benefits.

5.1 Roads and Transport

5.1.1 Goal

- Ensure that the mobility of people and goods is facilitated through the provision of an efficient transport network.

5.1.2 Objectives

- To enhance inter- and intra- municipal accessibility;
- To facilitate the upgrading and development capacities of the Recodo and Pili Ports; and
- To facilitate the development of the Pinamalayan Airport.

5.1.3 Development Strategies

- Provision of additional road links to spread development in the entire municipality;
- Provision of central terminal for public transportation;
- Port improvements in Pili and Recodo; and
- Support the on-going Airport Development in Pambisan Munti.

5.1.4 Programs and Projects

- Construction and Upgrading of Various Roads and Bridges

The proposed road network is essentially a long-term framework that will guide future development. The design greatly enhances mobility and makes all parts of the municipality accessible.

At full implementation of the proposed road network, there are 22 road projects that are necessary to complete the system totaling about 96.9 kilometers. This covers new construction, improvements as well as rights-of-way (ROW) acquisition. Further road widening and road extensions will be done in anticipation of the long-term demands on the network.

Table 5.1 lists all proposed roads with their corresponding category.

<table>
<thead>
<tr>
<th>Description</th>
<th>Category</th>
</tr>
</thead>
</table>

Table 5.1 Proposed Road Network Profile
With the construction of approximately 83.80 kilometers of new roads in the municipality, it is expected to reduce current road density by 0.0030 km/ha.

Table 5.2 Comparison of Existing and Programmed Road Densities

<table>
<thead>
<tr>
<th>Road Network</th>
<th>Total Length (Km.)</th>
<th>Density (Km./Ha.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Roads</td>
<td>166.13</td>
<td>0.0060</td>
</tr>
<tr>
<td>Programmed Roads</td>
<td>83.80</td>
<td>0.0030</td>
</tr>
</tbody>
</table>

- **Construction of Public Transport Terminals**

To put order in the public utility vehicles in the municipality, there is a need to contain them in public transport terminals. Public transport terminals shall be constructed in Barangays Sta. Rita, Marfrancisco and Pambisan Munti.

- **Recodo and Pili Port Improvement**

To increase existing port capacity and maximize its use, there is a need to improve the facilities in Recodo and Pili Ports. A complete Feasibility Study, on the other hand, shall be conducted for the Pili Port to determine its viability to accommodate inter-island transshipment requirements.

5.1.5 **Program and Project Description**

Comprehensive descriptions of the programs and projects detailing their rationale, location, cost, implementation phase and potential funding sources are provided in the succeeding briefs.
### IF - 1: Construction and Upgrading of Various Roads and Bridges

**Rationale/Benefits**
In view of the projected economic growth of Pinamalayan, there is a need to strengthen the existing road network through the construction of various roads and bridges.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Sabang</td>
<td></td>
<td>13,000,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Marfrancisco-Nabuslot</td>
<td>37,049,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Palawan-Maningcol-Rosario</td>
<td>24,588,200</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sta. Rita - Del Razon By-Pass Road</td>
<td>52,540,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Poblacion-Quinabigan Coastal</td>
<td>48,256,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sto. Niño- Sta. Maria</td>
<td>55,482,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Nabuslot- Punggulayan</td>
<td>3,380,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Panggulayan- Anoling-Buli</td>
<td>34,785,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bacungan – Anoling-Buli</td>
<td>24,465,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sta Rita-Sta Isabel</td>
<td>26,250,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Guinhawa- Babahurin Watershed</td>
<td>12,000,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Buli- Sta. Isabel/Taberna- Upper Bongol-Hagnayhan</td>
<td>60,000,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Poblacion- Pambisan Munti</td>
<td>34,140,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Quinabigan- Del Razon</td>
<td>2,600,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Quinabigan</td>
<td>2,600,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Papandayan</td>
<td>2,600,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Papandayan- Calingag</td>
<td>15,340,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Papandayan- Rosario</td>
<td>5,980,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Del Razon- Maliancog</td>
<td>8,840,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cacawan- Lumangbayan- Ranzo</td>
<td>85,900,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Nabuslot- Pambisan Munti</td>
<td>42,412,025</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sta Isabel- Lumangbayan</td>
<td>51,120,003</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Phasing**
Short term to long term

**Funding Sources**
- Municipal Government
- Provincial Government
- Department of Public Works and Highways

### IF - 2: Construction of Public Transport Terminal

**Rationale/Benefits**
To put order in the public utility vehicles in the municipality, there is a need to contain them in a public transport terminal.

**Location**
Sta. Rita, Marfrancisco and Pambisan Munti

<table>
<thead>
<tr>
<th>Cost</th>
<th>Building (shed)</th>
<th>Land Acquisition</th>
<th>Land Development</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>600,000</td>
<td>810,000</td>
<td>4,500,000</td>
</tr>
<tr>
<td>Total</td>
<td>5,910,000</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Phasing**
Medium Term

**Funding Sources**
- Municipal Government
### Recodo and Pili Ports Improvement

<table>
<thead>
<tr>
<th>IF - 3</th>
<th>Recodo and Pili Ports Improvement</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RATIONALE/BENEFITS</strong></td>
<td>To increase existing port capacity and maximize its use, there is a need to improve existing port in Recodo and Pili.</td>
</tr>
<tr>
<td><strong>LOCATION</strong></td>
<td>Recodo, Pili</td>
</tr>
<tr>
<td><strong>COST</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Recodo Port</strong></td>
<td></td>
</tr>
<tr>
<td>- Parking Area</td>
<td>6,500,000</td>
</tr>
<tr>
<td>- Administration Building</td>
<td>4,200,000</td>
</tr>
<tr>
<td>- Fencing</td>
<td>200,000</td>
</tr>
<tr>
<td><strong>Pili Port</strong></td>
<td></td>
</tr>
<tr>
<td>- Feasibility Study</td>
<td>600,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>11,850,000</td>
</tr>
<tr>
<td><strong>PHASING</strong></td>
<td>Short term</td>
</tr>
<tr>
<td><strong>FUNDING SOURCES</strong></td>
<td>Department of Transportation and Communications, Philippine Ports Authority</td>
</tr>
</tbody>
</table>
5.2 Water Supply, Sewerage, Sanitation, Drainage and Power

5.2.1 Goal

- Provision of utilities and other infrastructure to respond to demand in a manner that is timely, cost-effective and sustainable.

5.2.2 Objectives

- 100 percent of the population to have access to clean water supply by Year 2005;

- Improved Level III water service, in terms of water availability, water quality, and system pressure particularly within the Poblacion, Urban Fringe and Urban Expansion Areas and other growth centers.

- 90 percent of households to have sanitary toilets by Year 2005; 100 percent by Year 2010;

- Development/Rehabilitation of storm drainage systems in the Poblacion and Barangays Wawa, Cacawan, Sta. Rita and Marfrancisco as well as all major roads, to accommodate at least, a 10-year rainfall/flood, to be completed by Year 2010;

- Improve the technical capabilities of the Municipal Planning and Development Office (MPDO) and the Municipal Engineering Office (MEO) in stormwater drainage planning and design; and

- 100 percent of households to have access to electricity by Year 2005.

5.2.3 Development Strategies

- Water Supply

The Pinamalayan Water District (PWD) shall be tasked with the expansion/modernization of Level III water systems in Pinamalayan. This may involve taking over existing private water systems within residential subdivisions.

Priority shall be given to the provision of Level III systems in highly-populated areas which are not served by any Level III system, or areas that rely on point well sources.

Water source, treatment and storage facilities shall be upgraded to improve the level of service, at least, to Local Water Utilities Administration (LWUA) standards, especially in terms of water availability (at least 190 liters per capita per day supply, 24 hours availability), system pressure (14m pressure), and potability (meets Philippine National Standards for Drinking Water).

- Sanitation and Drainage

The municipal government should enforce the provision of sanitary toilets. It involves the construction of toilets in schools and other government facilities, and
also, to provide public toilets in depressed communities. Public education in sanitation should be a continuing activity.

Existing drainage systems in vital areas shall be upgraded to meet a ten-year rainfall/flood. At this level of standard, little or no disruption of economic activities is expected. Vital areas for drainage development/rehabilitation are: Zones I to IV, Wawa, Cacawan, Sta. Rita and Marfrancisco.

The drainage planning and design capabilities of the Municipal Planning and Development Office (MPDO), as well as the Municipal Engineer's Office (MEO) shall be improved through advanced technical training and provision of support computer systems (hardware and software in drainage planning and design). A three-month hands-on training course with consultant-trainors shall be conducted. An immediate output of this training shall be a drainage master plan for the municipality.

- Power

The Plan endorses and support the establishment of a 7.5 MW Power Plant of the National Power Corporation, sub-contracted to the Southern Energy Corporation. This will augment the much needed power supply requirements in Pinamalayan and other neighboring municipalities. Priority barangays of the electrification program of ORMEO include the following: Bangbang, Maliancog, Guinhawa, Malaya, Banilad and Ranzo.

5.2.4 Programs and Projects

- Expansion and Upgrading of Level III Water Supply System

The objective of providing adequate and safe water to the population is best brought about through Level III systems. The upgrading of water supply from Level I to Level II and Level II to Level III will bring about the following benefits: (1) the population served will have access to lower cost of water supply; (2) meet the increase demand for potable water in the service area and (3) improve water service in terms of quality, availability, quality, pressure, system losses, etc.

- Sanitation Project

The project will involve the construction of common/public toilet facilities in depressed barangays as well as in public areas (parks, transport terminals, etc.).

- Drainage Development Program

The project involves the conduct of a technical training program for the MPDO and MEO personnel in the field of drainage planning and design. Most of the drainage plans are not integrated. A new development may have properly constructed drainage systems within the boundaries, but the existing drainage systems outside the property may not have the capacity to receive flows from this new development. When this happens, flooding incidences increase. Improvement and rehabilitation works would be necessary and these lead to increased investment cost for drainage systems.
To avoid this, it is essential to improve the technical capabilities of municipal personnel involved in storm water planning and design.

5.2.5 Program and Project Description

Comprehensive descriptions of the programs and its projects detailing their rationale, location, cost, implementation phase and potential funding sources are provided in the succeeding briefs.
<table>
<thead>
<tr>
<th>IF - 4</th>
<th>Expansion and Upgrading of Level III Water Supply System</th>
</tr>
</thead>
<tbody>
<tr>
<td>RATIONALE/ BENEFITS</td>
<td>The objective of providing adequate and safe water to the population is best brought about through Level III systems. With the upgrading of water supply from Level I to Level II and Level II to Level III will bring about the following benefits: (1) the population served will have access to lower cost of water supply; (2) meet the increase demand for potable water in the service area and (3) improve water service in terms of quality, availability, quality, pressure, system losses, etc.</td>
</tr>
<tr>
<td>LOCATION</td>
<td>Cacawan, Sta Rita and Marfrancisco</td>
</tr>
<tr>
<td>COST</td>
<td>Level III Expansion and Upgrading</td>
</tr>
<tr>
<td></td>
<td>Total</td>
</tr>
<tr>
<td></td>
<td>27,624,648</td>
</tr>
<tr>
<td>PHASING</td>
<td>Medium to long term</td>
</tr>
<tr>
<td>FUNDING SOURCES</td>
<td>LWUA, Water District, International Funding Agencies (BOT)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>IF - 5</th>
<th>Sanitation Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>RATIONALE/ BENEFITS</td>
<td>The project will involve the construction of common/public toilet facilities in depressed areas and public areas. The depressed communities lack adequate sanitation facilities. This leads to high incidence of diseases in the area. Toilet also are inadequate in the public areas and this causes undue inconvenience.</td>
</tr>
<tr>
<td>LOCATION</td>
<td>All Barangays</td>
</tr>
<tr>
<td>COST</td>
<td>Municipal Funds (P50,000 per year)</td>
</tr>
<tr>
<td></td>
<td>Total</td>
</tr>
<tr>
<td></td>
<td>500,000</td>
</tr>
<tr>
<td>PHASING</td>
<td>Short to long term</td>
</tr>
<tr>
<td>FUNDING SOURCES</td>
<td>Municipal</td>
</tr>
</tbody>
</table>
### Drainage Development Program

**RATIONALE/ BENEFITS**
The project involves the conduct of a technical training program for the MPDO and MEO personnel in the field of drainage planning and design. Most of the drainage plans are not integrated. A new development may have properly constructed drainage systems within the boundaries, but the existing drainage systems outside the property may not have the capacity to receive flows from this new development. When this happens, flooding incidences increase. Improvement and rehabilitation works would be necessary and these lead to increased investment cost for drainage systems.

To avoid this, it is essential to improve the technical capabilities of municipal personnel involved in storm water planning and design.

Components:
- Training
- Design
- Topographic Survey
- Rehabilitation and Construction

**LOCATION**
Poblacion, Wawa, Cacawan, Sta Rita, Sta Isabel, Marfrancisco

**COST**

<table>
<thead>
<tr>
<th>Component</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design Training Program</td>
<td>100,000</td>
</tr>
<tr>
<td>Computer Hardware and software acquisition</td>
<td>200,000</td>
</tr>
<tr>
<td>Training</td>
<td>150,000</td>
</tr>
<tr>
<td>Topographic Survey</td>
<td>800,000</td>
</tr>
<tr>
<td>Preparation of Drainage Master Plan</td>
<td>1,000,000</td>
</tr>
<tr>
<td>Annual Budget for Construction (400,000)</td>
<td>4,000,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>6,250,000</strong></td>
</tr>
</tbody>
</table>

**PHASING**
Short term

**FUNDING SOURCES**
Municipal
6.0 ENVIRONMENT MANAGEMENT PLAN

The Environmental Management Plan is designed to serve as a management tool in the proper utilization of natural resources. This means that development is pursued but the quality of air, water, land and other natural resources is maintained or restored to their best uses and that any further degradation is controlled or prevented. Focus is given to the enforcement of environmental laws and regulations, environmental protection, conservation, preservation, cleaning and greening and waste management. Attention is also given to an intensive environmental information and education campaign in order to obtain a wide based community support in environmental management.

6.1 Goal

- Ensure the sustainability of economic growth and development through a properly managed environment and natural resources: protection, conservation, preservation of land, coastal and forest resources and adequate waste management.

6.2 Objectives

- Strict compliance to the existing environmental laws and regulations by the residential, commercial and industrial establishments. Among these environmental laws and regulations include the following:
  - Anti-littering and anti-dumping ordinances.
  - Forest Management Law
  - Fisheries Law

- Conduct environmental education seminars in different barangays in the next three years. Among the proposed seminars include:
  - Seminar on solid waste segregation, recycling, reuse and composting
  - Seminars on community-based coastal and forest management
  - Seminars on municipal environmental laws and regulations

- Distribute IEC materials (leaflets, comics, posters, etc.) to the household population in the next two years. The materials shall focus on environmental management, e.g., solid waste segregation, recycling/reuse, coastal resource management and forest protection and preservation;

- Conduct reforestation of the site designated by DENR-CENRO to prevent flooding, erosion and siltation of low-lying barangays by year 2005;

- Reduce, if not completely eliminate, illegal logging activities and effectively implement community-based forest management programs by year 2010;

- Protect and manage coastal resources and coastal areas along Tablas Strait within the plan period;

- Prevent erosion/siltation in major rivers of Pinamalayan by the year 2010;
• Eliminate dumping of garbage and other wastes, i.e., untreated wastes, toxic and hazardous waste, etc. in rivers, creeks and other bodies of water in the municipality by the year 2005;

• Promote waste segregation, recycling and reuse of solid wastes among the household owners within two years to considerably reduce the volume of waste for collection and disposal;

• Within the short term, identify potential sites for the development/construction of a waste ecological center and sanitary landfill and

• Conduct activities that will promote biodiversity protection and conservation within the plan period.

6.3 Development Strategies

• Strict Implementation of Environmental Laws and Standards

The local government shall strictly implement all laws and regulations related to environmental management. Any individual or establishments found not complying with the given standards shall be imposed with the necessary sanctions.

Anti-Dumping and Anti-Littering Laws

Municipal ordinances on anti-dumping, anti-littering, cleaning and greening as well as beautification and environmental sanitation programs shall be implemented not only in the town proper but also in rural barangays. The municipal government would therefore exert utmost effort to encourage every barangay to undertake clean and green programs/activities in their respective areas. The activities shall be provided with adequate waste collection, disposal system and other support from the municipal government.

Forest Management Laws

In coordination with DENR-CENRO, implement remedial measures geared towards the reduction, if not complete elimination, of illegal logging activities and the need to review and implement the laws/policies on forest management.

Fisheries Law

The municipal government shall conduct an intensive review and enforce/implement current fisheries law and advocacy for the enactment of other fishery bills. The implementation of these laws shall be well coordinated and collaborated with the Department of Agriculture and the Department of Environment and Natural Resources, to prevent further destruction to the coastal resources.

• Protect Forestlands/Watershed Area from Destructive Activities

The municipal government shall exert utmost efforts in the protection of Pinamalayan’s forestlands and watershed areas. This is particularly crucial since
reports and studies show that the forestlands of Oriental and Occidental Mindoro are natural habitats of rare animal species (i.e., Tamaraw).

Widespread information dissemination campaign shall be conducted to inform people on the environmental impacts of uncontrolled activities in forests and watersheds. The development of comprehensive forest, coastal and watershed management and monitoring plans for these areas shall also be promoted. Barangays would also be encouraged to exercise vigilance and to participate in the various patrolling/monitoring activities.

- Creation of Organized Group to Patrol/Monitor and Protect Forest and Coastal Resources

The existing “Bantay Dagat” activities of the municipality shall be strengthened by encouraging more members and volunteers to participate in the activities. A “Bantay Dagat” Group in every coastal barangay shall therefore be organized to patrol their respective areas. The groups shall be provided with the necessary monitoring equipment and devices and adequate training in undertaking the roles of each member. In this case, the private sector shall be tapped to provide the necessary financial and technical support.

Likewise, the “Bantay Gubat” shall be strengthened and expanded to include not only Sabang and but also other upland barangays to patrol and/or monitor the forested areas in order to reduce and/or eliminate illegal logging, kaingin, etc. These groups shall also be provided with the necessary monitoring equipment and devices as well as adequate training in undertaking their roles.

- Close Linkages Among the Government Agencies, Non-Government Agencies and Private Sector

The local government shall maintain close linkages with the non-government agencies and the private sector to encourage their active participation and support for all environmental programs.

The role of non-government organizations is vital to the protection of environment. These organizations may participate in the river rehabilitation/clean-up program or adopt a river, area or street where they can undertake cleaning/greening activities. On the other hand, the private sector may be tapped to provide financial and/or technical assistance for river protection, coastal resource management and other related activities.

- Environmental Education and Information Dissemination/Campaign

The local government shall launch a municipal-wide awareness campaign on the environment primarily to educate people. Seminars and lectures on solid waste management, i.e., segregation, recycling/reuse, importance of pollution prevention and its effects shall be conducted at the barangay level. Targeted beneficiaries are the households in urban and rural areas that contribute considerably to waste generation.

Likewise, IEC materials that include leaflets, comics, posters, etc., shall be prepared and distributed to the households. The campaign materials shall include the role of each individual, the importance of environment and natural
resources management, municipal laws, rules and regulations and programs/projects in the area where each individual can participate. This will also serve as social preparation prior to the launching of a proposed environmental project.

- Creation of a Municipal Task Force on Solid Waste

A task force on solid waste shall be created consisting of representatives from different sectors to identify appropriate technologies for solid waste disposal. The responsibility of the Task Force shall not be limited to the identification and evaluation of available technologies but also include the formulation of strategies to considerably reduce the volume of waste for collection and disposal, identification of private companies who will buy recyclable materials, encouragement of the people to actively participate in the waste segregation scheme, etc.

- Formulation and Proper Implementation of an Effective and Efficient Solid Waste Management System

  Enforcement of Regulations on Solid Wastes

  All municipal ordinances on proper solid waste storage, collection and disposal for household, commercial and industrial establishments shall be strictly enforced by the Task Force on Solid Waste.

  Waste Segregation, Reuse, Recycling and Composting

  The segregation of solid waste components including wastepaper, cardboard, aluminum cans, glass and plastic container is one of the most positive and effective ways to achieve the recovery and reuse of materials. Waste segregation at the source of generation needs the active participation of every household, commercial and industrial establishment. However, waste segregation at the site prior to disposal is becoming more effective in practice. The method of composting (aerobic decomposition of garbage) is one of the best alternative means of reducing garbage at the source or at the landfill site.

  Collection and Transport

  The local government shall undertake the expansion of the service collection area by encouraging the private sector and some barangays to initiate garbage collection programs in their respective areas. The government shall also procure the necessary garbage collection trucks to collect and transport solid wastes to the disposal site.

  Identification of Site for the Development of Waste Processing Center and Sanitary Landfill

  Identification of a suitable site for sanitary landfill is deemed critical in the solid waste management system. To considerably reduce the volume of wastes to be landfilled, the Task Force on Solid Waste shall spearhead the development of a waste ecological center where the collected wastes may further be segregated, recycled, processed, composted, etc. This strategy may prolong the useful life of the sanitary landfill and also create employment...
opportunities. The waste processing center as well as the sanitary landfill shall be properly and strictly regulated to prevent squatting, scavenging, etc.

### 6.4 Programs and Projects

- **Creation of Municipal Environment and Natural Resources Officer (MENRO)**

  The creation of MENRO is very important in the realization of the Environmental Management Plan for the municipality. This is because the main responsibility of MENRO shall focus on the present and future environmental conditions of the municipality. The MENRO shall work in close coordination with DENR/PENRO/CENRO and other non-government organizations/institutions to facilitate the proper implementation of environmental programs and projects. With the creation of MENRO, all problems related to environmental protection and management will be properly addressed to ensure sustainable development.

- **Forest Management/Reforestation/Tree Planting/Biodiversity Protection and Conservation Program**

  In the first three years, the municipal government shall focus on undertaking a massive information campaign on forest protection and management. Seminars/Lectures shall be conducted to household members in the upland barangays involving especially the Mangyans. Likewise, IEC materials, e.g., leaflets, posters, comics, etc., shall also be prepared and distributed to the household population.

  The formation of “Bantay Gubat” Groups in the upland barangays of Sabang, Ranzo, Banilad, Guinhawa, Sta. Isabel, Buli and Marayos shall be one of the major components of this Program. One of the major functions of the “Bantay Gubat” is to report to local authorities any illegal logging, kaingin and other related activities not allowed in the forest areas.

  Other components of this Program include the following:

  **Clean and Green Program** - involves tree planting activities to be spearheaded by the municipal government, barangay and Sangguniang Kabataan officials and to be participated in by students, non-government organizations and other volunteers. Priority areas of the tree planting/reforestation program are along major riverbanks to address erosion and siltation problems.

  **Contest on the Cleanest and Greenest Barangay** - an annual contest to be participated in by all barangays. This is one way of promoting cleanliness and tree planting activities.

  **One-Graduate-One-Tree Project** - involves tree planting activity at designated places for every graduating student in the municipality.

  **Flora and Fauna Preservation** – involves specific activities such as monitoring to determine if there are endangered species in the municipality that require protection and preservation.
Coastal Resource Management Program

The project will involve the conduct of participatory coastal resource assessment in the coastal barangays which will involve the identification and evaluation of the existing coastal resources in the municipality and determination of the need for coastal rehabilitation programs (mangrove reforestation, artificial reefs, etc.).

Trainings/workshops on "Coastal Resource Management" will be conducted to communities residing along the coastal barangays of Quinabigan, Papandayan, Marfrancisco, Poblacion 1, Wawa, Lumang Bayan, Guinhawa, Pili, Banilad and Ranzo. One of the objectives of the trainings/workshops is the strengthening of the organization/establishment of the “Bantay Dagat” project currently being implemented by the municipal government. The “Bantay Dagat” Groups shall conduct patrolling and monitoring of illegal activities in the coastal areas. The participation of non-government organizations and private sectors shall also be encouraged to support the activities.

Regular coastal clean-up activities shall be spearheaded by the municipal government and coastal barangays. This pertains to the “dampot basura”, cleaning/elimination of sources of garbage, etc. The active participation of students, volunteers, resort owners and non-government organizations shall be encouraged.

River Rehabilitation, Protection and Management Program

The project involves the development of a comprehensive program for the rehabilitation of major rivers. The rehabilitation and protection program shall focus on reducing the effort of cleaning the rivers through the construction of barriers, reduction of river damage by controlling solids and domestic/industrial wastes, erosion/siltation control through dredging/desilting and construction of ripraps, retaining walls and other related measures.

Expected benefits from this project include the prevention of flood, reduction of health hazards brought by water pollution, growth and propagation of fishes and enhancement of the natural environment.

Integrated Municipal Solid Waste Management Program

In the first two years, the local government shall focus on providing environmental education to the people. Seminars on the importance of solid waste segregation, recycling, reuse, composting, health impacts and other related topics shall be conducted. Target beneficiaries are household members in the poblacion area and barangays, which generate considerable amounts of solid waste. IEC materials shall also be prepared for distribution to the entire household population of the municipality. The identification of a landfill site shall also be a critical output that will be done in the short term.

A comprehensive study on solid waste management shall also be undertaken. The study will involve waste characterization, storage and segregation techniques, proper collection, waste processing and identification of potential sites for landfill development. An additional garbage collection vehicle shall also be procured not only to increase the efficiency of collection but also expand the service coverage of garbage collection.
Finally, the ultimate objective of this program is the development/construction of a waste ecological center and sanitary landfill. All wastes collected shall be further segregated, processed, recycled, reused, composted in the proposed waste ecological center. This will considerably reduce the volume of waste to be landfilled.

6.5 Program and Project Description

Comprehensive descriptions of the programs and projects detailing their project rationale, location, cost, implementation phase and potential funding sources are provided in the succeeding briefs.
The project involves the creation of a Municipal Environment and Natural Resource Officer (MENRO) whose main task is the implementation of all environmental projects and whose main responsibility is the management and protection of the environment in the municipality of Pinamalayan.

In line with the proposed implementation of the land use plan and zoning ordinance of the municipality of Pinamalayan, the MENRO shall be the main body who shall conduct regular monitoring of the performance criteria related to the environment.

The creation of MENRO would:

- Provide new employment opportunity;
- Focus attention on the environmental problems in the municipality;
- Properly and efficiently implement plans and programs in environment.

| Location | Municipal Hall of Pinamalayan;  
| Service Area – Entire municipality |

| Cost         | Salary of MENRO | 2,448,000 |
|             | Procurement of vehicle | 450,000 |
| Total       |               | 2,898,000 |

| Phasing       | Long term |

<table>
<thead>
<tr>
<th>Funding Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>Municipal fund</td>
</tr>
<tr>
<td>Civil Service Commission</td>
</tr>
<tr>
<td>ENV-2</td>
</tr>
<tr>
<td>-------</td>
</tr>
<tr>
<td><strong>RATIONALE/ BENEFITS</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>Benefits:</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

**LOCATION**

Information Campaign on Forest Management & Protection
“Bantay Gubat” - Brgys. Sabang, Ranzo, Banilad, Guinhawa, Sta. Isabel, Bull, Marayos
Clean and Green Program;
Tree Planting Program
One Graduate-One Tree Project - All Barangays

**COST**

<table>
<thead>
<tr>
<th>Activity</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Massive Information Campaign</td>
<td>280,000</td>
</tr>
<tr>
<td>*Bantay Gubat / Flora/Funa Preservation Allocation</td>
<td>160,000</td>
</tr>
<tr>
<td>Clean and Green Program</td>
<td>500,000</td>
</tr>
<tr>
<td>Reforestation/Tree Planting Project</td>
<td>250,000</td>
</tr>
<tr>
<td>One Graduate - One Tree Project</td>
<td>200,000</td>
</tr>
<tr>
<td>Total</td>
<td>1,210,000</td>
</tr>
</tbody>
</table>

**PHASING**

Short to Long term

**FUNDING SOURCES**

- Municipal Government
- Private sector
- International funding agencies
**ENV-3**

<table>
<thead>
<tr>
<th>Coastal Resource Management Program</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RATIONALE/BENEFITS</strong></td>
</tr>
<tr>
<td>The program involves the participatory assessment, protection and management of coastal resources of the municipality of Pinamalayan. This program would encourage the active participation of the residents of coastal barangays, which shall be undertaken through a community-based approach. This program shall be composed of the following components:</td>
</tr>
<tr>
<td>1. Massive information campaign – Trainings/seminars and distribution of information materials to households in coastal barangays regarding the importance of coastal management shall be conducted;</td>
</tr>
<tr>
<td>2. Resource Ecological Assessment – involves the identification and evaluation of the existing coastal resources in the municipality of Pinamalayan;</td>
</tr>
<tr>
<td>3. Coastal Clean-up – regular clean-up activities, e.g., “dampot-basura”, eliminating the sources of garbage, etc., either bi-monthly or quarterly, to be spearheaded by the local government and coastal barangays, with the help and support of the resort owners, non-government organizations, students and volunteers;</td>
</tr>
<tr>
<td>4. “Bantay Dagat” – involves strengthening the organization of a group in coastal barangays who shall be conducting an extensive patrolling/monitoring and protection of the coastal resources thereby reducing/eliminating illegal fishing, garbage dumping, etc.</td>
</tr>
<tr>
<td>The program is expected to:</td>
</tr>
<tr>
<td>- Increase public awareness on the importance of coastal resources management/protection;</td>
</tr>
<tr>
<td>- Improve the aesthetic view of the coastline in the municipality;</td>
</tr>
<tr>
<td>- Eliminate illegal fishing, garbage dumping and other illegal activities in the area; and</td>
</tr>
<tr>
<td>- Achieve full compliance with laws, regulations, policies by the municipality.</td>
</tr>
<tr>
<td><strong>LOCATION</strong></td>
</tr>
<tr>
<td>Quinabigan, Papandayan, Marfrancisco, Wawa, Lumang Bayan, Guinhawa, Pili, Banilad, Ranzo, Poblacion 1</td>
</tr>
<tr>
<td><strong>COST</strong></td>
</tr>
<tr>
<td>Massive Information Campaign</td>
</tr>
<tr>
<td>Resource Ecological Assessment</td>
</tr>
<tr>
<td>Coastal Clean-up</td>
</tr>
<tr>
<td>“Bantay Dagat”</td>
</tr>
<tr>
<td><strong>Total</strong></td>
</tr>
<tr>
<td><strong>PHASING</strong></td>
</tr>
<tr>
<td>Short to long term</td>
</tr>
<tr>
<td><strong>FUNDING SOURCES</strong></td>
</tr>
<tr>
<td>- Municipal Government</td>
</tr>
<tr>
<td>- Private Sector</td>
</tr>
<tr>
<td>- International Funding Agencies</td>
</tr>
</tbody>
</table>
ENV-4 River Management/Protection Program

RATIONALE/ BENEFITS
Under this program, the following components shall be implemented to achieve the ultimate objective of protecting the river system of the municipality of Pinamalayan:

1. Slope Protection/Soil Erosion Control – this involves the construction of soil erosion control measures, e.g., riprap, retaining walls, etc. along major rivers in Pinamalayan where erosion/siltation is noticeable.

2. River Management/Protection Study – this involves the preparation, development and implementation of a comprehensive river management plan for the municipality of Pinamalayan.

With the increasing gravel and sand quarrying activities along the major river system in the Municipality, the occurrence of environmental problems, e.g., erosion, siltation particularly along waterways is foreseen. It is therefore inevitable to address such issues through the implementation of the river management and protection program to maintain the quality of the rivers and prevent occurrence of flooding.

The benefits expected to arise from the Program include:

- Prevention of flood occurrence;
- Enhancement of natural environment, i.e., rivers and creeks; and
- Reduce, if not totally eliminate erosion and siltation.

LOCATION
All barangays traversed by major rivers.

COST

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction of Retaining Walls/Slope Protection</td>
<td>P4,000,000</td>
</tr>
<tr>
<td>Conduct of Watershed Management Study</td>
<td>1,000,000</td>
</tr>
<tr>
<td>Total</td>
<td>5,000,000</td>
</tr>
</tbody>
</table>

PHASING
Short to Medium term

FUNDING SOURCES
- Municipal fund
- Private Sector
- International Funding Agencies
### ENV-5 Integrated Solid Waste Management Program

<table>
<thead>
<tr>
<th><strong>RATIONALE/ BENEFITS</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>It is expected that solid waste management will become a major problem within the next ten years in the municipality. Hence the problem on solid waste shall be addressed locally through the implementation of the following program components:</td>
<td></td>
</tr>
<tr>
<td>1. Massive Information Campaign – lectures on solid waste management (storage, collection, waste reduction, segregation, recycling/reuse) shall be conducted for households in the Poblacion and adjacent barangays. Likewise, information materials, e.g., leaflets, flyers, etc., shall be distributed to households.</td>
<td></td>
</tr>
<tr>
<td>2. Comprehensive Study on Solid Waste Management – this will cover an intensive study on waste characterization, storage and segregation techniques, proper collection, waste processing and identification of potential sites for waste processing, composting and landfill development.</td>
<td></td>
</tr>
<tr>
<td>3. Procurement of Garbage Collection Equipment – primarily intended to increase and/or expand the service area of garbage collection.</td>
<td></td>
</tr>
<tr>
<td>4. Development/Construction of Waste Ecological Center and Sanitary Landfill – involves the construction of a waste processing center where the collected solid waste may be recycled, reused, composted, etc., and the development of a sanitary landfill.</td>
<td></td>
</tr>
<tr>
<td>Benefits include the following</td>
<td></td>
</tr>
<tr>
<td>• Promote waste segregation and recycling among households and increase environmental awareness;</td>
<td></td>
</tr>
<tr>
<td>• Increase efficiency in garbage collection;</td>
<td></td>
</tr>
<tr>
<td>• Reduce health hazards caused by open dumping; and</td>
<td></td>
</tr>
<tr>
<td>• Dumping of garbage in the rivers and sea will be eliminated thereby resulting to reduction of pollution level and prevention of flood.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>LOCATION</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Massive Information Campaign:</td>
<td></td>
</tr>
<tr>
<td>Procurement of Garbage Collection Equipment - Poblacion 1, 2, 3, 4 and adjacent barangays</td>
<td></td>
</tr>
<tr>
<td>Comprehensive Study on SWM - all barangays</td>
<td></td>
</tr>
<tr>
<td>Development/Construction of WEC and Sanitary Landfill - to be identified</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>COST</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Massive Information Campaign</td>
<td>630,000</td>
</tr>
<tr>
<td>Comprehensive Study on Solid Waste Management</td>
<td>1,500,000</td>
</tr>
<tr>
<td>Procurement of Garbage Collection Equipment</td>
<td>2,000,000</td>
</tr>
<tr>
<td>Development/Construction of Waste Ecological Center and Sanitary Landfill</td>
<td>215,000,000</td>
</tr>
<tr>
<td>Total</td>
<td>222,630,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>PHASING</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Short to Long term</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>FUNDING SOURCES</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Municipal fund</td>
<td></td>
</tr>
<tr>
<td>• Barangay Fund (for environmental education)</td>
<td></td>
</tr>
<tr>
<td>• Private Sector (BOT)</td>
<td></td>
</tr>
<tr>
<td>• Land Bank of the Philippines</td>
<td></td>
</tr>
</tbody>
</table>
7.0 DEVELOPMENT ADMINISTRATION

The municipality shall focus on strengthening its management capabilities in order to ensure the effective delivery of government services. A proactive stance towards development administration is adopted. This can be achieved through housekeeping measures, systematization of operations as well as the creation of new offices geared to address key development concerns.

7.1 Organizational Review and Restructuring

Organizational Review

The mandated functions of the Local Government departments and offices shall be reviewed. The benchmark of the organizational review are the provisions of the Local Government Code with respect to municipal government and administration.

The municipal government, in its process of reorganization, shall observe the following principles:

- Simplicity in organization. The municipality will opt for a lean and mean bureaucracy;
- Efficiency in operations; and
- Economy in the management and operations of the municipal government.

The steps in the organization analysis are as follows:

a. The Mayor, through an Executive Order shall create a Study Group composed of selected municipal department heads, a member of the Sangguniang Bayan and a senior official of the Office of the Mayor;

b. The Study Group will review the functions of all offices in order to make them more efficient and effective.

c. It will review personnel allocation and evaluate personnel performance with the aim of upgrading personnel productivity as well as determining the staff development requirements;

d. It will formulate a manual of management and operations as a guide to all municipal officials and employees; and

e. It will formulate municipal service standards.

New Offices

New offices, which shall perform functions such as municipal investment, tourism and environment management and monitoring shall be created. These will improve the service delivery of the municipality, promote its economic potentials to investors and protect the environment. The various functions of these proposed offices are described in the succeeding sections while the proposed organizational charts are presented in the succeeding figures (Figures 7.1 to 7.4).
- Municipal Slaughterhouse and Public Market Office

The Municipal Slaughterhouse and Public Market Division shall be elevated to a full department.

- Municipal Environment and Natural Resources Office

As provided in the Local Government Code, the Municipal Environment and Natural Resources Office (MENRO) shall be in charge of formulating measures to ensure the proper delivery of local government services pertaining to environment and natural resources. It shall also develop environmental plans and strategies for consideration of the Sangguniang Bayan and the Mayor to implement the same. It shall also be in charge of, among others, the municipality’s communal forests, watersheds, tree parks, mangroves, greenbelts and similar forestry projects. The MENRO shall coordinate with the DENR.

It is important to note that the creation of MENRO as a full-blown department office is a medium term recommendation (refer to Figure 7.2). This is in consideration of the necessary preparation of both the personnel to be appointed as well the finances of the municipality. In the short-term, it is expected that the plans pertaining to environment shall be handled by the existing Environmental Management Division under the Office of the Mayor (refer to Figure 7.1).

- Business and Investment Promotions Division

The Business and Investment Promotions Division (BIPD) shall be created under the Office of the Mayor. It shall be in-charge of promoting the investment potentials of the municipality. There may be two units within this office: Trade and Industry, and Tourism (refer to Figures 7.3 and 7.4). The establishment of the BIPD is an immediate recommendation. Once established, it will immediately facilitate preparation of a Local Investment Incentives Code, Tourism Development Plan and other investment – related projects.

The Trade and Industry Unit shall provide prospective investors with essential information such as investment potentials and preferences, business requirements and registration procedures, local incentives, labor pool characteristics, availability of raw materials, level of infrastructure and utilities, etc. Further the division shall prepare promotional materials and conduct briefings to selected audiences. It shall also spearhead the formation of a One-Stop Action Center (OSAC) to facilitate the licensing and registration of new businesses. There may be desk officers of the DTI, BIR, SSS and other concerned agencies such that applications would be facilitated in one location. This may be done with the assistance of the Department of Trade and Industry (DTI).

The Tourism Unit shall coordinate the efforts of the municipal administration, other government agencies and the private sector with regards to the development of the tourism industry. This division shall formulate tourism action plans (such as regular cultural and related activities), and maintain a visitor information system.
Figure 7.1 Proposed Organizational Chart of the Municipality of Pinamalayan (Short Term)
Legend:

- Existing Offices
- Proposed Offices

Figure 7.2 Proposed Organizational Chart of the Municipality of Pinamalayan (Medium Term)
Figure 8.3 Proposed Organizational Chart of the Office of the Mayor (Short-Term)

Figure 7.4 Proposed Organizational Chart of the Office of the Mayor (Medium-Term)

Legend:

- Existing Offices
- Proposed Offices
linked with the Department of Tourism (DOT) and prepare and disseminate tourism promotional materials. It shall also maintain an inventory of potential tourism development sites and undertake studies as well as initiatives to make these as viable investment opportunities. Also, the Office shall ensure that tourism-related establishment are at par with DOT standards.

- Motorpool Division Under the Office of the Municipal Engineer

The Motorpool division shall be lodged under the Municipal Engineer’s Office. This shall centralize all concerns pertaining to vehicle/equipment utilization and maintenance.

- Mangyan Officer Under the MSWDO

The creation of an item of Mangyan Officer under the MSWDO aims to facilitate implementation of Mangyan development concerns and for linkages, coordination with concerned agencies.

- Municipal Planning and Development Office

For a more efficient and systematic functioning and operations of the MPDO, it is proposed that the existing divisions be restructured to consist of the following: Economic Division, Social Division, Infrastructure Division, Zoning Administration and Project Evaluation and Data Banking Division (refer to Figure 7.5).

The zoning administration function shall be transferred from the Office of the Mayor to the Municipal Planning and Development Office. This is in order to provide a direct link between planning, regulation and monitoring activities.

To enable the MPDO to more efficiently carry out its expanding concerns, the position of Assistant MPDC is deemed created upon approval of the CLUP to ensure the proper implementation of the CLUP.

- Animal Health and Protective Section Under the Municipal Agriculture’s Office

For a more efficient performance in poultry, livestock, and fishery management, an Animal Health and Protective Section under the Municipal Agriculturist’s Office shall be established.

- Human Resource Division

In the long term, the municipality shall also transform the Human Resource Division into a full department. This will result to a more efficient delivery of services among government employees. Employees benefits, performance efficiency, personnel training may then be given utmost attention.
**Figure 7.1  Proposed Organizational Chart of the Municipality of Pinamalayan**
Figure 7.1   Proposed Organizational Chart of the Municipality of Pinamalayan

Figure 8.XX   Proposed Organization Structure of Mayor's Office
Figure 7.1 Proposed Organizational Chart of the Municipality of Pinamalayan

Figure 8.XX Proposed Organization Structure of MPDC Office
Figure 7.1  Proposed Organizational Chart of the Municipality of Pinamalayan
7.2 Management Information System

The municipality shall maintain a good and regularly updated databank in order to provide readily accessible information for quality decision-making. This will largely assist the Mayor, members of the Sanggunian Bayan and the Department Heads in the formulation of their policies and programs. The Management Information System (MIS) shall be lodged with the Municipal Planning and Development Office. Essential information that should be stored include, among others: Population growth rate and barangay distribution; Census and profile of labor force; Tax collection data; Location and condition of social service facilities; Municipal health profile; Cadastral Information; Land use and Zoning; Location and condition of public infrastructure; Local Ordinances and regulations.

To link the MIS to a Municipal Geographic Information System (GIS) is a short-term project. The GIS is an integrated system in land use monitoring of the CDP/LUP and the Zoning Ordinance. It shall also upgrade the municipality’s capability on real property tax monitoring and collection as well as infrastructure development. GIS applications shall be developed for the MPDC (Land Use and Zoning), Assessor’s Office (RPTA Administration), Engineer’s Office, Treasurer’s Office as well as Office of the Mayor.

7.3 Social Preparation

Social preparation as well as community organizing activities shall be undertaken to ensure the support of the community in a particular development program. Included in this undertaking would be defining the roles and responsibilities of stakeholders: the community and the program implementers, to ensure that the roles are complementary and not overlapping.

7.4 Legislative Agenda

The municipal government shall formulate various codes that will help rationalize the implementation of various local measures. This includes the following codes, samples of which are presented in Annex B.

- **Investment Code**

  In order to foster economic growth, a Pinamalayan Investment Code will be formulated to facilitate the development of businesses and investments.

- **Local Environment Code**

  This is a compilation of local environmental laws and measures which the local council promulgated and adopted as regulatory tools. This code is important in the light of the fact that the environmental management function is a devolved responsibility.

- **Traffic Code**

  This contains laws and ordinances, which control and regulate the movement of goods, commerce and vehicles. It is intended to facilitate healthy and safe people, and vehicular mobility. The code will prevent chaotic traffic mess typical
of areas where there is an increasing number of vehicles more specifically in rapidly urbanizing municipalities.

- **Health and Sanitation Code**

  This code will provide the necessary rules and regulations that will safeguard the health of the constituents and sanitation of the community. Like the Environmental Code, this code will be concerned with air quality, chemical pollution or proper and sanitary handling of food, etc.

### 7.5 Programs and Projects

- **Organizational Review and Restructuring**

  This would entail the review of the municipality’s present administrative set-up leading to recommendations on ways to improve the over-all performance through enhanced management and processes. The services of consultants shall be procured.

  As a parallel task, the present skills level of both management and staff shall be reviewed in order to come up with a more focused and specific capability building design. Key areas for training, especially for the MPDO, include urban planning and management, GIS, project evaluation, organizational analysis and implementation of the zoning ordinance.

- **Development of Management Information System**

  This entails the design, development and institutionalization of a Management Information System (MIS) leading to the enhancement of records management as well as the facilitation of information exchange across departments. A local area network shall be established in order to keep a timely track of the municipal revenues, expenses, legislation and civil registry records, among others.

- **Municipal Geographic Information System**

  This would entail the development (design and customization) of applications systems that may include: Zoning Administration Information, Computerized Municipal Profile, Real Property Tax Administration, Infrastructure Inventory and Monitoring as well as Investment Promotion. It would also entail the procurement, installation, testing and commissioning of the necessary software and hardware. A training component to familiarize the users with the system shall also be built into the project.

- **Comprehensive Municipal Training Program**

  The program aims to upgrade the level of competence of municipal employees as well as local barangay officials. The design of a comprehensive training program will allow local authorities to deal with the private sector as well as the community much more effectively and with greater confidence either in business negotiation or transaction of municipal government business.

  Further, technical staff should be provided with training in planning and related activities. In particular, the following courses would be useful: advanced degree
in urban planning; short course in project evaluation and monitoring; short course in project development and identification and short course in land use planning and zoning.

It should be stressed that beyond the preparation of the zoning plan, the staff of the Zoning Division would play a critical role in enforcement, i.e., in ensuring that the proposed developments are not violations of the zoning ordinance.

Also, continuous capacity building program for elective/appointive Barangay officials shall be a component of this Program. This aims to strengthen the capability of Barangay officials in the fields of local governance and development administration. Capability building activities shall focus on strengthening the functionality of the Barangay Development Council. Since the Barangay officials are the main actors of development at the community level, it is essential that the capacities of officials are harnessed and developed. This may be critical ensuring success in the implementation of community based programs and projects.

7.6 Program and Project Description

Comprehensive descriptions of the programs and projects detailing their rationale, location, cost, implementation phase and potential funding sources are provided in the succeeding briefs.
### IN - 1 Organizational Review and Restructuring

<table>
<thead>
<tr>
<th>RATIONALE/ BENEFITS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>The objectives of this project include the following: (1) improve internal management and procedure to be able to serve the public more efficiently; and (2) maintain a lean and mean bureaucracy. The proposed organizational reforms will allow the municipal government bureaucracy to service its constituencies in a timely and responsive manner.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>Target Beneficiary: Municipal Employees</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>COST</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Organizational Review</td>
<td>500,000</td>
</tr>
<tr>
<td>Total</td>
<td>500,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PHASING</th>
<th>Short to medium term</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>FUNDING SOURCES</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Training Institutions - Local Government Academy, Civil Service Commission, Center for National and Regional Governance.</td>
<td></td>
</tr>
</tbody>
</table>

### IN - 2 Development of Management Information System

<table>
<thead>
<tr>
<th>RATIONALE/ BENEFITS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>This entails the design, development and institutionalization of a Management Information System (MIS) leading to the enhancement of records management as well as the facilitation of information exchange across departments. A local area network shall be established in order to keep a timely track of municipal revenues, expenses, legislation and civil registry records, among others.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>Municipal Government</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>COST</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>MIS Design and Development</td>
<td>700,000</td>
</tr>
<tr>
<td>Total</td>
<td>700,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PHASING</th>
<th>Short term</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>FUNDING SOURCES</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Foreign grants with municipal counterpart</td>
<td></td>
</tr>
</tbody>
</table>

---

Comprehensive Development Plan and Land Use Plan of Pinamalayan
Final Report

7-11
<table>
<thead>
<tr>
<th>IN - 3</th>
<th>Municipal Geographic Information System</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RATIONALE/ BENEFITS</strong></td>
<td>This would entail the development (design and customization) of applications systems that may include: Zoning Administration Information, Computerized Municipal Profile, Real Property Tax Administration, Infrastructure Inventory and Monitoring as well as Investment Promotion. It would also entail the procurement, installation, testing and commissioning of the necessary software and hardware. A training component to familiarize the users with the system shall also be built into the project.</td>
</tr>
<tr>
<td><strong>LOCATION</strong></td>
<td>Coverage Area - Entire municipality</td>
</tr>
<tr>
<td><strong>COST</strong></td>
<td>GIS Hardware and Software, Mapping and Training</td>
</tr>
<tr>
<td></td>
<td>Total</td>
</tr>
<tr>
<td><strong>PHASING</strong></td>
<td>Short Term</td>
</tr>
<tr>
<td><strong>FUNDING SOURCES</strong></td>
<td>Foreign grants with municipal counterpart</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>IN - 4</th>
<th>Comprehensive Municipal Training Program</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RATIONALE/ BENEFITS</strong></td>
<td>The program aims to upgrade the level of competence of municipal employees as well as local barangay officials. The design of a comprehensive training program will allow local authorities to deal with the private sector as well as the community much more effectively and with greater confidence either in business negotiation or transaction of municipal government business. Further, technical staff should be provided with training in planning and related activities. In particular, the following courses would be useful: advanced degree in urban planning; short course in project evaluation and monitoring; short course in project development and identification and short course in land use planning and zoning. Also, continuous capacity building program for elective/appointive Barangay officials shall also be a component of this Program. This aims to strengthen the capability of Barangay officials in the fields of local governance and development administration. Capability building activities shall focus on strengthening the functionality of the Barangay Development Council. Since the Barangay officials are the main actors of development at the community level, it is essential that the capacities of officials are harnessed and developed. This may be critical ensuring success in the implementation of community based programs and projects.</td>
</tr>
<tr>
<td><strong>LOCATION</strong></td>
<td>Coverage Area - Entire municipality</td>
</tr>
<tr>
<td><strong>COST</strong></td>
<td>Annual allocation (P75,000)</td>
</tr>
<tr>
<td></td>
<td>Total</td>
</tr>
<tr>
<td><strong>PHASING</strong></td>
<td>Short to long term</td>
</tr>
<tr>
<td><strong>FUNDING SOURCES</strong></td>
<td>Municipal</td>
</tr>
</tbody>
</table>
8.0 LOCAL DEVELOPMENT INVESTMENT PROGRAM

The Local Development Investment Program (LDIP) presents the financial plan and financing strategy needed to implement the CDP/LUP. It has been crafted through the calibrated and judicious allocation of the municipality’s financial resources in order to achieve realizable and highly effective results. It is important to note that the LDIP should guide the formulation of respective Barangay Development Plans.

8.1 Phasing

The programs and projects identified in the CDP/LUP were phased into three periods:

Short-Term (2001 – 2002)

These are categorized as “impact” programs and projects that are necessary to jumpstart the development process as envisioned in the CDP/LUP. These have been identified to address urgent community requirements and to lay the necessary framework to ensure further socio-economic growth.

- Economic Vitalization

The focus of the short-term is to start off a comprehensive program for economic vitalization in order to ensure that long-term development objectives may be met by an expanding municipal financial base. Attention is paid to mobilize critical revenue generating centers in the local government unit as well as to increase the economic productivity of the Pinamalayeños. Equal importance is paid towards the enhancement of the delivery of basic social and community services.

Agricultural development is at the forefront of the LDIP. Significant programs and projects are focused on the following:

- Increase the productivity of irrigated and rainfed rice production
- Intensify the production of industrial crops such as coconut and banana
- Improve livestock and poultry production such as carabao, cattle and swine
- Improve coastal and inland fisheries

This shall be paralleled by efforts to diversify the economy. Agri-industrial development is a key result area and attention shall be paid to the following, among others:

- Feed grains, indigenous foodstuff and semi-commercial vegetable production.
- Coco coir/peat production, nata de coco, banana chips, starch/flour and catsup processing
- Ice plant/cold storage
- Agri-processing plant
- Upgrading of the Municipal Slaughterhouse

The growth of the tourism industry is also a priority. An Integrated Tourism Development Program shall be implemented. Key development areas include Ranzo, Banilad, Pili and Sabang.

An aggressive Investment Promotions Program shall parallel all these efforts through marketing campaigns and participation in trade missions. A Local
Investment Code shall be drafted to guide the conduct of business in the municipality.

- **Improved Community Service Delivery System**

  The LDIP further provides for the improvement of the Community Service Delivery System in all fronts: Health, Education, Sports, Housing and Protective Services. Within the short-term, the focus shall be on minimizing, if not altogether eliminating, the gaps in the delivery of these basic services.

- **Environmental Management**

  As in community services, a comprehensive array of Environmental Management programs and projects shall be put on line. Particular attention shall be given to forest, coastal and river ecosystems. Also, a far-reaching information-education-communication campaign on solid waste management shall be started.

- **Infrastructure Development**

  The development of new infrastructure is limited in the short-term due to the high cost that these entail. Start-up projects for roads include the Marfrancisco – Nabuslot and Palayan – Anoling alignments. Drainage development is also given priority, particularly in the Poblacion and adjacent urban areas.

- **Administrative Enhancements**

  The short-term projects are also oriented towards enhancing the municipal government’s capability to increase its revenues as well as to implement a human resource development program.

  This includes the rejuvenation of Pinamalayan’s cadastral information and the building-up of a Geographic Information System (GIS). Aside from updating data on land and properties, the GIS can also assist in increasing revenue collections due to corollary improvements in tracking due and delayed tax payments, for instance.

  Training programs to improve the administrative and technical capabilities of the local government employees shall be implemented as well.

**Medium -Term (2003 – 2005)**

The Medium –Term phase of the LDIP is geared to sustain the gains obtained from the short-term. Programs and projects identified in the short-term shall be continued and sustained. The service and physical coverage of these projects shall be expanded. The objective at this stage is to ensure that growth is fast-tracked and that the foundations for this growth to benefit a wider area of the municipality are put in place.
Long-Term (2006 – 2010)

The Long-Term phase represents the ultimate stage of growth. Within this phase, an aggressive and full-blast infrastructure development program is undertaken parallel to the key programs and projects that have been started earlier.

Geographically, programs and projects are oriented towards increasing the viability of new urban growth areas. Along with these, the productivity of rural areas shall be further enhanced as well, mainly due to huge improvements in accessibility.

8.2 Investment Requirements

At full implementation, the total Investment Requirement of the CDP/LUP is estimated to be at PhP 2.773 billion. The sectoral shares are presented in Table 8.1 and the summary of programs and projects is shown in Table 8.2. The Social and Transport Sectors have the highest requirements of about 45 and 24 percent of the total cost, respectively.

Table 8.1 Sectoral Project Costs and Shares

<table>
<thead>
<tr>
<th>Sector</th>
<th>Total Project Cost (PhP)</th>
<th>Percent Share (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Social Development</td>
<td>1,255,102,176</td>
<td>45.26</td>
</tr>
<tr>
<td>Transport</td>
<td>676,337,228</td>
<td>24.39</td>
</tr>
<tr>
<td>Economic Development</td>
<td>529,564,456</td>
<td>19.10</td>
</tr>
<tr>
<td>Environment Management</td>
<td>233,208,000</td>
<td>8.41</td>
</tr>
<tr>
<td>Land Use</td>
<td>41,250,000</td>
<td>1.49</td>
</tr>
<tr>
<td>Infrastructure Development</td>
<td>34,374,648</td>
<td>1.24</td>
</tr>
<tr>
<td>Development Administration</td>
<td>3,450,000</td>
<td>0.12</td>
</tr>
<tr>
<td>Total</td>
<td>2,773,286,508</td>
<td>100.00</td>
</tr>
</tbody>
</table>

Source: Consultant’s Calculations

The respective shares of these Programs and Projects according to Budget Components are presented in Table 8.2. Capital Outlays (Operating and Project Expenditures) account for about 89 percent of the total investment requirements while MOOE and Personal Expenses have five and six percent shares, respectively.

Table 8.2 Summary of Proposed Programs and Projects

<table>
<thead>
<tr>
<th>ECONOMIC DEVELOPMENT</th>
<th>Program / Project Title</th>
<th>Term</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>AG-1</td>
<td>Productivity Improvement in Irrigated Lowland Rice</td>
<td>Short to long term</td>
<td>32,170,000</td>
</tr>
<tr>
<td>AG-2</td>
<td>Rainfed Rice Farming Systems Improvement</td>
<td>Short to long term</td>
<td>1,130,000</td>
</tr>
<tr>
<td>AG-3</td>
<td>Coconut Intensification Projects</td>
<td>Short to long term</td>
<td>7,750,000</td>
</tr>
<tr>
<td>AG-4</td>
<td>Banana Productivity Improvement</td>
<td>Short to long term</td>
<td>17,950,000</td>
</tr>
<tr>
<td>AG-5</td>
<td>Development of the Local Organic Banana Industry</td>
<td>Short to long term</td>
<td>17,600,000</td>
</tr>
<tr>
<td>AG-6</td>
<td>Community-Based Carabao Breeding</td>
<td>Short to long term</td>
<td>2,500,000</td>
</tr>
<tr>
<td>AG-7</td>
<td>Integrated Cattle Production Under Coconut Areas / Rice</td>
<td>Short to medium term</td>
<td>4,600,000</td>
</tr>
<tr>
<td>AG-8</td>
<td>Cattle Production in the Uplands</td>
<td>Short to medium term</td>
<td>12,100,000</td>
</tr>
<tr>
<td>AG-9</td>
<td>Community Based Swine Dispersal</td>
<td>Short to long term</td>
<td>450,000</td>
</tr>
<tr>
<td>AG-10</td>
<td>Improved Native Chicken Production</td>
<td>Short to long term</td>
<td>120,000</td>
</tr>
<tr>
<td>AG-11</td>
<td>Integrated Rice-Duck Production</td>
<td>Short to long term</td>
<td>120,000</td>
</tr>
<tr>
<td>AG-12</td>
<td>Commercial Fishing Fleet</td>
<td>Short to long term</td>
<td>10,000,000</td>
</tr>
<tr>
<td>AG-13</td>
<td>Mariculture Development</td>
<td>Short to long term</td>
<td>170,000</td>
</tr>
<tr>
<td>AG-14</td>
<td>Community-Based Tilapia Hatchery/Nursery</td>
<td>Short to long term</td>
<td>500,000</td>
</tr>
<tr>
<td>AG-15</td>
<td>Inland Fishery Development</td>
<td>Short term</td>
<td>2,050,000</td>
</tr>
<tr>
<td>AG-16</td>
<td>Feed Grains Production</td>
<td>Short to medium term</td>
<td>1,030,000</td>
</tr>
<tr>
<td>AG-17</td>
<td>Production of other Indigenous Feedstuffs</td>
<td>Short term</td>
<td>1,010,000</td>
</tr>
</tbody>
</table>
### Table 8.2 Summary of Proposed Programs and Projects (cont.)

#### ECONOMIC DEVELOPMENT

<table>
<thead>
<tr>
<th>Code</th>
<th>Program / Project Title</th>
<th>Term</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>AG-18</td>
<td>Semi-Commercial Vegetable Production</td>
<td>Short Term</td>
<td>510,000</td>
</tr>
<tr>
<td>AG-19</td>
<td>Integrated Rice Milling</td>
<td>Short term</td>
<td>51,000,000</td>
</tr>
<tr>
<td>AG-20</td>
<td>Improved Coconut Drying</td>
<td>Short to medium term</td>
<td>5,000,000</td>
</tr>
<tr>
<td>AG-21</td>
<td>Coco Coir/Peaat Production</td>
<td>Short term</td>
<td>2,600,000</td>
</tr>
<tr>
<td>AG-22</td>
<td>Nata de coco Production</td>
<td>Long term</td>
<td>1,400,000</td>
</tr>
<tr>
<td>AG-23</td>
<td>Village Level Coconut Oil Milling</td>
<td>Long term</td>
<td>25,500,000</td>
</tr>
<tr>
<td>AG-24</td>
<td>Village Level Coconut Vinegar Making</td>
<td>Long term</td>
<td>270,000</td>
</tr>
<tr>
<td>AG-25</td>
<td>Community - Based Feed Milling Project</td>
<td>Long term</td>
<td>4,050,000</td>
</tr>
<tr>
<td>AG-26</td>
<td>Cottage Level Meat Industry</td>
<td>Medium to long term</td>
<td>170,000</td>
</tr>
<tr>
<td>AG-27</td>
<td>Salted Duck Egg Production</td>
<td>Short to medium term</td>
<td>470,000</td>
</tr>
<tr>
<td>AG-28</td>
<td>Carabao and Cow Milk Processing Project</td>
<td>Long term</td>
<td>2,050,000</td>
</tr>
<tr>
<td>AG-29</td>
<td>Village Fish Dying</td>
<td>Medium to long term</td>
<td>1,120,000</td>
</tr>
<tr>
<td>AG-30</td>
<td>Organic Banana Chips Processing</td>
<td>Medium to long term</td>
<td>8,560,000</td>
</tr>
<tr>
<td>AG-31</td>
<td>Village Level Banana, Starch/Flour, Catsup Processing</td>
<td>Long term</td>
<td>4,060,000</td>
</tr>
<tr>
<td>AG-32</td>
<td>Organic Fertilizer Production</td>
<td>Short term</td>
<td>2,000,000</td>
</tr>
<tr>
<td>AG-33</td>
<td>Cooperative Development</td>
<td>Short to long term</td>
<td>12,050,000</td>
</tr>
<tr>
<td>AG-34</td>
<td>Improvement of ACBS</td>
<td>Short to long term</td>
<td>1,200,000</td>
</tr>
<tr>
<td>AG-35</td>
<td>Techno Pinoy Center</td>
<td>Medium to long term</td>
<td>120,000</td>
</tr>
<tr>
<td>AG-36</td>
<td>Establishment of an Ice Plant/Cold Storage</td>
<td>Medium to long term</td>
<td>15,000,000</td>
</tr>
<tr>
<td>AG-37</td>
<td>Improvement and Expansion of Irrigation Facilities</td>
<td>Short to long term</td>
<td>15,680,000</td>
</tr>
<tr>
<td>AG-38</td>
<td>Agri-Processing Center</td>
<td>Medium to long term</td>
<td>35,000,000</td>
</tr>
<tr>
<td>ECO-1</td>
<td>Pinamalayan Investment Promotion Program</td>
<td>Short to long term</td>
<td>6,059,456</td>
</tr>
<tr>
<td>ECO-2</td>
<td>Establishment of a Convention Center</td>
<td>Long-term</td>
<td>139,200,000</td>
</tr>
<tr>
<td>ECO-3</td>
<td>Construction of the Pinamalayan Central Mall/Manrique Property</td>
<td>Long term</td>
<td>170,000,000</td>
</tr>
<tr>
<td>ECO-4</td>
<td>Provincial Trade and Industry Center</td>
<td>Medium term</td>
<td>17,500,000</td>
</tr>
<tr>
<td>ECO-5</td>
<td>Construction of Two Storey Commercial Building</td>
<td>Short to long term</td>
<td>18,025,000</td>
</tr>
<tr>
<td>ECO-6</td>
<td>Municipal Slaughterhouse Upgrading</td>
<td>Short to long term</td>
<td>5,000,000</td>
</tr>
</tbody>
</table>

**Sub-total**: 529,564,456

#### SOCIAL DEVELOPMENT

<table>
<thead>
<tr>
<th>Code</th>
<th>Program / Project Title</th>
<th>Term</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOC-1</td>
<td>Community Health , Manpower Improvement and Facilities Upgrading Program</td>
<td>Short to long term</td>
<td>67,844,176</td>
</tr>
<tr>
<td>SOC-2</td>
<td>Establishment of “Botica Binhi”</td>
<td>Short to long term</td>
<td>600,000</td>
</tr>
<tr>
<td>SOC-3</td>
<td>Education Manpower Resource Development Program</td>
<td>Short to long term</td>
<td>84,765,000</td>
</tr>
<tr>
<td>SOC-4</td>
<td>Municipal Sports Development Program</td>
<td>Short to long term</td>
<td>1,475,000</td>
</tr>
<tr>
<td>SOC-5</td>
<td>Comprehensive Social Welfare Development Program</td>
<td>Short to medium term</td>
<td>11,008,000</td>
</tr>
<tr>
<td>SOC-6</td>
<td>Livelihood Assistance Program for Indigenous People</td>
<td>Short to long term</td>
<td>7,480,000</td>
</tr>
<tr>
<td>SOC-7</td>
<td>Pinamalayan Comprehensive Shelter Program</td>
<td>Short to long term</td>
<td>1,003,350,000</td>
</tr>
<tr>
<td>SOC-8</td>
<td>Acquisition and Development of Property for Public Cemetery</td>
<td>Medium to long term</td>
<td>10,730,000</td>
</tr>
<tr>
<td>SOC-9</td>
<td>Drug Watch Program</td>
<td>Short to long term</td>
<td>1,730,000</td>
</tr>
<tr>
<td>SOC-10</td>
<td>Police and Fire Protection, Manpower and Facilities, Logistics and Equipment Development Program</td>
<td>Medium to long term</td>
<td>66,100,000</td>
</tr>
</tbody>
</table>

**Sub-total**: 1,255,102,176

#### LAND USE

<table>
<thead>
<tr>
<th>Code</th>
<th>Program / Project Title</th>
<th>Term</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>LU-1</td>
<td>Cadastral Survey Records Rejuvenation</td>
<td>Short-term</td>
<td>1,250,000</td>
</tr>
<tr>
<td>LU-2</td>
<td>Southern Growth Area Master Plan</td>
<td>Long term</td>
<td>3,000,000</td>
</tr>
<tr>
<td>LU-3</td>
<td>Urban Core Renewal Program</td>
<td>Short to long term</td>
<td>15,000,000</td>
</tr>
<tr>
<td>LU-4</td>
<td>Coastal Greenway Development Program</td>
<td>Long term</td>
<td>17,000,000</td>
</tr>
<tr>
<td>LU-5</td>
<td>Municipal Land Banking Program</td>
<td>Long term</td>
<td>5,000,000</td>
</tr>
</tbody>
</table>

**Sub-total**: 41,250,000
### Table 8.2 Summary of Proposed Programs and Projects (cont.)

#### TRANSPORT

<table>
<thead>
<tr>
<th>Code</th>
<th>Program / Project Title</th>
<th>Term</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>TR-1</td>
<td>Construction and Upgrading of Various Roads and Bridges</td>
<td>Short to long term</td>
<td>658,577,228</td>
</tr>
<tr>
<td>TR-2</td>
<td>Construction of Public Transport Terminal</td>
<td>Medium term</td>
<td>5,910,000</td>
</tr>
<tr>
<td>TR-3</td>
<td>Recodo Port Improvement</td>
<td>Long term</td>
<td>11,850,000</td>
</tr>
<tr>
<td></td>
<td><strong>Sub-total</strong></td>
<td></td>
<td><strong>676,337,228</strong></td>
</tr>
</tbody>
</table>

#### INFRASTRUCTURE AND UTILITIES

<table>
<thead>
<tr>
<th>Code</th>
<th>Program / Project Title</th>
<th>Term</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>IF-1</td>
<td>Expansion and Upgrading of Level III Water Supply System</td>
<td>Medium to long term</td>
<td>27,624,648</td>
</tr>
<tr>
<td>IF-2</td>
<td>Sanitation Project</td>
<td>Short to long term</td>
<td>500,000</td>
</tr>
<tr>
<td>IF-3</td>
<td>Drainage Development Program</td>
<td>Short to long term</td>
<td>6,250,000</td>
</tr>
<tr>
<td></td>
<td><strong>Sub-total</strong></td>
<td></td>
<td><strong>34,374,648</strong></td>
</tr>
</tbody>
</table>

#### ENVIRONMENT MANAGEMENT

<table>
<thead>
<tr>
<th>Code</th>
<th>Program / Project Title</th>
<th>Term</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>EV-1</td>
<td>Creation of MENRO</td>
<td>Medium to long term</td>
<td>2,898,000</td>
</tr>
<tr>
<td>EV-2</td>
<td>Forest Management/Reforestation Program</td>
<td>Short term</td>
<td>1,210,000</td>
</tr>
<tr>
<td>EV-3</td>
<td>Coastal Resource Management Program</td>
<td>Short to long term</td>
<td>5,500,000</td>
</tr>
<tr>
<td>EV-4</td>
<td>River Management / Protection Program</td>
<td>Short term</td>
<td>5,000,000</td>
</tr>
<tr>
<td>EV-5</td>
<td>Integrated Solid Waste Management Program</td>
<td>Short term</td>
<td>218,600,000</td>
</tr>
<tr>
<td></td>
<td><strong>Sub-total</strong></td>
<td></td>
<td><strong>233,208,000</strong></td>
</tr>
</tbody>
</table>

#### DEVELOPMENT ADMINISTRATION AND MANAGEMENT

<table>
<thead>
<tr>
<th>Code</th>
<th>Program / Project Title</th>
<th>Term</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>IN-1</td>
<td>Organizational Review and Restructuring</td>
<td>Medium term</td>
<td>500,000</td>
</tr>
<tr>
<td>IN-2</td>
<td>Development of Management Information System</td>
<td>Medium term</td>
<td>700,000</td>
</tr>
<tr>
<td>IN-3</td>
<td>Municipal Geographic Information System</td>
<td>Short-term</td>
<td>1,500,000</td>
</tr>
<tr>
<td>IN-4</td>
<td>Comprehensive Municipal Training Program</td>
<td>Short to long term</td>
<td>750,000</td>
</tr>
<tr>
<td></td>
<td><strong>Sub-total</strong></td>
<td></td>
<td><strong>3,450,000</strong></td>
</tr>
</tbody>
</table>

**GRAND TOTAL**   

|                  | **2,773,286,508** |

### 8.3 Financing Strategy

It is estimated that Pinamalayan would shoulder PhP 541.53 million or approximately 19.53 percent of the total investment requirement. These shall be achieved through the application of the following strategies:

**Local Resource Mobilization**

There is still ample room to greatly improve the financial performance of Pinamalayan. Intensified tax collection efforts shall be pursued in order to improve investments in basic services such as health, education, social welfare and infrastructure. Another measure that may be looked into is to expand the revenue base by increasing tax rates and non-tax fees or to impose new tax measures, as provided in the Local Government Code (LGC). Further, local tax incentives may also be granted to preferred businesses to increase the inflow of capital.

To optimize the generation of revenues from local sources, the municipal government shall focus on the following key result areas:
Assessment

The Assessor’s Office is a major source of local revenue. A well run and efficient Assessment Section preparing accurate and timely assessments can provide the municipality with a significant increase in real property taxes. To accomplish this, capability building programs shall be implemented along with the provision of proper equipment and logistical support. The improvement of real property tax income requires improvement in two areas; assessment as well as collection. Other measures to improve tax collection are: Master Listing of Taxpayers in every barangay, establishing a Revenue Data Bank per Barangay and Aging of Receivables to plan appropriate actions corresponding to the number of years of non-payment if taxes.

Real Property Tax Collection

RPT collection rate are still at a low 27 percent. A program to substantially increase collections shall be prioritized as opposed to increasing tax rates as a means of improving income from real property taxes.

Essential to improve RPT Collection is a good database management and monitoring system. Thus, coordination between the Assessor’s Office, MARO, MAO and CENRO shall be instituted to be able to monitor actual uses and changes in use. With an updated database, the Assessor could then work for the possible upgrading of the assessed land values.

Another key element in improving the collection efficiency is the Mayor. A list of delinquents in descending order by account balance shall be prepared. The Mayor shall then target the first ten and pursue the satisfaction of their debt; usually by arranging a schedule of payments or, in some special cases, forgiving a portion of the delinquency. Once the first ten accounts have been dealt with, the next ten are pursued, and so on, until all 'high-level' delinquents have been addressed.

Even with the Mayor’s involvement, delinquent penalty charges shall be imposed. In fact, the Local Government Code provides very effective means of dealing with past due accounts, to the point of auctioning off property to satisfy delinquent amounts.

Business Tax

Another major revenue center of the municipality is the business tax. Pinamalayan shall implement a more realistic assessment and collection scheme. This is to rectify blatantly low declarations of gross annual incomes. The Municipal Treasurer may utilize the following simple table of average daily income corresponding to the stated annual income and business days:
Table 8.3 Average Daily Income

<table>
<thead>
<tr>
<th>Gross Annual Income</th>
<th>Number of Days Per Week Business is Opened*</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2</td>
</tr>
<tr>
<td>10,000</td>
<td>96</td>
</tr>
<tr>
<td>25,000</td>
<td>240</td>
</tr>
<tr>
<td>50,000</td>
<td>481</td>
</tr>
<tr>
<td>100,000</td>
<td>962</td>
</tr>
<tr>
<td>250,000</td>
<td>2,404</td>
</tr>
<tr>
<td>500,000</td>
<td>4,808</td>
</tr>
<tr>
<td>1,000,000</td>
<td>9,615</td>
</tr>
<tr>
<td>10,000,000</td>
<td>96,154</td>
</tr>
<tr>
<td>50,000,000</td>
<td>480,769</td>
</tr>
</tbody>
</table>

Note: Calculations based on 52 weeks per year

For example, a declared annual income may be checked according to the number of days in the week that the business in consideration is in operation. The declared annual income shall then be divided according to the appropriate figures in the above chart. If the result is an unreasonably low value for the type of business, the declaration shall be referred to an Appraisal Committee, which will be created by the Mayor. The Committee shall review the declaration and recommend appropriate actions to the Mayor.

**Accessing External Resources**

Several external sources of funds may be accessed, depending on the nature and magnitude of projects. The municipality shall aggressively network with potential external sources. External funding sources include:

- **Debt Financing**

  This may come from private or public sources. To date, the municipal government has availed of a loan from the Philippine National Bank (PNB) in 1997 for the acquisition of heavy equipment. Other private sources include commercial banks and municipal bond flotations. Within the country, there has been experiences on the latter with regards to financing housing projects. Bond flotations are now being geared towards financing infrastructure projects.

  Government Financial Institutions (GFI) have loan funds specific to LGU lending. GFIs and their thrusts relevant to Pinamalayan include:

  **Land Bank of the Philippines (LBP)** – Its main portfolio of loans is in the agrarian sector. It also offers a comprehensive package of loans that can link farmers’ cooperatives, private companies, rural banks, non-governmental institutions and LGUs around an income-generating project in a specific area. Within the LBP’s LGU program, projects in the following sectors may also be financed:

  - Infrastructure
  - Bus Terminals
  - Public Markets
  - Telecommunications
  - Housing
  - Water Systems
  - Road Construction
Traffic Systems

Development Bank of the Philippines (DBP) – The DBP’s centerpiece countryside assistance strategy is its Window III program. The bank even sets aside 30 percent of its annual net after-tax income for this program. Some LGU projects that may be supported by the DBP are:

- Public Transportation Facilities
- Schools and Hospitals
- Rural Electric Cooperatives
- Livestock
- Fisheries

Municipal Development Fund (MDF) – this is administered by the Bureau of Local Government Finance (BLGF) under the Department of Finance (DOF). It is a consolidation of funds coming from multilateral lending sources such as the World Bank (WB), the Asian Development Bank (ADB) and the Overseas Economic Cooperation Fund of Japan (OECF). The MDF is the conduit for foreign loans and grants and also plays the role of a monitoring unit and project accounting support for foreign funds directed to the LGUs.

LGU projects that have benefited from assistance from the MDF include:

- public markets
- heavy equipment and machinery
- bus terminals
- slaughterhouses
- drainage and waterworks
- roads
- solid waste
- telephone systems
- health centers

Social Security System (SSS) - The SSS is basically active in livelihood and housing projects.

Government Service Insurance System (GSIS) – The GSIS insurance provides coverage for LGU investments and housing loans for government service personnel.

- Bond Flotations

The Philippine experience in municipal bonds have mainly been in housing projects (Cebu, Negros Occidental, Albay, Misamis Oriental, Nueva Ecija and Palawan. Bond issues ranged from a low of PhP8 million (Negros) to PhP26 million (Albay). These bonds were issued on a taxable basis with interest rates ranging from 14 to 16 percent with a term of 2 to 3 years. Except for Nueva Ecija, all these were guaranteed by the HIGC.

Municipal bond issues, though, offer good prospects for projects in sectors other than housing. Based on recent mandates received by private sector municipal bond underwriters, different sectors are now being explored for municipal bond offerings, including airports, water supply and food terminals.
The advantages of floating project revenue bonds are as follows:

- The project will likely get community support if its members participate in financing it.
- The additionality of an untapped source of financing for infrastructure projects.
- The possibility that it could be a cheaper source of financing, depending on the terms of bond flotation and especially when bank-lending interests are high.

**Private Sector Participation**

The most common forms of private sector participation arrangements include the following: build-operate-transfer (BOT) and joint venture (JV). These arrangements are best for income-generating projects such as tourism, agri-industrial, waste handling, etc. A pro-active stance to attract private sector funds shall be taken by the local government unit through information and promotional campaigns.

Following are the advantages of the BOT and other private sector participation (PSP) arrangements:

- PSP offers an alternative source of financing;
- A transparent legal framework already exists for BOT financing;
- LGUs benefit from a project with very little initial investment;
- PSP schemes offer proper allocation of risks;
- PSP projects usually result in better and reliable service and consistent supply;
- Long concession period and contractual agreements assure project sustainability;
- Technology and skills transfer usually result from PSP projects; and
- PSP Projects may stimulate local capital market development.

**Other Methods to Expand the Revenue Base**

There are other methods of expanding the revenue base and following are the improvement strategies than can be adopted:

- Updating and improvement of the Tax Code;
- Regular updating of the fair market values and assessments of real properties as mandated in the 1991 Local Government Code;
- Regular updating of schedule of fees and charges for services;
- Updating of tax map and data base;
- Annual tax information campaign;
- Management of delinquent accounts;
- Regular review and improvement of tax collection system; and
8.4 Investment Program

The LDIP is presented in Table 8.4 and the breakdown per Budget Component is shown in Table 8.4. Considering municipal investments, the following are the requirements per time frame:

- Medium-Term (2003 – 2005): PhP 126.81 million
8.3 Financial Plan

Two scenarios are considered in projecting the Cashflow of the CDP/LUP. First is a High Growth Scenario (refer to Table 8.6) with the following assumptions:

- A straight 15 percent annual increases in shares from the Internal Revenue Allotment.
- A consistent 10 percent increase in Real Property Tax Collections.
- Municipal Business Tax collections to increase by 15 percent annually.

A Low Growth Scenario (refer to Table 8.7) is also considered with the following assumptions on the major revenue centers:

- A conservative ten percent annual increase from revenues sourced from the Internal Revenue Allotment.
- A gradually escalating improvement in Real Property Tax Collection according to the following schedule: 3% for CY2001 – 2002; 5% for CY2003 - 2005; 8% for CY 2006 – 2008; and 10% for CY2009 – 2010.

Even with the Low Growth Scenario, it is expected that the Investment Requirements of the CDP/LUP can very well be managed. Fund surpluses can be seen during every year of operation indicating a high flexibility to implement other programs and projects on an “as-need” basis consistent with the stipulations of the CDP/LUP. Portions of these surpluses may also be invested in other income-generating activities to further boost the local economy.

It is important to note, however, that Personal Expenses has already breached the 45 percent ceiling mandated by the LGC. Thus, the LDIP calls for a streamlining of administrative operations within the short-term. Additional personnel, such as the MENRO, BDIP and others may be hired, again at a gradual pace, starting at the medium-term.
1.0 Option 1 - The Trend Growth Strategy

This is the base plan and is the scenario of a land use pattern that will emerge considering a minimal stance on the part of local planners. This is considered to be the logical tendency of the town to grow given the current patterns and trends (refer to Figure 1).

The salient features of this option are as follows:

- Adoption of a minimal interventionalist policy for settlement growth
- Linear development pattern along the national and provincial road
- Outward expansion of current built-up areas
- Encroachment to prime agricultural lands/SAFDZ areas
- Decentralized provision of services due to dispersed growth
- Maximum use of existing infrastructure
- In terms of investment in public infrastructure, it may be considered that it would be cheaper in the short-term as it capitalizes on existing infrastructure but may be more expensive in the long-term as measures to mitigate traffic congestion, water supply and other issues become imperative.

2.0 Option 2 - Bi-Nodal Strategy

This strategy adopts a framework of encouraging the effective concentration of employment and population in two primary nodes, leading to a Bi-Nodal Structure revolving around the existing Poblacion and the Cacawan – Lumang Bayan – Sta. Isabel area. The intensification of developments shall be encouraged in the Poblacion through the massive upgrading of existing infrastructure, port expansion and the allowance of higher building density. A new growth area shall be established in the Cacawan-Lumang Bayan - Sta. Isabel area where new infrastructures needs to be built-up.

The salient features of this alternative are as follows:

- Control spontaneous and linear growth
- Development concentrated in the two nodes, Poblacion and Cacawan-Lumang Bayan-Sta Isabel area
- Most prime agricultural lands shall be protected and “urban limits shall be designated
- Strengthen linkage with the airport through the provision of roads and infrastructure
- Since development/growth in encouraged within concentrated nodes, there is minimal environmental impact
- Heavy build up of infrastructure in the Cacawan – Lumang Bayan – Sta. Isabel area.
This map is subject to on-ground verification. This map is based from maps and drawings obtained from Pinamalayan’s local government offices and agencies and various provincial, regional and national offices.
3.0 Option 3 - Multi-Nodal Strategy

The land use strategy encourages the dispersal of growth across the municipality. This is done through the development of multiple growth nodes centered on the Poblacion, Cacawan-Marfrancisco-Sta. Rita and the Maliangcog-Pambisan Munti area. This shall be supported by an extensive infrastructure backbone to make growth efficient.

- Major Urban Centers

The major urban center include the Poblacion and its Fringe Area (portions of Wawa, Cacawan, Sta. Rita and Marfrancisco) and the Pambisan Munti-Maliancog area.

Short-Term Scenario (2001-2002)

The Poblacion shall remain as the seat of municipal administration, as well as the center of trade and services. Government interventions shall focus on enhancing infrastructure and increasing their capacities to absorb the expected intensification of urban growth. This would come in the form of improving utilities (water, power and drainage) as well as the road infrastructure (pavements and sidewalks). An urban reforestation program shall be implemented in order to further upgrade the quality of the Poblacion's physical environment. The Fringe area, on the other hand, shall function as a predominantly residential area supported by neighborhood-scale services and facilities.

Long-Term Scenario (2003-2010)

The Pambisan Munti-Maliancog Area shall be a long-term major urban center due to its enhanced accessibility and proximity to the airport. A detailed Master Plan shall be prepared in order to provide for an efficient growth framework. Blocks, streets, urban open spaces and utility systems shall be laid out along with a more detailed set of land use controls. Attention will be paid to mitigate the potential nuisances that may be generated by airport operations.

These long-term scenario shall be laid-out at the medium-term. At this interim stage, the connection between the Poblacion and the Pambisan Munti-Maliancog areas shall be strengthened.

- Urban Corridor

A controlled Urban Corridor shall be allowed to develop along the National Highway and Provincial Road traversing the airport. Allowance for growth shall be limited to a 250-meter strip of land on both sides of the ROWs of the said roads in accordance with the municipal delineation of the SAFDZ areas.

- Secondary Urban Center

Barangay Pili shall be the Secondary Urban Center. Urban development shall be closely harmonized with the presence of the Pili Port. Agri-processing, cold storage and other port-dependent facilities shall be encouraged in the area. Facilities, should, however, be developed with particular attention to high quality
designs, proper landscaping, adequate parking, etc. in order to prevent the ill-effects of uncontrolled port-related growth.

- Rural Growth Centers

The rural growth centers are identified: Sabang, Banilad and Ranzo. These shall be the venues of shared community facilities and services as well as the center of rural trading in relation to their influence area.

- Transport Framework

The Multi-Nodal Strategy is closely interrelated to the envisioned Transport Framework. As growth in encouraged near the major inter-regional transit points (Pambisan Munti, Recodo and Pili), the linkages between these centers shall also be improved. This will not only facilitate the interaction between nodes but shall also provide enhanced access to the rural areas. This will facilitate the marketing and transport of agricultural products, delivery of services, access to tourism sites, hence, complementing the Plan’s development vision to improve both the urban and rural economies.

4.0 Option Evaluation – Goals Achievement Matrix Results

<table>
<thead>
<tr>
<th>Group</th>
<th>Option 1</th>
<th>Option 2</th>
<th>Option 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Physical</td>
<td>1.960</td>
<td>2.180</td>
<td>2.620</td>
</tr>
<tr>
<td>Social</td>
<td>1.210</td>
<td>2.060</td>
<td>2.560</td>
</tr>
<tr>
<td>Economic</td>
<td>1.318</td>
<td>2.164</td>
<td>2.418</td>
</tr>
<tr>
<td>Total</td>
<td>4.488</td>
<td>6.404</td>
<td>7.598</td>
</tr>
<tr>
<td>Average</td>
<td>1.496</td>
<td>2.135</td>
<td>2.533</td>
</tr>
</tbody>
</table>
Chapter 1
Title, Declaration of Policy and Purpose

Section 1. Short Title - This Act shall be known as the "Pinamalayan Investment Incentives Act of 2001".

Section 2. Declaration of Policy - It is hereby declared a policy of the Municipal Government to attract investors, both local and foreign, to invest in Pinamalayan by providing investors the incentives as means for the development, income generation and employment of the people of Pinamalayan.

Section 3. Purpose, Intent and objective - It is the purpose, intent and objective, of this Act.

1. To transform Pinamalayan into a major food basket and a progressive trading hub of MIMAROPA and the rest of Region IV, with sustainable agriculture, diversified trading activities, enhanced tourism, conserved and protected environment, inhabited by God-centered, empowered and nature- and peace-loving;

2. To promote sustainable development in the Municipality where land use shall be rational as to preserve the environment and to promote the general welfare of the people of Pinamalayan;

3. To promote the flow of investors both foreign and local into Pinamalayan which would generate employment opportunities and, provide backward and forward linkages among industries in the Municipality, Province and the Country;

4. To spread the development of Pinamalayan from highly developed to undeveloped and underdeveloped areas of the municipality; and

5. To lay down the legal framework and mechanism of integrating the investment incentives' law of the National Government to the local development initiative.

Chapter 2
Definition of Terms

Section 4. Definition of Terms - For purposes of this Act, the following definitions shall apply to the following terms:

"BOI " refers to Board of Investment under Executive Order No. 226 or the Omnibus Investment Code.

"Capitalization" refers to total project cost.

"Center" refers to One-Stop-Shop Center.
"Council" refers to Local Investment Council.


"Existing Firms" refers to those firms whose places of operation are presently located in Pinamalayan.

"Firms Under Expansion" refers to existing firms that are expanding their operations in Pinamalayan.

"Firms Under Diversification" refers to existing firms that are investing in other products or services.

"Foreign Investment" shall mean equity investment owned by a non-Philippine national.

"Local Investment Act" refers to the Pinamalayan Investment Incentive Act of 1999 created under this Act.

"National Laws" refers to Executive Order No. 226, RA 7844, RA 7916 and RA 7718.

"Preferred Areas of Investment" refers to investment identified by the council in consultation with other sectors to be given preference.

"Project Study" refers to the profile of the project which presents the marketing, technical, financial and socio-economic aspects of the project.

"RA 7718" refers to Build-Operate-Transfer Law or BOT Law which was enacted on May 5, 1994.

"RA 7916" refers to Special Economic Zone of 1995.


"Registered Enterprise" shall mean any individual, partnership, cooperative, corporation or other entity incorporated and/or organized and existing under Philippine laws; and registered with the Board of Investment (BOI), EO 226, RA 7844, RA 7916 and RA 7718.

### Chapter 3
#### The Local Investment Council

**Section 5.** Local Investment Council - There shall be created a Local Investment Council (LIC) for the purpose of overseeing the implementation of this Local Investment Act.

**Section 6.** Composition of the Local Investment Council – The Council shall be composed of the following:

a) Municipal Mayor – Chairman and Presiding Officer;
b) Municipal Treasurer;
Section 7. Meeting of the Council - The Council shall meet at least every quarter or the Chairman may convene the Council anytime whenever he deems it necessary.

Section 8. Powers and Duties of the Local Investment Council - The Council shall be responsible for the regulation and promotion of investment in the Municipality. The majority members of the LIC shall constitute a quorum for it to exercise its powers and perform its duties which shall be as follows:

1. Prepare the list of preferred areas of investment in consultation with the public and private sector;
2. Promulgate the implementing rules and regulations of this Act as may be necessary to implement the provisions of this Act;
3. Grant availsment of incentives to qualified investors;
4. Process and approve application for incentive availsment with the Council;
5. Decide controversies concerning the implementation of this Act;
6. Check and verify the compliance by registered enterprises;
7. Cancel or suspend the enjoyment of incentive benefits by the Act and/or require refund of incentives enjoyed by such investor for violating the provisions of this Act; and
8. Exercise all power necessary or incidental to attain the purpose of this Code.

Section 9. Powers of the Chairman

1. To preside over the meetings of the Council;
2. To act as liaison between investors seeking collaboration in particular area of investment.
3. Generally, to exercise such other powers and perform such other duties as may be directed by the LIC from time to time.

Chapter 4
Areas of Investment Eligible for Investors

Section 10. Investors Enjoying Incentives under the National Laws. Investors enjoying incentives under EO 226, RA 7844, RA 7916 and RA 7718 are eligible for incentives under this Act.

Section 11. Investors Under Preferred Areas of Investment. Investors engaged in business identified by the Council to be Preferred Areas of Investment are eligible for incentives under this Act provided:
1. The new investment must have a capitalization of at least one million pesos but not more than 10 million pesos in case of small-size enterprise; at least ten million pesos but not more that 40 million pesos in case of medium size enterprise; and more than 40 million pesos for large enterprise. Provided, that the amount of capitalization is based on the total project cost in the investor's study submitted to and approval and the council.

2. The new enterprise shall employ no less than 10 persons in case of small size enterprise; at least 20 persons in case of medium size enterprise and at least 100 persons in case of large size industry who are bonafide residents of Pinamalayan.

Section 12. Investment Under Expansion and Diversification. Investors who are expanding their existing business and diversifying to the areas identified to be preferred areas of investment are eligible for incentives under this Act. Provided that:

1. The new investment must have a capitalization of at least one million pesos but not more than ten million pesos in case of small-size enterprise; at least 10 million pesos but not more that 40 million pesos in case of medium size enterprise; and more than 40 million pesos for large enterprise. Provided, that the amount of capitalization is based on the total project cost in the investor's study submitted to and approval and the council.

2. The new enterprise shall employ no less than 10 persons in case of small size enterprise; at least 20 persons in case of medium size enterprise and at least 100 persons in case of large size industry who are bonafide residents of Pinamalayan.

Chapter 5
Incentives

Section 13. Incentives Given to Investors Enjoying Incentives Under the National Laws. Investors enjoying incentives under National laws such as but not limited to EO 226, RA 7844, RA 7916 and RA 7718 shall be exempt from the following:

a) Payment of Business Fees, Building Permit Fees, Business Sales Taxes, and other fees and charges imposed by existing Municipal Ordinances for a period of 4 years from start of commercial operation.

b) Payment of basic real property tax imposed by the Municipality for a period of three years from the date of approval of registration of the enterprise for incentives by the council.

Section 14. Incentives Given to New Investors Under Preferred Areas of Investment. Investors eligible under Section 11 of this Act shall be exempt from the following:
a) Payment of Business Fees, Building Permit Fees, Business Sales Taxes, and other fees and charges imposed by existing Municipal Ordinances within three years from start of commercial operation.

b) Payment of basic real property tax imposed by the Municipality for a period of two years from the date of approval of registration by the council.

Section 15. Incentives Given to Investors Under New, Expansion and Diversification. An existing business who is expanding and/or diversifying to preferred areas of investment as determined by the council is exempt from the payment of the following:

a) Payment of Business Fees, Building Permit Fees, Business Sales Taxes, and other fees and charges imposed by existing Municipal Ordinances within three years from start of commercial operation.

b) Payment of basic real property tax imposed by the Municipality for a period of two years from the date of approval of registration by the council.

Chapter 6
Tax Credit

Section 16. Tax Credit to Persons Donating Property to the Municipality. Persons donating land or properly or money to the Municipal for the purpose of squatter relocation and/or housing projects shall be entitled to tax credit which can be used by the taxpayer to pay his tax obligations with the Municipal Government.

Section 17. Basis of Tax Credit. The amount of tax credit shall correspond to 50 percent of the assessed value of the property as determined by the offices of the Municipal Assessor, Municipal Engineer and Municipal Treasurer or 50 percent of the money donated.

Chapter 7
Requirements for Availment of Incentives

Section 18. Requirements for Firms Enjoying Incentives Under National Laws. For firms to enjoy the incentives under this Act, they must comply with the following:

a) Submit the Certificate of Registration issued by the concerned national agencies;

b) The investor's place of business or operation must be located in Pinamalayan; and

c) That the investment has no delinquency with the national agencies.

Section 19. Requirements for New Business. For firms to enjoy the incentives under this Act, they must comply with the following:
a) That the new business shall have complied with Section 11 of this Act;
b) That the investment must be among the approved preferred areas of investment; and
c) Must have complied with all requirements of local and national agencies.

Section 20. Requirements for Expanding and Diversifying Establishments. For firms to enjoy the incentives under this Act, they must comply with the following:

a) That the existing firm has been doing business in the Municipality of Pinamalayan; or if not, intends to locate its expansion and diversification to Pinamalayan.
b) That the expansion or diversification must be among the approved preferred areas of investment; and
c) That the expansion of diversification shall have complied with the requirements of Section 12 of this Act.

Chapter 8
One-Stop-Shop

Section 21. One-Stop Shop Center - The LIC shall establish one-stop shop center for the purpose of facilitating the Registration and Issuance of business permit to the enterprises covered under this Act.

Chapter 9
Appropriations

Section 22. Appropriations. The Municipality shall appropriate the funding requirements which is necessary for the implementation of the provisions of this Act based on the budget presented by the Council.

Chapter 10
Transitory Provision

Section 23. Transitory Provision - Business establishments already enjoying the benefits under the existing National Laws prior to the enactment of this Act may apply with the Local Investment Council for incentives avalement. Provided that they are still within five (5) years from the date of registration and said firms are only qualified to avail of the incentives for the remaining years of their eligibility.

Chapter 11
Final Provision

Section 24. Penal Clause. Any violation of the provisions of this Act, Ordinances, Rules and Regulations, shall be ground for the cancellation of the registration of the business, withdrawal of all incentives granted under this Code and refund of the fiscal incentives granted.

Section 25. Separability Clause - The provisions of this Act are hereby declared separable. The invalidity of one or more provisions shall not affect the validity of the other provisions thereof.
Section 26. Repealing Clause. All Ordinances, Executive Orders and Rules and Regulations inconsistent with the provisions of this Act are hereby repealed.

Section 27. Effectivity – This Act shall take effect upon its approval.
Republic of the Philippines

MUNICIPALITY OF PINAMALAYAN
SANGGUNIANG BAYAN

MUNICIPAL ORDINANCE NO. _________

AN ORDINANCE ENACTING THE MUNICIPAL ENVIRONMENT
CODE AND FOR OTHER PURPOSES

CHAPTER I
GENERAL PROVISIONS

Section 1 - Title and Scope
Section 2 - Statement of Purpose
Section 3 - Form and Style
Section 4 - Reference to Code
Section 5 - Relation of Code Prior to Ordinances
Section 6 - Conflict within Different Sections
Section 7 - Existing Offices
Section 8 - Existing Rights
Section 9 - Rules in Interpreting the Code
Section 10 - Specific Aspects
Section 11 - Environmental Assessment Policies
Section 12 - Annual Environmental Assessments
Section 13 - Environmental Audit
Section 14 - Bases for Action

CHAPTER II
DEFINITION OF TERMS

Section 15 - As Used in Land Resource Management
Section 16 - As Used in Water and Marine Resource Management
Section 17 - As Used in Air Quality Management

CHAPTER III
LAND RESOURCE MANAGEMENT

Section 18 - Statement of Policy and Management Directions
Section 19 - State of the Resource
Section 20 - Policy on Fauna and Flora
Section 21 - Inventory of Trees in the Municipality
Section 22 - Beautification, Greening of Street Shoulders and Islands
Section 23 - Comprehensive Land Use Plan and Municipal Zoning Ordinance
Section 24 - Building Permit
Section 25 - Vacant Lots
Section 26 - Abandoned Buildings
Section 27 - Prevention of Soil Erosion
Section 28 - Banning Slash Burn
Section 29 - Conversion of Agricultural Lands
Section 30 - Squatting
Section 31 - Municipal Canals and Drainage
Section 32 - Ban on the Cutting of Trees
Section 33 - Creation of the Land Use Committee
Section 34 - Creation of Land Use Information and Monitoring Center
Section 35 - Creation of the Pinamalayan Environment and Natural Resources Office (PENRO)
Section 36 - Penalties

CHAPTER IV
ECO - TOURISM

Section 37 - Environmental Symbols
Section 38 - Pinamalayan Municipal Hymn
Section 39 - Urban Forests
Section 40 - Greenbelt Areas
Section 41 - Open Spaces
Section 42 - Beautification & Greening of Street Shoulders & Islands
Section 43 - Parks for Tourism
Section 44 - Prohibited Acts on Parks
Section 45 - Tourism Areas
Section 46 - Construction of Tourist Facilities
Section 47 - Preservation of Historical Buildings & Structures
Section 48 - Industrial Locations

CHAPTER V
SOLID WASTE MANAGEMENT

Section 49 - Statement of Policy
Section 50 - Solid Waste Collection: Garbage Containers
Section 51 - Trash Can Codes
Section 52 - Schedule of Garbage Collection
Section 53 - Amending Section 86, Chapter 17, Ordinance No. 58, Series of 1940, otherwise known as, "The Sanitary Code of the Municipality"
Section 54 - Improvement of Resettlement Area
Section 55 - Solid Waste Disposal: Proper Garbage Disposal
Section 56 - Burning of Garbage
Section 57 - Solid and Waste Water Disposal
Section 58 - Environmentally Sound Management of Solid Waste Disposal and Drainage System
Section 59 - Anti-Littering
Section 60 - Dumping or Throwing of Garbage into Waterways and Corresponding Penalty for Violation
Section 61 - Garbage Fees
Section 62 - Creation of Solid Waste Management Council
Section 63 - Functions

CHAPTER VI
HAZARDOUS AND TOXIC MATERIALS

Section 64 - Operation of Gasoline Stations
Section 65 - Toxic Substances and Hazardous Waste Control
Section 66 - Manufacture of Toxic and Other Dangerous Chemical Substances
Section 67 - Quarterly Inspection of those Engaged in Chemical Manufacturing
Comprehensive Development Plan and Land Use Plan of Pinamalayan
Final Report

Section 68 - Disposal of Clinical-Wastes
Section 69 - Limitations on Productive Capacity
Section 70 - All users of fertilizers, pesticides and other
Section 71 - Fines and Penalties

CHAPTER VII
OTHER HEALTH RELATED PROVISIONS

Section 72 - Public Markets
Section 73 - Operation of Slaughterhouses
Section 74 - Operation of Funeral Parlors
Section 75 - Cemeteries and Crematorium

CHAPTER VIII
WATER RESOURCE MANAGEMENT

Section 76 - Policy Statement on Water Utilization
Section 77 - Basis for Action
Section 78 - Water Sources
Section 79 - Water Supply Quality
Section 80 - Water Demand
Section 81 - Regulated Act and Penalty
Section 82 - Illegal Constructions Along Waterways
Section 83 - Well Drilling
Section 84 - Pinamalayan Water District

CHAPTER IX
COASTAL ZONE MANAGEMENT

Section 85 - Policy Statement
Section 86 - State of the Resource
Section 87 - Scope of Water Resources and Resources Accounting
Section 88 - Preventive Measures Against Marine Health Hazards
Section 89 - The Role of the Municipal Environmental Office/Fisheries Office
Section 90 - Organisation of Municipal Fisheries and Aquatic Resource Management Council (FARMC)
Section 91 - Banning large, commercial scale fishing boats from entering the municipal waters of the Municipality
Section 92 - Zonation of Municipal Waters
Section 93 - Promulgation of a Fisheries Licensing System
Section 94 - Alternative Livelihood Provision
Section 95 - Artificial Reefs & Mangrove Resources Management
Section 96 - Measures to Mitigate Marine Pollution
Section 97 - Creation of Resource Accounting and Information Systems
Section 98 - Coastal Zone Management Plan
Section 99 - Protected Marine Areas
Section 100 - Preservation of Ecosystems That Support Coastal Resources
Section 101 - Prohibiting the Disposal of Dredge Materials into the Sea
Section 102 - Fisheries Management Plan
Section 103 - Establishment of Markers and Buoys
Section 104 - Promulgation of a Fisheries Licensing System
Section 105 - Fishery Licenses and Permits
Section 106 - Persons Eligible for Fishing and/or Fishery Privileges
Section 107 - Exclusive Fishery Privileges
Section 108 - Prohibited Fishing Methods
Section 109 - Fishery Law Enforcement
Section 110 - Duties of Licensees, Permittees, and Exclusive Fishery Privilege Holders
Section 111 - Measures to Mitigate Vessel Damage to Marine Habitats
Section 112 - Penal Provisions
Section 113 - Relevant Laws and Issuances

CHAPTER X
AIR QUALITY MANAGEMENT

Section 114 - Policy Statement
Section 115 - Ambient Air Quality Control
Section 116 - Fugitive Particles
Section 117 - Reducing Emissions of Carbon Dioxide (CO2) and Other Greenhouse Gases
Section 118 - Reducing Emissions of Substances That Depletes the Ozone Layer
Section 119 - Smoke Belching
Section 120 - Open Burning
Section 121 - Noise Pollution
Section 122 - Tolerable Decibel Levels

CHAPTER XI
PROMOTING THE LIC THROUGH AN INFORMATION EDUCATION AND COMMUNICATION (IEC) PROGRAM

Section 123 - General Principle
Section 124 - General Policy
Section 125 - Objectives
Section 126 - Functions
Section 127 - Definition of Terms
Section 128 - PIEC Program Components
Section 129 - Responsibility for Information, Education & Communication
Section 130 - The Role of Citizens
Section 131 - Appropriations

CHAPTER XII
MISCELLANEOUS PROVISIONS

CHAPTER XIII
PENALTY CLAUSE

CHAPTER XIV
FINAL PROVISIONS

Section ___ - Applicability Clause
Section ___ - Separability Clause
Section ___ - Repealing Clause
Section ___ - Effectivity
THE CODE ON SANITATION
PRESIDENTIAL DECREE NO. 856

Chapter I
General Provisions

Section 1 - Title
Section 2 - Definition of Terms
Section 3 - Functions of the Department of Health
Section 4 - Authority of the Secretary
Section 5 - Authority of the Bureau Directors
Section 6 - Authority of the Regional Directors
Section 7 - Authority of the Health Officers
Section 8 - Miscellaneous Provisions

Chapter II
Water Supply

Section 9 - Prescribed Standards and Procedures
Section 10 - Jurisdiction of the Department
Section 11 - Types of Water Examinations Required
Section 12 - Examining Laboratories and Submission of Water Samples
Section 13 - Other Protective Measures

Chapter III
Food Establishments

Section 14 - Sanitary Permit
Section 15 - Health Certificates
Section 16 - Quality and Protection of Food
Section 17 - Structural Requirements
Section 18 - Use of Food – Service Spaces
Section 19 - Food Handlers
Section 20 - Vermin Control
Section 21 - Toilet and Washing Facilities
Section 22 - Disposal of Refuse
Section 23 - Equipment and Utensils
Section 24 - Washing of Utensils
Section 25 - Bactericidal Treatment
Section 26 - Handling of Washed Utensils
Section 27 - Storage of Washed Utensils
Section 28 - Dry Storage of Non-Perishable Foods
Section 29 - Refrigerated storage of Perishable Foods
Section 30 - Food Servicing Operations
Section 31 - Evaluation of Food Establishment
Section 32 - Special Provisions
Section 33 - Responsibility of the Local Heath Authority
Chapter IV
Markets and Abattoirs

Section 34 - Prescribed Standards of Construction
Section 35 - Responsibility of the Local Health Authority
Section 36 - Responsibility of Local Governments and Private Operators

Chapter V
Public Laundry

Section 37 - Sanitary Permit
Section 38 - General Requirements
Section 39 - Special Requirements

Chapter VI
School and Sanitation and Health Services

Section 40 - Definition of Terms
Section 41 - The Physical Environment
Section 42 - The Emotional Environment
Section 43 - Health Services
Section 44 - Requirements for Special Schools

Chapter VII
Industrial Hygiene

Section 45 - Sanitary Requirements for Operating an Industrial Establishment
Section 46 - Responsibility of the Secretary
Section 47 - Responsibilities of the Employer and Employees
Section 48 - Environmental Provisions
Section 49 - Personal Protective Equipment
Section 50 - Health Services

Chapter VIII
Public Swimming or Bathing Places

Section 51 - Sanitary Permit
Section 52 - Protection of Customers
Section 53 - Responsibility of the Local Health Authority

Chapter IX
Rest Areas, Bus Terminals, Bus Stops and Service Stations

Section 54 - Rest areas, bus terminals, bus stops and service station areas with one or more permanent sheds, buildings and service facilities for motor vehicles shall be provided with sanitary facilities for the convenience and personal necessities of the travelling public
Chapter X
Camps and Picnic Grounds

Section 55 - No camps and picnic grounds shall be open for public patronage without a sanitary permit issued by the Secretary or his duly authorized representative

Chapter XI
Dancing Schools, Dance Halls and Night Clubs

Section 56 - General Provisions
Section 57 - Special Provisions

Chapter XII
Tonsorial and Beauty Establishments

Section 58 - Definition of Terms

Chapter XIII
Massage Clinics and Sauna Bath Establishments

Section 59 - Definition of Terms
Section 60 - Sanitary Permit
Section 61 - Sanitary Requirements
Section 62 - Personnel

Chapter XIV
Hotels, Motels, and Apartments, Lodging, Boarding or Tenement Houses, and Condominiums

Section 63 - Definition of Terms
Section 64 - General Provisions
Section 65 - Special Provisions

Chapter XV
Port, Airport, Vessel and Aircraft Sanitation

Section 66 - Port and Airport Sanitation
Section 67 - Vessel Sanitation
Section 68 - Aircraft Sanitation

Chapter XVI
Vermin Control

Section 69 - Definition of Terms
Section 70 - General Requirements
Chapter XVII

Sewage Collection and Disposal, Excreta Disposal and Drainage

Section 71 - Definition of Terms
Section 72 - Scope of Supervision of the Department
Section 73 - Operation of Sewage Treatment Works
Section 74 - Requirements in the Operation of Sewerage Works and Sewage Treatment Plants
Section 75 - Septic Tanks
Section 76 - Disposal of Septic Tank Effluent
Section 77 - Determination of Septic Tank Capacity
Section 78 - Sanitary Privies
Section 79 - Drainage
Section 80 - Special Precaution for Radioactive Excreta and Urine of Hospitalized Patient

Chapter XVIII

Refuse Disposal

Section 81 - Definition of Terms
Section 82 - Responsibility of Cities and Municipalities
Section 83 - Additional Requirements

Chapter XIX

Nuisances and Offensive Trades and Occupations

Section 84 - Definition of Terms
Section 85 - Types of Nuisances
Section 86 - Responsibilities of Owners, Managers or Operators

Chapter XX

Pollution of the Environment

Section 87 - General Provisions
Section 88 - Authority of the Secretary

Chapter XXI

Disposal of Dead Persons

Section 89 - Definition
Section 90 - Burial Grounds Requirements
Section 91 - Burial Requirements
Section 92 - Disinterment Requirements
Section 93 - Funeral and Embalming Establishments
Section 94 - Licensing and Registration Procedures
Section 95 - Autopsy and Dissection of Remains
Section 96 - Donation of Human Organs for Medical, Surgical and Scientific purposes
Section 97 - Use of Remains for Medical Studies and Scientific Research
Section 98 - Special Precautions for Safe Handling of Cadavers Containing Radioactive Isotopes
Section 99 - Responsibility of the Regional Director
Section 100 - Responsibility of the Local Health Authority
Section 101 - Responsibility of Local Government
Section 102 - Penal Provisions

Chapter XXII
Final Provisions

Section 103 - Penal Provision
Section 104 - Separability Clause
Section 105 - Repealing Clause
Section 106 - Effectivity

Reference: The Code on Sanitation of the Philippines
Presidential Decree NO. 856
Municipal Code
of
Administrative Ordinance
Municipality of ___________, ______________

PREAMBLE

CHAPTER I
GENERAL PROVISIONS

Section 1 - Title
Section 2 - Statement of Purpose
Section 3 - Nature and Scope
Section 4 - Amendments or New Chapters / Sections
Section 5 - Other Code
Section 6 - Subsequent Ordinances and their Integration
Section 7 - Restatement of Ordinances
Section 8 - Conflict Within / Between / Among Chapters or Sections
Section 9 - Existing Rights
Section 10 - Reference to Code
Section 11 - World Construction
Section 12 - Gender; Number (Plural, Singular)
Section 13 - Person
Section 14 - Tenses
Section 15 - Use of “Shall have been”
Section 16 - Reasonable Time of Notice
Section 17 - Use of Shall or May
Section 18 - Computation of Time
Section 19 - Service of Documents
Section 20 - Public Hearings
Section 21 - Numbering of Ordinances
Section 22 - Translation

CHAPTER II
THE MUNICIPALITY

Section 23 - Foundation Day
Section 24 - Seat of Municipal Government
Section 25 - Role of the Municipality
Section 26 - VISION / MISSION
Section 27 - Commitment
Section 28 - Municipal Code of Ethics
Section 29 - Municipal Seal
Section 30 - Other symbols
Section 31 - Week (Linggo ng _____)
Section 32 - Municipal Hymn
Section 33 - Geographical Features
Section 34 - Municipal Government Structure
Section 35 - Governmental Inter-relations
Section 36 - Creation of Offices
Section 37 - Executive Orders
CHAPTER III
GENERAL PROVISIONS

Section 38  -  Component of Barangays
Section 39  -  Role of the Barangay
Section 40  -  Policy on the Creation of Barangays
Section 41  -  Legal Assistance to Barangay Officials
Section 42  -  Barangay Special Bodies
Section 43  -  Barangay Tanod
Section 44  -  Katarungang Pambarangay
Section 45  -  Boundary Disputes
Section 46  -  Vacancies in Barangay Councils
Section 47  -  Awards to Outstanding Barangays
Section 48  -  Barangay Consultation and Inter-facing

CHAPTER IV
ADMINISTRATIVE DEVELOPMENT

Section 49  -  Policy on Personnel Management
Section 50  -  Personnel Action
Section 51  -  Merit Promotion Plan
Section 52  -  Personnel Selection Board
Section 53  -  Retirement Trust Fund
Section 54  -  Staff Development
Section 55  -  Grievance Mechanism
Section 56  -  Employee Uniform
Section 57  -  Identification tags
Section 58  -  Employee Association
Section 59  -  Government Organization
Section 60  -  Emergency or Casual Employees
Section 61  -  Hiring of Consultants
Section 62  -  Attendance to Flag Ceremonies
Section 63  -  Leave Privileges
Section 64  -  Public Notice of Vacancies
Section 65  -  Pecuniary Interests
Section 66  -  Travel of Provincial / National Officials
Section 67  -  Posting of Collection and Disbursement
Section 68  -  Smoking Area
Section 69  -  Use of Government Vehicles / Property
Section 70  -  Review of Executive Orders issued by Punong Barangay
Section 71  -  Operations Manual
Section 72  -  Job Rotation
Section 73  -  Study Grants
Section 74  -  Employee Incentives and Awards
CHAPTER V
MUNICIPAL GOVERNMENT SERVICES

A – Special Bodies

Section 75 - Management Direction
Section 76 - Municipal Development Council
Section 77 - Municipal Disaster Coordinating Council
Section 78 - Municipal School Board
Section 79 - Municipal Health Board
Section 80 - Police Law Enforcement Board (PLEB)
Section 81 - Municipal Project Monitoring Center
Section 82 - Municipal Council of Culture and Arts
Section 83 - Municipal Council for the Elderly
Section 84 - Municipal Council for Women Development
Section 85 - Municipal Population Council
Section 86 - Municipal Tourism Council
Section 87 - Municipal Traffic Management Center
Section 88 - Municipal Anti-Drug Action Council (MADAC)
Section 89 - Legislative – Executive Coordinating Council (LECC)
Section 90 - Oversight Committee

B – Public Order and Safety

Section 91 - Enforcement of Ordinances
Section 92 - Police Aide
Section 93 - Junior Police
Section 94 - Juvenile Control
Section 95 - Drug Watch
Section 96 - Crime Watch
Section 97 - Bantay Bata
Section 98 - Vagrancy
Section 99 - Inflammable Materials
Section 100 - Electric / Telephone Wires
Section 101 - Deadly Weapons
Section 102 - False Alarms
Section 103 - Use of Public Roads
Section 104 - Terminals
Section 105 - Safety and Protection of Government Property
Section 106 - Firecrackers
Section 107 - Disaster Brigade
Section 108 - Calamity Preparedness
Section 109 - Traffic Management; Education, Engineering and Enforcement
Section 110 - Stalled Vehicles
Section 111 - Abandoned Vehicles
Section 112 - Road Signs
Section 113 - Community Relations

C – Public Health and Sanitation

Section 114 - Anti – Rabies
Section 115 - Animal Disease Control
Section 116 - Quarantine Services
Comprehensive Development Plan and
Land Use Plan of Pinamalayan
Final Report

Section 117 - Immunization of Infants and Children
Section 118 - Washrooms in Public Places
Section 119 - Cemeteries, Public and Private
Section 120 - Funeral Parlors
Section 121 - Medical / Dental Missions
Section 122 - Posting on Walls, Trees and Poles
Section 123 - Streamers on Public Places
Section 124 - Defecating in Public Places
Section 125 - Urinating in Public Places
Section 126 - Medical Examinations of Government Employees
Section 127 - Stray Animals
Section 128 - Health Centres
Section 129 - Community Hospital
Section 130 - Discounts for Senior Citizens for Medicine
Section 131 - Disposal of Carcass
Section 132 - Public Drainage
Section 133 - Potable Water
Section 134 - Continuing Education on Health Practices
Section 135 - Municipal Herbolarium
Section 136 - Incentive to Interns
Section 137 - Physical Fitness
Section 138 - Drug Dependents

D – Social Services

Section 139 - Scholarship
Section 140 - Care for the Elderly
Section 141 - Care for the Disadvantaged
Section 142 - Care for the Children
Section 143 - Maternal Health Care
Section 144 - Day Care Centers
Section 145 - Administration of the Gymnasium
Section 146 - Population and Family Planning
Section 147 - Women in Development; Gender Advocacy
Section 148 - Vocational / Technical School
Section 149 - Improved Jail Management
Section 150 - Improved Public Morals
Section 151 - Promotion of Youth Activities
Section 152 - Promotion of Tourism
Section 153 - Strengthening of Cooperatives
Section 154 - Enhancement of Livelihood Opportunities
Section 155 - Dispersal of Seedlings
Section 156 - Dispersal of Large Cattle
Section 157 - Demonstration Farms
Section 158 - Plant Nurseries
Section 159 - Tree Parks and Playgrounds
Section 160 - Cockpits and Cockfighting
Section 161 - Business Establishments
Section 162 - House Numbering
CHAPTER VI
LEGISLATIVE MANAGEMENT

Section 163 - Legislative Policy
Section 164 - Sangguniang Bayan Symbol
Section 165 - Naming of Sanggunian Session Hall
Section 166 - Legislative Agenda
Section 167 - Legislative Technical and Research Staff
Section 168 - Wearing of Uniform
Section 169 - Singing of Municipal Hymn
Section 170 - Legislative Bulletin Board
Section 171 - Public Technology
Section 172 - Accreditation of NGOs
Section 173 - Administrative Cases
Section 174 - Review of Barangay Ordinances / Resolutions
Section 175 - Staff Development
Section 176 - Professional Growth
Section 177 - Public Hearings / Community Consultations
Section 178 - Committee Hearings
Section 179 - Sessions Outside the Sanggunian Hall
Section 180 - Community Participation
Section 181 - Standing Committees
Section 182 - Performance Review
Section 183 - Internal Rules of Procedure (Published Separately)

CHAPTER VII
MISCELLANEOUS PROVISIONS

Section 184 - The Local Environment Code (Published Separately)
Section 185 - Posting of Code
Section 186 - Copies for National Library / Archives
Section 187 - Copies for Offices / Barangays
Section 188 - Mandatory Review of Code
Section 189 - Applicability of Laws
Section 190 - Common Penalties
Section 191 - Printing and Dissemination of Information

CHAPTER VIII
FINAL PROVISIONS

Section 192 - Amendatory Clause
Section 193 - Separability Clause
Section 194 - Effectivity
1.0 Introduction

Participatory planning is important in ensuring a plan reflective of the municipality’s aspirations. In line with this, community participation has been a key factor in the planning process aimed at giving stakeholders a direct hand in identifying issues and later on, in mapping out solutions.

2.0 Objectives

The Consultation process undertaken for the formulation of the Comprehensive Development Plan/Land Use Plan for Pinamalayan aims to achieve the following:

- Harness participation of major stakeholders in the planning process;
- Incorporate stakeholder’s aspirations in the proposed plan; and
- Forge cooperative arrangements among stakeholders in the development process.

3.0 Levels Of Community Consultation

The process of community consultation was executed in the following levels:

Consultations through Technical Working Group (TWG) Meetings

The TWG was composed of the Municipal Department Heads and members of the Sangguniang Bayan. The convening of the TWG was undertaken to fine tune the plan at every critical juncture.

Consultation through Multi-sectoral Consultative Fora

Two multi-sectoral consultations were conducted. Participants invited were representatives from private business groups, NGOs, POs, Provincial Government and other key government agencies.

- Visioning Workshop

The first consultative forum was the Visioning Workshop. It served as a venue in defining the Strengths, Weaknesses, Opportunities and Threats (SWOT) of the municipality. Further it served to validate and refine the long-term Development Vision.

- Strategy Formulation Workshop

The second consultative forum was the Strategy Formulation Workshop. During the workshop, the consolidated vision of the first workshop was again validated and refined. Also, strategies to address the SWOT were formulated and the conceptual land use options were presented and evaluated through the Goals Achievement Matrix (GAM).
4.0 Outputs of the Workshops

Formulation of the Development Vision

**Economic Sector**

By, 2010, Pinamalayan shall be a progressive city, food basket and trade center of MIMAROPA with a peaceful community and nature loving people.

**Physical Sector**

The municipality of Pinamalayan will have a sustainable agriculture and modern technology that will also be sensitive to the environment. It will have a globally competitive, highly skilled and educated citizenry that will be efficiently provided with social and infrastructure services.

**Social Sector**

Morally upright citizens; Environmentally conscious, Improved quality of life; Economically active population; With Greater Source of Income of Households and Disciplined Citizenry

Refinement of the Development Vision

**Economic Group**

By 2010, Pinamalayan shall emerge as a major food basket and a progressive trading hub of MIMAROPA with sustainable agriculture, diversified commerce and industry and enhance tourism, inhabited by God-centered, empowered and nature and peace-loving citizenry.

**Social Group**

By 2010, Pinamalayan shall emerge as a progressive trading hub and food basket of MIMAROPA and the rest of Region IV, with sustainable agriculture, diversified trading activities ad enhanced tourism, inhabited by God-centered, empowered and nature-and peace-loving citizenry.

**Physical Group**

By 2010, Pinamalayan shall emerge as a progressive trading hub and food basket of MIMAROPA, with sustainable agriculture, diversified trading activities, enhanced tourism, conserved and protected environment, inhabited by God-centered, empowered and nature- and peace- loving citizenry.
Formulation of the Mission Statement

**Economic Group**

To alleviate poverty and empower the disadvantaged individuals, families, communities and indigenous people through:

- Promotion of economic activities which provide business and employment opportunities;
- Promotion of advanced technology and ensuring sustainable agricultural development;
- Provision of equal access to adequate and quality social services and infrastructure; and
- Inculcating the spiritual and moral values in people.

To establish a conducive atmosphere for investment, trade, industry and tourism through:

- A democratic governance;
- Maintenance of peace and order;
- Provision of vital infrastructure facilities and utilities;
- Promotion of environmental-friendly community;
- Grant of investment incentives through the formulation of appropriate laws; and
- Adoption and strict implementation of appropriate regulatory policies.

**Social Group**

- Provide quality health services;
- Provide quality education;
- Promote peace and order end ensure public safety;
- Strengthen capabilities of LGUs;
- Promote the general well being of the IPs through recognition of their rights over their ancestral domain;
- Resource provider to achieve the lasting improvement of quality of life of deprived children and adult caring for them;
- Empower individual, families and communities and improve their quality of life by performing their expected roles through strength coping mechanisms so as to meet their basic ad development needs; and
- Emphasize the importance of spiritual values, and moral uprightness.

**Physical Group**

- To ensure food sufficiency;
- To uplift the quality of life of Pinamalayeños; and
- To promote development with environmental awareness.
### Economic Sector:

#### Agriculture – Crops

<table>
<thead>
<tr>
<th>STRENGTHS</th>
<th>WEAKNESSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Large area planted to rice bananas, coconut, mangoes, corn</td>
<td>1. Insufficient irrigation facilities</td>
</tr>
<tr>
<td>2. Relatively high productivity in rice</td>
<td>2. Inadequate harvest &amp; postharvest facilities</td>
</tr>
<tr>
<td>3. Competent &amp; committed agricultural personnel</td>
<td>3. High prices of farm inputs</td>
</tr>
<tr>
<td>4. Availability of other raw materials (abaca, rattan, nito, coconut)</td>
<td>4. Lack of organized marketing system</td>
</tr>
<tr>
<td>5. Availability of crop production programs</td>
<td>5. Aversion of farmers to adopt modern farming technologies</td>
</tr>
</tbody>
</table>

#### OPPORTUNITIES

1. National shortage of rice
2. Large local/export market for bananas, mangoes, and high value crops
3. Growing export market for organically grown/processed banana chips
4. Growing beverage market
5. Strong financial support from Provincial Government, UPLB, DOST, DA
6. Closeness to high growth areas (Metro Manila, CALABARZON)

#### SO STRATEGIES

1. Capitalize on outside demand for rice, coconut, bananas, and fruits
2. Sustain current productivity in irrigated rice areas and if possible increase it from 4.9 mt/ha to 5.0-5.5 mt/ha
3. Take advantage of government programs on agricultural modernization through AFMA
4. Focus political will on making representations with Malacañang, DOTC, DPWH, senators, district congressmen to request for funding for farm-to-market roads, irrigation systems, postharvest facilities and other infrastructures.
5. Maximize coconut area utilization through intercropping (fruits, coffee, spices, root crops, etc)

#### WO STRATEGIES

1. Expand irrigation system to rainfed areas and improve water supply to irrigated areas
2. Conduct more demo trials, farmers field schools, and farm visits to encourage more farmer to adopt new farming technologies
3. Provide sufficient credit to include consumption allowance
4. Encourage farmers to engage in collective production, credit sourcing, input procurement, processing and marketing of farm products
5. Coordinate with national government agencies such as DTI/CITEM, DOST, DA on banana chips processing especially on organic standards, certification and export market linkages

#### THREATS

1. Natural calamities
2. Incidence of yellow mottling in citrus trees
3. Occurrence of Sigatoka disease in bananas
4. Increase in oil prices
5. Occurrence of scale insects in coconut trees
6. Low prices of farm products
7. High interest rates

#### ST STRATEGIES

1. Intensify monitoring and surveillance of pests and diseases in crops and develop quick response and control measures.
2. Strict enforcement of quarantine policies and procedures for planting materials from outside sources.
3. Use political will for the protection of SAFDZ areas against illegal conversion
4. Coordinate with national government agencies such as DTI/CITEM, DOST, DA on banana chips processing especially on organic standards, certification and export market linkages.

#### WT STRATEGIES

1. Change cropping pattern in flood-prone rice areas (e.g. rice-root crops)
2. Promote crop-livestock integration to augment farmers income (for other agricultural crops)
3. Conduct information, education campaign and technomanagerial training to target
4. Conduct entrepreneurial skills development training
### Economic Sector:

<table>
<thead>
<tr>
<th>Agriculture – Livestock and Poultry</th>
<th>STRENGTHS</th>
<th>WEAKNESSES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1. Highly successful hog and cattle dispersal program</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2. Presence of ACBS</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3. Developed backyard native chicken industry</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4. Large grazing area (4,675 has)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5. Abundance of raw materials for livestock/poultry feeds</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1. Low livestock &amp; poultry inventory</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2. Zero corn production</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3. Lack of feedmill to support the growing livestock industry</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4. Insufficient facilities &amp; budget to support activities of ACBS</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5. High cost of livestock production inputs</td>
<td></td>
</tr>
</tbody>
</table>

#### OPPORTUNITIES

<table>
<thead>
<tr>
<th>OPPORTUNITIES</th>
<th>SO STRATEGIES</th>
<th>WO STRATEGIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Low meat consumption in the locality</td>
<td>1. Capitalize on unsatisfied local demand for meat products</td>
<td></td>
</tr>
<tr>
<td>2. Overall increasing trend in national meat consumption for fresh &amp; processed meat</td>
<td>2. Integration of livestock with coconut production to maximize coconut land utilization</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3. Take advantage of government programs on agricultural modernization through AFMA (MakaMasa for Livestock)</td>
<td></td>
</tr>
</tbody>
</table>

#### THREATS

<table>
<thead>
<tr>
<th>THREATS</th>
<th>ST STRATEGIES</th>
<th>WT STRATEGIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Occurrence of FMD, Hemosep, hog cholera, swine plague, scouring</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. High interest rates</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. High oil prices</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Natural calamities</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Intensity monitoring and surveillance of pests and diseases in livestock and develop quick response and control measures</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Strict enforcement of quarantine policies and procedures for broodstock materials from outside sources.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Promote rice-livestock/poultry (esp. ducks) in flood-prone areas to cushion the ill-effects of flooding and contribute to household income</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Promote crop-livestock integration to augment farmers income (for other agricultural crops)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Conduct information, education campaign and technological training to target (crop, livestock, fish farmers)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Conduct entrepreneurial skills development training</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Economic Sector:

#### Agriculture - Fisheries

- **STRENGTHS**
  1. Presence of fishlanding and porthouse facilities
  2. 18-kilometer coastline and abundance of marine resources
  3. Strong and organized FARMCs
  4. Relatively large brackishwater fishpond areas
  5. Growing number of tilapia fishpond areas
  6. Acceptability of tilapia as alternative protein source
  7. Adequate number of motorized & non-motorized fishing boats
  8. Abundance of bangus and sugpo fry in the wild

- **WEAKNESSES**
  1. Low productivity of fishpond areas
  2. High cost of fishpond inputs
  3. High transportation cost
  4. Lack of development in mariculture industry
  5. No assessment of coastal resources

#### OPPORTUNITIES

- 1. Large export market for sugpo
- 2. High demand for milkfish in the local market

#### STRATEGIES

- 1. Take advantage of government programs on agricultural modernization through AFMA (Makamasa for Fisheries)
- 2. Take advantage of the growing popularity of tilapia as alternative food fish

#### THREATS

- 1. Illegal fishing - encroachment and use of fine mesh nets
- 2. High Oil prices
- 3. High interest rates
- 4. Water Pollution (marine and aquatic resources) due to mine tailings from Mindex

#### ST STRATEGIES

- 1. Enforcement of Fisheries Code to address problems on illegal fishing

#### WT STRATEGIES

- 1. Conduct information, education campaign and managerial training to target (crop, livestock, fish farmers)
- 2. Conduct entrepreneurial skills development training
- 3. Conduct baseline resource and ecological assessment of coastal resources as basis for its development programs and projects & for protection and management
### Economic Sector: Trade and Industry

<table>
<thead>
<tr>
<th>STRENGTHS</th>
<th>WEAKNESSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Strategic location</td>
<td>1. High cost of real estate properties</td>
</tr>
<tr>
<td>2. Abundance of raw materials (coconut, rattan, bamboo, nito)</td>
<td>2. High power rates and unreliable supply</td>
</tr>
<tr>
<td>3. Wide coverage of the public market as it serves adjacent municipalities: Pola, Socorro, Gloria, Bansud and the island provinces of Marinduque and Romblon.</td>
<td>3. There is an insufficient number of stalls in the public market.</td>
</tr>
<tr>
<td>4. Minimal insurgency problems as compared with other municipalities in the Province.</td>
<td>4. Low Real Property Tax collection base</td>
</tr>
<tr>
<td>5. Presence to 2 informal seaports: Recodo and Pili.</td>
<td>5. High transportation cost and bad road conditions</td>
</tr>
<tr>
<td>7. Access to transport and communication facilities</td>
<td>7. Few trainings on livelihood programs and small scale enterprises</td>
</tr>
</tbody>
</table>

### OPPORTUNITIES

1. Expansion of the public market.
2. Expand trading links
3. Influx of investors
4. The establishment of a Convention Center as a priority identified in the STRMP.

#### SO STRATEGIES

1. Attract small and medium enterprises through fiscal and non-fiscal means (S1, S2, O3, O4)
2. Encourage setting up of markets and other trading establishments (S3, O1)
3. Intensify investment promotion efforts for preferred investors (S4, S5, S6, S7, O2, O3, O4)
4. Encourage development of agro-industrial enterprises (S2, O2)

#### WO STRATEGIES

1. Institute a system of incentives and dis-incentives to discourage land speculation (W1, O3)
2. Support the development of Southern Electric (W2, O1 to O4).
3. Facilitate the expansion of the public market (W3, O1)
4. Intensity tax collection to finance programs and projects (W4, O1 to O4)
5. Identify and construct additional road linkages (W5, O2, O3, O4)
6. Encourage food-processing, raw materials related businesses (W6, O2)
7. Facilitate conduct of trainings on small scale enterprises and livelihood programs (W7, O2, O3, O4)

### THREATS

1. Competition with other municipalities within the province as well as with other provinces.

#### ST STRATEGIES

1. Enhance strategic location by improving transport and telecommunication facilities (inter-and intra-municipal) to improve trading and business transactions (S1 to S7, T1)

#### WT STRATEGIES

1. Secure private sector cooperation in facilitating land development and public infrastructure projects (W1, T1)
2. Support completion of the Power plant project (W2, T1)
3. Improve tax collection efficiency to increase internal financial capability to improve infrastructure facilities (W3, W4, W5, T1)
4. Provide technical and financial support to small and medium enterprises (W6, W7, T1)
### Economic Sector:

<table>
<thead>
<tr>
<th></th>
<th>STRENGTHS</th>
<th>WEAKNESSES</th>
</tr>
</thead>
</table>
| **Tourism**              | 1. Presence of several tourist attractions. | 1. Few investors venture to tourism industry.  
                            |           | 2. Existing facilities cater only to local market.  
                            |           | 3. Limited funds and skilled manpower to venture into tourism-related businesses.  
                            |           | 4. Lack of access to tourist sites.  
                            |           | 5. Inadequate promotion and marketing strategy. |

#### OPPORTUNITIES

| 1. Tablas Strait as a possible source of tourism, recreation and related auxiliary uses.  
| 2. Presence of foreign investors |
|---------------------------------|---------------------------------|
| 1. Encourage the development of tourism facilities along the coastline and inland areas (S1, O1).  
| 2. Tap foreign investors to enhance eco-tourism potentials (S1, O2). |

#### THREATS

| 1. Establishment of mining related operations.  
| 2. Malampaya Project which would require pipe laying along Tablas Strait will affect 3 kilometer coral reef of the municipality. |
|---------------------------------|----------------------------------------------------------|
| 1. Ensure that tourism sites are protected for their intended use (S1, T1)  
| 2. Conduct appropriate consultations among stakeholders to attain mutually beneficial decisions regarding Malampaya Project (S1, T2). |

#### STRATEGIES

| 1. Attract foreign investors to venture into tourism based enterprises (W1, W2, W3, O1, O2)  
| 2. Implement infrastructure programs to promote tourism development (W4, O1)  
| 3. Develop tourism circuit (W5, O1) |

| 1. Aggressively promote eco-tourism to highlight the need to protect/conserve the environment (W1, W5, T1, T2).  
| 2. Encourage existing establishments to upgrade their facilities and adopt environmental conservation programs (W2, O1, O2)  
| 3. Provide fiscal and technical support to eco-tourism oriented investors (W3, O1, O2)  
| 4. Enhance road, water and transport facilities to encourage the development of eco-tourism sites (W4, O1, O2). |

### STRENGTHS

<table>
<thead>
<tr>
<th>1. Presence of several tourist attractions.</th>
</tr>
</thead>
</table>

### WEAKNESSES

| 1. Few investors venture to tourism industry.  
| 2. Existing facilities cater only to local market.  
| 3. Limited funds and skilled manpower to venture into tourism-related businesses.  
| 4. Lack of access to tourist sites.  
| 5. Inadequate promotion and marketing strategy. |
### Social Sector:

#### Health, Education, Social Welfare, Protective Services

<table>
<thead>
<tr>
<th>STRENGTHS</th>
<th>WEAKNESSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Availability of health services and facilities from the Community Hospital and Rural Health Unit.</td>
<td>1. Inadequate qualified manpower in all social sub sectors</td>
</tr>
<tr>
<td>2. Presence of educational institutions (primary, secondary, tertiary and vocational)</td>
<td>2. Prevalence of curable diseases</td>
</tr>
<tr>
<td>3. Availability of Day Care Centers in all barangays and recreation facilities.</td>
<td>3. Inadequate facilities and instructional materials</td>
</tr>
<tr>
<td>4. Presence of indigenous cultural communities who act as stewards to the forest.</td>
<td>4. Prevalence of illegal vices</td>
</tr>
<tr>
<td>5. Availability of government lands for social development.</td>
<td>5. Inadequate budget allotment on social services</td>
</tr>
<tr>
<td>6. Presence and active participation of NGOs and NGAs, POs and religions organizations</td>
<td>6. Prevalence of squatting especially in ECAs due to weak enforcement of law</td>
</tr>
<tr>
<td>7. Support coming from Local Chief Executives</td>
<td>7. Inadequacy of sanitary toilets schools in the West District.</td>
</tr>
<tr>
<td>8. Availability of sanitary toilets in primary and secondary schools in the East District.</td>
<td>8. Occurrence of unreported domestic violence cases</td>
</tr>
<tr>
<td>9. Presence of drugstores and clinics.</td>
<td>9. Majority of the existing medical establishments are not registered with Phil Health.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OPPORTUNITIES</th>
<th>SO STRATEGIES</th>
<th>WO STRATEGIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Availability of funds from various funding agencies (NGA and foreign)</td>
<td>1. Network with national, provincial, private and foreign funding institutions to strengthen services in medical, educational and social welfare (S1-S3, S6, S7, O1, O2)</td>
<td>1. Secure funding and technical support to upgrade, and modernize facilities and skills in the social service sector (W1 to W5, W7, W8, O1, O2)</td>
</tr>
<tr>
<td>2. PPFP has identified Pinamalayan as a secondary urban center and its corresponding indicator functions include tertiary health and education services.</td>
<td>2. Curriculum Enrichment and Diversification in the courses offered (S2, O2)</td>
<td>2. Provision of socialized housing for the 1,000 squatter families and residents in vulnerable areas (W6, O1, O2)</td>
</tr>
<tr>
<td>3. Availability of communication facilities.</td>
<td>3. Secure international support to further improve the living conditions of indigenous cultural communities (S4, O1)</td>
<td>3. Enact an SB resolution requiring all medical establishments to secure DOH accreditation prior to issuance of development permit.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>THREATS</th>
<th>ST STRATEGIES</th>
<th>WT STRATEGIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. In-migration demanding more basic services and facilities.</td>
<td>1. Expand the delivery of basic social services to counteract social problems (S1 to S3, S7, T2).</td>
<td>1. Upgrade social services delivery system to cope with increasing demands of population growth and urbanization (W1 to W6, O1, O2).</td>
</tr>
<tr>
<td>2. Continued prevalence of illegal activities and vices</td>
<td>2. Protect the ancestral rights of indigenous people (S4, S7, T1).</td>
<td></td>
</tr>
<tr>
<td>3. Encroachment on the ancestral domain by the lowlanders.</td>
<td>3. Implement the UDHA – RA7279 (S5, S7, T1)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4. Establish a drug watch program (S6, S7, T2)</td>
<td></td>
</tr>
<tr>
<td>Land Use</td>
<td>STRENGTHS</td>
<td>WEAKNESSES</td>
</tr>
<tr>
<td>----------</td>
<td>-----------</td>
<td>------------</td>
</tr>
</tbody>
</table>
|          | 1. Large tracts of land for expansion  
           2. Presence of Tablas Strait and possible inland tourism areas  
           3. Support from the Local Chief Executives | 1. Large tract of unregistered and untitled lands.  
           2. Uncontrolled conversion of productive agricultural land to other uses.  
           3. Uncoordinated developments and uncontrolled urban growth.  
           4. High cost of commercial lots and rentals  
           5. Urban encroachment to environmentally sensitive areas.  
           6. Zoning ordinance being implemented was formulated 17 years ago, 1983. |

<table>
<thead>
<tr>
<th>OPPORTUNITIES</th>
<th>SO STRATEGIES</th>
<th>WO STRATEGIES</th>
</tr>
</thead>
</table>
| 1. Continuous demand for urban services from outlying municipalities.  
  2. Tablas Strait and inland areas as possible source of tourism, recreation and related auxiliary uses.  
  3. Pinamalayan to emerge as a secondary urban center as the PPFP. | 1. Formulate clear cut land use policies to guide all developments (S1, O1, O3)  
  2. Develop coastal tourism (S2, O2)  
  3. Ensure the support and participation of major stakeholders in the development process (S3, O1, O3) | 1. Undertake completion of land titling and registration (W1, O1)  
  2. Adopt a clear policy on land conversion in coordination with concerned agencies like HLURB< DAR< DENR< NIA (W2, O1, O2, O3)  
  3. Rationalize land use and management to properly direct and guide urban growth (W3, W5, W6, O1, O3)  
  4. Combat speculation through an incentive-dis-incentive system (W4, O1) |

<table>
<thead>
<tr>
<th>THREATS</th>
<th>ST STRATEGIES</th>
<th>WT STRATEGIES</th>
</tr>
</thead>
</table>
| 1. Boundary disputes with adjoining municipalities (Gloria, Pola, Socorro)  
  2. Diminution of prime agricultural lands due to land conversion. | 1. Attract developments that will increase economic productivity of land and water resources (S1, S2, S3, T2)  
  2. Conduct appropriate consultations among stakeholders to attain mutually beneficial decisions regarding territorial disputes (S1, T1)  
  3. SB resolution to negotiate on territorial disputes with adjoining municipalities. | 1. Coordinate with DENR and all concerned regarding titling and definition of territorial boundaries (W1, T1)  
  2. Ensure that NPAAD and SAFDZ areas are supported with clear-cut implementable programs for the entire planning period (W2, W4, W6, T2)  
  3. Strictly control urban growth in environmentally critically areas (W5, T2) |
## Roads, Transport and Infrastructure

<table>
<thead>
<tr>
<th>STRENGTHS</th>
<th>WEAKNESSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Wide urban roads (20 meter ROW)</td>
<td>1. Inadequate baseline data</td>
</tr>
<tr>
<td>2. Presence of an airport in Barangay Pambisan Munti.</td>
<td>2. Inadequate farm to market roads, rural roads and bridges</td>
</tr>
<tr>
<td>3. Presence of two informal sea ports: Pili and Recodo</td>
<td>3. Traffic observed at critical junctions</td>
</tr>
<tr>
<td>4. Presence of telecommunication facilities</td>
<td>4. Lack of drainage system</td>
</tr>
<tr>
<td>5. Presence of water wells in Poblacion (7) and 19 other barangays</td>
<td>5. Insufficient power supply and distribution system (5 barangays remain unenergized)</td>
</tr>
</tbody>
</table>

### OPPORTUNITIES

1. Circumferential roads
2. NAPOCOR to establish 7.5 MW power plant in Barangay Papandayan.
3. Municipal owned heavy equipment
4. Availability of funds from various funding agencies (private sector, foreign and NGA)

### STRATEGIES

#### SO STRATEGIES

1. Complement urban road development with adequate circumferential roads to enhance intra- and inter-municipal mobility (S1, O1, O3)
2. Tap funding sources for the speedy completion of airport and upgrading of seaports (S2, S3, S5, O4)
3. Support private sector initiatives to upgrade utility infrastructure (S4, O2)

#### SW STRATEGIES

1. Conduct a full inventory of roads and infrastructure utilities in the municipality (W1, O1)
2. Construct additional farm to market roads, rural roads and bridges (W2, O3, O4)
3. Formulate a traffic management plan (W3, O1)
4. Develop a drainage master plan for the municipality (W4, O3, O4)
5. Prioritize full electrification program for entire municipality (W5, O2)
6. Expand coverage of Level II water supply (W6, O3, O4)
7. Coordinate with private telecommunication companies regarding expansion of coverage area (W7, O4)

### THREATS

1. Occasional flooding within the Poblacion

### ST STRATEGIES

1. Develop a drainage master plan for the poblacion (S1, T1).
2. Encourage urban growth in other areas to lessen pressure on infrastructure in the Poblacion (S2 - S5, O1)

### WT STRATEGIES

1. Establish complete information on flood prone areas (W1, T1)
2. Encourage developments outside the Poblacion (W2, W5-W7, T1)
3. Improve drainage system in the Poblacion (W3, W4, T1)
### ENVIRONMENT MANAGEMENT

#### STRENGTH
1. Long stretch of Coastal Resources
2. Water Resources
3. Forest Resources
4. Presence of dumpsite
5. Presence of private cemeteries

#### WEAKNESS
1. Inadequate implementation of existing environmental laws and ordinances
2. Siltation/erosion of rivers
3. Inadequate implementation of existing forest protection and management programs
4. Outlying barangays do not avail of garbage collection
5. Congestion in the existing public cemetery

### OPPORTUNITIES

#### SO STRATEGIES
1. Tourism Potential. Possible fish sanctuary
2. Source of domestic water supply/irrigation system; Improvement of water quality
3. Flood control; Recipients of Social Forestry Projects
4. Potential Sanitary landfill site
5. Acquisition of New Site for Public Cemetery

#### WO STRATEGIES
1. Strengthen the implementation of existing environmental laws and ordinances including easement provisions of the water code. (W1, O1, O3)
2. Provide measures to control siltation and erosion in rivers (e.g., dredging rivers, river rehabilitation projects, reforestation, etc.). (W2, O2)
3. Provide Information Education Campaign (IEC) on the importance of coastal, water and forest resources. (W3, O1, O3)
4. Conduct information dissemination on waste management (waste minimization, segregation, recycling, and composting) (W-4, O-4) (on-going)
5. Acquisition and development of properties for public cemetery. (W-5, O-5)

### THREATS

#### ST STRATEGIES
1. Illegal Fishing; Coastal degradation; CREW Mining proposed processing plant in the municipality pose significant environmental impact in the coastal resources due to disposal of mine tailings, Malampaya Gas Pipeline could pose potential damage to coastal resources.
2. Surface water contamination due to use of chemical fertilizer/pesticides
3. Flooding; Illegal logging / forest denudation
4. Sanitation problem; ground water contamination
5. Social acceptability of new site for public cemetery.

#### WT STRATEGIES
1. Creation of Municipal Environmental and Natural Resources Officer to ensure management and protection of the environment. (W-1, T-1, T-2, T-3, T-4, T-5)
2. Active participation in the CREW Mining conduct of public hearing/meeting regarding the details of operations, Environmental Impact Study (which states the details of environmental mitigating measures, environmental management plan and risk assessment studies) to address issues/concerns of the municipality. (W-1, T-1)
3. Provide measures to control siltation and erosion in rivers (e.g., dredging rivers, river rehabilitation projects, etc.). (W-2, T-2, T-3) include reforestation (LIUCP expired: LGU to take over control kaingin.
4. Strengthen community-based forest management programs, watershed/coastal rehabilitation program, conduct of water quality monitoring. (W-3, T-1, T-2, T-3)
5. Conduct information dissemination on waste management (waste minimization, segregation, recycling and composting). (W-4, T-4)
6. Strict implementation of laws pertinent to Memorial Parks/Cemetery. (W-5, T-5)