



MAYOR'S MESSAGE



HON. RODEL N. DELA CRUZ
Municipal Mayor

It is with great pride and integrity that we present to you the Comprehensive Development Plan and Land Use Plan of our municipality for the years 2024-2034. This milestone achievement is the culmination of the admirable efforts of our stakeholders and department heads who have tirelessly collaborated to formulate a comprehensive manuscript built from extensive research, meticulous data collation, and a series of multi-sectoral participatory strategic planning sessions.

As a 2nd class municipality, our town of Teresa is revered for its many positive physical and social characteristics. We are fortunate to possess a well-planned municipal core, a strategic location, a robust road network, rich agricultural production, and promising tourism potential, among other advantages. These elements position us as an ideal hub for development opportunities within the entire province of Rizal.

With this in mind, it is high time for us to clearly articulate our vision for our beloved Teresa. We must lay out our plans for the coming years, recognizing the bright future that lies ahead for our community and the future generations of Teresaños. The Land Use Plan will serve as our guiding framework as we embark on various development initiatives aimed at making our town not only more prosperous but also a well-ordered abode within the province.

While the formulation of this plan marks the beginning of our journey towards development, we recognize that the greater challenge lies ahead in its implementation. Therefore, I strongly encourage every Teresaños, regardless of background or circumstance, to actively participate and collaborate in bringing this plan to fruition.

Let us unite and combine our efforts to establish Teresa as an exemplary model of sustainable development. Together, we can engage in the noble task of implementing this plan, ensuring that we continue to soar and uphold the values of excellence, progress, and quality in our endeavors.

Thank you for your attention and continued support. Let us strive to make Teresa a beacon of hope and prosperity. Teresa Una Ka!"

RODEL N. DELA CRUZ
Municipal Mayor



VICE MAYOR'S MESSAGE



HON. FREDDIE L. BONIFACIO
Municipal Vice Mayor

Greetings!

The Comprehensive Land Use Plan (CLUP) 2024-2034 of the Municipality of Teresa, Rizal reflects the changes, improvements and development in the municipality. The CLUP is a strong evidence that the Municipal Government of Teresa together with the different sectors worked collaboratively to have this output.

The economic growth has always been one of the priorities to ensure the best public service is given to all Teresaño. On the other hand, the CLUP also reflects the agriculture and the advocacy of the municipality in protecting the environment for the future generation. This framework is our inspiration to continue to create programs and projects that will promote the general welfare of the people as well as the municipality.

The 28th Sangguniang Bayan is always in support to the Executive Department in making "Teresa Una Ka!"

At your ser-VICE po!

FREDDIE L. BONIFACIO
Municipal Vice Mayor



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EXECUTIVE SUMMARY

1. BRIEF PROFILE OF MUNICIPALITY

1.1 PHYSICAL CHARACTERISTICS

1.1.1 Geographical location

The Municipality of Teresa is one of the 13 municipalities in the province of Rizal. Rizal Province is located directly east of Metro Manila, the premiere megalopolis in the country, and is part of a bigger administrative region called CALABARZON, or the Cavite-Laguna-Batangas-Rizal-Quezon region or Region IV-A.

Teresa is situated about 35 kilometers east of Manila and is geographically located at approximately 14° 35' north longitude and 121° 12' east latitude. It is bounded on the north by Antipolo City, on the east by the municipality of Tanay, Baras to the southeast, Morong to the south, Binangonan to the southwest, and Angono to the west.

It can be reached through the Marcos Highway-Sumulong road, Ortigas Avenue Extension-Tikling route, both passing Antipolo City. It is also accessible through the Baras, Tanay, Pililla road network coming from Laguna province.

The municipality of Teresa belongs to the Second District of Rizal along with the municipalities of Baras, Cardona, Jala-jala, Morong, Pililla, and Tanay.

1.1.2 Land Area

Teresa has a total land area of 1,861 hectares which is 1.57% of the total area of the province. This figure was from the Provincial Development & Physical framework Plan (PDPFP). Following the assessor's tax map, the MPDO generated map computed a total of 1,910.702 hectares and agreed to use this land area for the purpose of land use planning.

1.1.3 Climate and Temperature

Teresa belongs to the Type 1 climate characterized by two pronounced seasons, dry from November to April and wet during the rest of the year.

The climate in 2020-2039 is expected to have high temperatures and longer warming period days. The amount of rainfall may increase or decrease in the future regardless of the season or month of the year.

1.1.4 Soils

Teresa has two types of soils. These are the Antipolo Clay and Binangonan Clay. Antipolo Clay, the most dominant soil type covering 88.42% of the total land area of the municipality, is characterized by a reddish brown, granular and friable soil surface. The surface drainage of the soil is good to excessive but highly susceptible to erosion especially in the upland and steep areas. The soil is more suitable to fruit trees and upland rice because of its desirable features such as deep soil solum, friable soil texture and good internal soil drainage.



Binangonan Clay constitutes the remaining land area and is common in the southwestern portion. Its parent material is from soft limestone material and is related to undulating and rolling terrain. The soil manifests good external drainage but is wanting in internal drainage. Poor drain ability causes flooding in the lowlands while the rolling and undulating areas are prone to moderate erosion.

1.1.5 Slope

Generally, the land area of the municipality is suited for urban use in terms of slope classification (Table 2.2.3). Slope 0-3 or level to nearly level is 935.19 has and slope 8-18 or undulating to rolling is 919 has. The remaining 17.76 has. is suitable for forest use and located at barangay Dalig.

1.1.6 Mineral Resources

The municipality of Teresa is endowed with natural and mineral resources particularly marble and limestone. Common minerals such as calcite and carbonate minerals abound in the municipality which came from limestone parent materials. This represents 10% of the provincial total area for the said mineral. The other parent materials are shale and limestone, basalt, andesite and agglomerate producing common minerals in various modes of formation.

1.1.7 Water Resources

- **Surface Water Resources**

There are three (3) major waterways in the municipality. These include the May-iba River, Pamanaan Creek, and the Teresa River. The headwaters of May-iba River are in Antipolo City beyond the Teresa-Pinugay Road. May-iba River has an extension called Pamanaan Creek in Barangays Poblacion and Calumpang-Sto.Cristo. Teresa River traverse extends from Barangay Dalig towards Barangays San Gabriel, San Roque and Prinza.

- **Ground Water Resources**

There are six (6) ground water resources being used by the municipality for its water supply. These are the pump station in Dalig, Bagumbayan (2), San Roque, San Gabriel, and Dulumbayan. Water supply is also being sourced from Manila Water and Morong Water District.

1.1.8 Forests

Based on the Forest Land Use Plan (FLUP) of the municipality, there are 41.23 hectares of timberland in the municipality composed of four (4) parcels in a sporadic location. They are located in Barangay May-iba and Dulumbayan. Most are open forest to open barren in category using 2010 forest cover

1.1.9 Natural Hazards

There are geophysical, hydro-meteorological and biological hazards affecting the municipality.

- **Geophysical Hazard**

The only geophysical hazard that occurs in the municipality is earthquake. It occurs once in every 5 years with a severity of consequence or degree of damage is very minimal. frequency. usually has very minimal experience of earthquakes occurring once in every 5 years. The Municipal Disaster Risk



Reduction and Management Office (MDRRMO) together with other offices and agencies facilitates earthquake drills quarterly in various establishments, schools and local government units.

- **Hydro-Meteorological Hazard**

The hydro-meteorological hazards present in the municipality are flood, tropical cyclone (typhoon, storm, depression), intense rainfall (extreme rainfall) and extreme temperature.

- **Biological**

Covid 19 has been prevalent in the province extending to the municipality since March 2020 to the present. Recognized as an unseen virus, it gained a high infectious rate which is addressed by serious observance of health protocols.

1.2. DEMOGRAPHY

1.2.1. Data on Population

From the latest PSA census in 2020, the municipal total population is 64,072 or 14,797 households. Among the areas in the municipality, Brgy. Bagumbayan and BrgyDalig have the highest number of population or household, followed by BrgyDulumbayan and Brgy. Prinza, BrgyCalumpang-Sto, Cristo received the smallest record of population or household. Male population exceeds the female in number by 1.55%.

From a total population of 1, 683 in 1903, the municipality will reach 69,927 in 2024 and 87,011 in 2034. It was in the 1970s when the municipality attained its highest growth rate of 6.2%. The growth rate from 2000-2010 is 4.72% and 3.11% from 2010-2020.

In 2020, the school going age population (5-24 years old) has 39% share in the population, mostly from elementary 6-12 years old. Labor force/working age population (15-64) consisting of 65.55% share, has the biggest portion in the distribution. Dependent population has a 34.45% share, consisting of the young and old dependent with 30.52% and 3.92% share of the population, respectively. School Age, labor force, and dependent population are expected to increase their share from 2021-2034. Providing more employment for the working age group, increasing the participation rate in the school age group and increasing welfare services for the dependent group are some of the programs that the local unit can provide to them to enhance their living.

Out of the total household population, 22.68% are household heads, 17.12% are spouses, 23.99% are sons, and 22.01% are daughters. Fathers of the family are 0.22% of the total population while mothers comprise the 0.70% portion. Domestic helpers compose the 0.48% portion of the total population. Household size with 5 persons comprise the biggest part or 19.41% of the total household population

1.3 ECONOMY

Three (3) sectors compose the local economy: the primary, secondary and tertiary sectors. Agriculture, fishery, livestock and forestry comprise the primary sector. Mining, quarrying, manufacturing, construction and energy generation, distribution make up the secondary sector. The tertiary sector consists of all service activities such as trade and commerce, real estate, finance, personal, and community services, transportation and communication.



1.3.1 Primary Sector (Agriculture, fishery, livestock and forestry)

1.3.1.1 Agriculture

- **Crop Production**

Over the years, rice remains the major agricultural crop in the municipality. In the last two years (2021-2022), the area dedicated to rice is 238.7 hectares. It accounted for 12.83% of the municipality's land area (1,861 hectares).

In 2022, the municipality's average annual production for agricultural crops is 1,314.69 M.T. A big chunk of production was mostly produced in Barangay Dalig which has the largest area dedicated to rice. In 2022, it was able to produce 534.95 M.T. of rice. It was followed by Barangay Prinza, Dulumbayan, May-iba, San Roque, Poblacion, San Gabriel and Bagumbayan where land area dedicated to rice ranges from 2.4 to 51.9 hectares. Barangay Calumpang-Sto. Cristo has the least area and production for rice production with 1.9 hectares to produce 10.26 M.T. in 2022. This is sold in a local market.

Aside from the changes in the area dedicated to rice, there is also a decrease in rice production which can be attributed to the ongoing pandemic, typhoons and difficulty in accessing agricultural inputs. Some of the known typhoons that affect rice production are Typhoons Nika, Rolly and Ulysses.

Other agricultural crop productions are vegetables, root crops and fruits. These crops occupy a total of 43.76 hectares of land. In 2022, Sitao has the biggest production with 42.13MT, followed by Mango with 31.50MT and Kamote Tops with 27.21MT. Banana and eggplant have produced 25.3MT and 25.03MT, respectively, while Okra has 20.29MT production. The least production is observed in ampalaya with 10.432MT and Tomato with 1.8MT. There are no records on crop production via urban gardening methods. Households were encouraged to produce crops for their own consumption.

1.3.1.2 Livestock and Poultry Production

Livestock and poultry production is also a major agricultural activity in Teresa. Livestock production includes piggery, cattle, carabao, horse and goat raising. Poultry production activities include chicken, duck, ostrich, quails and turkey raising.

Piggery and chicken are the only livestock and poultry for commercial production. There are 145,403 existing heads of chicken in 2022.

For backyard production, piggery is the top livestock raising activity in the municipality with 673 heads while cattle ranked second having 417 heads. These are followed by goat raising with 139 populations, 103 carabaos and four (4) horses.

Chicken used to be the only poultry for marketing production. Farmers nowadays also engage in duck, and quail production. Quail has the greatest number of heads being raised at 3,250. This was followed by chicken with 2,952 heads and duck with 615 heads. Ostrich and turkey with 15 heads and 110 heads respectively are raised for breeding purposes only.

- **Commercial Livestock and Poultry Operators**

Foremost Farms Inc. is the biggest livestock operator in the municipality with 44.6519 hectares devoted to the purpose. Acme Farm is also a livestock operator with 14.8842 hectares and is now



owned by Coral Agri Venture Farm Inc. Coral Agri Venture Farm Inc. is a major farm in both poultry and piggery with 24.3408 hectares of land devoted to the said activities. Other livestock operators are The Great Infinite Cosmos Farm Corp. New Goodwill Farm and Ever Best Agri Farm. Other poultry operators are Girlie's Farm and Livestock Corp., Quezon Poultry and Livestock Farm and M.D.E. Poultry Farm. Most of these farms are located in Barangay Dalig and Bagumbayan.

However, with the ongoing pandemic and the African Swine Flu (ASF) disease affecting livestock and poultry operations, some of them have decreased production and some closed their operations. This led to the increase in prices of chicken and pork.

1.3.1.3 Support Systems

- **Physical Infrastructure**

All barangays have operational irrigation systems. Current infrastructure projects are focused on the transportation convenience for agriculture products. Continuous efforts are being made to complete/repair/rehabilitate the Pantay-Buhangin Farm to Market Road which is a major road for transporting agricultural produce.

The available post-harvest facilities in the municipality are milling, multi-purpose drying facilities, market centers and warehouse, meat processing/storage, etc. and palay shed. The Municipal Agriculture Office extends its efforts to enhance the knowledge and skills of our farmers to meet the local food security needs through seminars/training.

- **Employment and Income by Activity**

As of the 2015 PSA survey, there were 843 farmers, forestry workers and fishermen in Teresa. There are 275 farmers in rice production, 56 farmers in corn production, 62 farmers in high value crops or vegetables and 140 farmers in livestock production in the year 2020 recorded by MAO. In 2023 record of MAO, Rice farmers are 321, Corn Farmers are 112, vegetable Farmers are 212, Livestock farmers are 788 and Poultry farmers are 152 in all.

1.3.2. Secondary Sector (Mining, and quarrying, manufacturing, construction, energy generation and distribution)

1.3.2.1 Industry: Intensity and Capitalization of Industrial Establishments

There are eight (8) existing major industrial establishments in Teresa. These are Republic Cement and Building Materials, Inc. (RCBMI), Teresa Marble Corporation, TMTC, AllgemeineBauChemie, First Philippine Teresa Rubber Corporation, Philippine Granite Stone Corporation, Phil. Colt Metal Craft and P&R Parts and Machineries. The capital of these industries ranges from Php. 863,560.00 to Php. 2955,342,498.73. Five (5) barangays play host to these industrial establishments. Based on hazard and pollution potential, all of these establishments are pollutive/hazardous (medium industries) except for RCBMI which is highly pollutive/highly hazardous (heavy industries). Other industrial establishments listed are Earth Management Technologies, Mandarin International Apparel Inc. and Rapid City Realty and Development Corporation.

1.3.3. Tertiary Sector



- **Type of Commercial Areas**

Common commercial establishments available in Teresa are public market, restaurants or eateries, dry goods or boutique stores, and service shops. These are mostly located along the national road in Barangays May-iba, Poblacion, and San Gabriel.

The center of trade and commerce is in Barangay San Gabriel where Teresa Public Market is located. The Catholic Church is also adjacent to the public market. Known establishments can be found within the vicinity such as Jollibee, Mcdonalds, Seven Eleven, Mercury Drug store, Goldilocks, banks and a host of small businesses.

- **Commercial Land Areas**

Increasing commercial activities can be observed in the municipality. Major and minor commercial activities can be found along the national road. Major commercial area is the area around the market and the church. Minor commercial areas abound along national roads. Combination of residential structures with retail stores can be found in the minor commercial areas. There are convenience stores and *talipapa* in various locations within the municipality to serve the needs of the residents.

- **Nature of Business**

Wholesale and retail top the number of economic activities in 2022 with 761 establishments. There is a general decrease in the number of establishments from 2019 to 2022. There are 27 establishments providing financial intermediation from 38 establishments in the previous year (28.95% decreased). These include four (4) banks: Producers Banks, RCBC, BDO and Bangko Mabuhay, Cooperative like MORECO and other lending establishments.

Real Estate Renting and Business Activities steadily increased to 183 in 2022. This includes building rentals, lessor and apartments for those who need space for business and residential purposes.

Twenty-one establishments are into community, social and personal service activities in 2020 as against 177 in 2019. This dramatic decrease by 88.14% is mostly caused by the pandemic. These personal services are mostly barbershops, salon, laundry shops and tailoring.

Sari-sari stores, computer shops, general merchandise and eateries are the common nature of small businesses in the municipality.

1.3.4. Tourism

- **Tourism Establishments**

Tourism in the municipality is limited due to lack of natural tourist attractions and heritage sites. The tourist attraction available is more of the educational type.

Barangay Dalig has the greatest number of tourism establishments. Rancho Bravo Natural Farming (20 has.) and Quest Adventure Camp (11 has.) are located in this barangay. Other known tourist attractions that can be found in this barangay are Integrated Solid Waste Management Facility (ISWWMF) and Teresa Learning Resource Center which are both operated by the local government. The ISWWMF is a favorite benchmarking venue of LGUs and schools all over the country for waste management practices.



Yasak Resort boasts of spring water swimming pools. Sarian Farm is known for its variety of fruits for sale such as latex free langka, dwarf chicho, sweet pomelo, etc. Team building is the come on of Quest Adventure Camp. Rancho Bravo Natural Farming highlights agricultural practices.

- **Tourist Arrivals**

Tourism activities were greatly affected by the pandemic in 2020. Lockdowns and limited movement of people resulted in low tourism activities. Bravo Natural Farming was able to accommodate some tourists due to its exclusivity. It features a private pool, natural farming and exotic animals which attracted 829 visitors in 2020 and 1,008 in 2022.

Normally, there is a steady flow of students and LGU functionaries from different parts of the country visiting the ISWMF. However, the pandemic put a stop to this activity.

In the previous years, St. Rose of Lima Church also accepted visitors especially during Semana Santa when most Catholics conduct their “VisitaIglesia”. St. Rose of Lima devotees were also not able to visit the church unlike in the previous years when devotees regularly flock to the church.

Quest Adventure Camp in 2022 has a total of 7,103 visitors with 7,004 local and 99 foreign visitors. Upon full operation and effective marketing strategy, it recorded 12,164 tourists in 2018. In 2020, it recorded 1,589 visitors from zero in 2019.

Yasak Resort which was established in 2017 features its man-made pool with cold spring water. It attracted more than 10,000 visitors yearly except in 2019 with 475 and in 2022 with 5,449.

There were no data recorded visitors or tourist in 2021 except in Sarian Farm with 21 visitors. From 2018 to 2022 their visitors ranges from 91 – 840.

1.4. SOCIAL SERVICES

1.4.1. Education

The municipality has seven (7) public elementary schools, nine (9) private elementary schools, four (4) public secondary schools and five (5) private secondary schools. Preschools are also provided in education services.

The public elementary schools are located in Barangays, May-iba, Dulumbayan (Sitiolbabaw), Bagumbayan, Prinza and Dalig (SitioAbuyod, SitioPantay and Dalig proper). Private elementary schools can be found mostly in Barangay Bagumbayan where there are four (4) schools. Other private schools are in barangays Calumpang-Sto. Cristo, San Roque, Dalig and San Gabriel.

The total land area of public elementary schools is 4.9 hectares. Most lots are owned by the municipality. Teresa Elementary School (TES) has the biggest land area of 1.9 hectares and Quiterio-San Jose Elementary School (QSJES) annex has the least area of 0.1 hectares. Not all public elementary schools have complete facilities as compared to private elementary schools. Due to the demand of K-12 Program, all public schools provide shop facilities which are all in good condition whether improvised or constructed.

The public secondary schools have a total land area of almost 1 hectare. The Abuyod National High School has the largest area with 0.5 hectare. There are several private institutions that offer secondary education in Teresa. These are the following (1) St. Rose of Lima Montessori School located at



Calumpang /Sto. Cristo; (2) Sta. Dorotea Academy in San Roque; (3) St. Agnes School also in San Roque ; (4) Alzira de Sousa College in San Gabriel and (5) Philsin College Rizal, Inc. located in Dalig.

- **Public Schools Historical Enrollment**

There is a general increase in enrollment of students in all public preparatory, elementary and secondary schools from SY 2018-2019, 2019-2020 and 2020-2021, while in SY 2021- 2022 and 2022-2023, the enrolment decreased. Enrolment increased in secondary level from SY 2021-2022 and SY 2022-2023.

Teresa Elementary School (TES) and Quiterio San Jose Elementary School (QSJES) have the greatest number of enrollees at the pre-school and elementary levels in SY 2020-2021 Teresa National High School has the greatest number of enrollees for the secondary level.

- **Teacher-Student Ratio and Needed Teachers**

According to the set parameter of DepEd, the required class size per teacher is maximum of 30 per class in kindergarten, 35 in Grades 1-4 and 40 in Grades 5-12.

Increasing student population in all levels per year requires a need for more teachers and classrooms.

Pre-school level enrolment shows an increasing student population up to SY 2029-2030. Teresa Elementary School posted the highest enrolment for pre-school, followed by Bagumbayan Elementary School. While expecting an increase in enrolment, there will be an increase of need of 93 teachers and 96 classrooms in SY 2029-2030 for pre-school.

Elementary school level presents also an increasing enrolment, teachers and classrooms need until the SY 2029-2030. For Junior and Senior High School level, there will be an increasing need also for teachers and classrooms until the SY 2029-2030 (Table 4.1.5).

Planning to hire additional needed teachers and building additional classrooms will enhance the quality of education and raise the literacy in the locality. Education plays a significant role in the development of every individual both socially and economically.

- **Projected Classroom and Teacher Requirement for Public School Update**

For SY 2025-2026, 1 teacher is needed for elementary level and 18 for senior high school. Twenty-seven classrooms are needed for the elementary level and 67 classrooms for secondary level.

1.4.2. Health and Sanitation

- **Health**



General Health Situation for the Past Five Years

Between 2019 to 2023, the highest Crude Birth Rate (CBR) took place in 2023 with 15.46% (Table 4.2.1). The lowest CBR was in 2021 and 2022 with ratio of 15 in both years.

The General Medical Consultation Rate (GMCR) of Teresa is highest in 2019 at 19.29%, while in 2023, it is 12.49%. This figure represents the general medical consultations for every 1,000 people.

Crude Death Rate (CDR) for the past five years remains highest in 2021 at 6 per year. The CDR indicates the number of deaths for every 1,000 persons for a particular year.

With regards to Infant Mortality Rate (IMR), there are 3 infant deaths in 2019, 2 in 2020, 1 in 2021 and 3.89% in 2023. In 2023 Crude Death Rate is 4.72% The IMR represents the number of deaths of infants under one year of age per 1,000 live births. Death among infants may be attributed to inadequate health care, poverty, and inadequate education of parents.

For the past five years, there is no record of deaths among women in pregnancy labor, so Maternal Mortality Rates (MMR) for the past 5 years is 0. In 2023, there is 2 or 1.77% rate for record of Neonatal Mortality.

Medical Health Facilities and Personnel

The municipality has a total of 1 RHU, 13 BHS, and 1 BEMONC which are all functional. (Table 4.2.2) The Covid vaccination was functional until September 2023, a few months after the President lifted the Covid 19 pandemic and the vaccine supplies were consumed. There is only 1 doctor for the whole municipality, there are 8 nurses who 6 of them come from DOH and 2 from LGU. There are 9 Midwives in which 4 manned the BEMONC facility while 5 deployed in BHS. Only Sanitation Inspector is performing in the municipality. The other personnel employed in the LGU are 1 Nutritionist, 2 Nursing Attendant, 3 Contact Tracer, 2 Encoder, 3 Utility Worker and 3 office Assistant. There are 120 BHW and 13 BHS augments every BHS.

There is only 1 private hospital existing in the municipality, with 50 beds capacity, the St. Therese Hospital. Moreover, there are 5 private clinics with a total of 5 beds present in the area.

Leading Causes of Morbidity for the Past Five Years

The leading cause of morbidity for the past three (3) years is Acute Upper Respiratory Tract Infection which is increasing from 3067 in 2020 to 5449 in 2022, with a 77.67% increase. (Table 4.2.3) The top 2 leading causes of morbidity vary. It was traumatic wound and infection not elsewhere classified in 2021 with 1645 cases, Hypertension in 2021 with 1,619 cases and Influenza like illness in 2022 with 760 cases. Fever of unknown origin is noticeably high also in 2021, yet not in the list anymore in 2021 and 2022. The least causes of morbidity also differ in 3 years. It was influenza like illness in 2020 with 220 cases, becoming 4th in 2021 and 2nd in 2022. Other least causes of morbidity are Boil/Abcess with 135 in 2021 and Dizziness/Vertigo with 159 in 2022.

Despite the presence of top causes of morbidity in the area, the number of patients being afflicted from 2020-2022 decreased by 7.29% in 2021 and by 2.51% in 2022.

In 2023, the leading causes of Morbidity is Acute Respiratory Tract Infection with 5,631 cases, followed by Influenza like Illness with 4,204 cases, Open Wound Unspecified Region with 1,791 cases,



Hypertension with 1,562 cases , Rhinitis/Asthma with 1,401, Urinary Tract Infection with 882 cases, Disease in the Skin with 764 cases and Avitaminosis with 385 cases.

Covid 19 Cases

World Health Organization declares worldwide a decline in Covid 19 cases and death hence in July 2023, the President lifted the COvid 19 as Public Health Emergency by Proclamation No. 297.

The Covid vaccination was halted in September 2023 due to unavailability of vaccine. Prior to 2023, almost all target population have already received the first and second dose of Covid 19 vaccine. Table (4.2.6.5) In 2023, 53 individuals were fully vaccinated after receiving 2 doses of vaccine. Covid 19 vaccine booster dose were offered to priority groups such as the Health Workers, Senior Citizens, Persons with Comorbidity. There are 35 individuals who received the 1st booster dose, and 30 individuals received the 2nd booster dose. Table (4.2.6.5 and 4.2.6.6.)

Life Expectancy at Birth

Life expectancy for females is longer as compared to the male counterpart. The life expectancy for female is 74 years old, while life expectancy for males is only 70.24 years old

- **Burial Grounds**

Existing Cemeteries and Memorial Parks

There are five (5) burial grounds in Teresa. One (1) is public and the rest are privately owned. Three (3) are located in Brgy. Dulumbayan while the rest are in Brgy. Bagumbayan and Brgy. Dalig. The Municipal Cemetery operated by the Municipal Government has 10,467 sq.m. It caters to the low-income populace who cannot afford burial plots in privately owned cemeteries. Significant number of Teresa residents also maintain burial plots at The Holy Angels Memorial Park located in Morong, Rizal.

- **Number of Households in Occupied Housing Units by Type of Toilet Facilities**

Out of 16,763 total households from 9 barangays, 16,038 or 95.57% used or owned the sanitary toilet (flush, pour flush and Vip) (Table 4.2.9). About 434 or 2.59% used the unsanitary toilet (open pit, over hung) while the remaining 291 or 1.73% used a shared toilet. Brgy. Bagumbayan, BrgyDalig and San Gabriel have the highest number of unsanitary toilets while Brgy. Poblacion, BrgyPrinza and BrgyCalumpang-Sto. Cristo showed no record of unsanitary toilets. On the other hand, Brgy. San Roque has the greatest number of shared toilets with 85 or 10.60% households, followed by Brgy. Prinza with 66 and Brgy San Gabriel with 36. No barangay is recorded without toilet as well as practicing defecations.

- **Solid waste Disposal**

The sources of solid wastes generated are domestic, commercial, industrial, hospital and others. Domestic wastes accounted for the major source of solid wastes with 39.06 cubic meter of bio and 47.74 cubic meters of non-bio domestic wastes generated per day in the municipality. (Table 4.2.10) It is followed by industrial wastes, commercial wastes, other kind of wastes and hospital wastes with the least. They are disposed/treated through bioreactor, Material Recovery Facilities, junkshop and Refuse Derived Fuel. The Integrated Solid Waste Management Facility operated by the municipality is located at SitioPantay, Barangay Dalig, Teresa, Rizal. Waste management is included in the



environment management plan which is one of the requirements before allowing the operation of a certain establishment.

The municipality is known for best implementer of RA 9003 and has been awarded for Environmental Compliance Audit (ECA) Validation. All households are practicing either segregation, composting and through LGU collection. All barangays have MRF with an average cost of Php. 22.08 /households/month (Table 4.2.11). The local government unit has an existing contract to a sanitary landfill operator, BEST, for the disposal of its residual waste.

1.4.3 Housing

There is a general increase of households and household population from 2000 to 2015. The standard ratio of households to occupied housing units is one household in one housing unit (1:1). For the past four (4) censal years, the ratio is 1:1, meaning each household has its own housing unit except in 2007 where the ratio is 1: 1.01 (Table and Figure 4.3.1). If the ratio is more than one, this means the existence of doubled-up household and the existence of housing backlog.

The number of occupants per occupied housing unit averages to 5 persons for years 2000, 2007 and 2010. In 2015, there are 4 occupants per housing unit.

In the latest 2015 censal year, there are 46 doubled-up households and 161 unacceptable housing and makeshift/salvage/improvised housing units. The total housing backlogs is 207 (Table 4.3.2).

The present housing backlog is accumulated housing needs due to the number of the homeless household or individuals, doubled-up households and displaced units. In the Local Shelter Plan (LSP) 2023-2032, there are 1,749 housing backlog units in the municipality, which is composed primarily of displaced units or those along hazard prone areas, with court order for demolition, affected by infrastructure, and with pending threats of demolition

1.4.4 Social Welfare

There is a general increase of the population served by the various social services offered by the MSWDO from 2019-2022. Individuals seeking financial assistance consistently posted the greatest number/ of population who availed this service. The 4Ps beneficiaries, day care children, disadvantaged women and children also posted significant number of clientele. The provision of Philhealth ID card and Family Case Works registered high number of clientele in 2020. (Table 4.4.2). Some formulated projects in 2020 to 2022 were based on the effect of Covid -19 pandemic. (Table 4.4.3.1) In 2020, these were the Bayanihan 1 or Bayanihan to Heal as One Act (RA 11469) and the Bayanihan 2, Recover as One Act (RA 11464) that provide financial assistance for those affected by the pandemic, while in 2021, these were the financial assistance for the Individuals affected by ECQ and GCQ and the distribution of food packs for senior citizens, PWDs and Indigent constituents, as well as the distribution of facemasks. Other accomplishments of the MSWD office were the regular projects that were being done annually. These were the Family and Community Welfare Program, Child and Youth Welfare Program, Emergency Assistance Program, Women's Welfare Program, Senior Citizens Programs, Person with Disability (PWD) Programs, Other Programs such as PantawidPamilyang Pilipino Program, Unconditional Cash Transfer (UCT), Sustainable Livelihood Program (SLP), AID in Crisis Situation (AICS), Cash for work for person with disability (PWD), Education Assistance from DSWD and Cash Incentives for Centenarians. In 2020, the Nutrition Program/services was still under the function of the office .

1.4.5 Protective Services



- **Facilities and Equipment**

The headquarters for fire protection is located in BrgyPoblacion, with a total of 15 personnel complement and 1 vehicle. Using the 2020 actual population, the fire fighter to population ratio is 1:4,272, higher than the ideal ratio of 1 firefighter per 2000 citizens. The required firefighter is 32, so the municipality still needs additional 17 fire fighters.

The District Jail is located in BrgyDalig, SitioPantay with 35 total work force, 887 inmates and personnel to inmate ratio of 1:25 This is higher than the ideal jail capacity of 1:7 inmates. The rehabilitation and renovation of jail facilities will enhance conditions of the inmates. Facilitation of cases on time will also aid decongest the detention facilities in the municipality.

The police force, on the other hand, is located at the back of the Municipal Hall, with 56 personnel and police to population ratio of 1:1,144. This is a far cry from the ideal 1:500 and still less than the standard 1:1,000. It has five (5) mobiles and two (2) motorcycles.

- **Fire Incidence**

There are only eight (8) fire incidents in the municipality for the last 3 years mostly due to unattended cooking/charger and electrical short circuit.

In 2022, fire incidences are experienced in Bagumbayan with 3 occurrences, Brgy. Dalig and Brgy. Poblacion with 1 occurrence each. No fire incidence happens in Brgy. May-iba, Brgy. Dulumbayan, Brgy. San Roque and Brgy. Calumpang. In general, there are more fire incidences happened in 2022 with five (5) occurrences than in 2021 with only three (3) occurrences.

- **Crime Incidence for Adults**

The crime solution efficiency is higher in non-index crimes than index crimes for 2020-2022. Non-Index crimes solved showed a high accomplishment result from 2020 to 2022. The highest is in 2020 with 97.76% rate of accomplishment, followed by 2021, with 93.14% accomplishment and lastly in 2022 with 91.12% accomplishment. (Table 4.5.4)

On the other hand, the percentage of case solved for index crime in 2020 is 87.50%, for 2021 is 73.08% and 75% for 2022. Index crime are serious crimes that occur with sufficient frequency and regularity that they are considered index to the crime situation in a given area. Examples of index crimes are murder, homicide, physical injury, rape, robbery, theft, and carnapping. On the other hand, Non-index crimes, are the violation of special laws such as illegal logging or violation of local ordinances.

Non-index crime solved for children below 18 years old in conflict with the law is 100% from 2020 to 2022. On the other hand, there is no recorded index crime committed by this group. (Table 4.4.5)

1.4.6. Sports and Recreation

- **Existing Sports and Recreation Facilities**



The sports and recreation facilities available for the residents include the Teresa Multi- Purpose Covered Court, which is usually used as a venue for basketball, volleyball and special games. This is located within the municipal government compound. In addition, each barangay has at least one (1) Multi- Purpose Covered Court for the use and enjoyment of the barangay residents except Barangay Calumpang/Sto. Cristo. (Table 4.6.1) There is a cockpit in Brgy. May-iba.

2. NATIONAL, REGIONAL AND PROVINCIAL DEVELOPMENT NETWORK

2.1 AMBISYON 2040

AMBISYON 2040 is a collective vision of the Filipinos for themselves and for the country. It envisions the Filipinos enjoying strongly rooted, comfortable and secure life by 2040. It states that:

“In 2040, we will all enjoy a stable and comfortable lifestyle, secure in the knowledge that we have enough for our daily needs and unexpected expenses, that we can plan and prepare for our own and our children’s future. Our family lives together in a place of our own, and we have the freedom to go where we desire, protected and enabled by a clean, efficient, and fair government.”

This vision can be partly achieved by having competitive enterprises that offers quality and affordable goods and services. The strategy is to encourage investments by improving market linkages, simplifying government procedures, and facilitating access to finance while complemented by appropriate human capital development, science, technology and innovation. Those sectors that has direct impact to this vision is prioritized. This includes housing and human development, manufacturing, connectivity, education services, tourism and allied services, agriculture, health and wellness services and financial services.

2.2 Philippine Development Plan (PDP) 2023-2028

The PDP 2023-2028 is a plan for deep economic and social transformation to reinvigorate job creation and accelerate poverty reduction by steering the economy back on a high-growth path. This growth must be inclusive, building an environment that provides equal opportunities to all Filipinos, and equipping them with skills to participate fully in an innovative and globally competitive economy.

The PDP will focus on President Ferdinand Marcos Jr. administration’s 8-point Socio-economic Agenda which are the following:

1. Protect Purchasing Power of the Families
2. Reduce Vulnerability and Mitigate Scarring from the COVID-19 Pandemic
3. Ensure Sound Macroeconomic Fundamentals
4. Create More Jobs
5. Create Quality Jobs
6. Create Green Jobs
7. Ensure a Level Playing Field
8. Uphold Public Order and Safety, Peace and Security

(NEDA, Philippine Development Plan 2023-2028, 2022)

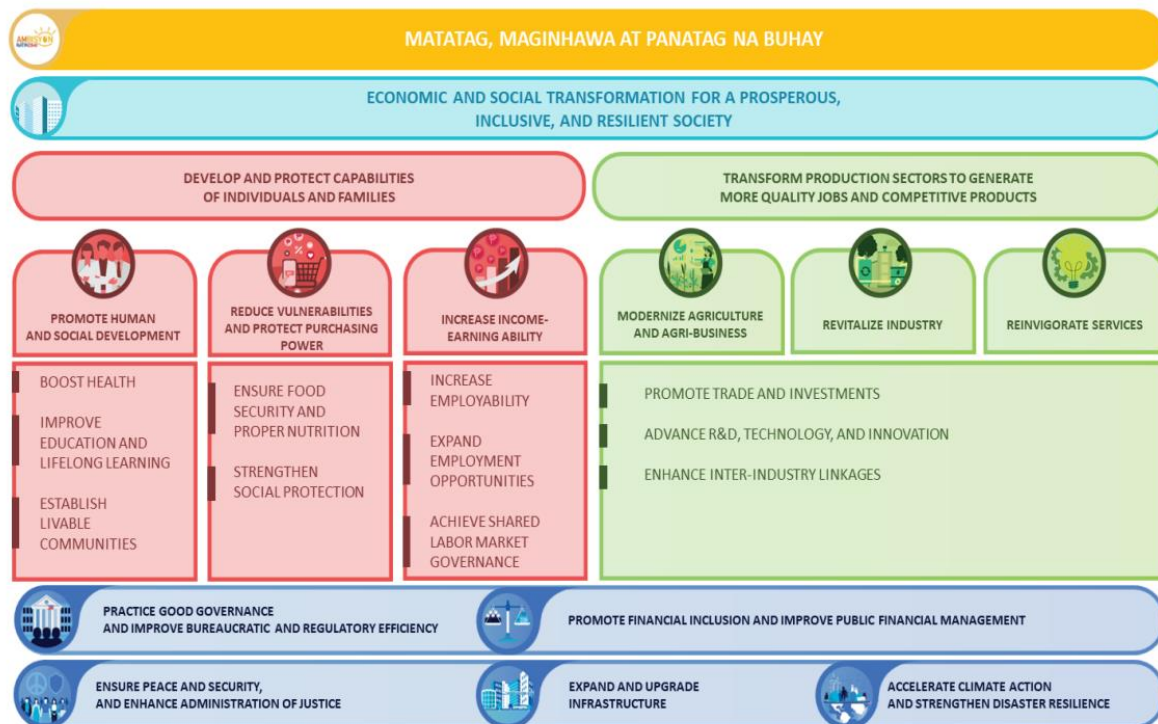
2.3 CALABARZON Regional Development Plan



Teresa is part of Strategic Development Cluster 12, which is a resource-based cluster that includes other municipalities in Rizal: Tanay, Cardona, Morong, Baras, Piliia, and Jala-Jala, as well as some parts of Rodriguez, San Mateo, Antipolo City, and General Nakar in Quezon.

In this cluster, resource-based enterprises that utilize natural products and the natural environment, such as ecotourism, will be pursued. Farmers will be supported, as agriculture is the main economic activity in the area. Highly polluting industries will be discouraged, while light to medium enterprises can be established, provided that appropriate environmental protection and pollution-mitigating measures are implemented.

In line with AMBISYON 2040 and the PDP’s 8-point Agenda, the RDP aims to boost the economy by capitalizing on its strengths as the country’s key industrial region and diversifying its growth drivers through services, agricultural development, and other sectors. Some of the planned strategies include revitalizing the industrial sector, reviving the services sector, and modernizing the agricultural sector. CALABARZON will also promote its five priority industries: Information Technology and Business Process Management (IT-BPM), metals, electronics, automotive, and petrochemicals.



(RDC, 2022)

Figure 1 Regional Development Plan 2023-2028 Strategy Framework

2.4 Regional Development Framework Plan 2017-2046

“CALABARZON: A Region of vibrant economic diversity and vitality with progressive, well-planned town clusters inhabited by God-loving people enjoying globally competitive, balanced and resilient ecosystems.”



The vision speaks of the Region's promise to be the most livable industrial Region where no one is poor that will be achieved through high and sustained economic growth that creates massive and decent employment and reduces poverty. It also points out the aspirations of its citizens to live in well-planned communities which have decent and adequate housing, access to quality services and utilities, green and public places, good public transportation, and other amenities. The vision also gives due regard to reducing negative environmental impacts of development and ensuring that natural and human communities are resilient against disasters and shocks.

As a framework for long-term development, the overall goal of the RPPF is to identify long-term policy directions and strategic program thrusts to promote a balanced and integrated approach to harness the potential of all areas in the Region that will help achieve Regional cohesion, build a strong Regional economy and promote livable communities conducive to work and recreation. To guide the achievement of the vision and overall goal, the following objectives are proposed:

1. Strengthen the competitiveness of the Regional economy in agriculture, industry and services to address social and economic disparities and to focus appropriate interventions on lagging areas in the Region;
2. Protect, enhance and manage prudently the physical, natural and man-made assets of the Region including water and air quality, soil and minerals;
3. Ensure the integrity of the physical environment by mainstreaming DRR and CCA and reducing the impact of disasters and infectious disease outbreaks;
4. Create and strengthen vibrant, robust and culturally stimulating centers or communities with high quality built environment as focal points for development;
5. Improve accessibility to jobs and maximize linkages between consumption areas or markets and production areas;
6. Facilitate the equitable distribution of basic services and facilities 8 | Regional Physical Framework Plan 2017-2046 including education, health care and recreational facilities; and
7. Establish sustainable and responsive transport systems and other infrastructure in a coordinated and cost-effective manner.

The updated RPPF links the national and provincial framework plans and takes into account various developments. These include changes in land uses; enactment of new laws, plans and policies; new data sets generated from the latest census; and adjustments in the LGU composition of various regions.

The strategies and activities to implement the RPPF will be guided by a set of principles to ensure a sustainable, inclusive, and integrated form of physical development in the Region. These principles will also serve as yardsticks for planning activities as well as in determining and evaluating investment decisions. The guiding principles are as follows:

1. Anchor on and adhere to laws concerning the environment and ecology.
2. Promote a sustainable pattern of development throughout the Region
3. Foster competitiveness of the Regional economy
4. Strengthen urban and rural relationships and forging linkages with neighboring Regions
5. Facilitate access to basic services and advocate equitable allocation of resources
6. Mainstream Disaster Risk Reduction and Climate Change Adaptation to ensure individual and economic resiliency
7. Encourage wide participation of stakeholders and promote public-private partnership and good governance



8. Integrate and promote coherence of various development plans and coordinated approach to address the various concerns at the Regional level(RDC, Regional Physical Framework Plan, 2020)

2.5 Provincial Physical Framework Plan

VISION

“A peaceful, ecologically balanced province with a progressive, creative and sustained multi-sector economy; the center for learning, culture, arts and ecotourism; endowed with equally accessible and advanced services and facilities for its God-loving, healthy, highly capable, disaster prepared and climate change resilient citizenry”

The Provincial Development and Physical Framework Plan of the Province of Rizal presents the future state of the province within the next nine years. This is contained in the vision statement, where its forthcoming directions for the physical and socio-economic development are laid out.

The rapid population growth in the province, brought about by natural increase and migration has serious implications on the absorptive capacity of the province especially in the areas of housing, provision of basic services and facilities, provision of jobs/livelihood sources and access to natural resources of the province. The proximity of the province to Metro Manila made it a receptacle of its spills. Rapid urbanization has led to rapid conversion of agricultural lands into subdivision settlement areas. Encroachment in upland areas and in protected areas has raised danger of soil erosion, landslides and flooding.

In this time of climate change, characterized by highly unusual meteorological patterns that raise the likelihood of disastrous events, the PDPFP has become even more important to reduce overall vulnerability to disaster and it also mainstreamed environmental protection and conservation, disaster risk reduction and management, sustainable development, inclusive growth that promote a more proactive and responsive local development.

The Municipality of Teresa serves as a provincial center and shall be developed in terms of improving access to basic services and income opportunities to prevent migration of its people to regional and sub-regional centers. The province also identified 2.64 as a potential area for socialized housing in the municipality.

The province shall strictly implement laws governing land use conversion and impose sanctions on LGUs which reclassified agricultural lands to more than allowable limits to address the continuous conversion of agricultural land to other uses that contributes to the declining of food production. Due to lack of expansion areas for agriculture, expansion of agricultural activities to marginally utilized and yet idle agricultural areas should be pursued.

In terms of production planning options and measures on natural hazards, the protection and production forest should be strictly preserved, reforested and rehabilitated and protected. Government should adopt appropriate agroforestry systems for upland farming communities. Heavy industries should be minimal and mitigating measures should be strictly imposed on pollutive industries.

In protection planning options and measures on natural hazard, the municipality belongs to a resource-based cluster as stated in RPPF. In addition, buffer zones should be placed between the urban land uses and the agricultural and production forest lands. Vegetative strips along



stream/riverbanks and lake pond shores can stabilize the banks of flowing water bodies, minimizing erosion and thus reducing the sediment entering the water.

3. LOCAL DEVELOPMENT FRAMEWORK

3.1. Vision and Mission

Teresa Vision:

By 2040, Teresa is the leading town in ecological waste management with a well-governed, highly capable and pro-active citizens living in a progressive, peaceful, ecologically balanced, sustainable and disaster resilient community.

Teresa Mission:

To improve the quality of life of Teresaños by ensuring a peaceful and sustainable environment and developing a resilient community through participatory governance that will promote social, economic and environmental growth and development of the municipality.

Table 1. Descriptor and Success Indicator

Elements	Descriptor	Success Indicator
Natural Environment	Ecologically-balanced, sustainable	Clean water, improved air quality, manageable ecological waste or volume of waste diverted and volume of waste disposed to landfill, availability of alternative energy
Local Economy	Progressive	Increase collected revenue from establishments, number of visitors/tourist arrivals increase, jobs created
People as Society	Disaster resilient community	Capacity to respond, number of trained constituents in disaster response. Presence of early warning system, Percentage of PPAs implemented with climate change tag.
People as individual	Highly capable and pro-active	High literacy rate, drug-free, low morbidity rate, increase in number of CSO, percent of students graduated.
Local Leadership	Well-governed	Award receive from DILG and other NGAs; increase in number of CSO, NGOs and private



		sectors participated in LGU activities
Built in environment	Peaceful	Low crime rate, crime solution efficiency rate
Outward looking	Leading town in ecological waste management	Number of visitors that benchmark the MRF, citizen is practicing segregation.

3.2. Development Opportunities and Constraints

a. Comparative/Competitive Advantages

1. Favorable Climate

Teresa belongs to Type 1 climate characterized by two (2) pronounced seasons, dry from November to April and wet during the rest of the year. This type of climate is highly favourable for industry (livestock, high value commercial plantation crops and fruits). With this predictable weather condition, farmers can schedule planting of crops and industries can have timetables for production.

Favorable climate also contributes to stabilization of tourist arrivals where tourists may continue to enjoy outdoor activities offered in the municipality such as swimming, camping, team building activities and other cultural activities.

2. Strategic Location / Accessibility

Teresa is strategically located 35 km east of Manila and the nearest town to the only city in Rizal Province, the Antipolo City. It is also accessible to backdoor travelers coming from Laguna and Quezon.

This provides opportunities to connect with regional and global markets, attracting businesses, investors, and tourists. Its proximity to the cities and Metro Manila gives efficient flow of goods and services.

3. Existence of Mineral Resources

The presence of non-metallic minerals in the municipality enabled the location of major manufacturing companies. The utilization of these minerals provides employment opportunities to the residents and has a great contribution to the economy of the municipality. The huge deposits of cement and limestone materials when processed into construction materials contribute to the construction industry not only in Rizal but also in Metro Manila and other major areas.

4. Presence of Agricultural Lands

The municipality still has agricultural land available for growing rice, corn, vegetables, root crops and fruits. It can still provide food to at least some of its population. This provides food security somehow specially during the pandemic. The presence of new techniques and technologies to improve the production and continuous support from the Department of Agriculture is an advantage.

5. Presence of Commercial Livestock and Poultry Farms



Teresa being known for its contribution in agro-industries has commercial livestock and poultry farms. Products were enhanced through food processing and being exported. This contributes to meeting Teresa's food requirement.

6. Clean and Resilient Environment

The municipality is known for one of the best implementer of RA 9003. The Material Recovery System is being practice. It envisions resilient community and its Disaster Risk Reduction system is in place. Teresa fire station has well trained personnel and located in strategic location allowing a quick response time in times of emergency.

7. Supportive Leaders

The public officials ensure the best interest of the community. It promotes trust and transparency in municipal governance by ensuring citizen's participation and activity, listening to communities' concerns and addressing their needs. This is reinforced by ordinances and resolutions enacted or passed by the legislative body. As a result, various programs, projects and activities were being funded to promote development to the community and environment.

8. Stable Peace and Order Situation

Teresa is generally peaceful and its constituents are peace-loving and law-abiding citizens. It enjoys a comparatively favorable peace and order situation. According to the Community Based Monitoring System survey, the residents can walk alone in the community without worrying about their safety. The crime solution efficiency rate is always high which shows the reliability of the PNP and other protection officers. In addition, the fire incidence is also low with eight (8) fire incidence in the last 3 years

9. Strong linkage/partnership of LGU to stakeholders, CSOs and NGOs

Private sectors are actively participating in the endeavors of the municipality. CSOs/NGOs engage in some social support in the community such as medical missions, etc. Some are members of councils and committees in tourism activities, protection of environment, peace and order, disaster mitigation and response and others.

10. High Working Age Population

The municipality is a boost of working age individuals that can stimulate economic growth due to increase of labor supply that may attract investors. It also means that it has a high consumption power with its demand for goods and services. And, with a more productive working age population supporting the dependent population, the municipality may have less individuals needing social welfare assistance. The key is to ensure that this population is skilled and literate. In 2015, the municipality had a 99.80% literacy rate which is very high.

b. Weaknesses/Priority Issues and Concern

1. Rapid Population Growth

Population of Teresa is continuously growing with a growth rate of 3.11 from 2010 – 2020. With the proximity of Teresa to Antipolo, population growth due to migration is difficult to control.



The increasing population leads to an increase in demand for resources including food, water, housing, energy and jobs. Thus, it may result in shortages, price increase and competition for resources. If there would be housing shortages, it may lead to growth of informal settlers.

It also demands for public services such as the transportation system, healthcare, schools and sanitation facilities. If not addressed, there will be congestion, overcrowding schools, overwhelming hospitals and inadequate support.

The community should adopt best practices to ensure a sustainable environment because a big population contributes to environmental degradation or pollution.

With the increasing population density, there is a risk of an increase in transmitting of diseases.

If population growth is due to migration, it may create cultural tensions and social divides to the community.

Therefore, the municipality should promote responsible population growth and equitable development.

2. Small and Limited Land Area

The municipality has only 1,861 ha. as per 2006 Environment and Natural Resources Statistics from DENR which is also the basis of Internal Revenue Allotment (IRA) now called National Tax Allotment (NTA).

With small land area, there are fewer land resources available for development be it infrastructure or for other development sectors uses (Commercial, Industrial and Residential). Forest land and agricultural land is also scarcer. As a result, it may limit or restrict economic activities. Therefore, economic diversification becomes crucial to ensure sustainability. The municipality is cautious to the land uses as it maintains balance and sustainable environment for the community. Further, this is an opportunity in developing a unified community for achieving the goals and vision.

3. Environmental Issues

Agro-industries create a foul smell to residents. It needs regular monitoring to ensure regulation to the threat of its negative impacts to the environment such as water pollution and greenhouse gas emissions.

Mining activities also emit smoke and dust particles. The rivers in Teresa are also silted brought about by soil erosion and run-offs. There are few households that has no sanitary toilet.

3. Hazard Prone Areas

Part of the municipality is hazard prone to flooding and rain-induced landslides. Improving drainage facilities and other engineering interventions will help mitigate such hazards. Pro-active Municipal Risk Reduction and Management will prevent negative social, economic and environmental impacts of those hazards such as loss of life, damage to infrastructure, disruption of essential services and infrastructure destructions.

4. Insufficient Water Sources



The municipality's main water service provider is Teresa Water District. Other service providers are Centennial Water Resource, Venture Water Corp., Ridgepoint Subdivision and Townland Homeowners Association and Prime Water. Still, The municipality is experiencing water supply shortages. TerWD assisted the other service providers present in the municipality while augmenting the shortage through partnership with the Maynilad. In this view, the municipality looks forward to the assistance of MWSS/ Maynilad brought by the presence of water treatment plants/portals in the locality.

5. Not self-sufficient on rice and other crops

Agricultural land decreased as it was converted/reclassified to non-agricultural uses. Lack of interest in farming is also a major factor to consider because land owners sell their idle land which can be potential agricultural areas.

Strict implementation enforcement of non-conversion of prime agricultural lands, provision of crop insurance to protect farmers interest in times of disaster, provision of post-harvest facilities and construction of irrigation facilities to remaining agricultural land is needed.

6. No available Tertiary School

The municipality has only four (4) vocational technical schools located at barangays Bagumbayan and Dalig. Students who pursue college enroll to the nearby towns or to Metro Manila occupying dormitories. Vulnerable populations who are in average and below the poverty threshold may have difficulty in finishing college.

8. Rural Health Center do not meet the Standard space

The municipality has one private hospital due to its proximity to public hospitals located in the nearby towns. The municipality manages and coordinates all ambulances and rescue vehicles owned by the municipality and barangay to ensure response to its constituents in case of emergency. The municipality also has an active health center but it needs additional space to meet the standard requirement of a Rural Health Center.

3.3. Development Goals, Objectives and Strategies

1. Physical and Natural Environment

Goal	Promote sustainable management of the environment and natural resources
Objectives	<ul style="list-style-type: none"> ● To improve and sustain the ecological waste management system being implemented in the municipality ● To enhance an effective ecological waste management system, which combines waste collection and disposal with infrastructure investment, information education and livelihood generation. ● To rehabilitate forest and river ecosystems in coordination with national agencies as well as the urban ecosystem ● To secure easement along the river system ● To promote awareness on the importance of natural resources conservation and management



	<ul style="list-style-type: none"> To implement Clean Air Act and Clean Water Act in accordance with the existing provision of the law.
Strategies	<ul style="list-style-type: none"> Raise community awareness through the conduct of regular educational campaigns and workshops about the importance of conservation of natural resources, ecological waste management and compliance with environmental laws such as the Solid Waste Management Act, Clean Air Act and Clean Water Act. Engage with local communities to encourage their active participation in waste reduction, segregation, and recycling efforts. Continue to invest in the development of waste management infrastructure that is strategically placed for efficient waste collection and disposal. Enforce existing environmental laws and regulations, including the Clean Air Act and Clean Water Act, to ensure that industries and individuals comply with emission standards and water quality guidelines. Implement strict penalties for non-compliance to deter environmental violations. Foster partnerships and close coordination with national agencies responsible for forest and river ecosystem management to coordinate efforts in rehabilitating and protecting these vital ecosystems. Secure easements along river systems to prevent encroachment and degradation. Introduce livelihood programs centered around sustainable practices such as eco-tourism, agroforestry, and organic farming. Empower local communities by providing training and resources to engage in eco-friendly economic activities that promote environmental conservation. Establishment of TESDA Accredited Training and Assessment Center on garbage collection. Track progress towards ecological waste management goals and assess the effectiveness of implemented strategies and adjust approaches based on feedback and performances Invest in Research and Development (R & D) to explore innovative solutions for waste management, ecosystem rehabilitation, and pollution control adopting green technology and environmentally friendly programs Monitoring of waste generation and management implemented in all establishments.

2. Social Services

A. Education

Goal	Produce highly capable citizens through quality and accessible education equip with climate change and disaster awareness
Objectives	<ul style="list-style-type: none"> To acquire lot and allocate/request funding for additional school sites To improve student to classroom ratio and student to teacher ratio To improve performance level of learners To equip the school children with basic knowledge on climate change and disasters like what to do to mitigate, prepare and what to do during disaster. To improve the quality of delivery of instructions through capacity building on curriculum implementation.



<p>Strategies</p>	<ul style="list-style-type: none"> ● Acquisition of additional school site and funding allocation while prioritizing underserved communities to ensure equitable access to education ● Hiring qualified teachers and staff and constructing additional classrooms. Flexible scheduling and utilization of alternative learning spaces to maximize the classroom utilization and optimize student learning opportunities ● Monitor student performances and continue to support professional development for teachers to enhance them in providing interventions to the needs of the students. ● Organize workshops, seminars, and awareness campaigns for students, teachers, and parents to educate them about the impacts of climate change and the importance of disaster preparedness. ● Establish partnerships with local government agencies, NGOs, and community organizations to facilitate hands-on learning experiences, emergency drills, and community-based disaster risk reduction initiatives. ● Support capacity building for educators to enhance their knowledge and skills in curriculum design, instructional planning, and assessment practices. ● Utilized technology-enabled learning platforms where they can foster collaboration and peer learnings by sharing best practices, educational resources and innovative teaching strategies.
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B. Health

<p>Goal</p>	<p>Ensure the health of citizens and accessibility to health services even in times of disaster.</p>
<p>Objectives</p>	<ul style="list-style-type: none"> ● To improve RHU Building compliant with the DOH PCF standard ● To fully implement most of the health services upon provision of space for each service ● To have adequate accessibility for Persons with Disability (PWD) and Senior Citizens ● To increase awareness in preventing the leading causes of morbidity and mortality, Proper Maternal and Child Care Nutrition, proper sanitary hygiene and sanitary toilet, hiv cases, COVID-19. ● To provide funds for the purchase of nutritious meals and supplements ● To decrease teenage pregnancies ● To provide assistance for the construction of sanitary to the households with no sanitary toilet ● To establish communal toilet facilities. ● To improve health services in barangay thru capacitation and enrollment to Philhealth of the Barangay Health Workers ● To respond to the health needs of the populace in times of disaster
<p>Strategies</p>	<ul style="list-style-type: none"> ● Allocate resources for renovations and upgrades based on assessment findings to ensure compliance to DOH PCF Standard ● Allocate space within the RHU building for each health service area, ensuring adequate resources and equipment are provided and train healthcare staff on the delivery of various health services to ensure effective implementation.



	<ul style="list-style-type: none"> ● Retrofit the RHU building to make it accessible to persons with disabilities and senior citizens, including ramps, handrails, and accessible restroom facilities. ● Conduct regular health education and awareness campaigns through community meetings, posters and social media to prevent leading causes of morbidity and mortality, proper maternal and child care, nutrition, sanitary hygiene, HIV/AIDS and COVID-19. ● Allocate funds for the purchase of nutritious meals and supplements, especially for vulnerable populations such as pregnant women, children and elderly ● Engage parents, teachers and community leaders in awareness campaigns on teenage pregnancy. ● Collaborate with NGOs to implement sanitation programs and initiatives and provide assistance to those without sanitary toilet ● Construct communal toilet facilities and ensure that these facilities are properly maintained and accessible to the community ● Introduce and enroll Barangay Health Workers to capacity building programs to improve skills and knowledge and to PhilHealth to ● Conduct regular drills and training exercises for healthcare staff and volunteers on disaster response protocols. Develop and implement disaster response plans specific to health needs, including stockpiling essential medical supplies and establishing emergency medical facilities.
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C. Housing

Goal	Decrease housing backlog with safe and affordable shelter
Objectives	<ul style="list-style-type: none"> ● To acquire land for relocation site of those houses located in hazard prone areas ● To ensure non-construction of housing structure in hazard prone area. ● To encourage households living in hazard prone areas to avail NHA relocation sites. ● To educate the public about housing resources, financial assistance programs and affordable housing options.
Strategies	<ul style="list-style-type: none"> ● Acquire suitable land for relocation site. ● Develop partnership with housing developers, landowners and financial institutions to streamline the relocation process and enhance affordability. ● Conduct public awareness campaign to educate to educate about the risk associated with living in hazard prone areas and possible affordable housing options ● Posting of tarpaulins along the easement of the river to avoid construction. ● Establish monitoring and evaluation mechanisms to assess the effectiveness of relocation efforts in reducing housing vulnerability to natural hazards.



Goal	Inclusivity on Social Development to promote proactive citizens among marginalized sectors
Objectives	<ul style="list-style-type: none"> ● To have sufficient numbers of social workers that will handle social services and social justice to the needs of marginalized sectors ● To advocate social worker related course to youth sector ● To improve programs/projects that would actively engage senior citizens, youth, children, women and PWDs ● To have GAD Center that will be a venue for livelihood trainings and facilitate economic empowerment among marginalized sectors ● To promote social cohesion and respect for diversity within communities ● To ensure social welfare policies are inclusive and responsive to the needs of marginalized groups ● To help affected families during disasters and recovery, and build resiliency
<ul style="list-style-type: none"> ● Strategies 	<ul style="list-style-type: none"> ● Recruit and train more social workers specifically dedicated to serving marginalized sectors and support their professional development to enhance skills in addressing unique needs of marginalized sectors ● Collaborate with educational institutions in advocating social worker related course and provide incentive such as inclusion for scholarship programs ● Develop and expand programs that provide opportunities for participation, leadership development and skill building of senior citizens, youth, children, women and PWDs ● Collaborate with government agencies, NGOs, and private partners to provide resources, funding, and expertise for GAD Center activities ● Support grassroots initiatives that celebrate cultural diversity, promote intercultural dialogue, and address prejudices and stereotypes. ● Foster collaboration and coordination among different sectors to maximize the impact and sustainability of social welfare initiatives. ● Implement shelter and evacuation plan and disaster recovery and reconstruction plan. ● Capacity building on disaster risk reduction, emergency response, and community resilience building,

D.

E. Social Welfare

F. Protective Services

Goal	Enhanced public safety, peace and order within the community.
Objectives	<ul style="list-style-type: none"> ● To implement and support measures to reduce crime rates and ensure the safety of community members, including preventive strategies, law enforcement efforts, and crime reduction initiatives.



	<ul style="list-style-type: none"> ● To provide training for tricycle drivers on safety driving ● To prevent drug abuse through intensive advocacy on illegal drugs and creation of multi-disciplinary team ● To implement measures to prevent and address domestic violence and abuse within the community through support services and awareness-raising campaigns
Strategies	<ul style="list-style-type: none"> ● Support crime reduction measures such as police visibility and patrolling, establishment and maintenance of CCTV cameras and continue collaboration with the law enforcers and community ● Develop a comprehensive training program for tricycle drivers focusing on safe driving practices, traffic rules and regulations, defensive driving techniques, and customer service skills. ● Conduct community-based advocacy campaigns to raise awareness about the dangers of drug abuse and its impact on individuals, families, and communities. ● Establish a multi-disciplinary team comprising health professionals, law enforcement officers, educators, social workers, and community leaders to develop and implement prevention strategies. ● Provide education and counseling services to at-risk individuals and families, emphasizing the importance of early intervention and support for those struggling with substance abuse issues. ● Promote gender equality, respect for human rights, and healthy relationships through educational programs and community workshops. ● Foster collaboration among government agencies, non-profit organizations, community groups, and businesses to implement comprehensive crime prevention and safety initiatives.

G. Sports and Recreation

Goal	Safe and Secure recreational activities and facilities enjoyed by the populace
Objectives	<ul style="list-style-type: none"> ● To provide adequate sports and recreational facilities with energy efficient and eco-friendly design that is accessible to the residents of Teresa ● To establish a municipal park, tree parks and playground ● To acquire a lot for the stadium/oval. ● To develop and conduct regular physical activity and healthy lifestyles suitable for all ages and abilities. ● To ensure safety and security of recreational spaces by providing adequate lighting, signages and emergency response protocols. ● To monitor and evaluate the effectiveness, usage and impact of recreational programs and facilities.
Strategies	<ul style="list-style-type: none"> ● Acquisition of suitable lot for the construction of sports and recreational facilities such as stadium/oval. ● Conduct sports leagues, Zumba, etc. ● Collect data through surveys to assess effectiveness and impact of recreational program and activities

2. Economic



A. Agriculture

Goal	Ensure food security and promote disaster resilient interventions to agriculture
Objectives	<ul style="list-style-type: none">● To increase farm productivity and profitability through improved farming practices, access to high-quality inputs, modern technology adoption and sustainable land management techniques● To minimize conversion of agricultural lands to other uses● To promote crop diversification that will enhance resilience to climate change, pests and diseases by promotion of variety of crops that suited to local condition and market demand● To provide adequate farm infrastructure and support facilities such as irrigation systems to non-irrigable lands, post-harvest facilities and others.● To increase agriculture activity by using idle lands for agriculture expansion purposes and encouraging the populace to engage in agricultural activities for home consumption, small scale or even bigger production● To promote sustainable farming techniques such as organic farming, agroecology, and integrated pest management to minimize environmental impact, preserve natural resources, and improve soil health and fertility.● To develop agri-tourism and/or agri-preneurs● To provide training and resources to farmers on disaster risk reduction, emergency response, and recovery strategies.● To control animals that have potential risks to the community such as stray dogs by providing a safe and humane environment while minimizing possible negative impacts to the environment.● To ensure food security and resilience in the poultry and livestock by promoting genetic improvement, livelihood enhancement, diversity preservation, disease control, value chain integration, infrastructure development, and welfare assurance measures.

B. Commerce, Trade and Industry

Goal	Foster a progressive economy with the integration of disaster risk reduction and management strategies, ensuring resilience, sustainability, and continuity in the face of potential adversities.
Objectives	<ul style="list-style-type: none">● To attract new investment opportunities that offers growth potential to the local economy● To encourage small and medium enterprise development● To develop or adapt new technologies that will help in the advancement of economy such as drive thru application for public market● To enhance manpower skills and encourage tertiary schools● To continue to capacitate the private sectors in disaster risk reduction and management via seminars and conduct of fire and earthquake drills
Strategies	<ul style="list-style-type: none">● Conduct of marketing campaign to promote potential foreign and local investment● Collaborate and establish networks among SMEs, larger companies, research institutions, and government agencies to stimulate innovation and entrepreneurship.



	<ul style="list-style-type: none"> ● Invest in research and development (R & D) to develop and adopt new technologies such as development of drive thru applications for the public market, etc. ● Collaborate with TESDA and other technical vocational schools to promote skills development needed in the locality ● Collaborate with established universities and colleges to explore opportunities for branch campus, satellite campuses, or collaborative programs that could be offered in Teresa. ● Implement a comprehensive capacity-building program targeted at the private sector and conduct periodic fire and earthquake drills
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C. Tourism

Goal	Strengthen the tourism sector for economic development and increase the number of tourists and visitors while promoting sustainable tourism practices and integrating disaster risk reduction and management measures.
Objectives	<ul style="list-style-type: none"> ● To capacitate local residents and tourism establishments in tourism, disaster risk reduction and management, and other preconditions for a well tourism atmosphere. ● To improve marketing and promotions of tourist attractions. ● To develop tourism activities that will attract visitors/tourists, including creating activities that support artistic expression, creative endeavors, and cultural activities of the community to enrich the cultural fabric. ● To develop potential tourism sites such as museum and library as well as pasalubong center ● To increase farm sites that offer accommodation, farming experience, recreational, leisure, and other activities to visitors, as well as develop potential accommodations for tourists. ● To increase tourism business efficiency by promoting environmental conservation, cleanliness, and peace and order, manifesting the local culture and hospitality, providing more tourism-related jobs to constituents, strengthening linkage with the private sector, and improving tourism support facilities
Strategies	<ul style="list-style-type: none"> ● Implement training programs and workshops covering topics such as tourism management, hospitality, disaster preparedness, and cultural sensitivity. ● Provide training, skills development, and capacity-building programs to empower local communities to participate in the tourism industry and maximize economic benefits. ● Foster partnerships and collaborations with the private sector, including tourism businesses, tour operators, travel agencies, and hospitality providers, to leverage resources, expertise, and marketing networks. ● Collaborate with travel influencers, bloggers, and media outlets to generate buzz and visibility for tourist destinations. ● Participate in tourism fairs, trade shows, and industry events to network with potential partners and attract investment. ● Organize cultural festivals, art exhibitions, music performances, culinary events, and workshops to showcase local talents, traditions, and cultural heritage. ● Secure funding for the establishment of museum and library



	<ul style="list-style-type: none"> ● Implement sustainable farming practices and environmental conservation measures to preserve the natural beauty of farm sites and attract eco-conscious travelers. ● Implement eco-friendly practices and waste management systems to minimize the environmental impact of tourism activities and provide orientation to the tourist. ● Encourage the development of accommodation options for tourist ● Orient the tourist in the environmental conservation and cleanliness practices in the municipality
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3. Infrastructure

A. Transport

Goal	Safe, affordable, adequate and accessible transport system.
Objectives	<ul style="list-style-type: none"> ● To update public transport route plan ● To construct additional roads and bridges that will promote inter barangay road circulation and will lessen the flow of traffic in the urban center ● To maintain/repair/rehabilitate/improve existing roads and bridges ● To formulate drainage master plan ● To have grand terminal with public toilet
Strategies	<ul style="list-style-type: none"> ● Updating of public transport route plan in coordination with those in MUCEP area ● Close coordination with the DPWH for construction of roads and bridges ● Seek leverage financing from the private sector, donor agencies, official development assistance, local funding institutions to fund road construction ● Construction of road canal with established outfall ● Seek possible assistance in crafting drainage master plan thru DPWH, education and research institutions and others. ● Identification and acquisition of lot for the establishment of terminal.

B. Water

Goal	A sustainable, safe, adequate and improved water supply services to the residents
Objectives	<ul style="list-style-type: none"> ● To improve water supply and distribution services to domestic, industrial and commercial users ● To expand piped water system to include households which are not yet covered ● To incorporate water-saving technologies in the construction of government facilities ● To monitor water quality for safe drinking water. ● To secure copy of water development plan and water safety plan



	<ul style="list-style-type: none"> To promote water conservation practices and awareness campaigns to reduce consumption, minimize waste, and optimize the use of water resources. To implement adaptation measures such as rainwater harvesting, groundwater recharge, and drought management strategies to enhance resilience and ensure water security during periods of water scarcity or extreme weather events.
Strategies	<ul style="list-style-type: none"> Collaboration and coordination with Teresa Water Districts and other water service providers Regular water testing for safe drinking water. Secure a copy of water development and water safety plan Conduct of awareness campaign on water conservation practices Creation of infrastructure for stormwater management/ rain water harvesting

C. Power

Goal	A sustainable, safe, adequate and improved power supply services to the residents
Objectives	<ul style="list-style-type: none"> To provide electricity in the still unenergized areas in the municipality To formulate Local Energy Efficiency and Conservation Plan To incorporate renewable energy resources in construction of government facilities. To implement emergency preparedness plan in mitigating power outages
Strategies	<ul style="list-style-type: none"> Close coordination with MERALCO regarding provision of electricity to unenergized barangays Enact Ordinance on Adoption of the guidelines to facilitate the implementation of energy projects. Activate or create an energy sector committee. Conduct information education campaigns on energy safety practices, energy efficiency, energy conservation and energy resiliency. Inclusion of renewable energy resources to government facilities such as solar harvesting. Establish backup power systems, emergency response protocols, and community shelters to mitigate impact of power outages

D. Information and Communication Technology

Goal	Universal access and efficient information and communication technology services
Objectives	<ul style="list-style-type: none"> To improve communication network by supporting extension of ICT infrastructure to unserved and remote areas. To increase digital literacy and awareness about online security risks, data privacy, cyber bullying and others To integrate ICT in enhancing and expanding e-government services to improve the efficiency and accessibility of public services through digital channels
Strategy	<ul style="list-style-type: none"> Provision of Cell site locator map to those establishing communication tower



	<ul style="list-style-type: none"> ● Conduct information education campaign on responsible online users and online security risks. ● Develop systems that will improve e-government services. ● Foster partnership with DICT, DOST and other institutions that will provide resources
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3.4. Development Thrusts

Teresa belongs to a resource-based cluster in Region IV-A which pursues enterprises utilizing natural products and the natural environment (CALABARZON Development Plan). The province recognizes Teresa for has great contribution to the Agro-industry.

The sectoral members agreed to pursue development options: 1- agro-industrial development and 2- combination of agriculture and commercial development.

Agro-industrial development refers to the process of integrating agricultural production with industrial activities to create value-added products, enhance economic growth, and promote sustainable development in rural and agricultural regions. It involves the establishment of industries that add value to agricultural products through processing, manufacturing, and marketing activities. Agro-industrial development encompasses a wide range of activities, including food processing, agro-based manufacturing, agribusiness ventures, and value chain development. In agro-industrial development, Coral, Foremost and other agro-industries will be supported through provision of the required physical infrastructure, services and other support system significant to the thrust. A significant project is the continuous rehabilitation of the Pantay-Buhangin Road and street lighting. Municipal Agriculture’s office is also providing services on livestock and poultry.

Agriculture and commercial development refer to the integrated growth and diversification of rural economies through the expansion of agricultural production alongside the establishment of commercial activities and infrastructure. To pursue agriculture and commercial development, the majority of the irrigated agricultural land will be protected or remain as SAFDZ. Other existing agricultural areas will be supported through infrastructure related projects such as irrigation projects. Farmers will be encouraged to produce not only rice but also corn which is a known product of Teresa aside from mani/peanut. Commercial zoning will be extended along the Corazon Aquino Avenue, Roman Roxas Road, Pantay-Buhangin Road and to the diversion road going to Boulevard to accommodate commercial expansion.

4. Brief Review of CLUP/ZO Implementation

The Comprehensive Land Use Plan (CLUP) is posted on the municipal website for the information and reference of all concerned. The Zoning Ordinance serves as the primary reference point for implementing and enforcing the CLUP.

The municipality has an inspection team to ensure that establishments have obtained locational clearances and other necessary permits from the local government.

Through the Municipal Planning and Development Coordinator, and later through the designated Zoning Administrator, project applicants are guided to determine whether their proposed activities are in conformity with the municipality’s CLUP.



With the use of modern tools such as Google Pro Maps and GIS, the proposed locations for locational clearance applicants are double-checked. A Data Monitoring System has also been developed, evolving from an Excel tool into a full software system that processes and records both new and renewed locational clearances.

As of October 2023, the municipality recorded a 9.65% change in agricultural land, based on the difference between the existing agricultural area and the reclassification applied in the Municipal Zoning Administrator's Office.

Comparing the proposed land use for 2013 to that of 2023 and the existing land use as of 2023, percentage points were used due to the slight difference in the total land area of the municipality. In the previously proposed land use, the municipality had a total of 2,212.78 hectares. In the CLUP 2023-2034, the municipality uses 1,910.709 hectares of total land area. Based on this comparison, the following observations can be made:

1. The existing Agro-Industrial Area is lower than the previously proposed by -1.64%, decreasing from 8.36% to 6.72%.
2. The existing Agricultural Area saw a similar decrease of -1.82%, from 27.68% to 25.86%, compared to the previously proposed.
3. The Buffer/Greenbelt Area showed a dramatic +8.51% increase (from 0.00% in the previous proposal to 8.51% in 2023).
4. The Commercial Area decreased by -0.54%, from 1.12% to 0.59%, which may indicate that the proposed commercial land use was not fully realized.
5. The Industrial Area increased by +1.07%, from 3.19% to 4.26%, signaling growth in industrial zoning.
6. The Institutional Area saw a slight decrease of -0.24%, from 1.09% to 0.86%, reflecting a reduction in institutional land use. The originally proposed land area in Barangay San Gabriel was not established.
7. The Parks and Recreation Area decreased by -0.10%, from 0.37% to 0.27%.
8. The Quarry/Mining Area saw a slight increase of +0.63%, from 5.20% to 5.83%.
9. There was no change in the Rivers/Creeks category, which remained at 1.62%.
10. The Tourism Area increased slightly by +0.02%, from 0.05% to 0.07%, suggesting minor growth in tourism-focused development.
11. Utilities were not previously included in the proposed land use but now represent 0.08% of the total land use.

Overall, there is a 4.06 percentage point difference between the previously proposed land use and the existing land use.

In terms of priority programs, projects, and activities from the last planning period, approximately 90% or more have been implemented. However, some programs should remain a priority due to the growing population. Among the projects not yet implemented are the construction of a permanent evacuation center and the establishment of a municipal park and playground. To address these needs, the municipality must identify and acquire land for institutional use.

Based on the comparison between the proposed land use for 2013-2023, the existing land use as of 2024, and the programs, projects, and activities implemented, it can be concluded that the implementation of the CLUP/ZO has been effective.

5. Land Use Plan



5.1 Urban Form and Land Use Pattern

Generally, concentric development is evident with medium densities along with the National Road in the municipality. Commercial development extends from the national road specially in barangays Poblacion, San Gabriel and Bagumbayan to the entire Corazon Aquino Avenue up to the provincial roads (Roman Roxas Road and Pantay-Buhangin Road). As it attracts diverse economic investments and settlement development, Residential and Commercial buildings also extend vertically up to second to third floors. This also resulted from mild to heavy traffic congestion that's why alternative roads were constructed. One of these roads is the La Trinidad, Dulumbayan passing through Barangay San Gabriel, Barangay San Roque and Barangay Bagumbayan. Another road constructed is the roads in Barangay San Gabriel passing through Barangay Dalig and May-iba. These roads further attract other developments especially after the pandemic where the entrepreneurship spirits of Teresaños were boosted.

Aside from the growing population of the municipality, its proximity to Antipolo City also attracts residential development away from the central business district (cbd).

Radial and circumferential form can be seen with location of industrial and agro-industrial establishments. Major industrial establishments such as FR Cement is located within Barangay Dulumbayan and Prinza, ABC and Teresa Marble corporation within May-iba, and Teresa Rubber Corporation located nearby Barangay Dalig. Agro-industrial establishments such as Foremost and Coral Farms are located in the eastern part of the municipality.

5.2 Inventory of Existing Land Uses

The municipality has 16 existing land use categories. These are Agro-industrial Area, Agricultural, Agricultural SAFDZ, Buffer/Greenbelt Area, Cemetery Area, Commercial Area, Industrial Area, Institutional Area, Parks and Recreation Area, Production Forest Area, Quarry/Mining Area, Residential Area, Rivers/Creeks, Socialized Housing Area, Tourism Area and Utilities.

In terms of percentage to the total land area, agricultural land use ranks first (24.54%) and followed by residential land use (21.07%). The production forest (9.65%) ranked third in the percent of land use to the total land area. Agricultural-SAFDZ (8.53%) and Buffer/ Greenbelt area rank fourth and fifth respectively.

a. Agricultural Areas

Agriculture occupies 792.043 ha. where 629.088 ha is agricultural and 162.955 ha is agricultural-SAFDZ. Agricultural areas are located at Barangay Dulumbayan, Bagumbayan, Prinza, May-iba and Dalig and Agricultural-SAFDZ are at Barangays Dulumbayan, Prinza, May-iba, San Gabriel, San Roque, and Dalig.

b. Residential Areas

From 4th place in the previous planning period (2013), the municipality is now ranked second in terms of land use area, covering 402.568 hectares, which accounts for 21.07% of the total land area. Apart from this, 104.226 hectares are designated for socialized housing, making up 5.45% of the total land area. The municipality has an average of 78 persons per hectare per barangay.

c. Production Forest



The area between Sitio Ibabaw, Barangay Dulumbayan and Teresa Proper remains a productive forest due to the steepness of the area that may be prone to landslides. It covers 184.318 ha. or 9.65% of the total land area. A portion of it is identified as forestland but under the MPSA of Republic Cement and the rest are alienable and disposable lands.

d. Agro-industrial

Agro-industrial land use covers 128.341 hectares, accounting for 6.72% of the total land use. This area is mostly occupied by Coral Agri Venture Farm, Acme Farm, Foremost Farm, and others.

e. Quarrying/Mining

Quarrying and mining are major economic contributors in the municipality, occupying 111.148 hectares, or 5.82% of the total land area. This land use ranks seventh in terms of size.

f. Industrial

Industries manufacturing mining products, which are also major economic contributors, rank next to quarrying and mining, covering 81.413 hectares (4.26%). These industries are located in Barangays Dulumbayan, Prinza, May-iba, and Dalig.

g. Rivers/Creeks

Teresa River and other water tributaries occupy an area of 30.76 hectares, ranking 9th in total area within the municipality.

h. Institutional

Institutional land use ranks tenth (16.409) and includes the municipal hall, barangay halls, daycare centers, secondary and elementary schools, the Bureau of Fire station, the Philippine National Police station, and health centers.

i. Cemetery

With 12.393 hectares designated for cemetery use, this category ranks 11th in total land area, covering 0.65%. The cemeteries include the Catholic Cemetery, Foreverlasting Gardens, Municipal Cemetery, Baptist Cemetery, and La Pieta.

j. Commercial

Commercial areas rank 12th in the municipality, covering 11.225 hectares, which is only 0.59% of the total land area. Most commercial areas are located along the national road in Teresa.

k. Other Uses (Ranked 13th to 16th)

The lowest-ranking land uses are parks/playgrounds (5.209 hectares), tourism (1.383 hectares), and utilities (1.533 hectares).

Table 2. Inventory of Existing Land Uses



Category	Existing Land Use as of 2023	% to Total
Agro- Industrial Area	128.341	6.72
Agricultural	629.088	32.92
Agricultural SAFDZ	162.955	8.53
Cemetery Area	12.393	0.65
Commercial Area	11.225	0.59
Industrial Area	81.413	4.26
Institutional Area	16.409	0.86
Parks and Recreation Area	5.209	0.27
Production Forest Area	184.318	9.65
Quarry / Mining Area	111.148	5.82
Residential Area	402.568	21.07
Rivers/ Creeks	30.76	1.61
Socialized Housing Area	104.226	5.45
Tourism Area	1.383	0.07
Utility MRF	1.533	0.08
Road Utility	27.733	1.45
Total	1910.702	100.00

Source: MPDO Generated Maps *excluding 37.738 ha at Brgy. May-iba is owned by the municipality but under jurisdiction of Antipolo

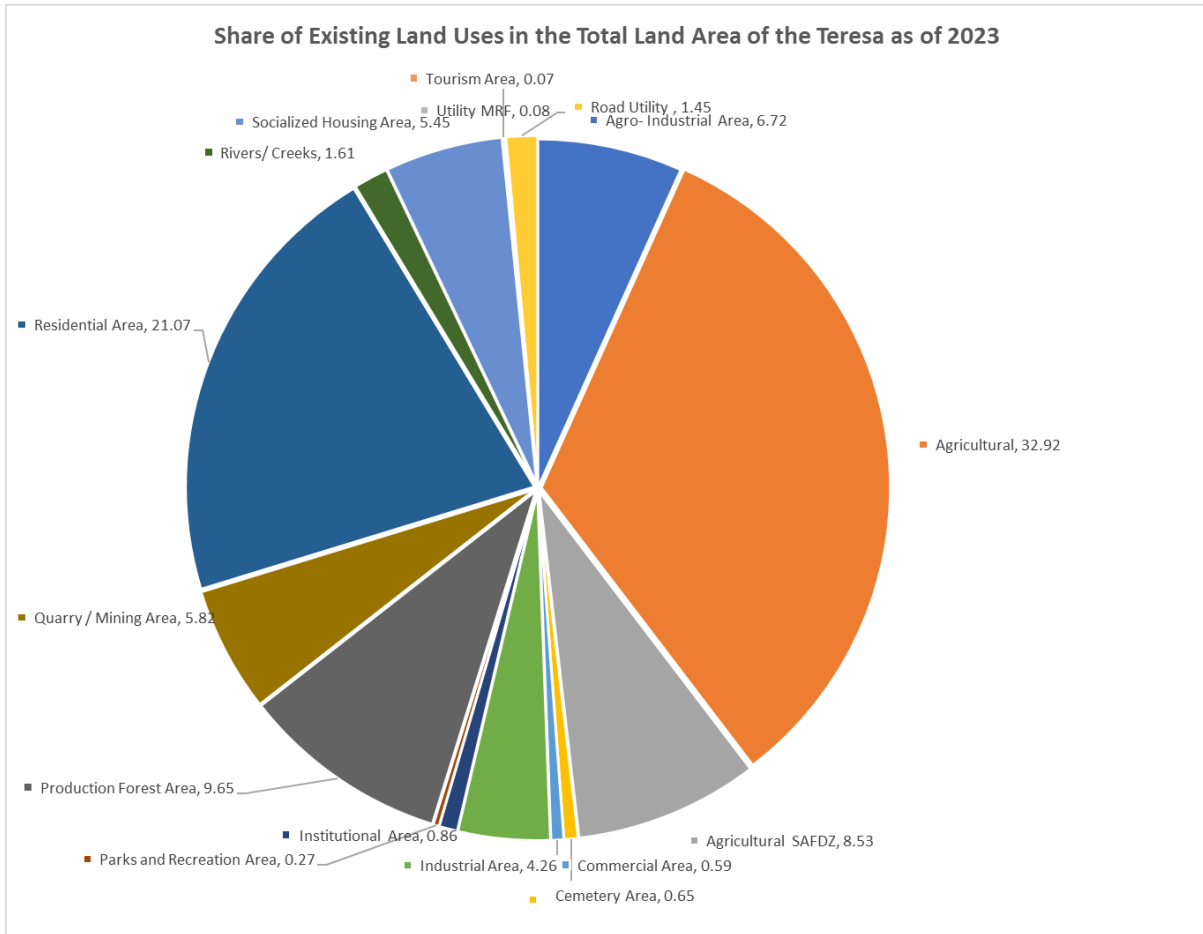


Figure 2. Share of Existing Land Uses in the Total Land Area of Teresa as of 2023

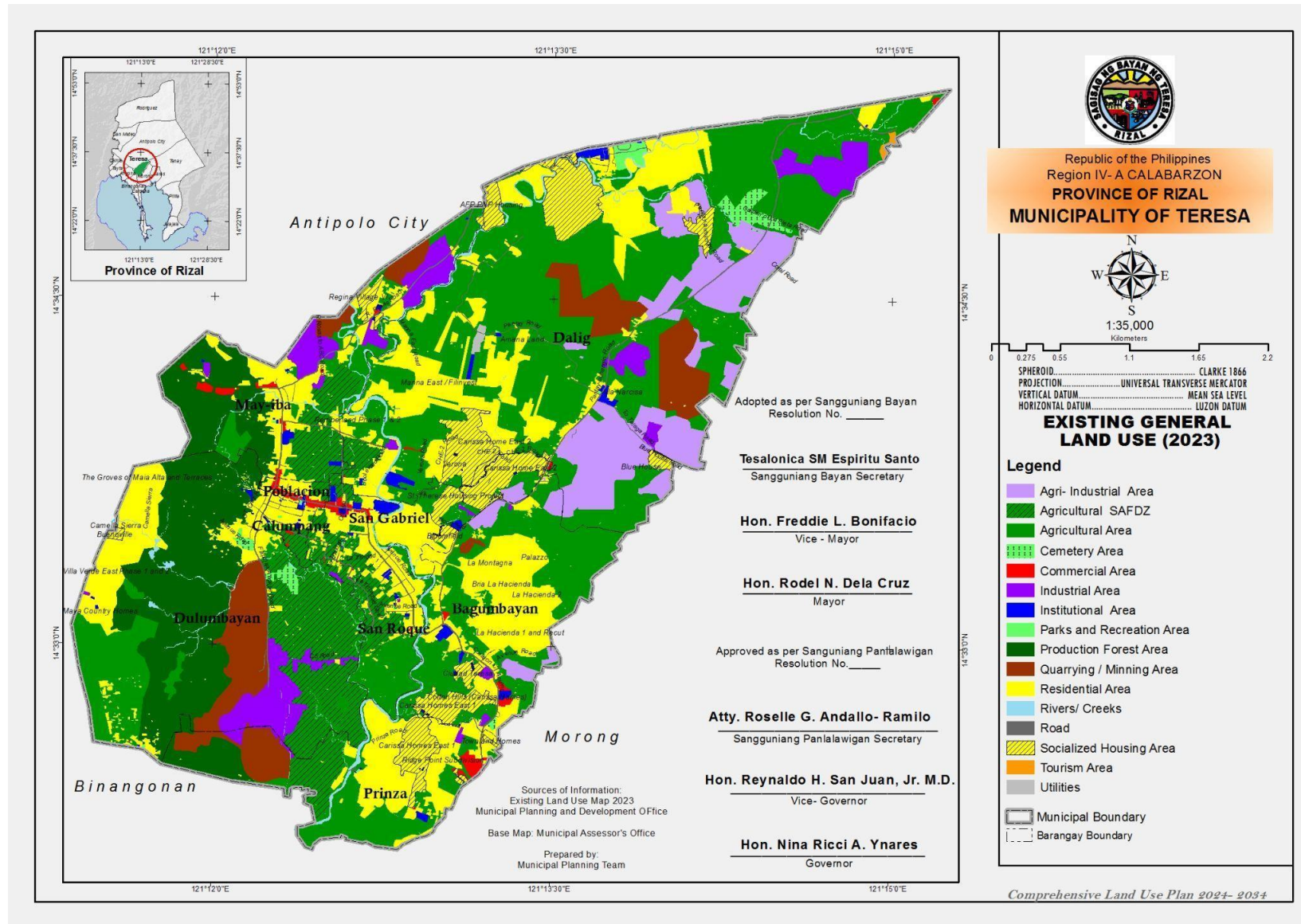


Figure 3. Existing General Land Use Map **37.738 ha at Brgy. May-iba is owned by the municipality but under jurisdiction of Antipolo.



5.3 Structure Plan / Designated Growth Areas/ Spatial Development Strategies

Concept Plan/Development Strategies

The majority of the municipality's spatial arrangement will remain unchanged, but it will undergo additional maintenance, improvements, and upgrades to infrastructure and utilities to mitigate hazard risks and enhance services. In this arrangement, commercial areas developed along the national road have expanded into a mixed commercial-residential zone. The Central Business District (CBD) is situated near key facilities such as the church, public market, and municipal building. Residential areas are located within a 3-15 minute travel radius from the CBD. The agro-industrial area is concentrated to the east of the municipality, away from Teresa Proper. Industrial zones are spread across several barangays, including May-iba, Dalig, Bagumbayan, and Prinza. This spatial configuration already offers good proximity for workers in Teresa and supports strategic economic development along existing national roads. This approach will be referred to as the "Do Nothing Strategy," where dominant land uses will remain in their current locations. This strategy preserves the bulk of existing investments in these land uses and aims to protect unspoiled environmental areas and remaining agricultural lands.

In alignment with the regional development goals, the agro-industrial zones will remain unchanged, although they will be closely monitored to mitigate potential environmental impacts, such as foul odors and waste generation. The Municipality's Agriculture Office will continue to implement support programs and projects to enhance food security and resiliency in poultry and livestock production.

The municipality will maintain strict controls over the reclassification of remaining agricultural lands, preserving them as much as possible. Irrigation projects may be introduced in select areas to support agricultural productivity. Development initiatives for agripreneurs and agri-tourism will also be promoted to improve the economic viability of the agricultural sector. Additionally, lands classified as Strategic Agricultural and Forest Zones (SAFDZ) will be incorporated into the proposed land use plan.

To support the municipality's economic growth, commercial land use will be expanded in key areas, including Roman Roxas Road (from Corazon Aquino Avenue to Teresa Rubber Corporation), San Gabriel to Dalig to May-iba (Boulevard) Road, and Pantay-Buhangin Road (from Corazon Aquino Avenue to Pantay National High School). A major commercial zone will also be developed in Barangay Bagumbayan, near St. Theresa Hospital. Furthermore, new industrial developments will be proposed in the northeastern part of the municipality, near the Metropolitan Waterworks and Sewerage System (MWSS) property.

Transportation and logistics play a crucial role in the municipality's development. Currently, Corazon Aquino Avenue is the only national road running through the municipality, but it is only 12 meters wide. This creates a need for alternative routes to facilitate better access within the municipality. This strategy focuses on utilizing existing roads within subdivisions and residential areas, as well as connecting existing road networks. New bridges are proposed near the main Municipal Materials Recovery Facility (MRF), spanning from Sitio Abuyod to Philsin and Jenny's Garments. Additionally, roads in Maximiano, Coral Residents, and Brilliant J Housing projects will be interconnected. This approach aims to minimize the construction of new roads through agricultural areas, preventing the reclassification of agricultural land to non-agricultural uses. In consideration of the national road's right-of-way limit of 20 meters, setbacks will be established to prepare for potential road widening by the Department of Public Works and Highways (DPWH).

Given the lack of natural tourist attractions and a need for recreational spaces, the environmental development strategy proposes the establishment of bamboo plantations and bike lanes along the



river easement. Additionally, a mini-tree park will be developed within the MWSS property to enhance green spaces and recreational opportunities.

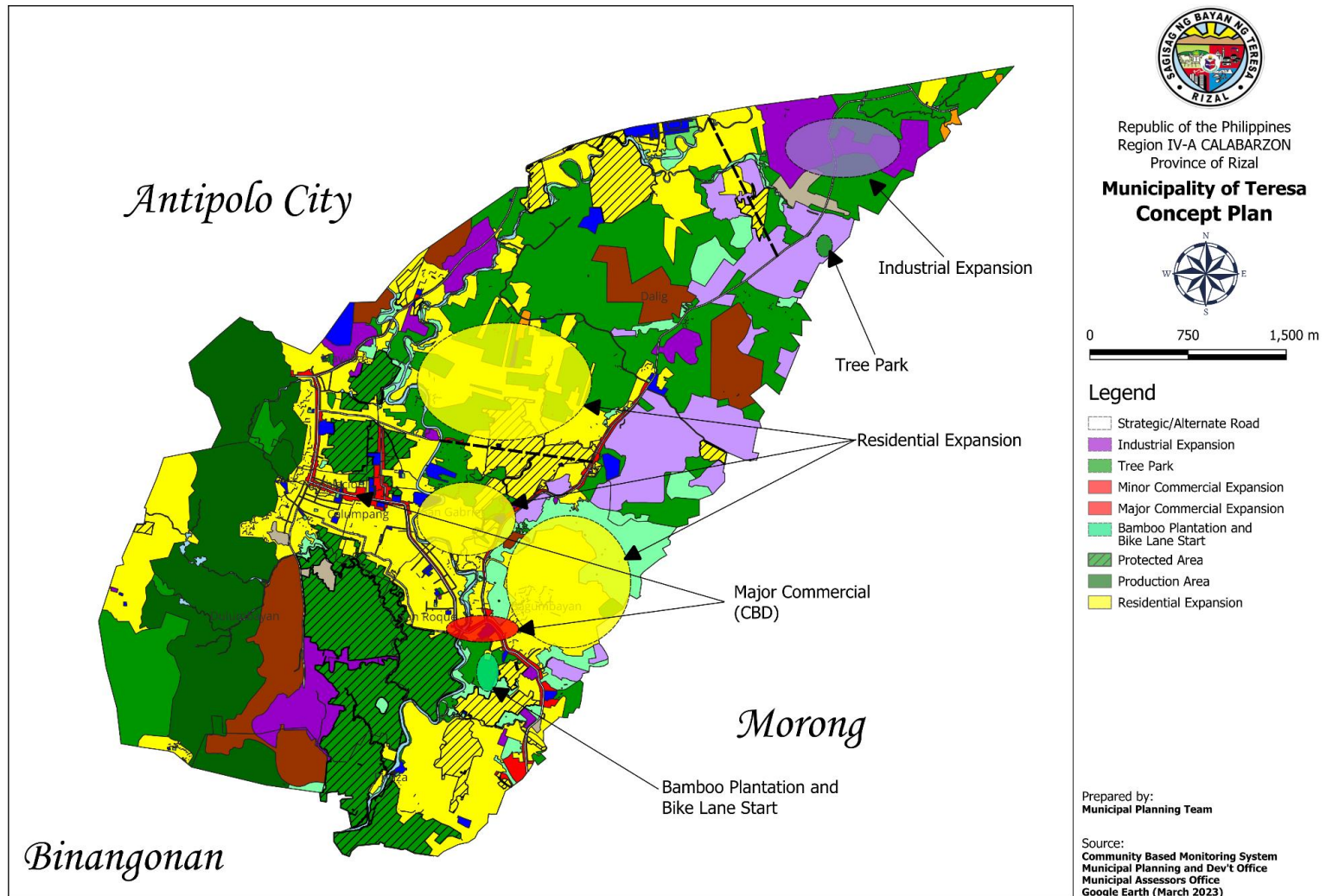


Figure 4 Concept Plan Map



5.4 Demand and Supply Analysis

Based on the Food and Agriculture Organization (FAO) standards in computing land demand, the table below show the low and high land demand per land use.

Table 3. Computed Low and High Land Projected Demand Based on FAO Standards

Land Use	FAO Standards (ha)		2020 Land Demand (ha)		2021 Land Demand (ha)		2022 Land Demand (ha)		2023 Land Demand (ha)		2024 Land Demand (ha)		2025 Land Demand (ha)	
	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High
Population			64,072		65,488		66,935		68,415		69,927		71,472	
Residential	4.0	6.0	256.3	384.4	262.0	392.9	267.7	401.6	273.7	410.5	279.7	419.6	285.9	428.8
Commercial	0.2	0.5	12.8	32.0	13.1	32.7	13.4	33.5	13.7	34.2	14.0	35.0	14.3	35.7
Industrial	0.4	1.5	25.6	96.1	26.2	98.2	26.8	100.4	27.4	102.6	28.0	104.9	28.6	107.2
Institutional														
Administrative	0.2	0.5	12.8	32.0	13.1	32.7	13.4	33.5	13.7	34.2	14.0	35.0	14.3	35.7
Educational	0.3	0.6	19.2	38.4	19.6	39.3	20.1	40.2	20.5	41.0	21.0	42.0	21.4	42.9
Health	0.1	0.2	6.4	12.8	6.5	13.1	6.7	13.4	6.8	13.7	7.0	14.0	7.1	14.3
Open Space	0.5	3.0	32.0	192.2	32.7	196.5	33.5	200.8	34.2	205.2	35.0	209.8	35.7	214.4
Total	5.7	12.3	365.2	788.1	373.3	805.5	381.5	823.3	390.0	841.5	398.6	860.1	407.4	879.1

Land Use	FAO Standards (ha)		2026 Land Demand (ha)		2027 Land Demand (ha)		2028 Land Demand (ha)		2029 Land Demand (ha)		2030 Land Demand (ha)	
	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High
Population			73,051		74,666		76,316		78,003		79,726	
Residential	4.0	6.0	292.2	438.3	298.7	448.0	305.3	457.9	312.0	468.0	318.9	478.4
Commercial	0.2	0.5	14.6	36.5	14.9	37.3	15.3	38.2	15.6	39.0	15.9	39.9
Industrial	0.4	1.5	29.2	109.6	29.9	112.0	30.5	114.5	31.2	117.0	31.9	119.6
Institutional												
Administrative	0.2	0.5	14.6	36.5	14.9	37.3	15.3	38.2	15.6	39.0	15.9	39.9
Educational	0.3	0.6	21.9	43.8	22.4	44.8	22.9	45.8	23.4	46.8	23.9	47.8
Health	0.1	0.2	7.3	14.6	7.5	14.9	7.6	15.3	7.8	15.6	8.0	15.9
Open Space	0.5	3.0	36.5	219.2	37.3	224.0	38.2	228.9	39.0	234.0	39.9	239.2
Total	5.7	12.3	416.4	898.5	425.6	918.4	435.0	938.7	444.6	959.4	454.4	980.6



For the year 2023, the existing residential area exceeds both the minimum and maximum standards set by FAO, covering more than 203.479 ha and 66.649 ha, respectively. In this context, the LGU should have enough residential space for its population and must be cautious when converting land for residential use. Teresa also has good shelter conditions, with a 1:1 house-to-household ratio based on the Local Shelter Plan 2023-2032. However, the LSP also indicates that there are still a number of displaced households, including those located in hazard-prone areas that need to be relocated, as well as informal settlers.

On the other hand, there is a need to expand the commercial area, which is only 2.458 ha below the low land demand standard.

In terms of industrial development, it exceeds the minimum standard, but most of these industrial areas are already occupied. If the LGU decides to expand industrial areas, it could add up to 21.2095 ha more, following the high land demand standard.

Meanwhile, the institutional land area lags behind the low land demand standard by 24.64 ha. This shortage is evident in the need to expand municipal buildings, provide additional classrooms in schools, and create more space for the RHU.

Open space is still above the minimum standard; however, as the population increases up to the year 2030, more open spaces will be needed.

Table 4. Comparison of Low Land Demand and Existing Land, 2023

Land Use	Low Land Demand (ha/1000 pop'n)	Existing Land	Low Land Requirement
Residential	273.66	477.139	203.479
Commercial	13.683	11.225	-2.458
Industrial	27.366	81.413	54.047
Institutional	41.049	16.409	-24.64
<i>Administrative</i>	<i>13.683</i>		<i>13.683</i>
<i>Educational</i>	<i>20.5245</i>		<i>20.5245</i>
<i>Health</i>	<i>6.8415</i>		<i>6.8415</i>
Open Space	34.2075	166.717	132.5095
Total	389.9655	752.903	362.9375



Table 5. Comparison of High Land Demand and Existing Land, 2023

Land Use	High Land Demand (ha/1000 pop'n)	Existing Land	High Land Demand
Residential	410.49	477.139	66.649
Commercial	34.2075	11.225	-23.0285
Industrial	102.6225	81.413	-21.2095
Institutional	88.9395	16.409	-72.5335
<i>Administrative</i>	<i>34.2075</i>		34.2075
<i>Educational</i>	<i>41.049</i>		41.049
<i>Health</i>	<i>13.683</i>		13.683
Open Space	205.245	166.717	-38.528
Total	841.5045	752.903	-94.0975

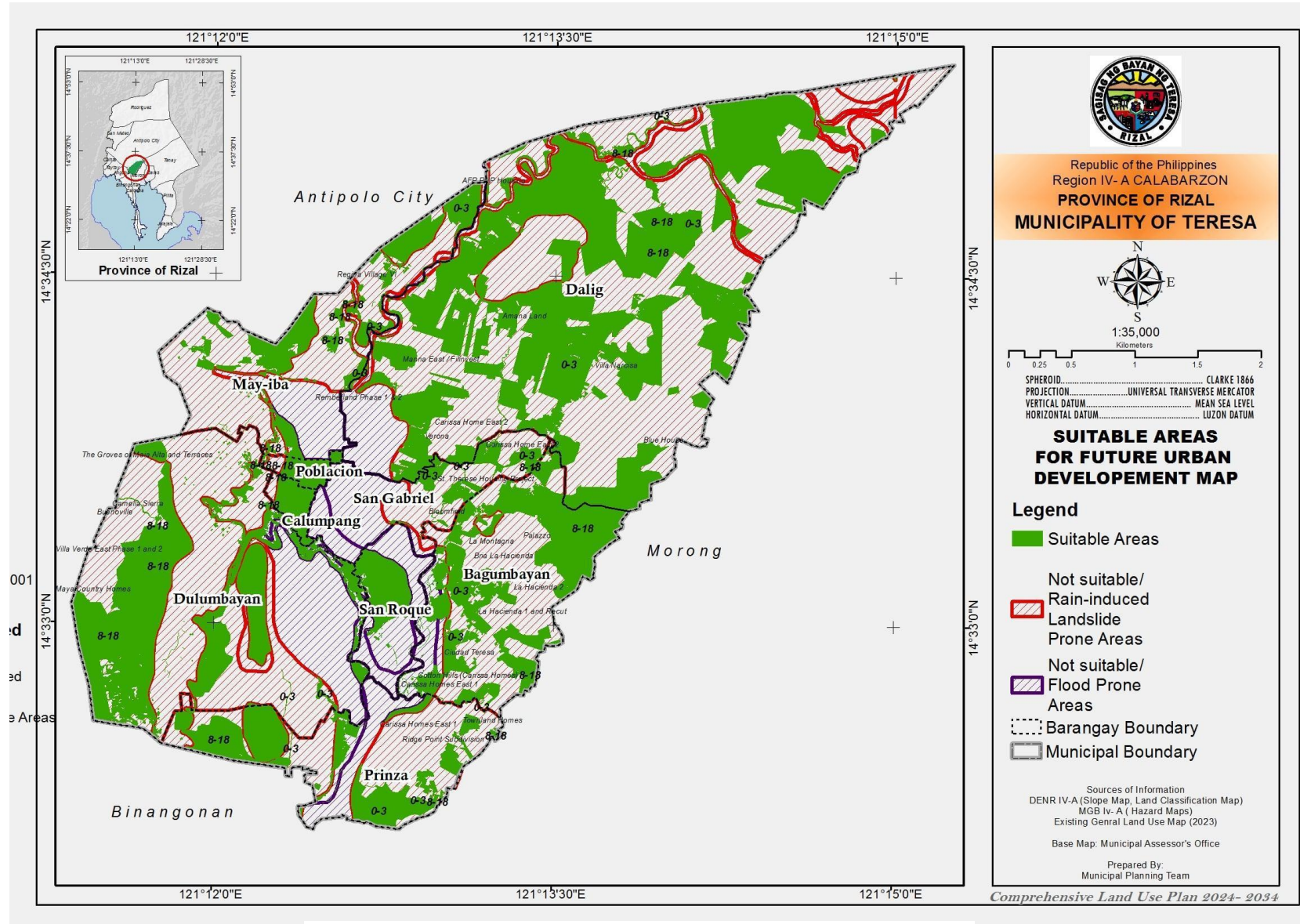


Figure 5. Suitable Areas for Future Urban Development Map



5.5 Proposed Land Use (Change in Land Use,” Planning Period/Proposed Land Uses”)

The proposed land use change reflects a strategic focus on addressing both economic and social needs within the municipality. A significant increase is observed in commercial and industrial areas, aimed at boosting the local economy. The **commercial area** expands by 9.671 hectares, growing from 11.225 hectares to 20.896 hectares. This expansion is concentrated **along Pantay-Buhangin Road in Barangay Bagumbayan, where land previously** designated for agricultural and residential use is being converted. Similarly, the **industrial area** increases by 21.53 hectares, from an existing 81.413 hectares to a proposed 102.943 hectares. This expansion is driven by an upcoming project by the Metropolitan Waterworks and Sewerage System (MWSS), aimed at enhancing the municipality's water supply, which will also be located along Pantay-Buhangin Road.

To meet the growing social needs of the municipality’s residents, certain areas identified as built-up in the NPAAD/SAFDZ map, but currently underdeveloped or still used for agriculture, have been proposed for **institutional use**. This adjustment leads to an increase of 8.302 hectares in the institutional land category, with these areas located in Barangays Dalig and May-iba. Additionally, part of the Boy Scout Abuyod in Barangay Dalig, which is owned by the local government, has been designated for institutional use, adding 1.962 hectares. As a result, the total institutional land use will reach 26.49 hectares, marking an increase of 10.081 hectares. In parallel, the **parks and recreation** areas are reduced to 3.247 hectares, reflecting a decrease in open space.

The increase in **residential land** is driven by the need to accommodate potential housing backlogs, as outlined in the municipality’s Local Shelter Plan. These residential areas are primarily located adjacent to Carissa Homes East 2 and the Rizal Provincial Government-owned lot in Barangay Dalig.

In terms of **agriculture**, the proposed land use includes a total of 791.638 hectares, consisting of 538.07 hectares of **agricultural land** and 183.898 hectares of **Agricultural-SAFDZ**. Of particular note is the addition of 20.943 hectares of Agricultural-SAFDZ to ensure stricter protection of agricultural land, located adjacent to the existing SAFDZ areas in Barangays Prinza and Dulumbayan. Additionally, 23.04 hectares of agricultural land along the easements of rivers and creeks have been reclassified as **Protection Buffer Areas**, which are non-buildable but can still be used for agricultural activities under strict guidelines to prevent damage to water quality. The total conversion of agricultural land to urban use is 46.766 hectares. With a 10% allowable reclassification for the municipality, the remaining area that can be reclassified is 32.3978 hectares.

Other land use categories, including **agro-industrial, cemetery, utility MRF, production forest, quarry/mining, socialized housing, tourism, river/creek, and road utility area**, show no significant changes in the proposed land use.

Table 6. Change in Land Use

Category	Existing (has)	Proposed (has)	Change in Land Use
AGRICULTURAL	629.088	538.07	-91.018
AGRICULTURAL_SAFDZ	162.955	183.898	20.943
AGRO-INDUSTRIAL	128.341	128.341	0
CEMETERY	12.393	12.393	0
COMMERCIAL	11.225	20.896	9.671
INDUSTRIAL	81.413	102.943	21.53



INSTITUTIONAL	16.409	26.49	10.081
UTILITY MRF	1.533	1.533	0
PARKS & RECREATION	5.209	3.247	-1.962
PRODUCTION FOREST	184.318	184.318	0
QUARRYING/MINING	111.148	111.148	0
RESIDENTIAL	402.568	410.019	7.451
SOCIALIZED HOUSING	104.226	104.226	0
TOURISM	1.383	1.383	0
River/Creek	30.76	30.76	0
Road Utility Area	27.733	27.733	0
Protection Buffer Area	0	23.304	-23.304
	1910.702	1910.702	

Source: MPDO Computed GIS Map

Note: Commercial is classified to major and minor commercial

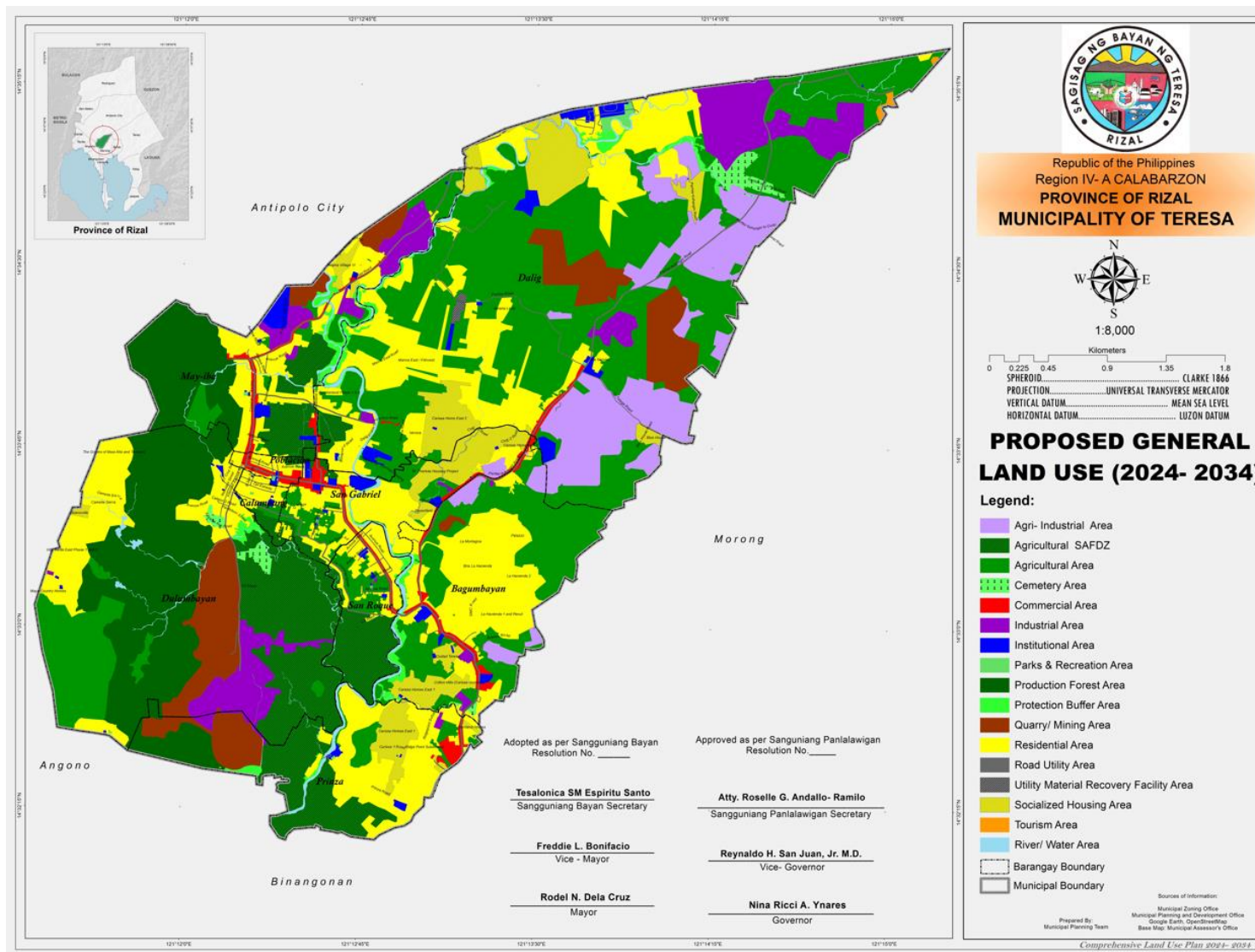


Figure 6. Proposed Land Use Map



5.6 Major Infrastructure Projects and Major Development Programs

1. New Municipal Building

With the growing population of the municipality, the construction of new municipal building is one of the visions to have of the local government.

2. Septage Treatment Plant

Sewage Treatment Plant is an ideal project to protect the quality of the river.



Figure 7 Sample Sewage Treatment Plant picture from Mayniladwater.com.ph

3. Man-made Forest/Tree Park

The Local government unit proposed Tree Park at MWSS vicinity once the temporary buildings are demolish.



Figure 8. Sample Tree Park – Picture of La Mesa Eco Park from google

4. Riprapping of all River banks and Bike lane

In the Forest Land Use Plan, one of the strategies, programs and activities indicated is Bamboo Plantation Establishment (River banks/stream banks).



Figure 9. Sample picture of a bikelane with trees and fence from google

5. Auditorium / Sports Complex



Figure 10. Sample auditorium/sports complex picture from google

6. Construction of Road DaligBrgy Hall to Ancla Road (Road going to Boulevard)
This is to improve road access and congestion at the Barangay Dalig proper.

7. Construction of Bridge near Jenny's
This will address the ease of traffic going to and from Dalig Proper to SitioPantay.

9. Streetlighting of Philsin to Greenview & whole PantayBuhangin Road
This project is part of the improvement of the road going to tourists establishment located and passing thru PantayBuhangin Road. This is also to ensure security in the area.

10. Repair/Rehabilitation of PantayBuhangin Road (Acme to Coral 3), Barangay Dalig
This is to improve accessibility and to reduce vehicle maintenance of commuters using the road.

11. Construction of drainage canals along the newly constructed roads municipal wide
This project aims to mitigate flooding in the built-up areas.



12. Construction/Establishment of Museum and Library

This project aims to preserve culture and heritage of the municipality as well as to share this treasure to tourist, visitors and local community.



Figure 11. Sample Museum and Library – from google picture (mineral museum & Library)

16. Establishment of GAD Center

The GAD center will serve as a venue in promoting and raising awareness in gender equality. It will also serve as a venue to empower women and marginalized sector.

17. Construction of Multi-Purpose Building (isolation/quarantine/evacuation/dormitory) at TLRC, SitioPantay, Dalig



Figure 12. Sample picture of evacuation center from google (evacuation center of Ilagan Isabela)

18. Establishment of Day Care Center at the Municipal Hall Compound for the day care children of municipal employees

The establishment of Day Care Center for the children of the municipal employees will show the municipality's commitment in promoting family-friendly and child-friendly policies. It will also support working parents and will increase employee's productivity.



19. Construction of slaughterhouse

This project will support Agro-industrial development while ensuring public health, animal welfare, and food safety.



Figure 13. Sample slaughterhouse Triple A in Tanauan City (from DA Website)

20. Urban vegetable gardening/Urban Agriculture

This is to promote vegetable gardening and agriculture in the urban area. With this project, it is expected that will increase food security and reduce dependence to distant food resources. Thus, promote inclusive, resilient food system and enhance urban environment.

21. Digital Era Governance

Electronic delivery of services (transactions done without being physical present)

Online/e-services provided by LGU

Tech driven transactions/Automation in LGU process

This aims to utilize ICT advantages by developing system that will help improve government services for wide coverage, fast and efficient transactions.

22. Continues capacity development of LGU employees

Continues capacitation of human resource will enhance their knowledge, skills, and competencies to effectively fulfill their roles and responsibilities in delivering public services, promoting good governance, and addressing the evolving needs of their communities.

23. Reorganization of the LGU human resource to cater the needs of the municipality (creation/institutionalization of housing division, employment services, internal audit section, record section, IT section, etc.)

This project will cater to the needs of the municipality is to optimize the organizational structure, processes, and staffing arrangements to ensure that the LGU is equipped to effectively and efficiently deliver public services, implement development programs, and address the evolving needs of the community.

24. Cadastral Map Completion/ Reconstitution in coordination with DENR

The municipality would like to establish accurate and up-to-date land records and cadastral information for effective land management, tenure security, and sustainable development.

25. Physical expansion/improvement of the revenue generating departments (Treasurer, Assessor, BPLO) to be more convenient to the taxpayers



26. Construction of Senior High School and Day Care Center

This is to enhance access to education with the increasing number of population.

27. Updating/revising incentive code and tax code.

To create a more efficient, equitable, and responsive regulatory framework, updating/revising incentive code and tax code is needed. This will promote economic growth, investment, and fiscal sustainability.

28. Provision of irrigation facilities to remaining agriculture areas

This aims to support agriculture activities in the municipalities and prevent further conversion of these areas.

29. Reconfiguration/Optimization of the Existing HU to comply with requirements for Primary Care Facility as specified in UHC

With one private hospital in the municipality, the LGU aims to provide the best in health services. Compliance with the standard as specified in UHC is one of the keys in attaining this purpose.

30. Construction of Public Toilet Facilities

Construction of Public toilet facilities can improve sanitation, promote public health, enhance urban amenities, and contribute to a cleaner and more livable environment within the community. This will also support tourism industry that affects in the improvement of economy.

31. Acquisition of Lot

This is to support public policy objectives, promote sustainable development and meet the present and future need of the community particularly the establishment of the some projects mentioned above.

Other Programs/Projects/Activities

Physical and Environmental Sector

1. Local Awareness Campaign on hazard prone areas
2. Resolution of Barangay Disputes
3. Information Dissemination Campaign/Environmental Awareness on environmental Laws such as Solid Waste Management Act, Clean Air Act, Water Act, etc.
4. Continuous improvement and implementation of Integrated Solid Waste Management Facility
5. Bioremediation interventions project with livelihood programs
6. Establishment of TESDA Accredited Training and Assessment Center on garbage collection

Social

1. Establishment of Social Hygiene Clinic
2. Construction of Additional RHU in Barangay Bagumbayan
3. Construction of Warehouse/room intended for stockpiling of health supplies and other unused materials
4. Maternal nutrition/infant and young child feeding, complementary and supplementary feeding programs
5. Establishment of breastfeeding station at the Public Market
6. Upgrade of nutrition tools
7. VIT A supplementation: Iron and Folic Supplementation OPT
8. Community Based Deworming
9. Nutrition Month Activity



10. Establishment of Super Health (DOH provided), can be repurposed into a municipal infirmary
11. Proposal for a Covered Sports Gymnasium for all Activities with recreational park for children
12. Football Field/Soccer Field/Oval
13. Construction of additional Day Care Centers or Renovation (Inside Municipal Compound, Barangay Bagumbayan, Brgy. May-Iba, Brgy. Dulumbayan, Brgy. Prinza (CHE 1), Brgy. Dalig (CHE 2), Samba, and Brgy. Poblacion)
14. Acquisition of play areas/playground in Day Care Centers
15. Improved Barangay Day Care Facilities: Standardized Facilities, Curriculum, and Hiring of Expert Service Providers on Early Education Program
16. Hiring of additional Social Workers to handle special cases/adoption
17. Early Child Care and Development Training for Mothers
18. Establishment of temporary shelter for abandoned, neglected children, battered women, senior citizen and PWDs
19. Formulation of Ordinance to fine/imprison family/relatives who abandoned/neglect/abused their old aged parents
20. Skills Training for Out-of-School Youth
21. Continue to Care People with Disability (PWD) Assistance Program (provision of assistive devices such as walker, wheelchairs, crutches, and cane)
22. Formulation of Comprehensive Program for Senior Citizen
23. Establishment of Person with Disability Affairs Office (PDAO)
24. Hiring of specialist for Mental Health Problem, Psychologist and Counselors
25. Formulation of Ordinance Prohibiting Children and Street Families to beg in the Public areas and fast food facilities
26. UnladKabataan Program (PAG-ASA Youth Association): Capacity Building
27. Skills Training for Out-of-School Youth
28. Continue Natural Calamity Financial Assistance
29. Modernize fire fightingEquipments
30. Strengthen fire prevention and Safety measures through Inspection and Fire Code Enforcement
31. Enhance community awareness program such as OplanLigtasnaPamayanan
32. Enhance Emergency Response Communication System
33. Organize a Fire Brigade with Certificate of Competency
34. Enhance BFP Personnel Training
35. Information and Dissemination Campaign on illegal settlers and informal settlers' syndicate such as posting on social media pages and posting along the waterway's easement.

Economic

1. Construction of Pump House
2. Concreting /Rehabilitation of Irrigation Canal
3. Establishment of Rain Water Harvester
4. Establishment of Municipal Nursery
5. Establishment of Technology Demonstration Area
6. Provision of Planting Materials (Seeds/Seedlings)
7. Construction of FITS Center /Storage Area or Warehouse
8. Construction of Animal Facility-Dog Pound
9. Construction of Dog Crematorium
10. Establishment of Breeder Farm (Native Chicken)
11. Provision of Animals for Dispersal (Swine, Cattle. Carabao, Goat)
12. Construction of SlaughterHouse



13. Standard land area, tent and signages for Tiangge Vendors
14. Construction of Teresa Pasalubong Center
15. Cultural and Heritage Mapping
16. Improvement of infrastructure in:
 - A. Teresa Public Market
 - B. Other government/public facilities in Teresa Business Area
 - C. Continuous Trainings and Seminars for business owners in financial management, skills enhancement, etc.
17. Construction/Improvement of Bagsakan Center for vegetable harvests from Teresa
18. Construction of Functional and safe pathwalk that is Bicycle and PWD friendly
19. Updating of Local Investment and Incentive Code
20. Implementation of inspection thru Joint Inspection Team
21. Identification of available areas for business expansion
22. Construction of Ice Plant and Cold Storage

Infrastructure

1. Road Widening
2. Construction of Road and Canal with established outfall
3. Formulation of municipal drainage masterplan
4. Updating of Local Public Transport Route Plan with MUCEP areas
5. Establishment of terminal with public toilet
6. Construction/Upgrading of roads that will link to designated strategic tourism destination and agri-industrial areas
7. Construction of Permanent Bridges
8. Construction of Terminal
9. Create a centralized Municipal Information Management System, connecting all barangays to the Municipal Hall
10. Hire personnel with extensive technical knowledge across various ICT fields
11. Water Source Option Assessment/ Validation and Mapping
12. Tapping Other Potential Water Service
13. Capacity Development on improvement plan (Business Planning/ FS and Existing Water Safety Plan) of Water Service Provider

5.7 Spatial Strategy vis-à-vis Risk Management Option

- a. Risk Avoidance – Establishment and securing easement along the river. Encourage settlers to relocate.
- b. Mitigation – Imposing disaster resilient building design, roads and bridges. Improvement of drainage canal and flood control projects within the built-up areas
- c. Duplication – Development of alternative route system.
- d. Preparedness Measure – Installation of early warning system, awareness campaign and developing contingency and evacuation plan.

5.8 Land and Water Use Policies or Proposed Land Use Policy

Land and Water Use Policies

Area regulations in all zones shall conform to the minimum requirements prescribed by pertinent existing laws, codes and regulations. Buildings or structure shall only be built on the land area determined with the required setbacks, Percentage of Lot Occupancy (PLO), Floor to Area Ratio (FAR), easements and /or buffer zones as determined by the National Building Code and other pertinent



existing laws, codes and regulations. All land uses, developments or constructions shall conform to the noise, vibration, smoke, dust, dirt and fly ash, odors and gases, glare and heat, industrial wastes, sewage disposal, fire and safety hazards, traffic, off-street parking and loading facilities, storm, drainage, pollution control, existing ordinances and National Laws pertaining to environmental standards such as:

1. Local Government Code of 1991 RA 7160
2. Ecological Solid Waste Management Act of 2003
3. Sanitation Code of the Philippines PD 856
4. Water Code of the Philippines PD 1067
5. Urban Development Housing Act of 1992
6. P.D. 389 Section 22 - Local government may acquire private or public land for the purposes of establishing a municipal or city forest, tree park, watershed, or pasture land.
7. Philippine Environmental Code P.D. 1151
8. P.D. 772 - A decree penalizing squatting and other similar acts
9. National Building Code RA 6541

Proposed Land Use Policy/Guide

1. Moratorium on housing subdivision development is recommended in view of the policy to balance development among housing, commerce, agriculture and tourism. Unbridled subdivision development is likely to attract uncontrolled migrations that will in turn exert undue pressure on the local government resources and services. Additional population should be translated to more job opportunities in agriculture, manufacturing, trading, real estate, construction and services. Exception will be made only if it is solely intended to address the housing backlog of the municipality.
2. The remaining agricultural lands of the municipality shall be retained as far as practicable. The reclassification into non-agricultural use shall only be upon recommendation of the Municipal Zoning Board and Appeals and approval of the Sangguniang Bayan. Final approval of reclassification shall be the Sangguniang Panlalawigan. Land conversion shall only be upon approval of the Department of Agrarian Reforms and subject to its existing land conversion processes.
3. Medium rise and mixed used development shall be encouraged to utilize land efficiently as well as to provide easy access to services and employment.
4. Sidewalks along the road shall be kept free of obstruction at all times. There shall no permanent or temporary structural encroachments within the road right-of way
5. All environmental resources such as ground and surface water shall be conserved and enhanced.
6. Requiring establishments to use four (4) types of waste bins:
 - Compostable (biodegradable)
 - Non-recyclable (to be disposed off in the land fill/waste-to-energy plant)
 - Recyclable (paper, cardboard, plastic, metal, wood, etc.)
 - Special waste
7. Mining and quarrying areas must balance economic development with environmental protection, public health and community interest:



- Ensure buffer to minimize impacts on nearby communities
 - Secure copies of the Environmental Impact Assessment, Mitigation and Rehabilitation Plan
 - Conduct regular inspection with the Municipal Inspection team
8. In agro-industrial areas primarily focused on the production of poultry, swine, and similar livestock, it is essential to mandate mitigation measures for any identified negative effects, such as, but not limited to, foul odors. Mechanisms for feedback and grievances should be established to effectively address community concerns. Compliance must be ensured through regular inspections and enforcement mechanisms, which include proper disposal and recycling of agro-industrial waste.



6. CLUP & ZO Implementation Strategy / Arrangement

6.1 Institutional Structure System and Procedure

Review of Organizational Structure and Support

Table 7. Review of Organizational Structure and Support

Offices/Adhoc Implementing CLUP	Bodies	Issues and Concerns	Recommended Action
MPDO		Inadequate staff; lack of expertise	Filling-up vacant position; budget for capacity building
Office of the Zoning Administrator		Need for Alternate permanent personnel with trainings on zoning	Additional Plantilla position; budget for capacity building
Office of the Municipal Engineer		Concern: LC pre-requisite to issuance of Building Permit	Conduct of coordinative meetings
Office of the Municipal Assessor		Concern: Consideration of CLUP/ZO in land assessment/valuation	Conduct of coordinative meetings
MDRRMO		Implementing DRR measures	As mandated by RA10121
Local Housing Board		Need continuous capacity building	Provision of trainings
Housing Officer		Need to institutionalize Housing Officer to regulate ISFs and monitor shelter needs	Creation of Housing Officer
Sangguniang Bayan and Local Zoning Board of Appeals		Concern: Reclassification Process	Capability training
MENRO		Need for trainings	Provision and capacitate competent technical personnel on the different programs implemented by the office

LGU Permitting System

The table below shows the office in charge in various permits, clearance or certificate issued in the municipality:

Table 8. LGU Permitting System

License	Office/Institution
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Locational Clearance	Zoning Administrator
Building Permit	Office of the Municipal Engineer
Development Permit	Sangguniang Bayan
Business Permit and Investment Potentials	Business Permits and Licensing Office
Environment Clearance	MENRO
Fire Safety Inspection Certificate	BFP
Sanitation Permit	MHO thru Sanitary Inspector
Local Revenue Assessment	Finance Committee
Procurement Clearance and Permits	BAC

6.2 CLUP Communication Plan

6.2.1 The information dissemination campaign will be implemented through the following strategies:

- a. Dissemination of Proposed CLUP: The proposed CLUP will be shared prior to the public hearing to gather community feedback before submission to DHSUD and PLUC.
- b. Highlighting Key Features of the Approved CLUP/ZO:
 - Distribution to all barangay halls for posting and integration into local plans.
 - Sharing with all concerned departments to ensure the CLUP is considered in the preparation of plans, programs, and activities.
 - Posting on the official website through the Public Information Office.
- c. CLUP Brochure: The Municipal Planning and Development Office (MPDO) will prepare a brochure containing the vision, goals, objectives, Land Use Plan Map, and major development programs, along with contact information for the Local Chief Executive (LCE), Municipal Planning and Development Coordinator (MPDC), and Zoning Officer. This will facilitate easy dissemination during the implementation stage.

The CLUP Communication Plan outlines detailed strategies for how the Local Government Unit (LGU) will communicate the key points of the CLUP and ZO to stakeholders. This plan is in accordance with:

- a. 1987 Philippine Constitution:
 - Article III, Section 7: Right of the people to information on matters of public concern.
 - Article XIII, Section 16: Right of the people and their organizations to effective participation at all levels of decision-making.
- b. RA 11201 DHSUD Act: Establishes standards and guidelines for land use planning and zoning to update the CLUP.
- c. DHSUD Department Order 2022-004: Mandates the communication of the contents of the CLUP and ZO to stakeholders.

6.2.2 Goals and Objectives

Goals

To effectively inform and engage stakeholders about the CLUP in the Municipality of Teresa

Objectives:



- a. To inform the technical working group and civil society organizations (CSOs) about the upcoming formulation of the Comprehensive Land Use Plan (CLUP) and actively gather their valuable inputs and insights.
- b. To organize a participatory CLUP planning workshop that encourages collaboration among stakeholders and generates innovative ideas for land use development.
- c. To conduct comprehensive consultations with public officials to discuss and refine the outcomes of the workshop, ensuring alignment with policy objectives and community needs.
- d. To inform the public about the proposed land use and zoning changes, fostering understanding and engagement in the planning process.
- e. To conduct a public hearing to collect feedback from community members on the proposed land use/zoning, ensuring transparency and inclusivity in decision-making.
- f. To inform the public about the key features and benefits of the approved CLUP, promoting awareness and support for its implementation.

6.2.3 Participants/Target Audience

The stakeholders involved in the CLUP include the following:

- CLUP Technical Working Group
- Civil Society Organizations
- All public officials
- Department heads
- Owners of local establishments
- Constituents

6.2.4 Key Content/ Information

The information required varies based on specific objectives and activities. Key contents include:

- CLUP Process and Data Requirements
- Consolidated LGU Profile, including SWOT analysis, Problem/Objective Tree analysis, and concept plan
- Sectoral Profile, along with vision, mission, goals, objectives, and concept plan
- Proposed Land Use and Zoning Map
- Brief LGU Profile, Zoning Map, and relevant policies

6.2.5 Communication Strategies

The communication strategies encompass a variety of methods, including:

- Meetings and public hearings
- Distribution of informational leaflets
- Engagement through social media platforms

6.2.6 Budget

The estimated overall budget is Php 280,000.00, sourced from the Maintenance and Other Operating Expenses (MOOE) of the Municipal Planning and Development Office. Please note that the funding for the public hearing is provided by the Sangguniang Bayan/Public Hearing Committee.



6.2.7 Action Plan

Goal	Objective	Target Audience	Key Content	Activity	Communication Channel / Tool	Time Frame	Estimated Budget	Responsible Bodies
To effectively inform and engage stakeholders about the CLUP in the Municipality of Teresa	To inform the technical working group and civil society organizations (CSOs) about the upcoming formulation of the Comprehensive Land Use Plan (CLUP) and actively gather their valuable inputs and insights.	CLUP Planning Team	CLUP Process and Data Requirements	Meeting	Presentation of Slides and list of data needed	August 2023	10,000.00	MPDO
	To organize a participatory CLUP planning workshop that encourages collaboration among stakeholders and generates innovative ideas	CLUP Planning Team, concerned stakeholders and public officials	Consolidated LGU Profile, SWOT, Problem/Objective Tree analysis, concept plan	CLUP Planning Workshop	Presentation of slides, Worksheets	March 2024	200,000.00	MPDO



	for land use development.							
	To conduct comprehensive consultations with public officials to discuss and refine the outcomes of the workshop, ensuring alignment with policy objectives and community needs.	Teresa Municipal Development Council and SB Members	Sectoral Profile, vision, mission, goals, objectives, concept plan	TMDC meeting and consultation and first session to SB	Presentation of Slides	March 2024	20,000.00	MPDO
	To inform the public about the proposed land use and zoning changes, fostering understanding and engagement in the planning process.	All stakeholders	Proposed land Use and Proposed Zoning Map	Posting of the proposed land use and zoning map to all barangay and invitation to public hearing	Tarpaulin and poster	June 2024 (15 days before the public hearing)	10,000.00	MPDO and SB
	To conduct a public hearing to collect	Establishments, CSOs, Barangay	Brief LGU Profile, proposed land use	Public Hearing	Presentation of slides and maps	June 2024	10,000.00	SB/Public Hearing Committee



	feedback from community members on the proposed land use/zoning, ensuring transparency and inclusivity in decision-making.	Officials, Department Heads						
	To inform the public about the key features and benefits of the approved CLUP, promoting awareness and support for its implementation	Constituents, researchers, department head, public officials	Brief LGU Profile, Zoning Map, and policies	Posting, distribution of leaflets, forum	Tarpaulin, leaflets, social media	November / December 2024	30,000.00	MPDO, MIO and IT



7. Monitoring Review and Evaluation System

7.1 Monitoring, Review and Evaluation (MRE) Body

Teresa Municipal Development Council is responsible for plan preparation and, monitoring, Review and evaluation. The Municipal Planning and Development Office, Local Zoning/Enforcement Office, Local Zoning Board of Appeals and Local Zoning Review Committee is the lead technical and implementing arm. In addition, the table below shows the composition of the Multi-Sectoral Monitoring Body.

Table 9. Composition of Multi-Sectoral Monitoring Bodies

Thematic Areas		With E.O
Land Uses	MPDO, ZO, LZBAA, LZRC	Yes
LGU Development Projects	Local Project Monitoring Team	Yes
Forestry	Municipal Environment and Natural Resources Committee (MENRC) and MENRO as Secretariat	
Housing	Local Housing Board	Yes
Tourism	Tourism, Cultural and Heritage Council	Yes
Waterbodies	Teresa River Council	Yes
Climate Change/Disaster Risk	DRRM Council	Yes

7.2 Monitoring, Review and Evaluation (MRE) Systems and Procedures

The implementation of CLUP will be monitor, review and evaluate by the following system and procedures:

Quality of Life

The MPDO will annually gather data for updating of socio-economic profile and serve as one of the monitoring tools to monitor the current situation of the municipality.



Land Uses

The MPDO will develop Feedback Mechanism to constituents related to particular project or land use change. Also, Quarterly Reporting of Land Use Changes using DHSUD Format below will be prepared by the Zoning Administrator.

Table 10. Quarterly Report of Land Use Change Format

Reclassification Document	Resolution/ Ordinance Number	Date of Reclassification	Zoned Agricultural Land before Reclassification (ha)	Land Area Reclassified (ha)	Location	TCT	Remaining Agricultural Land Area (ha)	Percent Change (%)	Cumulative Percent Change (%)	Remarks

Priority Programs and Projects

Yearly monitoring of implemented programs and projects through submission of accomplishment reports of all departments and section heads. Regional Project Monitoring and Evaluation System will also be use by Local Project Monitoring committee.

CLUP Report Card

The MPDO will use the template below as CLUP report card. However, multi-sectoral bodies may improve or modified the stated indicators.

Table 11. Sample CLUP Report Card

Thematic Area	Success Indicator
Land Uses	Land Use Change
LGU Development Projects	No. of projects implemented
Forestry	No. of trees planted
Housing	No. of ISF along hazard prone areas
Waterbodies	Water Quality
Climate Change/Disaster Risk	No. of trainings conducted Presence of early warning system per barangay
Economy	No. of Tourist and visitors arrivals ; Percent of increase in Revenue
Education	Literacy rate
Health	Morbidity rate