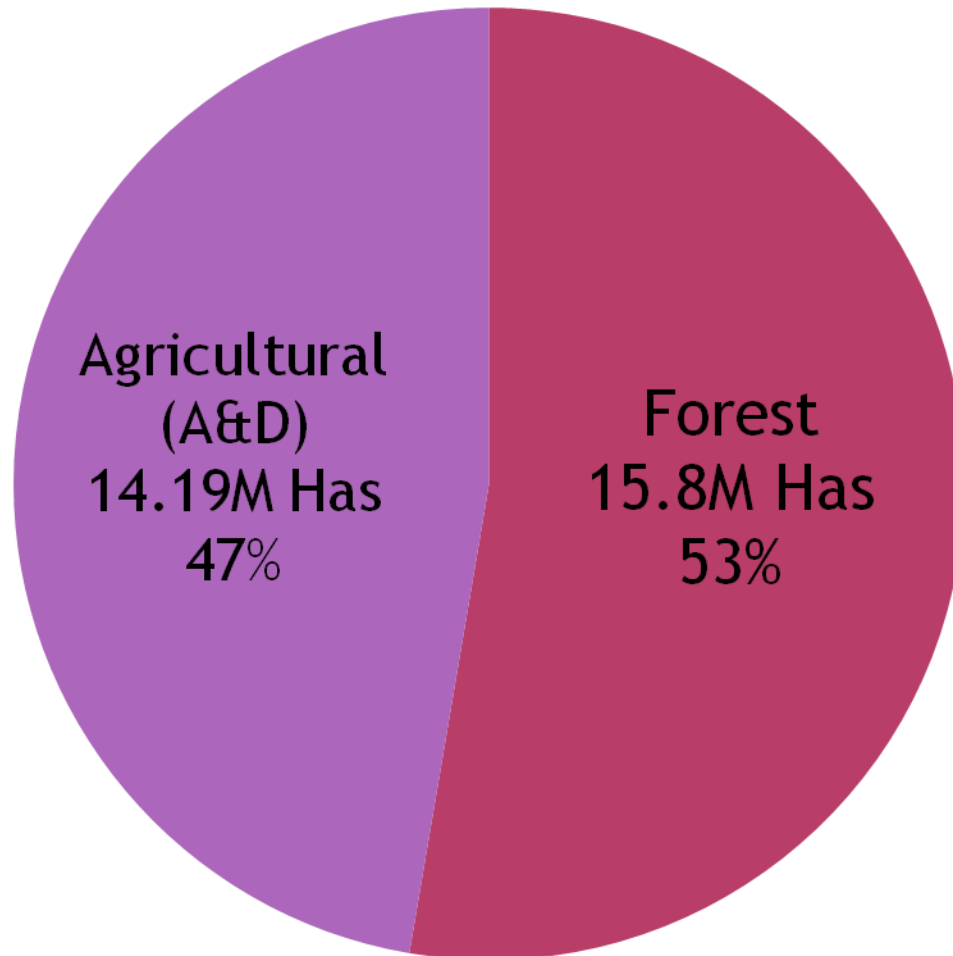


Improving Land Governance in The Philippines

VGGT Conference
Swissotel NAI LERT PARK, Bangkok
August 13-15, 2013

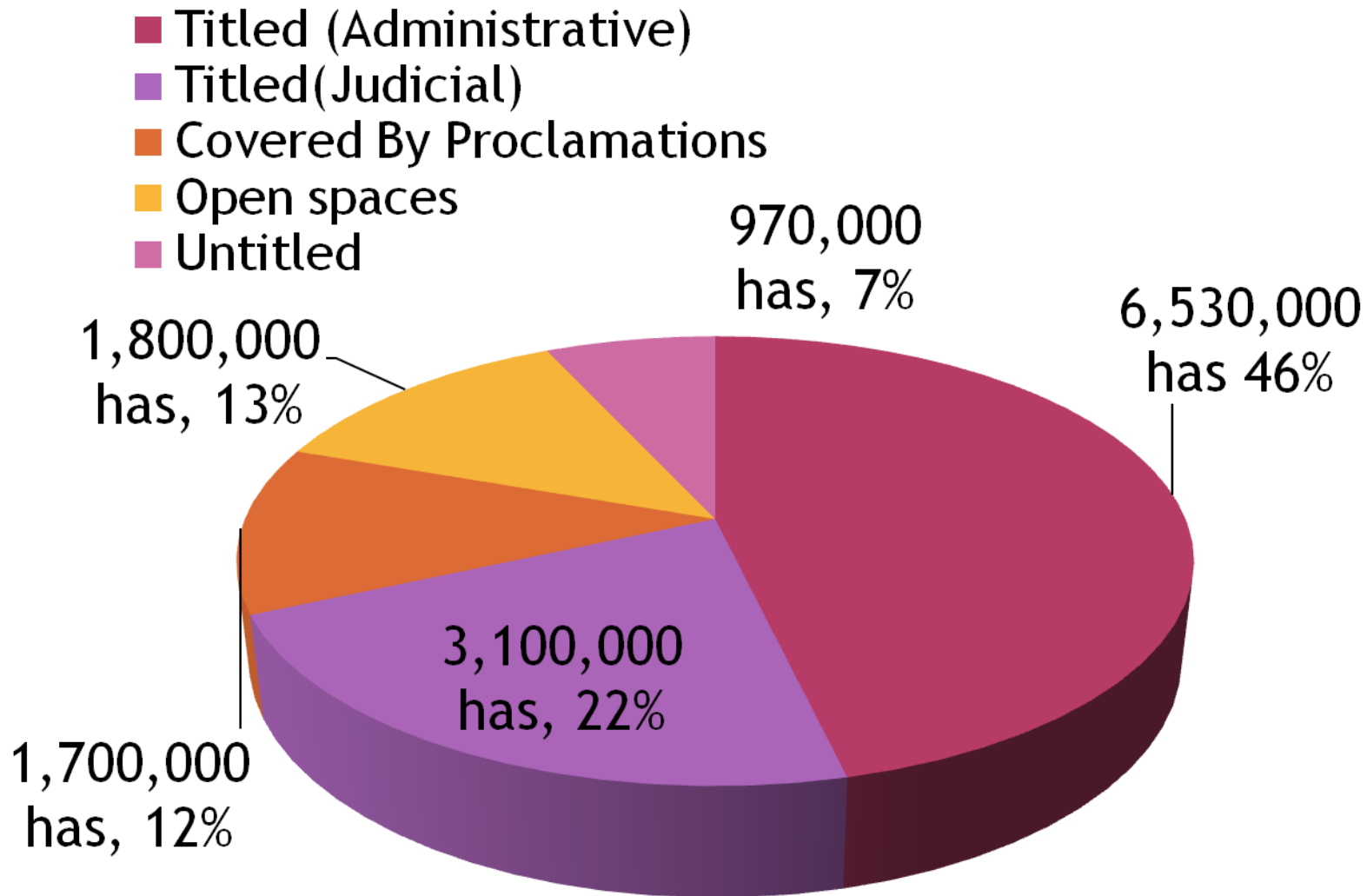
Land Resources

Philippine Land Classification



Land Resources

Status of Land Titling



More than a 100 years of land administration and management..

- **land titling and registration since 1900**
- **land redistribution started in 1970**
- **indigenous peoples rights in 1997**

WEAK LAND ADMINISTRATION SYSTEM

FROM BAD...

JUDICIAL VS. ADMINISTRATIVE

TO WORST...

JUDICIAL VS. MULTIPLE ADMINISTRATIVE

The Major Challenges

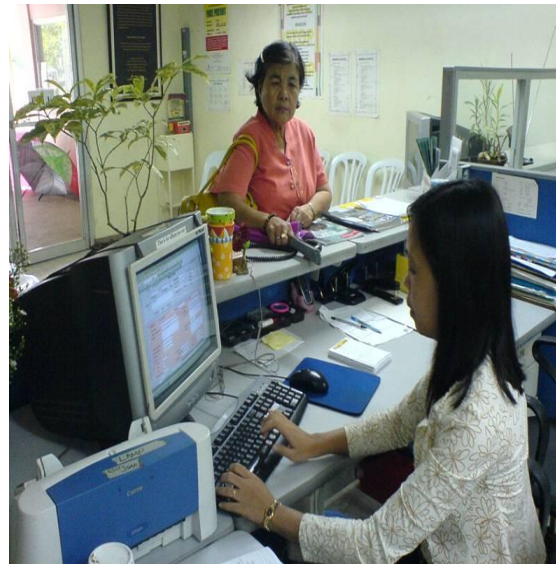
- Access to complete, updated and accurate spatially referenced land information-

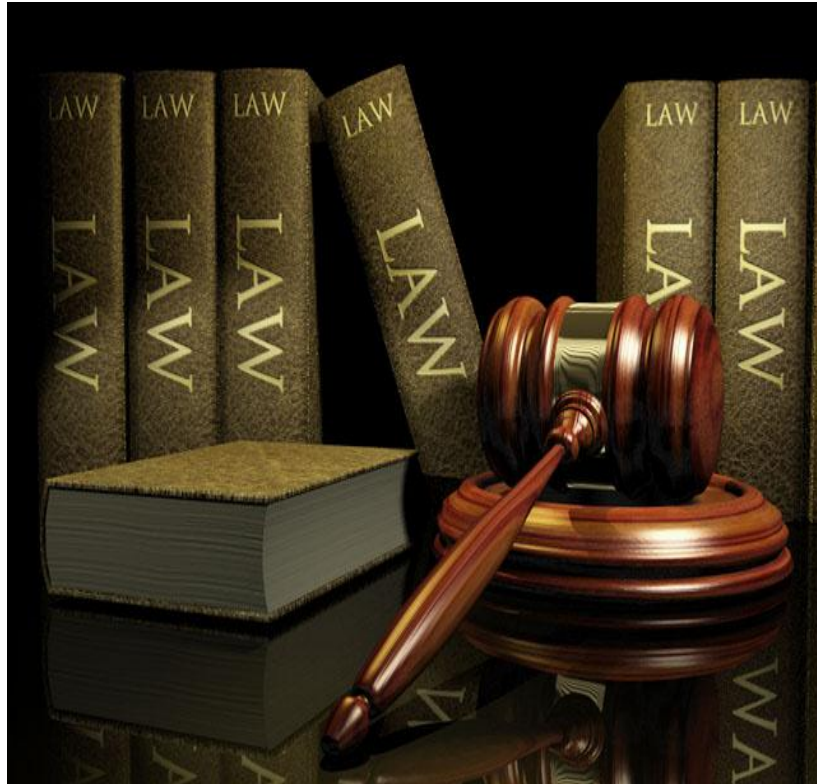
*"You cannot improve what you cannot measure"-
Kelvin, Lord*

- Legal & Institutional Framework
- Addressing Food Security, Climate Change, Disaster Management

PRESENT INITIATIVES

Systematic Adjudication (SA) Approach in Title Issuance

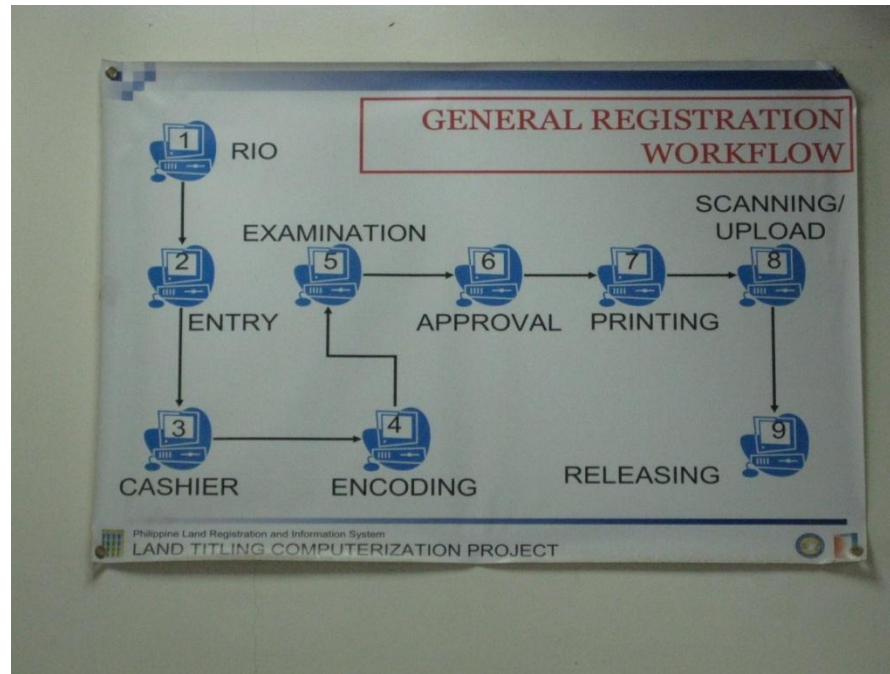




D. Passage of two (2)
land laws :
Residential Free
Patent Act
Real Estate Services
Act



Land Titling Computerization Project (LTCP) of the Land Registration Authority



Development of Land Administration and Management System (LAMS)

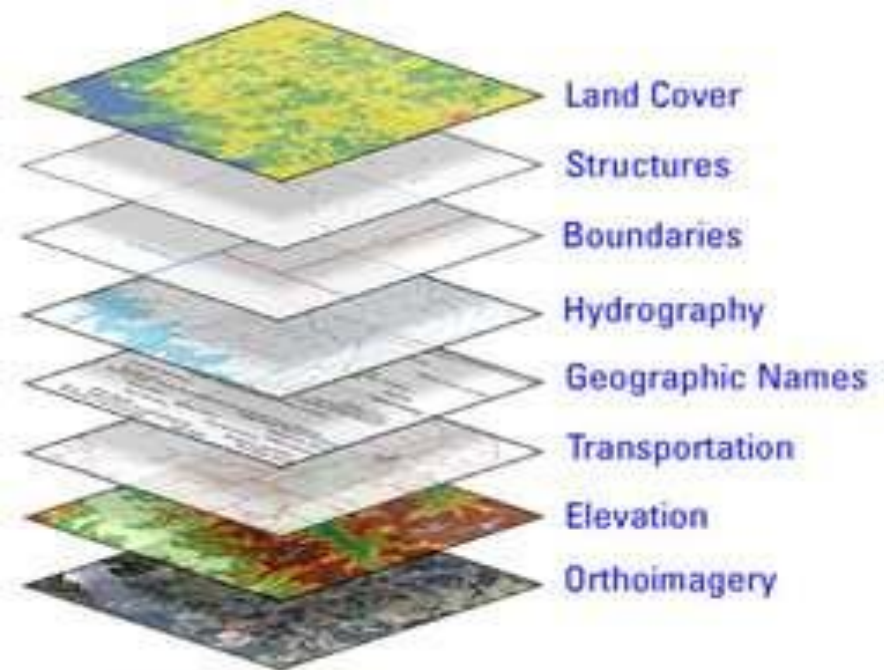
LAMS will...

Achieve	Avoid	Preserve/instill	Eliminate
<p>Harmonize all existing systems of the LMS (PRS92, FAMIS) to LAMS</p> <p>Link with other systems e.g. LGU, LARES, Valuation System.</p>	<p>Multiple systems leading to confusion and redundancy of data sources</p>	<p>Integrity and reliability of land records</p> <p>Cost efficiency in terms of data records management</p>	<p>Waste of system development resources</p>
<p>Intensify data capture of all land records , create a comprehensive land information system at the local level</p> <p>Progress towards Paperless transactions</p>	<p>Records loss</p> <p>Multiple sources of land information at the local level</p> <p>Duplication of records</p>	<p>Integrity and reliability of land records</p>	<p>Conflicts due to the absence of land records</p> <p>Proliferations of fake and spurious titles</p> <p>Minimize creation of paper records</p>
<p>Comprehensive and reliable land sector data needed for management decision</p>	<p>Incomplete and delayed reports to management</p>	<p>Timely and accurate reporting mechanism</p>	<p>Delayed submission of reports</p>
<p>Efficiency of service delivery</p> <p>Easy access to Land info</p>	<p>-Delays that lead to Informal transactions and corruptions</p> <p>-Excessive client transaction expenses</p>	<p>Confidence of customers</p>	<p>Opportunities for corruptions</p>

DENR Land Records Computerization



The National Mapping and Resource Information Authority (NAMRIA) Geoportal Project




Adoption of a 20 year Land Sector Development Framework

Vision. A world-class efficient land administration and management system geared towards sustainable and equitable socio-economic growth of the Filipino people.

Mission. The Mission of the sector is to:

- Provide tenure security by accelerating formal recognition of all rights and providing effective and efficient LAM services;
- Provide effective management of public and government owned land for the benefit of present and future Filipinos and promote optimal use and sustainable management of land and natural resources;
- Establish an effective and transparent property valuation and taxation system to stimulate the real property market and maximise property revenue; and
- Develop an integrated Land Information System harnessing modern ICT in support of LAM functions and e-Government services.



Guiding Principles

Equity

Efficiency

Accountability

Partnerships

Demand Driven Reform

Subsidiarity

Policy Themes / Strategic Policy Statements

Land Management

Land Administration

Land Information Management

Property Valuation and Taxation

Enabling Platform - Legislative and Institutional Framework, Capacity Building, ICT and Fiscal and Resource Mobilisation

Strategies

Land Administration

- Unified LA system
- Develop multipurpose cadastre and survey framework
- Ensure all tenure types recorded, on private and public lands
- Harmonise registration
- Improve Alternative Dispute Resolution Processes

Public Land Management

- Land delineation and classification
- Land use management
- Policy for bio-diversity conservation, protection and preservation
- Land use mapping
- Decentralisation
- Alternative Dispute Resolution Processes

Land Information Management

- Integrated national LIS
- NSDI
- LIM standards supports cadastre
- ICT policy
- Unified LIS for LGUs
- Streamlined services
- Accessible and online information

Property Valuation, Taxation and Fees

- Adopt valuation standards
- Reform valuation system
- Align SMV to real property market
- Improve valuation data capture and transfer
- Reform tax collection for LGUs

Enabling Environment

- Enhance NGA-LGU partnerships
- Decentralize LAM services
- Improve LGU capacities
- Establish professional LAM sector workforce
- Establish LAM sector service excellence
- Pursue future land policy developments

LSDF MILESTONES AND TIMELINES

LAND SECTOR THEMATIC AREAS	LAMP 2 AND OTHER ACOOMPLISHMENT	2013-2016	2017-2022	2023-2028	2029-2034
Public Land Management	Policy on Management of Foreshore Areas	PPP on Management of government lands initiated	New Law/policy on tenure on forest and other government lands		VISION (2030): "A world-class efficient land administration and management system geared toward sustainable and equitable socio-economic growth of the Filipino people."
		*Land Management Reforms Introduced (Climate Change and Food Security, Housing and population)			
		National Land Use Act implemented	*NEW WELL PLANNED GROWTH CENTERS IDENTIFIED		
			Urban Farming practiced in Cities	IDLE LANDS fully utilized	
Land Administration	Systematic Land Titling Introduced	New Policy and Procedures on Speedy Resolution of Land Cases			
	Cadastral Survey Program Completed				
	Residential Free Patent Act	Nationwide Accelerated Land Titling through Partnership with LGUs (10-15 year program=6M Titles)			
	LTCP-LRA	Institutional Arrangement Reforms	Land Administration Code Passed	*A high active land market with minimal informal transactions	
	CARP Completion				
		Multi-purpose/3D cadastre w/LGU	4D Cadastre effectively used		
Land Information Management	LAMS adopted by DENR	LB/LMS land records computerization (LAMP2-AF)	On-line Transaction Fully Implemented	*Paperless Transactions fully implemented	
	PRS 92 Project Completed	Unified Projection System adopted			
	Geoportal (2012-2015)		NSDI Fully Implemented		
			Maximum use of satellite images and GPS/GNSS instruments	Ground Accurate Surveys and Maps	
			Policy on Records Retention and Disposal		
Valuation and Taxation	Technologies for updating SMV E-Tracs,etc	Valuation Reform rollout (1 province, 5 cities)	Valuation reform roll out completed	*REVENUE COLLECTION ON LAND INCREASED BY 5-10 TIMES	
		Valuation Reform Bill Passed	Tax reforms fully achieved		
Capacity Building	CLAMP established	Training Support to LGU partnership on land titling			
	Partnership with Academe	Training on Land Management	*PH as center of international best practice on LAM		
	Online Masters on Valuation		LGUs capacitated for Land Mangerment		
		On-line Masters on LAM			

Conduct LGAF (every start of new administration)

VGGT

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4. Develop an integrated Land Information System harnessing modern ICT in support of LAM functions and e-Government services

Possible Areas for Intervention

- Integration of the VG with the draft Land Administration Code (LAC) which will be submitted to congress for legislation
- Training of Pilot Barangays/Municipality for Alternative Dispute Resolution (ADR) on land claims and conflicts
- Spatial enabling of National Government and LGUs for land governance

Possible Areas for Intervention

- Offering the Philippine LAM experience as reference point for other developing countries who are in the process of introducing LAM reforms
- Conduct of a study to determine course of action of forest occupants after long term leases in forest areas have expired
- Development of a policy to resolve conflicts in issuance of tenure instrument (ex. land patent) in Protected Areas
- Harmonization the LSDF, VG and LGAF

Kob-khun ka!