



# Land Administration and Management In the Philippines

## Reforms and Innovations

Presented by:

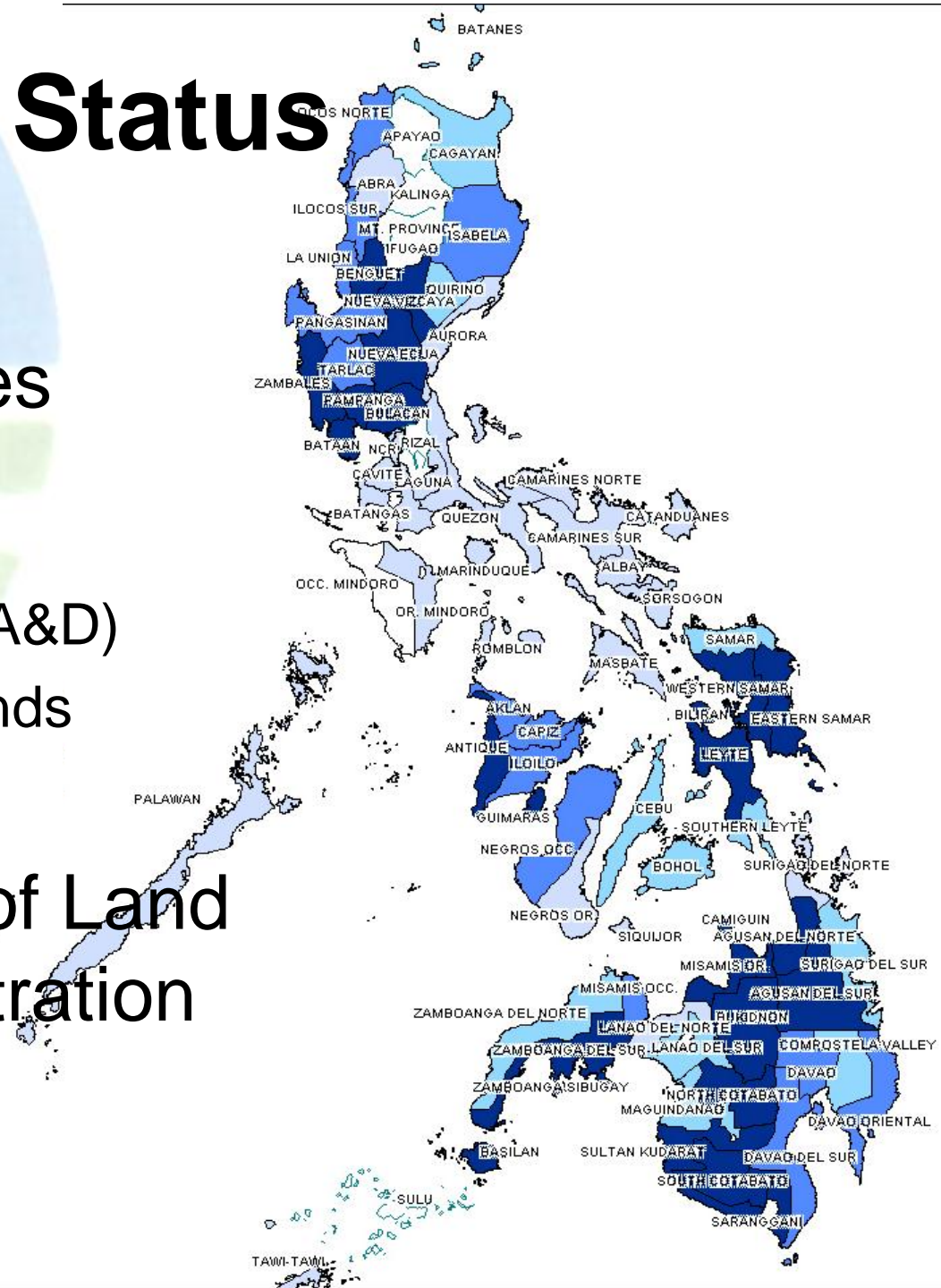
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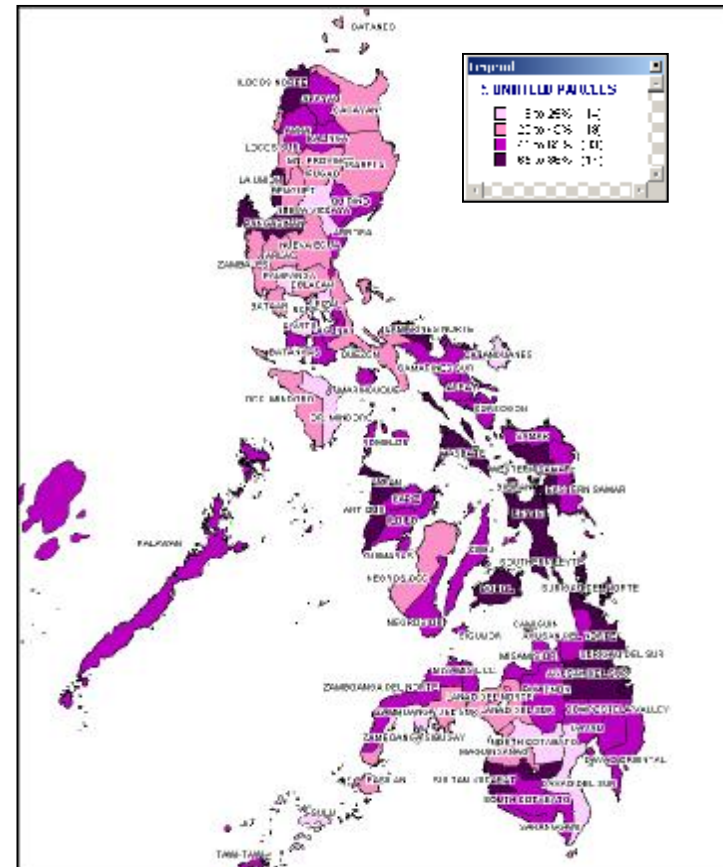
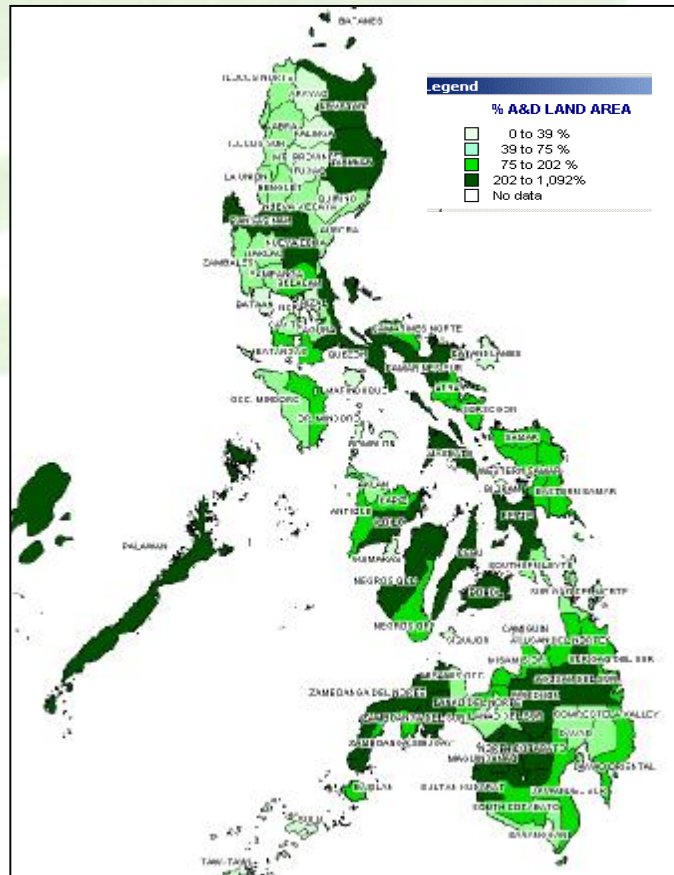
# Land Tenure Status

- 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

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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 Various outdated laws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

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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

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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

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- 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



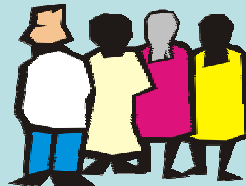
# Effects of the Present System

- P10 Billion per year could have meant...

**B**

50,000  
low cost  
housing  
units

or



65,000  
families in  
anti-poverty  
programs

or



200,000  
hectares of  
irrigated  
land

or



125,000  
jobs  
created

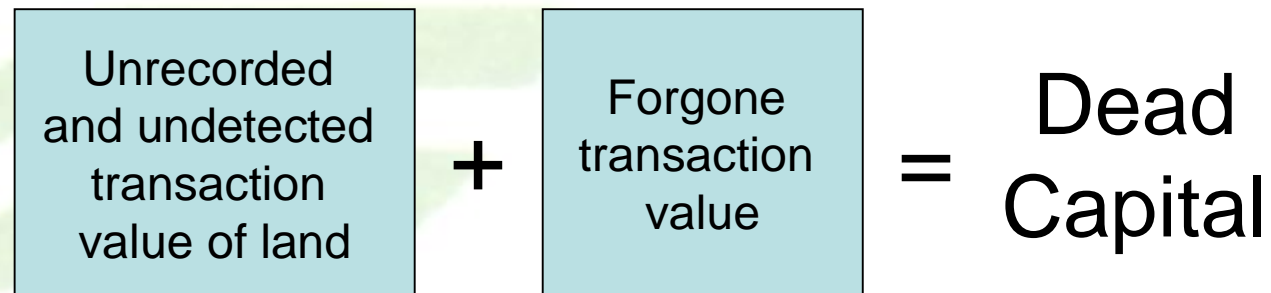
- High transaction costs
  - Reduces economic activity
  - Reduces government revenue

# Effects of the Present System

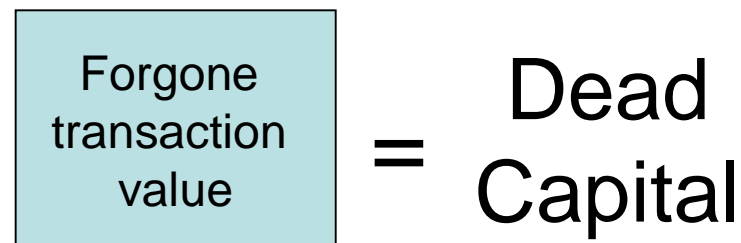
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- Informal transactions resulted to \$132.9 million ***dead capital*** (2000)

– Government:

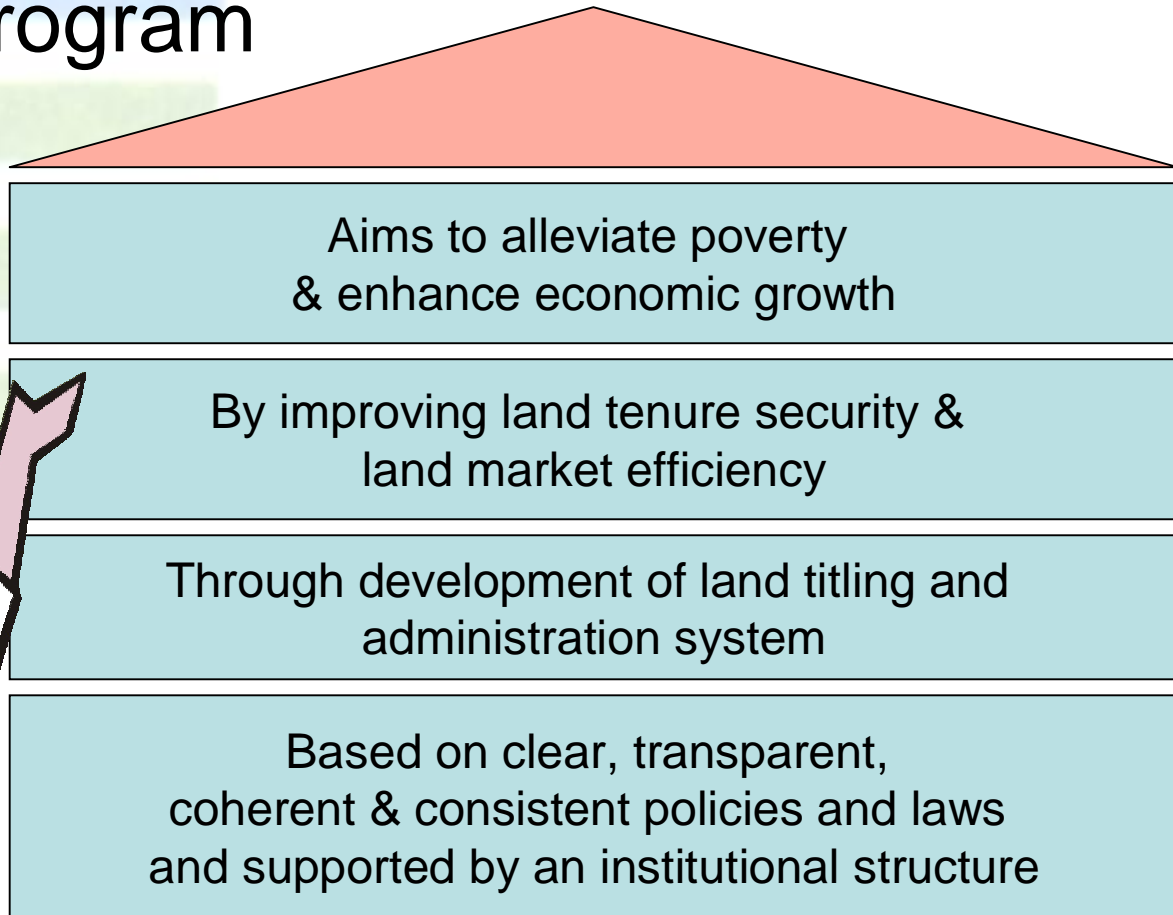


– Private Sector:



# LAMP: Policy and System Reforms and Innovations

- 15-20 year program
- Objective:



# LAMP: Policy and System Reforms and Innovations

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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

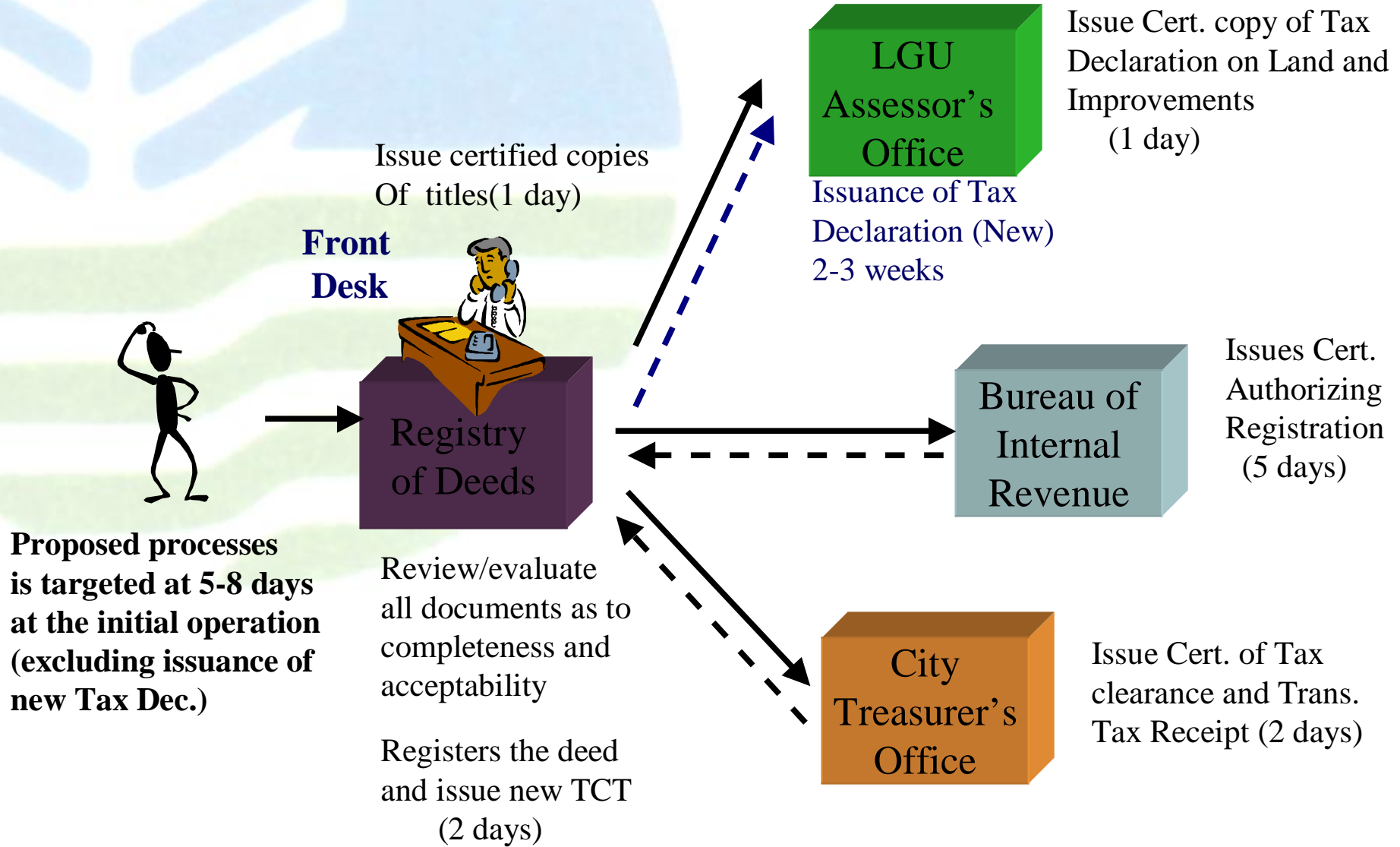
# LAMP: Policy and System Reforms and Innovations

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## A. Land Tenure Security

- Prototype implemented in 6 municipalities in Leyte
  - ü Systematic adjudication
- Cadastral proceeding and Free Patent tested
- Established One-Stop-Shops
  - ü Base Camps and systematic adjudication process

# Initial Operation at the OSS



# LAMP: Policy and System Reforms and Innovations

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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

# LAMP: Policy and System Reforms and Innovations

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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



# LAMP: Policy and System Reforms and Innovations

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## 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

# LAMP: Policy and System Reforms and Innovations

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## 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

# LAMP: Policy and System Reforms and Innovations

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## E. Gender Mainstreaming

- Advocacy for gender equity
- LAMP Gender Mainstreaming Handbook

# COMPARISON

## Sporadic Titling Vs. Systematic Land Titling

<b>Titling Process</b>	<b>Average Processing Time</b>	<b>Average Processing Cost (Government)</b>
<b>Sporadic Titling</b> Surveyed area	36.5 months	US\$ 50.60 (Php 2,782.50)
<b>Systematic Titling</b> Surveyed area	3 to 4 months	US\$ 30 (37% participation rate)

## COMPARISON OF SERVICE DELIVER TIME


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



# Lessons Learned

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- 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