



Part III

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 timetable for production.

2. Strategic Location/Accessibility

Teresa is strategically located in relation to the major settlement, commercial and industrial areas. It is 20-30 minutes away from Antipolo City, the administrative center of the province and one hour and a half to two hours going to Metro Manila. It is also accessible to backdoor travellers coming from Laguna and Quezon. This locational advantage can still be further enhanced by improving transport and infrastructure facilities.

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 opened great possibilities for its economy. These raw materials are used by the industries. Mining and quarrying activities provides employment opportunities. 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. Vast Agricultural Lands

Growing agricultural crops in the municipality can be provided by the considerable agricultural lands. This can be further enhanced by good climate, new agricultural technologies (such as organic farming), access to markets and more inputs such as access to financing, provision of postharvest facilities, etc. The utilization of these lands has not been fully intensified. The private sector may invest in agricultural activities such as contract growing. The municipality has significant production of rice, corn, vegetables, root crops and fruits. Food security is a major factor to consider in land use planning. It is one of the major principles consistent with the planning and management of resources.



Based on the idle lands inventory made by the Bureau of Soils and Water Management in 2007, Teresa has 180.45 hectares idle lands which are potential expansion areas for agriculture.

5. Presence of Commercial Livestock and Poultry Farms

Commercial livestock and poultry farms in the municipality bring in revenues and employment opportunities. These operations can enhance more private investments in the area in the form of processing of products from these activities. The per capita food requirements of the Teresa food

6. Tourism Potential

The Municipal Government is promoting Teresa as a tourist attraction with the implementation of the proposed Teresa Learning Resource Center and Eco-Park (TLRCEP) to be located in SitioPantay, BarangayDalig. This project intends to consolidate the gains of the municipality in its quest to be the role model in in the implementation of RA 9003 or the Ecological Solid Waste Management Act of 2000. Various LGUs here and abroad have visited the municipality to see for themselves the solid waste management practices being observed. Many of these LGUs requested trainings and seminars to learn about how Teresa has successfully implemented solid waste management. The TLRCEP will provide these needs, serving as a training venue with accommodations and at the same time enjoying nature's gift through the Eco-Park with mini-forest, orchidarium/butterfly farm/organic vegetable garden, pangasius pond, crocodile watcher, wetland and a swimming pool.

Other areas with tourism potential are the BukangLalawa Cave and Sitio Ibabaw Cave. The locales visit these caves especially during Lenten season and in the summer.

7. Stable Peace & 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. The crime volume in the last five years is very low and there is 100% crime solution efficiency rate. This creates an conducive environment for the location and development of industries and other productive ventures to the municipality.

8. Skilled Labor Force

The combined facilities of educational institutions in Metro Manila and Rizal-based institutions offering tertiary education have been availed by Teresa residents. Technical training on industrial skills, automotive, electronics and other vocational skills have been provided by University of Rizal System (URS), Technical Education and Skills Development Authority (TESDA) and other government and private institutions. Hence, skilled and trainable labor force exists which can contribute to higher productivity levels of existing and potential industries.



9. Presence of Community-Based Organization and NGOs

The existence of community-based organizations and NGOs is an indication of high level of organizational development within specific sectors of the municipality. It pinpoints the presence of an essential ingredient not only in the development of a particular industry or sector but in community building as a whole. These organized groups can undertake the implementation of group-owned livelihood projects or develop into small business enterprises.

B. Weaknesses, Priority Issues and Concerns

1. Rapid Population Growth

For Year 2000-2010, the annual population growth rate of the municipality is 4.72%, the second highest among the city/municipalities in the province. It is higher than the 4.1% APGR of the province. This rapid population growth has serious implications on the provision of basic services and jobs/livelihood opportunities. This also has implications on the access to natural resources of the municipality. Agricultural areas are being converted to other uses such as settlement areas and other urban uses.

2. Environmental Pollution

The mining, livestock and poultry industries are the major cause of air pollution in the municipality. Residents near livestock and poultry farms complain of foul odor coming from these enterprises. Smoke and dust particles emitted by mining related activities cause respiratory diseases. Respiratory tract infection is the leading cause of morbidity for the last three (3) years.

Water pollution is another concern that farmers complain of. Livestock and poultry farms in Antipolo are said to be the cause of the continuing deterioration of rivers. The rivers in Teresa are also silted brought about by soil erosion and run-offs. Other contributing factors to the degradation of rivers are dumping of garbage from households and discharges from industries. Gone are the days when townsfolk used to take a bath and wash clothes in the rivers.

3. Forest Degradation

Forests in the locality are located in the hills with limestone deposits. These are being used for mining and quarrying activities. Thus, the forest ecosystem has been destroyed resulting to loss of biodiversity. DENR has jurisdiction over these mineral deposits and is responsible for the approval of large scale mining and quarrying contracts. The implementation of these contracts should be monitored by the agencies concerned. After the consummation of these contracts, plans to rehabilitate these areas should be implemented. Moratorium on the approval of new applications and extensions should be observed in consultation with the affected local government unit.



4. Hazard Prone Areas

Based on MGB flood hazard map, Teresa has generally low susceptibility to flooding hazard. The municipality has no potentially affected population and risk to flood based on the Provincial Development & Physical Framework Plan (PDPFP). But still there is a need to be prepared and ready in case a tropical storm like TS Ondoy will occur in the future. Those living near the waterways should be ready once disaster strikes. Better yet, waterways easement should be properly implemented and prevent the construction of structures along these areas.

On rainfall induced landslide, around 0.65% of the population is exposed to high susceptible areas and 28.42% of the population is exposed to moderately susceptible areas.

The Mines & Sciences Bureau in its recent visit to the municipality identified areas for potential rock fall in Sitio Corocan in Bagumbayan and Sitio PulangLupa in Dulumbayan, and potential landslide in Poblacion and San Roque.

Teresa, like all other areas, is prone to high magnitude and intensity earthquake.

5. Disaster Preparedness

Corollary to the above issue is the state of disaster preparedness in the municipality. There is a need to institutionalize the Municipal Disaster Risk Management Office per RA 10121. However, due to personal services limitation, designation of officer-in-charge and staff was done instead of full institutionalization. Early warning devices are inadequate such as sirens, alarms, bells, flood marker, etc. in all hazard prone areas in the nine (9) barangays. There is also lack of database on critical buildings and infrastructure and the need for profiling vulnerable communities. There is also lack of information dissemination and public awareness about hazards, vulnerabilities and risks, their nature and effects to the communities. There is also a need to capacitate the LGU personnel regarding disaster risk reduction management and climate change adaptation especially on risk evaluation/estimation, consequence analysis, vulnerability profiling, etc.

6. Low food sufficiency on rice and other crops/Low productivity

Food production in the municipality does not meet the per capita dietary requirement. This means that there is low productivity on rice and other crops. Thus, buying from outside markets to meet this insufficiency is being resorted. Food sufficiency must be attained first and foremost. When surplus production is achieved, they can be supplied to other markets.

Moreover, lack of interest in farming among generations is also a major factor to consider. The younger generations are not keen on taking undergraduate agricultural courses, perceiving farming as a non-lucrative activity. Land owners sell their idle lands and (even productive lands), which can be potential agricultural areas. Some



agricultural areas near residential areas are slowly being absorbed as residential expansion areas.

There is also inadequate farm infrastructure and other support facilities. There should be adequate support facilities in good physical condition. Post harvest and storage facilities, farm to market roads, irrigation systems and credit support mechanisms should be established/improved/expanded.

7. Inadequate circulation

The national highway is the main thoroughfare that traverses the municipality. This is also where the commercial center is located. Moderate traffic is observed in this area during mornings of Sunday (due to Sunday masses), Thursday (Tiangge Day, Monday to Friday after five pm and heavy traffic during processions and parades. There is a need for alternative roads to divert traffic and ease the

8. Lack of other social facilities

There is lack of social services facilities such as senior citizen center and holding area for minors who committed crimes against established laws.