



Part V

The Land Use Plan

A. Vision, Strategic Objectives and Mission

1. Vision

A progressive, peaceful, ecologically-balanced, well-governed and disaster resilient community of well-educated, God-loving, empowered and responsive citizenry working towards agricultural and industrial development.

2. Strategic Objectives

- Improving access to basic social services and well-planned infrastructure
- Promoting transparency, accountability and participation in governance
- Cultivating efficiency, effectiveness and excellence in service delivery
- Promoting sustainable agricultural and industrial development
- Advocating ecologically-balanced environment
- Promoting a well planned community with proper land use management
- Developing a disaster resilient community

3. Mission

- Encourage the entry of industries, particularly the small and medium enterprises
- Modernize and develop the agriculture sector
- Improve the quality of life of the people by providing adequate basic social services and well-planned infrastructure
- Serve and unite the people through participatory plans and programs
- Judiciously manage the environment and regulate the use of natural resources
- Effectively implement policies, plans and programs as well as enforce laws and regulations
- Uplift the spiritual and moral values of the citizenry
- Enhance the political stability of the municipality
- Adopt measures to make the municipality disaster-resilient



B. Goals, Objectives/Targets, Strategies/Policies

1. Disaster Risk Management

Goals

- To be disaster-prepared and disaster- resilient community.
- To develop adaptive capacity of the community on climate change

Objectives/Targets

- To conduct projects, programs and activities that will help the community understand the characteristics and functioning of local natural environment and ecosystem such as our drainage and the potential risks associated with these natural features and human interventions that affect them or which results to climate change
- To implement programs of projects that will promote disaster preparedness and disaster mitigation
- To have emergency planning systems providing buffer stocks of food, medicines, etc.
- To formulate programs promoting hazard resistant agricultural practices (e.g. soil and water conservation methods, cropping patterns geared to low and variable rainfall, hazard tolerant crops) for food security.
- To provide training for small enterprises continuity and/or recovery plans.
- To have poverty reduction strategies targeting vulnerable groups.
- To activate MDRRM, BDRRM and other private institution
- To establish disaster management in every barangay.
- To adapt recommended structural mitigation measures
- To take up building codes and regulation in the community
- To modernize disaster operations and warning system
- To enable the municipality to bounce back at the shortest possible time after the occurrence of a disaster

Strategies/Policies

- Formulate a Municipal Disaster Plan
- Activate 143 in every barangay
- Create public awareness on the hazards available in the municipality and the responsibility of every resident living in Teresa in preparation, during and after disaster and in climate change adaptation



- Massive information dissemination/campaign on disaster plan and tips
- Encourage and assist constituent in barangays to be alert to any hazards
- Installation or usage of communication gadgets or hazard warning systems such as alarm and whistles, etc.
- Encourage each family to prepare a Family Disaster Plan
- Institutional and technical strengthening of the MDRRMO and BRRMO
- Prevent establishment of structures or any encroachment in hazard prone areas
- Enforce stricter zoning and building standards to maintain ecological balance and to avoid possible risk
- Deny occupancy of hazardous buildings
- Identifying the needs of vulnerable population such as handicapped, elderly and women
- Promote incentives for homeowners, renters and businesses to purchase insurance
- Strengthen partnership and share responsibilities between government and private/business sector
- Launch clean-up efforts
- Develop transfer of environmental land swaps
- Develop Habitat conservation plans
- Enhancing livelihood programs.
- Promote eco-friendly buildings
- Promoting energy generation using biomass and waste materials
- Converting street lights to LED type lights

2. Environment

Goal

- To sustainably manage the environment and natural resources in the municipality

Objectives/Targets

- To further improve the ecological waste management system being implemented in the municipality
- To advocate municipal wide environmental activities
- To prepare and enact an Environmental Code
- To protect forest and river ecosystems as well as the urban ecosystem
- To promote awareness on the importance of natural resources conservation and management

Strategies/Policies

- Strengthen partnership with companies engaged in pollutive and hazardous activities



- Require companies to formulate abandonment plans with emphasis on rehabilitation of mining areas
- Institutionalize “polluters pay principle”
- Intensify monitoring of air and water quality
- Ensure mine safety and minimize risks arising from mining operations
- Implement erosion control measures on critical slopes, riverbanks
- Strict implementation of zero waste management in the households
- Establish tree parks/mini-forest within the urban scape
- Strict implementation of environmental law as such as Clean Air Act, Water Act, etc

3. Social Services

A. Education

Goal

- To improve the quality of education in the municipality

Objectives /Targets

- To improve the teacher- student ratio
- To promote physical facilities development such as construction of school buildings/classrooms, and other amenities, provision of computers, chairs, books, etc.
- To improve the performance of pupils in National Achievement Test (NAT)
- To achieve zero non-readers in all grade levels
- To improve nutrition condition of pupils
- To upgrade teaching competencies of teachers and educational materials on K to 12 Curriculum
- To equip the schoolchildren with basic know how on disasters and what to do during disasters

Strategies/Policies

- Increase human capital investment in education, training and health
- Implement programs to expand access to basic education and improve quality of education
- Encourage the private sector/alumni /donor organizations to take part in school improvement projects
- Send teachers to capability building trainings and higher level education by availing of the scholarships provided by the public and the private sector
- Employ the convergence approach in improving the quality of education in the municipality
- Include in the curriculum disaster risk reduction management and climate change adaptation concept



B. Health

Goal

- To improve the quality of health services and the overall health situation in the municipality

Objectives / Targets

- To improve access and quality of health services
- To eliminate the number of underweight and severely underweight children
- To provide sanitary toilet facilities to households with no sanitary toilet facilities
- To establish a health facility that is well-equipped technically and logistically accessible and sustainable that is adaptive to changing needs of the constituents.
- To develop an effective ecological waste management system, which combines waste collection and disposal with infrastructure investment, information education and livelihood generation.
- To conduct IEC on preventing leading causes of mortality such as pneumonia and hypertensive cardiovascular diseases and leading causes of morbidity such as upper respiratory tract infection
- To provide additional lots/niches for the cemeteries
- To respond to the health needs of the populace in times of disaster

Strategies/Policies

- Implementation of an effective population management program because population is one of the main factors affecting the quality of health services
- Undertake supplemental feeding program in the barangays with severely underweight children
- Facilitate continuous supply of essential drugs and medical supplies in health centers
- Promote the convergence approach in the delivery of health care services
- Formulation of a Disaster Management Plan on Health Needs

C. Housing

Goals

- To promote safe and adequate housing for the residents



Objectives / Targets

- To decrease housing backlog (doubled-up households, unacceptable housing units, makeshift/salvage/improvised housing unit)
- To prevent putting up of housing structures in hazard areas
- To allocate adequate lands for residential development to meet the present and future needs of the residents

Strategies/Policies

- Close coordination with the National Housing Authority regarding low cost housing projects/socialized housing projects
- On-site and off-site development of housing projects
- Upgrading/provision of additional access roads between settlements and improvement of housing facilities and utilities to all identified residential areas
- Constant monitoring of areas where squatters tend to locate in order to minimize the gradual increase of squatter communities in the locality
- Relocate families living in hazard prone areas

D. Social Welfare

Goal

- To uplift the living conditions of the underprivileged and less fortunate residents of Teresa

Objectives/Targets

- To improve the provision of social welfare programs/projects
- To support and facilitate implementation of projects/activities in the area for effective delivery of social welfare services
- To improve the performance of day care workers
- To provide a venue for the social, recreational and other needs that would suit the energy levels, abilities and interests of senior citizens and the youth
- To conduct trainings, seminars and workshops on livelihood projects for out-of-school youth and housewives

Strategies/Policies

- Improve the present condition of the needy individuals/families who are in crisis situation
- Provide capacity development program to day care teachers and provide additional salaries to them
- Provide supplementary feeding program to all Day Care children



- Enable the senior citizen to participate in planning and decision making related to their welfare
- Conduct trainings, seminars and workshops on livelihood projects for out-of-school youth and housewives

E. Protective Services

Goals

- To ensure public safety, order and peace within the community
- To achieve zero fire incidence

Objectives/Targets

- To maintain adequate/efficient police protection support facilities
- To maintain adequate fire protective personnel and upgrade all existing support facilities needed in the effective delivery of fire protection services
- To provide additional protective services manpower

Strategies/ Policies

- Continuously conduct information campaign on fire/crime prevention
- Provide adequate personnel/facilities necessary in the effective prevention of fire and crime incidence. This requires the involvement of more residents in Barangay Tanod Brigades and Fire Brigades to augment existing personnel
- Require existing and future industrial/commercial establishments particularly the fire hazard establishments to provide necessary measures fire extinguishing equipments.
- Continuing capacity development of personnel involved in crime/fire prevention

F. Sports and Recreation

Goal

- To promote/develop physical and social well being of the population

Objectives/Targets

- To provide adequate sports and recreational facilities accessible to the residents of Teresa.
- To establish a municipal park and playground

Policies/Strategies



- Provision of playlot for children possibly in every barangay equipped with facilities such as swing, slides, seesaw, etc. located central to the residents.
- Maintain and upgrade all existing basketball courts
- Encourage residential subdivisions to develop areas intended for open space/playground
- Hold regular community athletic meet/tournament as well as other social development activities
- Establish a municipal park and playground
- Holding of sports tournament other than basketball and volleyball

4. Economic Services

A. Agriculture

Goal

- To ensure food security and food self-sufficiency in the municipality and sustainable agricultural development

Objectives/Targets

- To increase farm productivity and profitability
- To minimize conversion of agricultural lands to other uses
- To provide adequate farm infrastructure and support facilities
- To use idle lands for agriculture expansion purposes
- To maximize/intensify the use of agricultural lands
- To sustain the use of organic fertilizer as source of plant nutrients

Strategies/Policies

- Promote the use of modern farming systems and farm technologies
- Maximize the use of agricultural lands
- Provide/rehabilitate irrigation systems, SWIP, reserves/dams, farm to market roads and post-harvest facilities
- Strictly implement laws on agricultural laws on land use conversion and ensure non-conversion of prime agricultural lands into other uses
- Improve access to financing and networking with agri-based enterprises
- Encourage research and development toward processing of agricultural products
- Develop and enhance entrepreneurial skills of farmers on agribusiness development

B. Trade and Commerce

Goals



- To develop and sustain commercial activity in the municipality
- To increase municipal and barangay income through commercial activity
- To Improve the standard of living of the residents through increased commercial activity.

Objectives/Targets

- To attract new investment opportunities
- To encourage small and medium enterprise development

Strategies/Policies

- Provide the necessary infrastructure support such as roads, drainage, power, ICT, waste disposal, etc. conducive to the establishment/location of businesses
- Establish mechanisms to ease the procedures in doing business with the municipality
- Provision of business development support to the business owners
- Provide conducive environment for the promotion of commerce and trade
- Launch entrepreneurship programs to enhance/encourage future entrepreneurs
- Encourage densification in the commercial center in the municipality

C.Industry

Goal

- To promote sustainable industrial development

Objectives /Targets

- Ensure protection and safety from the environmental effects of hazardous and pollutive industries
- Encourage light or non-pollutive and non hazardous industries such as service industries and primary industries
- Increase employment in industrial activity

Strategies/Policies

- Strict implementation of the polluters pay principle Implementation of a rehabilitation plan to those resource extractive industries with
 - contracts with DENR
- For pollutive industries to respect or heed social responsibility to the host municipality
- Strong coordination with these industries pertaining to their social relations
- Set proper locations for new industries that will locate in the municipality



- Provision of tax incentives to new industries

D. Tourism

Goal

- To develop tourism potentials to contribute to economic development of the municipality

Objectives/Targets

- To develop potential tourism sites with tourist accommodations
- To promote environmental conservation, cleanliness and peace and order and other preconditions for a well tourism atmosphere
- To provide more tourism-related jobs to the constituents
- To create new festival or develop more festival activities

Strategies and Policies

- Legislative support for the development of sites for proposed tourism projects
- Organize Municipal Tourism Council who will take charge in the formulation of programs related to tourism campaigns and activities in the municipality.
- Provide full government support in the conduct of cultural festivals, economic/agro trade fairs or even sponsor social competitions that can attract tourists or visitors.
- Improve infrastructure facilities
- Develop a well publicized municipal image featuring cleanliness and peace and order, and municipal activities that will contribute to attraction of tourist
- Adopt measures for the conservation and protection of the caves and other potential tourist attraction.

5. Infrastructure

A. Transport

Goal

- To develop an adequate, efficient and integrated transportation network that will support the economic and social development of the municipality

Objectives/Targets



- To provide additional roads that will promote inter barangay road circulation and will lessen the flow of traffic in the urban center
- To maintain/improve/rehabilitate vital farm to market roads and bridges
- To establish road links from the municipality to the major growth corridors

Strategies/Policies

- Crafting of the Transport Network Plan
- Close coordination with the DPWH
- Seek leverage financing from the private sector, donor agencies, official development assistance, local funding institutions to fund road construction
- Fast tracking the road right of way concerns that may arise should also be given preferential attention to avoid delay in project implementation
- Strict implementation of traffic laws such as loading and no loading areas should be observed to prevent traffic build up especially in the town center
- Construction/improvement of roads that enhance economic productivity should be prioritized
- Construction of roads linking Teresa to Angono and Bnangonan for further economic improvement and to serve as alternate roads in providing relief services in times of disaster

B. Water

Goal

- To provide sustainable, safe, adequate and improved water supply services to the residents

Objectives/Targets

- To improve water supply and distribution services
- To expand piped water system to include households which are not yet covered
- To improve groundwater supply sources by massive reforestation activities

Strategies/Policies

- Continuous upgrading of water supply equipment and facilities
- Preventing ground water contamination by protection of aquifers/water tables and watersheds
- Implement massive reforestation activities to recharge aquifers/water tables
- Implement water conservation measures

3. Power

Goal



- To promote economic and social progress in the municipality through a dependable power supply

Objective/Target

- To provide electricity in the still unenergized areas in the municipality specifically in Sifios Korokan (Bagumbayan), Ibayo (San Gabriel)

Strategies and Policies

- Close coordination with MERALCO regarding provision of electricity to unenergized barangays
- Availing the Rural Electrification Program (REP) of the provincial government. Under this program, the Provincial Government pay MERALCO the cost of the materials in installing power service to a certain area. MERALCO will then return to the provincial government said amount after some time.
- Studying other sources of power options such as solar power and windmill

4. Information & Communication Technology

Goal

- To provide for an efficient information and communication services in the municipality

Objectives/Targets

- To improve existing postal services
- To establish a public telephone service in the municipality
- To provide adequate personnel and equipment and rehabilitation of telegraph service
- To put up a public telephone system in strategic places in the community

Strategies/Policies

- Close coordination between the local government and the Bureau of Post for the immediate rehabilitation of telegraph service and additional manpower and equipment necessary for the efficient delivery of postal services
- Installation of a public telephone system in the municipality.

6. Local Administration

Goal



- To create a sound local government machinery that will enhance effective and efficient delivery of services to the people

Objectives/Targets

- To create a sound organizational structure responsive to the needs of the people
- To develop professional, competent, effective and efficient human resources
- To promote performance based incentive system
- To develop a strong internal control system and procedure
- To promote information communication technology in the systems and procedures in the local government
- To improve local financial administration

Strategies/Policies

- Reorganization of the bureaucracy
 - *A review of the organizational structure and positions as to required competencies and number of staff needed
 - *Creation of additional/mandatory positions/offices that will greatly improve service delivery such as Investment Promotion Group, Business Development Group and Economic Enterprise Office
 - *Strengthening of existing offices in terms of capable manpower complement and additional functions
- Develop competent, effective and efficient personnel
 - *Formulation of a Human Resource Plan that will professionalize the municipal government personnel
 - *Orientation on Employee's Handbook
Orientation on Employee's Handbook to increase the awareness of each employee about office rules and regulations in accordance with the Civil Service Commission. This includes attendance, wearing of proper office uniforms, procedures on promotions, etc.
 - *Creation of a Human Resources Profile
 - * Formulation of Capacity Development Plan
Training needs assessment, conduct of trainings and attendance to trainings initiated/sponsored by national government agencies and the private sector
 - *Formulation of the Strategic Performance Management Plan
Aligning duties and responsibilities with the goal of the organization *Provision of a performance-based incentive system
An objective and fair evaluation of performance among all employees through Performance Management System. This will encourage efficiency, innovations and productivity by giving rewards and incentives based on their performance and exemplary behavior.



*Provide other services to the employees such as Provident Funds, a savings and loan credit facility and health program to employees

Establishment and administration of Provident Funds that would serve as a savings and loan credit facility that may cater to the needs of employees; and shall provide supplementary welfare benefits from the Fund ;Financial Assistance in the availing health card

- Computerization of Tax Revenue System

This will increase tax collection that would eventually support different infrastructure programs and public services of the municipality.

- Updating Local Revenue Code

Provide an updated Revenue Code for local taxes, fees and other charges for municipality to further increase revenue.

- Availability of Real Property Tax Maps and Business Tax Maps

This would boost revenues on both taxes and properly identify all information of a certain parcel of land or business establishment.

- Conducts of Tax Information Drive

This would update all tax payers and officials of every barangay about the local revenue code and explain the importance of taxes to community development

- Preparation of business plan of the existing economic enterprises of the municipality.

A business development plan for the existing economic enterprises of the municipality will enhance profits and further improvement of the services provided to the clientele.

- Enhance allocation, utilization and internal control systems and procedures of financial resources



C. The Structure Plan

If nothing will be done and the present situation be allowed to continue, these are the scenarios that will likely happen. Both sides of the major roads will be used for more commercial activities. Services and opportunities will develop in these areas promoting heavy traffic as said activities will need ample parking spaces for customers and delivery trucks. Commercial and industrial activities will sprout in different areas promoting conflicting and incompatible land uses. Prime agricultural lands will be in danger of being converted to other uses. This do nothing strategy will encourage chaos and exposure of the population to hazards if no planning and control of land uses will be implemented. Subdivision development would mean more people coming in and the need for accompanying basic social services that the municipal government needs to deliver.

Based on the situational analysis particularly on the comparative advantages/potentials and weaknesses/development constraints, the development thrust to be pursued is agricultural and industrial development.

For agricultural development, increased productivity will be promoted through crop diversification, agri-processing, construction/rehab of farm to market roads, construction/rehab of irrigation facilities, purchase/construction/improvement of postharvest facilities, strengthening farmer cooperatives, adopting new agricultural technologies, promoting access to financing, properly implement policies/laws governing land use conversion, facilitate participation of farmers/landowners to advocacy activities on land use plan and zoning ordinance to promote awareness and compliance.

For industrial development, the location of small to medium scale industrial development will be encouraged, linkages between agriculture and industry by encouraging agri-based industries will be strengthened, active networking between agriculture and industry will be promoted, incentives will be given to industries that will use agricultural products as raw materials, infrastructure facilities such as roads, power, water, telecommunication and waste disposal will be improved, mitigation measures to control pollution and to address the impacts of industrial operations will be put in place, adoption of international standards will be institutionalized, industrial ecology or the use of industrial residues as raw materials for other industries will be promoted and industry clustering for SMEs to facilitate provision of assistance/resources will be encouraged.

To support the above development strategy is a multi-nodal structure. A multi nodal structure with a major or central node is considered and deemed applicable to the municipality (Figure 35). A centric and nodal form is applicable to the land use planning strategy. This concept connotes that the central point of activity is lodged in the major center or area and will be supported by nodes around it. This central area provides the highest hierarchy of services and functions and will be supported by other nodes. These nodes support the central node while also providing services to their immediate neighborhood and areas of



influence. This structure also redirects development away from the center towards identified growth areas or nodes. This will be supported by roads which are potential growth corridors.

The nodes include the Sitio Abuyod Area in Roman Roxas Road, the area in the Pantay Buhangin Road where a mini-market fronting the Carissa Homes East II, a proposed node located at the corner of Magsaysay Avenue which can be developed into a government and commercial center whereby a town park, recreational areas, sports facilities can be located and another growth node in the Carissa Homes East I area. There are also the industrial nodes of Republic Cement in Dulumbayan and the cluster of mining and quarrying activities in Roman Roxas Road. There is also the agricultural nodes in Dalig, San Roque, Dulumbayan, There is also the agri-industrial nodes along the Pantay Buhangin Road where livestock and poultry farms are located. In between these nodes are residential and agricultural areas.

This spatial structure will direct urban growth and development in selected areas in the municipality. There will be control in the direction of commercial and industrial activities.

The central node will be maximized using densification and in-filling strategies. This will discourage corridor or strip development, rationalize distribution of the population and their activities. More importantly, agricultural lands can be saved from conversion into other land uses. As the central node will be experiencing moderate to heavy traffic, public investment in transport infrastructure is needed. Construction of new roads to decongest the main road is imperative.

The following are some land use policies which can be applied in support of the proposed spatial structure:

- Prime agricultural lands shall be maintained and preserved. Idle lands should be utilized as potential areas for agriculture.
- Intensification of use of existing production areas in their present site will be allowed. New economic activities will be directed towards production development areas.
- Strict implementation of easements along waterways shall be implemented
- Densification and in-filing in the central node and commercial areas will be encouraged to control strip development along national highway. Traffic management shall also be improved. New businesses will be required to provide parking areas.
- Infilling of vacant lands for residential purposes within built areas will be allowed to obtain optimum use of existing infrastructure and utilities.
- Roads will be constructed/improved along areas that will promote accessibility and support agricultural and industrial activities.
- Mining and quarrying activities will be allowed to continue as stipulated in their contracts. These companies will be required to rehabilitate their area of operations at the end of their contracts. New mining and quarrying applications will be held in abeyance in deference to the assessment of the impacts/effects of previous mining and quarrying activities to the community. The local government should be part of the assessment team.



- Improvement of existing facilities to support agricultural and industrial development will be pursued.
- Natural waterways shall be rehabilitated such as dredging and their slopes stabilized
- Building structures in identified hazard prone areas will not be allowed.
- Resolution of boundary disputes within the municipality and among neighboring municipalities shall continuously be addressed, either by amicable or legal means.

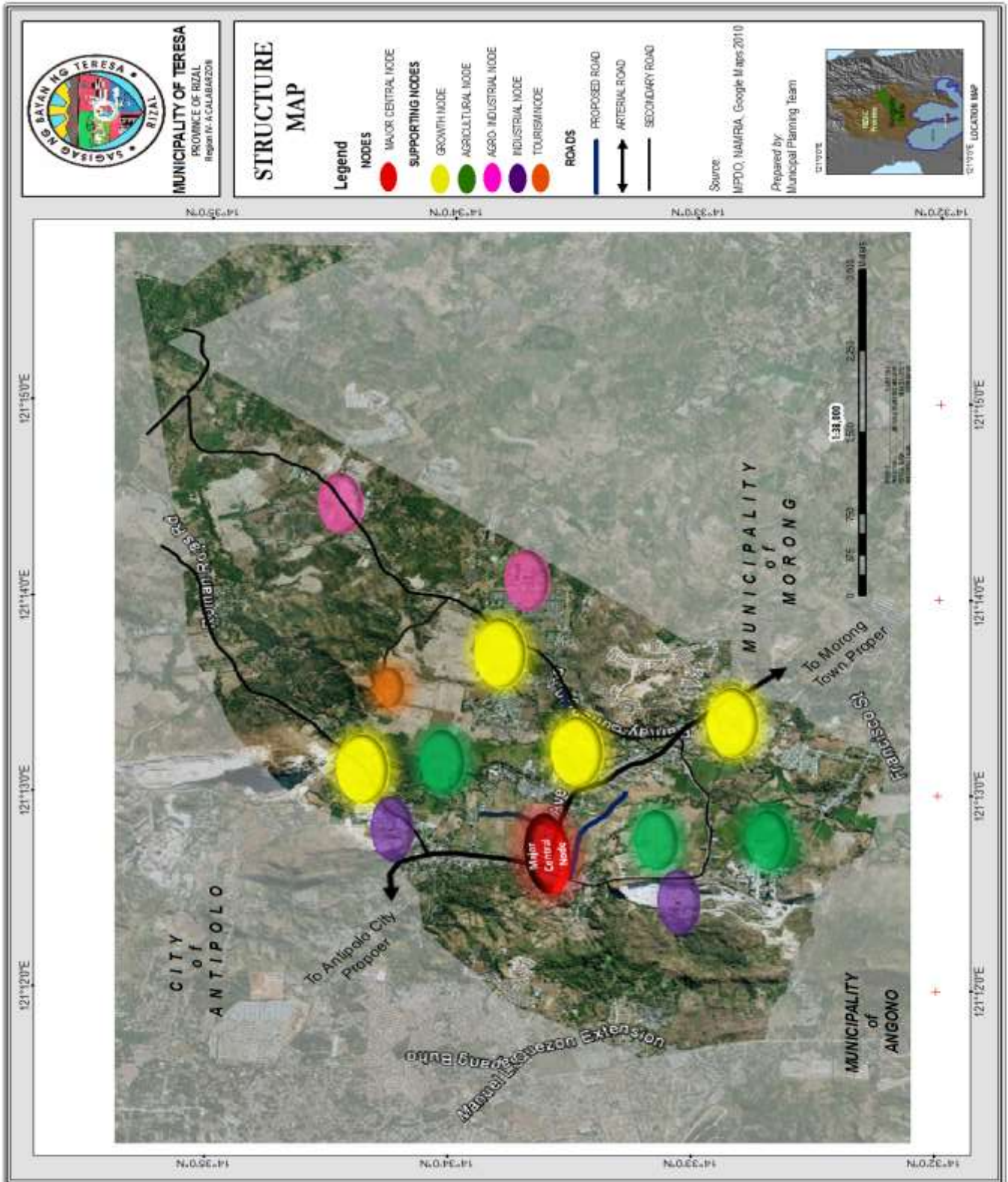


Figure 35. Structure Plan



D. The Land Use Plan

Goals and Objectives

Consistent with the sectoral goals of espousing sustainability and social and economic development, the objectives of the land use plan are:

- To promote rational distribution of the population
- To direct development away from environmentally constrained and hazard areas
- To improve linkages and circulation system
- To protect prime agricultural lands from conversion
- To promote harmony and do away with conflicting land uses
- To protect and conserve the environment and natural resources

1. The General Land Use Plan

Settlement Areas

Settlements are the built-up areas in the municipality that are not used for production purposes. These are mostly concentrated along the national highway and the secondary provincial, municipal and barangay roads linked with it. These also include urban expansion areas like vacant lands near the existing residences and those interspersed with the existing built-up areas.

The settlement areas shall be concentrated in the low-lying areas of the municipality along the Quezon-Magsaysay-Sumulong Avenues. It is expected that people tend to build their houses near access roads and transport facilities.

Developed and still developing subdivisions also form part of the settlement areas.

Production Areas

Production areas are those that are taken up for making a living. These are commercial, office, industrial, agricultural, agro-industrial, quarrying/mining, agro-forestry, tourism and similar activities.

The commercial areas are located at the town center, specifically in the vicinity of the Municipal Hall, the Catholic Church and the public market. Restaurants, banks, offices, professional services and other functions shall be located in this area. Agricultural areas are those located in the flat lying areas in the municipality, irrigated and non-irrigated, and planted to various crops such as rice, corn, root crops, vegetables and fruit trees. These tracts of land are bounded by Rodriguez Avenue, Quezon Avenue, Filipinas Avenue, Magsaysay Avenue, and Pantay-Buhangin Road, Industrial lands used for the processing and manufacturing industrial products are those located in Dulumbayan (Republic Cement), May-iba (Teresa Marble Corporation, Allgemeine Bau Chemie, First Philippine Teresa Rubber Corporation), Dalig (Philippine Granite Stone Corporation), Prinza (Philippine Colt Metal Craft) and Bagumbayan (PNR Parts &



Machineries). Agro-industrial areas are those taken up by commercial livestock and poultry operations found in Dalig (Girlie Farm, Coral 1 & 3, Cross farm, Acme Farm, Teresa Farm & Foremost Farms), Bagumbayan (Cosmos Farm & Goodwill Farm), May-iba (Robina Farms). Agroforestry areas are part of the production forest lands with slopes 18 to 30% where tree farms/orchards are planted to mangoes, nangka, papaya, etc. Areas above 30% slope are constrained and must be treated with utmost care. Quarrying and mining areas are those located in Dulumbayan, May-iba and Dalig. For tourism area, the identified site is in SitioPantay, Dalig where the Integrated Solid Waste Management Facility is located. A training center and eco-park (mini-forest, pangasius, wetland, orchidarium, butterfly farm, organic vegetable garden, crocodile watcher, and swimming pool) is to be developed.

Protected Areas

The protected areas of the municipality are the SAFDZ areas which are key production areas contributing to the attainment of food sufficiency. These areas are protected from land conversion. Buffer strips/easements shall also be protected. These include buffer strips/easements along river banks in forest land (40 meters), river bank in A & D land (20 meters), and river bank in urban area (3 meters).

The disputed lands located at mountainous portions of Teresa with slopes of 50% above are also protected areas and form part of the watershed reservations.

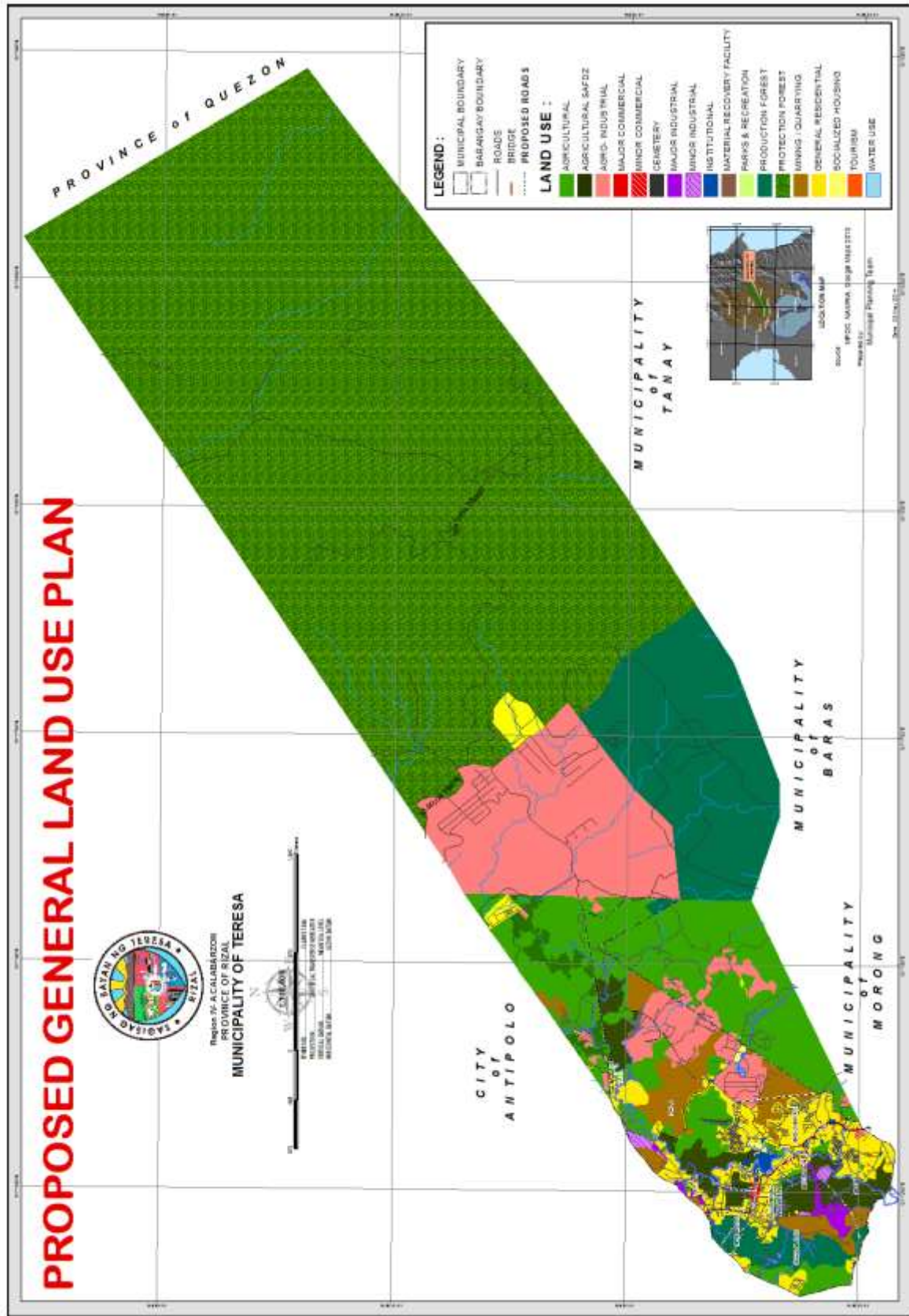


Figure 36. Proposed General Land Use Plan



2. The Urban Land Use Plan

Table 109 shows the comparative data on the existing and proposed land use allocation for the municipality. NSO has classified the whole municipality as urban as of 2000.

In the proposed land use plan, the most dominant use is residential covering a total of 496.08 hectares or a more than 100% increase from the existing data. This can be attributed to the increase in the number of residential subdivisions and the municipality being a catchment of the population spills of other urban areas in the province. Some existing agricultural areas have been classified as residential because these are already highly urbanizable. Around six (6) hectares for socialized housing have been allocated. Commercial land uses increase as additional minor commercial areas are identified in support of major commercial areas. The proposed mix use government center increased land allocation for institutional purposes. Agro-industrial areas, mining and quarry areas and industrial areas are encouraged in support of the perceived role of the municipality vis a vis the province. Production forest decreased as those areas that are already urbanizable are already classified to residential. A tourism area is identified which is touted to be the major tourist attraction in the municipality.

Table 109. Existing and Proposed Urban Land Use

Category	Existing (Has)	Proposed (Has)
Residential	242.403	496.08
Socialized Housing	7.448	13.48
Commercial	9.595	Major- 6.82 Minor- 18.04
Institutional	12.058	24.21
Agricultural	674.106	381.08
Agricultural- SAFDZ	365.131	317.59
Agro-industrial	156.482	239.48
Industrial	42.923	Major-43.98 Minor-26.54
Production Forest	201.333	183.07
Quarrying/Mining	75.99	314.30
Grassland/Open Space	286.91	-
Tourism	-	1.14
Parks/Playgrounds	6.206	8.27
Cemetery	4.859	13.07
MRF	0.3923	0.39
Water Use	35.944	35.76
Total	2,121.852	2,123.30

Note: Based on satellite image, no available complete cadastral map



Settlement Areas

The Town Center

The settlement areas constitute the “space for living”. These are the built up areas for residential, commercial, institutional and recreational areas. The town center is essentially the core or the nerve center of the municipality. It is where the most important functions and services are located and provided. The focal points of the town center are the municipal hall housing local and national government offices, the parish church and the municipal market. An array of business activities are interspersed activities among these focal points. A new node will be developed to provide fort future commercial and recreational areas and even a new government center.

The Residential Pattern

Existing residential neighborhoods and clusters mostly found in the centers of all barangays shall be the areas for settlement purposes. These are the settlements mostly located along major roads in the municipality as well as those surrounding the secondary and barangay roads. It is a natural course of things that people settle near access roads and transport facilities. Medium and low density residential zones will characterize the residential pattern in the municipality.

Low lying areas contiguous to existing residential use will be used for expansion of residential areas. These are readily urbanizable because of the presence of infrastructure and utilities

In Barangays San Gabriel and San Roque will be a new government cum commercial/recreational center designed to be the future site of government offices and also intended for future major commercial and recreational facilities. Mix various land uses can be developed via a comprehensively planned site plan.

Production Areas

Production areas are those used by commercial, industrial, agricultural, agro-industrial, tourism and other economic activities. This is also called “space for making a living”. There are production areas in the built and unbuilt environment such as commercial and industrial activities in the built environment and mining and quarrying in the unbuilt environment. The location of production areas should be properly planned to promote convenience and economy to the people.

Commercial

The commercial areas will be composed of the Major Commercial Zone and the Minor Commercial Zone. The Major Commercial Zone shall be the contiguous strip of land on both sides of Quezon Avenue starting from the corner of Quezon & Filipinas Avenue going down the Municipal Hall, Catholic Church, Public Market, up to the corner of Magsaysay Avenue and Brigido Cruz Street. The areas starting from the Municipal Hall to the Public Market will have a depth of 100 meters on both sides of the road. There will be 20 meters depth on both sides of the road from the corner of Filipinas Avenue and Quezon Avenue approaching the Municipal Hall and after the



public market to the corner of Brigido Cruz Street and Magsaysay Avenue. This zone provides functions and services for the community. This is where banks, restaurants, medium rise buildings, businesses and professional services shall be located. At the heart of this zone is the public market offering a variety of goods. It serves the local residents and even residents from other municipalities. Strict implementation of traffic rules shall be implemented to prevent built-up of traffic in these areas. Measures shall be taken to provide sufficient and safe parking spaces. Multi-storey buildings shall be allowed to maximize use of land. This zone is characterized by medium density and medium intensity commercial and business land uses. This will further provide for limited residential and institutional uses compatible with other uses in this zone. By concentrating the major commercial zone in this area, there will be proper location to where the entrepreneurial spirit of the people will be encouraged.

The Minor Commercial Zone are the linear zones on both sides of Magsaysay & Sumulong Avenue starting from the corner of Magsaysay Avenue and Brigido Cruz Street going to Sumulong. On the western part are the linear zones on both sides of Rodriguez, and Quezon Avenues. This will have a depth of 20 meters. This zone will allow combination of residential structures with the ground floor as retail stores or other business purposes. This zone will answer lower level needs of the neighborhood.

The mini-market located in front of Carissa Homes East II in Barangay Dalig will be developed as a commercial area to serve the needs of the residents living in the area as well as in Sitio Abuyod, May-iba near the public schools and the vicinity near the entrance to Carissa Homes East II in Bagumbayan.

Industrial

Industrial activities provide employment, attracts traffic and depending on the nature and product, pollutes the environment. It is therefore imperative that their location should be carefully chosen. Existing industrial activities in the municipality are located where the raw materials used in their production are located.

This zone will comprise the Major Industrial Areas and Minor Industrial Areas. Major Industrial Areas are areas within the municipality used for industries which are pollutive/non-hazardous and pollutive/hazardous. These are located on Filipinas Avenue and Teresa-Pinugay Road. Minor Industrial Areas are areas in the municipality for industries which are non-pollutive/hazardous and non-pollutive/hazardous. These are the actual locations of existing plant/factories in Dalig, Bagumbayan and Prinza.

A minor industrial area was also identified along Roman-Rojas Road and C-5 Road for possible location of companies.

Agricultural

Agricultural areas zone are those intended for cultivation of agricultural crops such as rice, corn, root crops, vegetables, fruits, etc. These areas are distributed in the different barangays in the municipality. These can be found in the interior part of the



municipality bounded by Rodriguez, Teresa-Pinugay, Quezon, Filipinas, Magsaysay, Pantay-Buhangin and Sumulong Avenue.

SAFDZ areas are intended to be used for agricultural purposes and shall be protected from conversion. These lands will contribute to attaining food self-sufficiency given the new agricultural technologies and practices. These lands are currently planted to agricultural crops in all the barangays.

Tourism

The identified tourism zone is Teresa Learning Resource Center and Eco-Park located in Sitio Pantay, Dalig. It is envisioned to be the major tourist attraction in the municipality. A training center, swimming pool, accommodations for transient visitors, and eco-park (mini-forest, orchidarium/butterfly park/organic vegetable garden, pangasius, wetland, crocodile watcher) will be established in the area.

Institutional

Institutional zones shall consist of institutional establishments such as government offices, schools, hospitals/clinics, barangay halls, day care centers and religious centers.

The proposed future site of the municipal hall, other government offices in combination with commercial and recreational uses is to be located in the area of Barangay San Gabriel near the back of Teresa Elementary School .

Agro-industrial

Livestock and poultry are major activities in the municipality. This zone covers several large-scale commercial producers of hogs/swines and poultry like Acme Farms, Foremost Farms, Inc, Coral Farms, Cross Farm, St. Martha Farm, Girlie's Farm, CDY Farm, Acme Farm, Yalung, and Teresa Farm. These piggery and poultry farms are concentrated in the sloping areas near Dalig, May-iba and Bagumbayan. There are also residential areas around these farms. Some farms are already there before the establishment of other residential areas.

Production Forest

Production forest areas are located in the elevated portion of Barangays Poblacion and Dulumbayan. Agroforestry, grazing and pastures are located in these areas.

Mining/Quarry Areas

Non-metallic mineral deposits abound in the municipality. This zone can be found in Barangay May-iba, Dulumbayan, and Dalig where mining/quarrying companies are located. These companies include South Pacific Chemical Industries, Republic



Cement Corporation, Rapid City Realty Development Corporation, Auric Minerals, and TMTIC International Corporation.

Parks and Recreation

Parks and Recreation Zone is scattered in the different barangays in the municipality. These are usually multi-purpose covered courts used as play area for sports activities.

Cemetery Zone

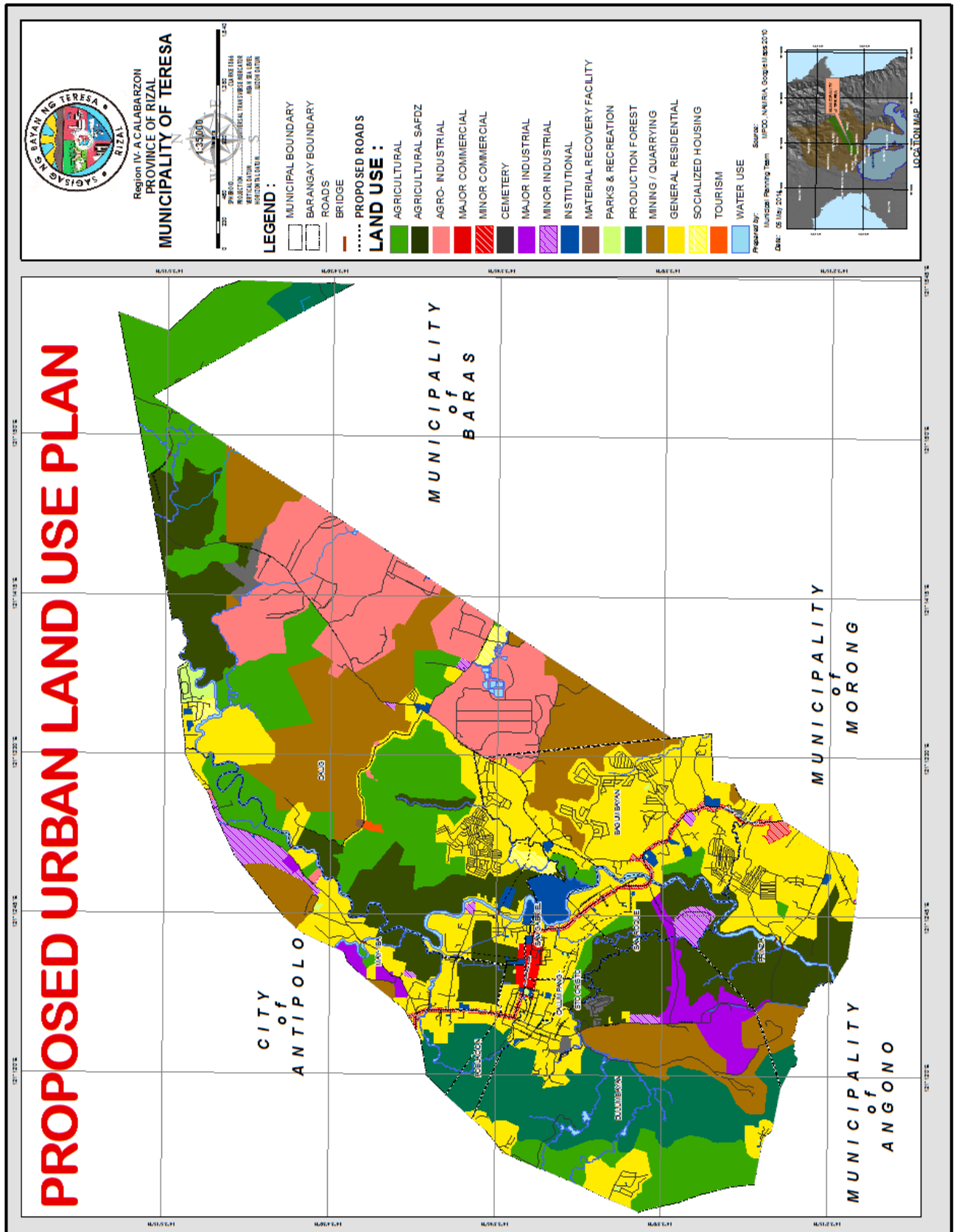
The Cemetery Zone includes the identified location of public and private cemeteries in the municipality. Also included in this category are memorial parks. These are in Dulumbayan, Bagumbayan and Dalig.

MRF

The MRF is located at Sitio Pantay, Dalig. This is the site of the integrated solid waste management in the municipality.

Water Zone

The water zone covers the entire bodies of water in the municipality which includes rivers and creeks.



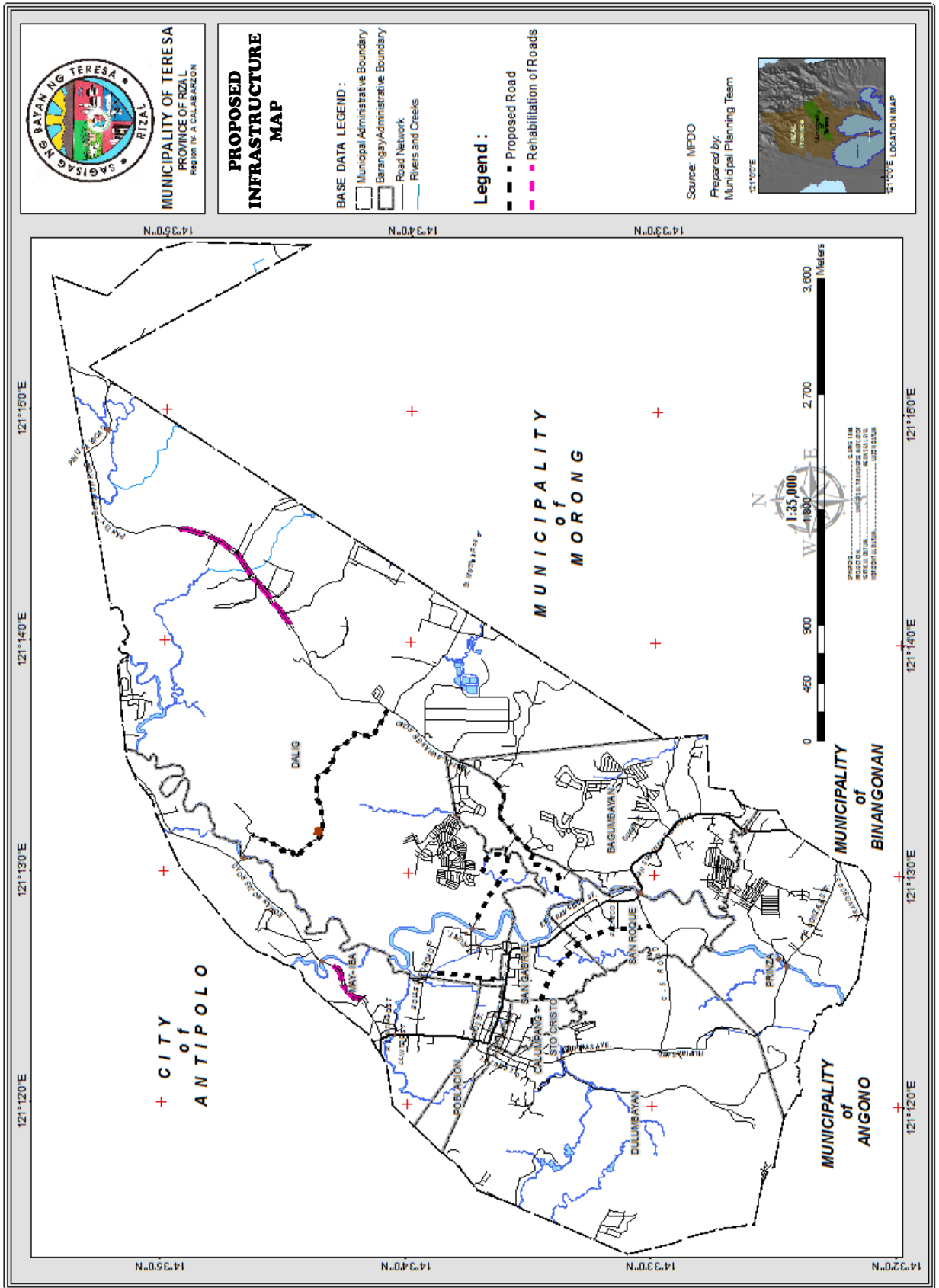


Figure 38. Proposed Infrastructure Projects



E. Priority Programs/Projects/Activities

1. Disaster Risk Management

Table 110.1. Matrix of Programs & Projects/Activities

Programs/Projects/Activities	Targets	Location	Funding Source	Implementing Agency
Pre Disaster Preparedness Programs				
Creation of DRRM office	Institutionalization	Municipal Government	LGU	LGU
Conduct annual earthquake and fire lectures and drills	Once a year	Schools, government offices	LGU	private and public institutions, companies, emergency responders and local officials
Conduct basic disaster management course for all MDRRMC members, barangay development councils members on mass casualties, search and rescue, transfer and triage	Twice a year for MDRRMC members, barangay devt councils	Municipal hall	LGU	LGU
Quarterly meeting with the MDRRMC or as may be necessary.	MDRRMC members	Municipal hall	LGU/MDRRMC	LGU/MDRRMC
Conduct municipal wide information and education campaign of all forms of hazards	twice a year	Municipal wide	MDRRMC	MDRRMC
Conduct community assembly in every barangay establishing barangay 143 project	once a year	All barangays		MDRRMC, Red Cross
Purchase of communication equipment and shall be installed in the Teresa Municipal Disaster Risk Reduction and Management Council - Operations Center (MDRDMC-OPCEN) or MDRRO			LGU	LGU
Purchase of rescue equipment and supplies such as: high angle ropes,	Rescue equipment purchased		LGU/MDRRMC	LGU/MDRRMC



spine board with straps, first aid treatment kit, fiberglass rescue boats with outboards, search lights, generator sets, swiftwater personal protective equipment (PPE), and global positioning system (GPS) units				
Modernization and installation of early warning system (EWS) to all flood and landslide prone areas in the municipality such as: CCTV cameras, rain gauges and other related instruments	Ews installed	Municipal wide	LGU/MDRR MC	LGU/MDRRMC
Hiring of Emergency Medical Teams (EMT) and Rescuers to augment the local rescue teams in times of disasters			LGU/MDRR MC	LGU/MDRRMC
Provision of food, gasoline and other incidental expenses to emergency responders			LGU/MDRR MC	LGU/MDRRMC
Community Clean-up program	Twice a year	Municipal wide	LGU/MDRR MC	LGU/MDRRMC, BRRMC, Teresa River Council
Text Brigade for weather forecasting				
Projects on Mitigation				
Development of a flood control system within the major avenues such as but not limited to E. Rodriguez, M. L. Quezon, Ramon Magsaysay, Juan Sumulong, Pantay-Buhangin and Roman-Roxas roads and desiltation of all riverbanks and channels utilizing hired heavy equipment such as dozer, back hoe and other related equipments	Flood control system developed	Municipal wide	LGU/MDRR MC	LGU/MDRRMC
Construction of latrine in all schools		All schools	LGU/MDRR MC	LGU/MDRRMC
Construction of permanent evacuation centers	Two evacuation centers	To be determined	LGU/MDRR MC	LGU/MDRRMC
Identification of specific hazards and formulation	Hazards identified,	Municipal wide	LGU/MDRR MC	LGU/MDRRMC, Barangay



of locally-driven maps to the vulnerable sectors and facilities and Preparation of community profiles by way of participatory capacity and vulnerability assessment (PCVA) trainings in all barangays	maps prepared and vulnerable sectors profiled			
Preparation and review of community resolutions and ordinances that would support the implementation of mitigation projects and programs		I	LGU/MDRRMC	LGU/MDRRMC
On Relief and Rehabilitation				
Stockpiling of foods, medicines and other basic needs of the evacuees	Basic needs of evacuees stockpiled	Municipal hall	NGOs, Dep-Ed Teresa District, the private sector and LGU and INGO's	LGU/MDRRMC
Emergency shelter assistance to affected families in the occurrence of disasters	Shelter assistance provided	Municipal wide	NGOs, Dep-Ed Teresa District, the private sector and LGU and INGO's	LGU/MDRRMC
Psycho-social services such as stress debriefing on affected communities	Conducted stress debriefing the frequency as needed		NGOs, Dep-Ed Teresa District, the private sector and LGU and INGO's	LGU/MDRRMC
For Climate Change Adaptation				
LED Lights Conversion	All household, offices, companies, etc.	Municipal wide	private	LGU, private
Inclusion of hazard resistant agricultural practices to farming seminars	Hazard resistant agricultural practices included in farmers' trainings, conducted twice a year		LGU	MDRRMC, Agricultural Office
Bicycle Advocacy/Parade	Conducted twice a year	Municipal wide	LGU	LGU



Fun Run activity promoting walking and running as good exercise and eco-friendly mobile	Fun Run conducted twice a year	Municipal wide	LGU	LGU
Mini garden Advocacy/Seminar	Conducted advocacy twice a year	Municipal wide	LGU	LGU
Public Awareness Campaign on Climate Change Adaptation	Conducted twice a year	Municipal wide	LGU	LGU
Tree Planting and Nurturing Activities	Conducted twice a year			

2. Environment

Table 110.2. Matrix of Programs & Projects/Activities

Programs/Projects/Activities	Targets	Location	Funding Source	Implementing Agency
Massive Reforestation and Tree Nurturing Program	10 hectares of areas needing rehabilitation	Municipal wide	LGU, DENR, private sector	LGU, DENR, private sector
Riverbank Stabilization Program	3,738 linear meters	Municipal wide	LGU, DENR	LGU, DENR
IEC on ENR Conservation and Environmental Laws	IEC materials provided, orientations conducted	Municipal wide	LGU, DENR	LGU, DENR
Solid Waste Management Program	Zero waste in all households	Municipal wide	LGU, DENR	LGU, DENR
Establishment of Tree Park	2 tree parks	Municipal wide	LGU, DENR	LGU, DENR
Pollution Control Program	lessen air, and water pollution	Municipal wide	LGU, DENR	LGU, DENR
Mines Rehabilitation Program	forest mines rehabilitated	Municipal wide	LGU, DENR	LGU, DENR
Formulation and enactment of an Environmental Code	Environment Code enacted	Municipal wide	LGU	LGU

3. Social Sector

3.1 Education

Table 110.3.1. Matrix of Programs & Projects/Activities

Programs/Projects/Act	Targets	Location	Funding Source	Implementing Agency
School Building Program/ Construction of Additional Classrooms	20 classrooms per year	Municipal wide	Dep-Ed, DPWH, LGU, private	Dep-Ed, DPWH, LGU



-Elementary -Secondary Purchase of Lot School Facilities Improvement Program	Improved school facilities		sector	
Hiring of additional teachers	Standard teacher- student ratio	Municipal wide	Dep-Ed	Dep-Ed, LGU
Adopt-A-School Program/Balik Paaralan Program	All public schools	Municipal wide	Private sector	Private sector
School Feeding Program/Health & Nutrition Program	All public schools	Municipal wide	LGU, DepEd, private sector	LGU, DepEd,private sector
Scholarship Program for Teachers	Ten teachers per year	Municipal wide	LGU, DepEd,priva te sector	LGU, DepEd,private sector
Scholarship Programs/Student Assistance Program	Out of school School-age population	Municipal wide	LGU, DepEd,priva te sector	LGU, DepEd,private sector
Include in the curriculum disaster risk reduction management	DRRM included in the curriculum	All schools	Dep Ed	Dep Ed
Conduct of disaster drills	Conducted twice a year	Municipal wide	DepEd, LGU	DepEd, LGU

3.2 Health

Table 110.3.2. Matrix of Programs & Projects/Activities

Programs/Projects/Act	Targets	Location	Funding Source	Implementing Agency
Health Facilities Expansion/Improvement Program	Rural Health Unit and health centers	Municipal wide	DOH, PGR	LGU,DOH,DPWH,PGR
Nutrition Program	Mothers and Underweight and severely underweight children	Municipal wide	LGU	LGU
Health Education & Promotion Campaign	Conducted IEC on prevention of diseases	Municipal wide	LGU,DOH	LGU,DOH



Expansion of cemeteries/ additional burial lots/niches	Additional 50 niches a year	Municipal wide	LGU	LGU
Intensified Ecological Waste Management Program	MRFs fully operational	Municipal wide	LGU	LGU
Provision of toilet facilities	Those without sanitary toilet facilities	Municipal wide	LGU	LGU
Population Management Program	All barangays	Municipal wide	LGU	LGU
Provision of additional health manpower	Standard health manpower to population ratio	RHU	LGU	LGU
Formulation of Disaster Management Plan on Health Needs	DRM Plan on Health Needs prepared	Municipal wide	LGU	LGU

3.3 Housing

Table 110.3.3. Matrix of Programs & Projects/Activities

Programs/Projects /Activities	Targets	Location	Funding Source	Implementing Agency
Formulation and Implementation of Local Shelter Plan	Local Shelter Plan prepared and implemented	Municipal wide	LGU, Provincial, National	LGU, Provincial, National
Community Mortgage Program -onsite and offsite	CMP implemented	Municipal wide	LGU, Provincial, National	LGU, Provincial, National

3.4 Social Welfare

Table 110.3.4. Matrix of Programs & Projects/Activities

Programs/Projects/Act	Targets	Location	Funding Source	Implementing Agency
Provision of Youth Center	1 Youth center	San Gabriel / San Roque	LGU	LGU
Provision of Senior Citizens center	1 Senior Citizens Center	San Gabriel / San Roque	LGU	LGU
Poverty Reduction Programs -Community Based Training Program (Dressmaking &	Povert reduction projects	Municipal wide	LGU, National	LGU, National



<p>Tailoring, Electrical Installation/Industry Motor Controls) -Tricycle Spare Parts Store -Local Regional Economic Development Plan -Health Facilities Enhancement Project -Rehab/Repair of Farm Equipment -Repair/Upgrading of 10 Day Care Centers and Construction of Group Dishwashing Facility -Construction of 3 Day Care Center -Food Processing Training for Pantawid Beneficiaries -Bigasan ng Barangay for Pantawid Beneficiaries -Homeowners Livelihood Program -Livelihood project for Senior Citizens -Provision of school furniture -Farm Mechanization -Physical and Occupational Therapy in the RHU</p>	implemented			
<p>Capability building for day care workers</p>	<p>Trainings for day care centers conducted</p>	Municipal wide	LGU	LGU

3.5 Protective Services

Table 110.3.5. Matrix of Programs/Projects/Activities

Programs/ Projects/ Activities	Targets	Location	Funding Source	Implementing Agency
Setting-up of a police sub-station in every barangay	Police substation in every barangay set up	All barangays	PNP-LGU	PNP-LGU
Hiring of additional police personnel	2011-9 2014-8 2018-11 2021-10	Municipal Police Station	PNP-LGU	PNP-LGU
Hiring of additional firemen	2011-17 2014-3 2018-4 2021-5	Municipal Fire Station	BFP-LGU	BFP-LGU
Regular, Seminars for and dialogues with the community IEC	At least once a year	All barangays	DILG-LGU	DILG, LGU



against illegal activities				
Capacity development for personnel involved in crime/fire prevention	Capacity development activities conducted		DILG, LGU	DILG, LGU
Transfer of PNP station	Lot purchased, PNP Station transferred, building constructed		PNP	PNP
Transfer of BJMP	Lot purchased, BJMP building constructed		BJMP, LGU	BJMP, LGU

3.6 Sports & Recreation

Table 110.3.6. Matrix of Programs, Projects and Activities

Programs/Projects/Activities	Targets	Location	Funding Source	Implementing Agency
Establishment of Municipal Park and Playground	1 Municipal park and playground established	San Roque/ San Gabriel	LGU / Private Partner	LGU
Maintenance of existing sports facilities	All existing sports facilities maintained	All barangays/municipal grounds	Brgy. Funds/ LGU Funds	LGU
Implementation of UDHA provision of open spaces per subdivision developed	Compliance of all subdivisions	Subdivision site	developer	LGU

2. Economic Services

4.1 Agriculture

.Table 110.4.1. Matrix of Programs and Projects

Programs/ Projects/ Activities	Targets	Location	Funding Source	Implementing Agency
Food Security Program	Increased agricultural productivity by 20% yearly	Municipal Wide	LGU	LGU, DA
Construction/rehab of farm to market roads	1 km	Pantay-Buhangin Road, Roman Roxas Road	DPWH	DPWH, DA, RFU-IV,



Rehabilitation of Buhangin SWIP		Dalig	DA,DPWH,LGU	DA,DPWH,LGU
Dam and Irrigation Canal Construction	250 m	Prinza	DA,DPWH,LGU	DA,DPWH,LGU
Rehabilitation of irrigation canal	200 m	Putakte Farmers Association	DA,DPWH,LGU	DA,DPWH,LGU
	150 m	Sta. Rosa May-iba and Dalig		
	300 m	Kalubkob Farming Association Dulumbayan		
	150 m	Burol Farming Association San Gabriel		
Cooperatives Development Program	1 training		DA,LGU	DA,LGU
Post-harvest Facilities Improvement Program	2flat bed 2corn sheller Solar dryer		DA, RFU-IV, LGU	LGU,DA
Organic Fertilizer Making Project	Natural Farming Inputs manufactured and used	Prinza, Dulumbayan, San Gabriel, San Roque, Dalig	LGU, DA-ATI	LGU, DA, RFU IV - ATI
Formulation and Implementation of Agro-Forestry Development Plan	Agroforestry Plan formulated and implemented	Municipal wide	LGU,DA	LGU,DA
Farmers Capability Building Program	Seminar/Trainings Demo Farm	All barangays	LGU,DA	LGU,DA

4.2 Trade & Commerce

Table 110.4.2. Proposed Programs/Projects/Activities

Program/ Project	Target	Location	Source of Fund	Implementing Agency
One Stop Shop Business Application & Renewal	One (1) unit	Municipal Hall/compound	LGU	LGU
Entrepreneurship Development Program	twice a year	Municipal wide	LGU,DTI	LGU,DTI



(Conduct of trainings/seminars on different aspects of business development)				
Investment Promotion Program	Publications ,brochures, avp prepared	Municipal wide	LGU	LGU
Construction of 2 nd floor of Teresa Public Market	2 nd floor of TPM constructed	San Gabriel	LGU,National	LGU,National

4.3 Industry

Table 110.4.3. Proposed Programs/Projects/Activities

Program/ Project/Activity	Target	Location	Source of Fund	Implementing Agency
Environmental Pollution Monitoring	Every quarter	Municipal wide	LGU, DENR	LGU,DENR
Existing Industrial Establishments Forum	Once a year	Municipal wide	LGU	LGU
Investment Forum	Conducted once a year, Publications ,brochures, avp prepared	Municipal wide	LGU,DTI	LGU,DTI

4.4 Tourism

Table 110.4.4. Tourism Medium Term Investment Plan

Program/ Project	Target	Location	Source of Fund	Implementing Agency
Teresa Learning Resource Center &EcoPark	Completed Eco Park component and accommodation facility	Sitio Pantay, Dalig	Loan/Grant from World bank, LGU	LGU
“Parika Na sa Teresa” Festival	Holding of the festival annually	Municipal wide	LGU	LGU
Promo blitz creating a positive municipal image that will attract tourists and investors	Multimedia promotions for the municipality		LGU	LGU
Creation of a municipal tourism section	Municipal tourism section created	Municipal Govt	LGU	LGU



Capacity Building of tourism personnel	Attendance to various tourism capacity building	Municipal Govt	LGU	LGU
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5. Infrastructure

5.1 Transport

Table 110.5.1 Matrix of Programs & Projects/Activities

Programs/Project/activities	Targets	Location	Estimated Cost	Funding Source	Implementing Agency
Road Construction Internal Linkages					
1. Dalig Proper to CHE II	sq.m/km	Dalig		LGU	LGU
2. Concreting of May-iba Road to Pantay-Buhangin Road	sq.m/km	May-iba, Dalig		LGU, Nat'l	LGU, Nat'l
3. Concreting of Prinza to C-5 Road	sq.m/km	Prinza, San Roque		LGU, Nat'l	LGU, Nat'l
4. Construction of Farm to Market Road from La Trinidad Ext. of Brgy. Calumpang/Sto. Cristo to Brgy. San Gabriel & Brgy. San Roque	sq.m/km	C/Sto. Cristo, San Gabriel, San Roque		LGU, Nat'l	LGU, Nat'l
5. Construction of Farm to Market Road from P. Santiago Street going to St. Rose of Lima Parish Church	sq.m/km	Poblacion		LGU, Nat'l	LGU, Nat'l
6. Construction of Farm to Market Road beside St. Rose of Lima Parish Church going to Boulevard, Brgy. Dalig up to slaughterhouse in May-iba	sq.m/km	Dalig, May-iba		LGU, Nat'l	LGU, Nat'l
7. Construction of Farm to Market Road from Coral Farm to Bridge No. 4	sq.m/km	Dalig, May-iba		LGU, Nat'l	LGU, Nat'l
8. Rehabilitation of Pantay-Buhangin Road in front of former Villa Ray	sq.m/km	Bagumbayan		LGU, Nat'l	LGU, Nat'l



Resort located at Sitio Kanlibot, Brgy. Bagumbayan and Carissa II	sq.m/km	Bagumbayan		LGU,Nat'l	LGU,Nat'l
9. Construction of open canal in front of former Villa Ray Resort located at Sitio Kanlibot, Brgy. Bagumbayan	sq.m/km	San Gabriel, San Roque		LGU, Nat'l, private sector	LGU,Nat'l, private sector
10. Construction of road leading to the planned government center near the back of Teresa Elementary School	sq.m/km	Teresa, Angono		Nat'l	Nat'l
External Linkages 1. Construction of road linking Teresa to Angono	sq.m/km	Teresa, Angono		Nat'l	Nat'l
2. Construction of Road linking Teresa to Binangonan	sq.m/km	Teresa, Binangonan		Nat'l	Nat'l
Road Rehabilitation					
1. Pantay-Buhangin Farm to Market Road amounting (concreting of 2.45 km, construction of chb lined canal and installation of RCCP).	2.45 km	Bgumbayan, Dalig	P45.0M	LGU, Nat'l	LGU,Nat'l
2. Rehabilitation/improvement of Roman Roxas Farm to Market Road (concreting of 2.86 km, construction of slope protection and chb lined canal)	2.86 km	May-iba	P62.21 M	LGU,Nat'l	LGU,Nat'l
3. Concreting of Pantay-Buhangin Road from Coral Farm to Sitio Buhangin of Brgy. Dalig	sq.m/km	Dalig		LGU,Nat'l	LGU,Nat'l
4. Concreting of Pantay-Buhangin Road in front of Coral farm I to Sitio Buhangin, Brgy. Dalig	sq.m/km	Dalig		LGU,Nat'l	LGU,Nat'l
	sq.m/km	Dalig		LGU,Nat'l	LGU,Nat'l



5. Concreting of Pantay-Buhangin Road from Coral Farm to Coseteng property					
Bridge Rehabilitation 1. Rehabilitation/repair of Bridge # 1 located at Sitio Uno, Roman Roxas Road, Brgy. May-iba	sq.m/km	May-iba		LGU,Nat'l	LGU,Nat'l
Waterways stabilization 1. Riprapping of Pamanaan creek at the back of jun Fernandez Residence in Brgy. Dulumbayan 2. Rehabilitation of Dam and Canal located at Sitio Abuyod, Brgy. Dalig	meters	Dulumbayan Dalig		LGU,Nat'l LGU,Nat'l	LGU,Nat'l LGU,Nat'l
Bridge Construction 1.Construction of Hanging Bridge located at Sitio Korokan,Brgy.Dalig	meters	Dalig		LGU,Nat'l	LGU,Nat'l

5.2 Water

Table 110.5.2. Matrix of Programs & Projects/Activities

Programs/Projects/Act	Targets	Location	Funding Source	Implementing Agency
Water Supply System Improvement Program	New water pipelines installed, maintenance of existing pump station and reservoir, number of clients expanded to include households	Municipal wide	TERWAD	TERWAD



		with no water supply			
Massive Reforestation Program		Rehabilitated denuded areas, planted new trees Water tables/aquifer improved (long term)	Municipal wide	LGU, DENR	LGU
Water Conservation Program		IEC on water conservation conducted	Municipal wide	LGU,TER WAD	LGU,TERWAD

5.3 Power

Table 110-5.3. Matrix of Programs & Projects/Activities

Programs/Projects /Activities	Targets	Location	Funding Source	Implementing Agency
Rural Electrification program	Still unenergized areas in the municipality	Municipal wide	Provincial Government (PGR) of Rizal	PGR, MERALCO

5.4 Information Communication Technology

Table 110.5.4. Matrix of Programs & Projects/Activities

Programs/Projects/Act	Targets	Location	Funding Source	Implementing Agency
Installation of Public telephone System	Public telephone system installed in strategic locations	Municipal wide	PLDT	LGU,PLDT
Postal Services Improvement Program	Additional manpower, telegraph services established	Municipal wide	Bureau of Post	LGU, Bureau of Post
Improvement of the municipal website	Municipal website improved		LGU	LGU

6. Local Administration



Table 110.6 Matrix of Programs & Projects/Activities

Programs/Projects/Activities	Targets	Location	Funding Source	Implementing Agency
Reorganization of the bureaucracy *review of organizational structure and positions *creation of additional offices	All departments/offices Investment Promotions Group, Business Development Group, Economic Enterprise Office Management information System		LGU, ODA	Office of the Mayor
Formulation of HR Plan	LGU		LGU	HR
Orientation on Employee's Handbook	All employees		LGU	HR
Creation of Human Resource Profile	All employees		LGU	HR
Formulation of Capacity Development Plan	All employees		LGU	HR
Formulation of the Strategic Performance Management Plan	All departments/office		LGU	HR
Provision of a performance-based incentive system	All employees		LGU	HR
Establishment of Provident Funds, a savings and loan credit facility and health program to employees	All employees		LGU	HR
Computerization of Tax Revenue System	Municipal wide		LGU	Municipal Treasurer, Municipal Assessor
Preparation of Real Property Tax Maps and Business Tax Maps	Municipal wide		LGU	Municipal Treasurer, Municipal Assessor
Updating Local Revenue Code			LGU	Municipal Treasurer, Sangguniang Bayan
Tax Information Drive	All residents and business establishment		LGU	Municipal Treasurer, Municipal



				Assessor
Preparation of business plan of the existing economic enterprises of the municipality	Public Market MRF Sukol Spring Municipal Cemetery Municipal Slaughterhouse		LGU	Office of the Mayor
Review allocation, utilization and internal control systems and procedures of financial resources and implement measures for improvement			LGU	Municipal Budget Officer, , Municipal Accountant