Land Administration and Management
In the Philippines

Reforms and Innovations

Presented by:

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Land Tenure Status

- Total land area: 30 million hectares
  - 50% Forest Lands
  - 47% Alienable and Disposable Lands (A&D)
  - 3% Unclassified Lands

- Torrens System of Land Titling and Registration
Land Tenure Status

• LAMP Land Tenure Study (2004):
  - A&D lands: 24.2 million parcels
    • Titled - 13.1 million parcels (54% of A&D lands)
    • Untitled - 11.1 million parcels (46% of A&D lands)
Land Tenure Status

- LAMP Land Market Study (2003):
  - 60% of real property is “informal”
  - Most forest lands occupied and used w/o secure rights
  - Informal settlers in Metro Manila has reached 4 Million
Overview of Land Administration and Management in the Philippines

1. Various outdated laws
2. Several government agencies with same functions
3. Multiple land titling processes & different standards for survey and mapping
4. Poor land records management
5. Several agencies undertaking valuation
Overview of Land Administration and Management in the Philippines

6. Several kinds of taxes imposed on land transactions
7. Absence of complete & updated picture of land parcels
8. No mechanism for exchange of land info
9. No single point of contact to transact land titles
10. Lack of transparency and accountability in the system
Effects of the Present System

1. Delay in obtaining titles
2. High transaction cost
3. High tax rates on lands
4. Large number of admin and court cases
5. Difficult access to records and info
6. Proliferation of fake, duplicate and spurious titles
7. Eroded confidence
Effects of the Present System

- Cause of inequitable and inefficient land market

- People rely on informal system
  - Results in long term insecurity
  - Results in decreased government revenues

- Revenue from real estate has declined
Effects of the Present System

• P10 Billion per year could have meant...

- 50,000 low cost housing units
- 65,000 families in anti-poverty programs
- 200,000 hectares of irrigated land
- 125,000 jobs created

• High transaction costs
  – Reduces economic activity
  – Reduces government revenue
**Effects of the Present System**

- Informal transactions resulted to $132.9 million *dead capital* (2000)

  - Government:

    \[
    \text{Unrecorded and undetected transaction value of land} + \text{Forgone transaction value} = \text{Dead Capital}
    \]

  - Private Sector:

    \[
    \text{Forgone transaction value} = \text{Dead Capital}
    \]
LAMP: Policy and System Reforms and Innovations

- 15-20 year program
- Objective:

  Aims to alleviate poverty & enhance economic growth

  By improving land tenure security & land market efficiency

  Through development of land titling and administration system

  Based on clear, transparent, coherent & consistent policies and laws and supported by an institutional structure
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• WB Learning and Innovation Loan

• AusAID Technical Assistance

• Project aims to:
  – Assess the viability of a long term LAM Program
  – Formalize the institutional arrangements needed to support development
A. Land Tenure Security

- Prototype implemented in 6 municipalities in Leyte
  - Systematic adjudication

- Cadastral proceeding and Free Patent tested

- Established One-Stop-Shops
  - Base Camps and systematic adjudication process
Initial Operation at the OSS

- **LGU Assessor’s Office**
  - Issue Cert. copy of Tax Declaration on Land and Improvements (1 day)
  - Issuance of Tax Declaration (New) 2-3 weeks

- **Bureau of Internal Revenue**
  - Issues Cert. Authorizing Registration (5 days)

- **City Treasurer’s Office**
  - Issue Cert. of Tax clearance and Trans. Tax Receipt (2 days)

- **Registry of Deeds**
  - Registers the deed and issue new TCT (2 days)
  - Review/evaluate all documents as to completeness and acceptability

- **Front Desk**
  - Issue certified copies Of titles (1 day)

Proposed processes is targeted at 5-8 days at the initial operation (excluding issuance of new Tax Dec.)
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B. Land Records Management

• Prototype implemented in Quezon City
• Developed procedures to address problems
• Inter-Agency Technical Working Group on Fake Titles established
• Developed Survey Plan Inventory System
• Cadastral Index Map (CIM)
• Developed National Land Records Management Strategy
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C. Land Valuation

- LAMP provided support to Dept of Finance (NTRC and BLGF)
- Developed valuation standards and promotion of institutional and legislative reform
- Undertaken simulation study in Sta. Rosa, Laguna
D. Land Policy Studies and Reforms

1. Land Development Process
2. Land Registration Finance and Fee Structure
3. Real Property Valuation Framework
4. Forest Boundary Demarcation and Operational Procedures Policy
5. Fragmented Land Laws and Regulations Framework
6. Institutional Arrangements for Land Administration
D. Land Policy Studies and Reforms

1. Land Administration Authority
2. National Appraisal Authority
3. Administrative titling & systematic mass titling
4. Improve land records management
   - CIM
   - Cross index records
   - Record validation procedures
5. Titles based on possession
6. Review of land taxes
7. Removal of tax payment requirement
8. Establish market based property valuation system
E. Gender Mainstreaming

- Advocacy for gender equity
- LAMP Gender Mainstreaming Handbook
## COMPARISON

**Sporadic Titling Vs. Systematic Land Titling**

<table>
<thead>
<tr>
<th>Titling Process</th>
<th>Average Processing Time</th>
<th>Average Processing Cost (Government)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sporadic Titling</strong></td>
<td>36.5 months</td>
<td>US$ 50.60 (Php 2,782.50)</td>
</tr>
<tr>
<td>Surveyed area</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Systematic Titling</strong></td>
<td>3 to 4 months</td>
<td>US$ 30 (37% participation rate)</td>
</tr>
<tr>
<td>Surveyed area</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## COMPARISON OF SERVICE DELIVER TIME

<table>
<thead>
<tr>
<th>SERVICES</th>
<th>Before</th>
<th>Now</th>
</tr>
</thead>
<tbody>
<tr>
<td>Issuance of Certified Copy of Titles</td>
<td>1-2 days</td>
<td>1-2 hours</td>
</tr>
<tr>
<td>Issuance of Certified copy of Tax Declaration</td>
<td>1 day</td>
<td>1-2 hours</td>
</tr>
<tr>
<td>Issuance of C.A.R.</td>
<td>3-5 days</td>
<td>Same</td>
</tr>
<tr>
<td>Payment of Transfer Tax</td>
<td>1 day</td>
<td>1 day</td>
</tr>
<tr>
<td>Issuance of Tax Clearance Certificate</td>
<td>1 day</td>
<td>1 day</td>
</tr>
<tr>
<td>Approval of Survey plan</td>
<td>1-6 months</td>
<td>1-4 weeks</td>
</tr>
<tr>
<td>Issuance of New titles</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Min (1-10)</td>
<td>3 days</td>
<td>1-2 days</td>
</tr>
<tr>
<td>• Complex</td>
<td></td>
<td>10 titles /day</td>
</tr>
<tr>
<td>Research/Queries on land information</td>
<td>1-# day</td>
<td>20-30 mins.</td>
</tr>
<tr>
<td>Complete Title Transfer process (without subdivision involved)</td>
<td>1-2 months</td>
<td>5-8 days</td>
</tr>
</tbody>
</table>
Lessons Learned

• Stakeholders’ support participation
• High level government support
• Lead agency as Champion for change
• Partnership with Local Government Units
• Implications on socio-economic situation
• Reform to be guided by an over-all framework or roadmap
End of Presentation
Thank you