



Progress on Land Administration and Management in the Philippines

Prepared by:

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OUTLINE OF PRESENTATION

Progress of Land Administration & Management in the Philippines

Four Government Agencies Involved:

- **Department of Environment & Natural Resources (DENR)**
- **Land Registration Authority (LRA)**
- **Department of Agrarian Reform (DAR)**
- **National Commission on Indigenous People (NCIP)**




Update on LSDF

VISION

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

Update on LSDF


A background image showing several small green seedlings with two leaves each, growing out of a dark brown soil mound. The scene is set against a teal and blue gradient background with a curved horizon line.

MISSION

The mission of the sector is to:

- Provide tenure by accelerating formal recognition of all rights and providing effective and efficient LAM services;


Update on LSDF

The background of the slide features a close-up photograph of several small green seedlings with two leaves each, growing out of a dark, rich layer of soil. The top of the image has a teal and blue gradient with some light rays or lines.

MISSION

- 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;


Update on LSDF



MISSION

- Establish an effective and transparent property valuation and taxation system to stimulate the real property revenue; and

Update on LSDF



MISSION

- **Develop an integrated Land Information System harnessing modern ICT in support of LAM functions and e-government services**

DENR Accomplishments based on LSDF Strategies

On Land Administration

1. Adoption of the Systematic Adjudication (SA) Approach in Land Titling in Partnership with the Local Government Units (LGUs) through DENR Administrative Order No. 2007 - 09



DENR Accomplishments based on LSDF Strategies

On Land Administration

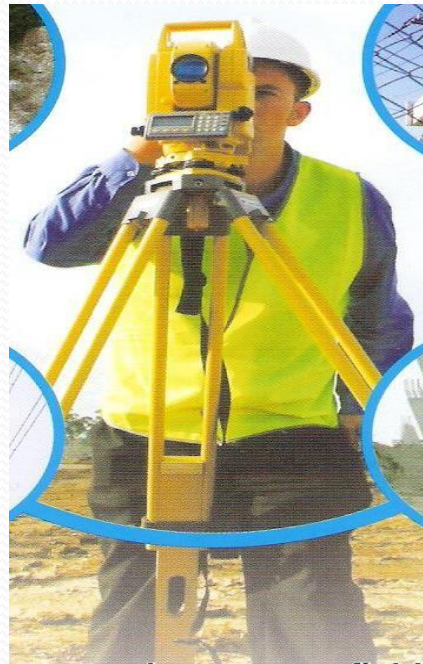
2. Completed the disposition of 2.5M hectares of agricultural lands committed by the DENR to the Comprehensive Agrarian Reform Program (CARP) in December 2015.



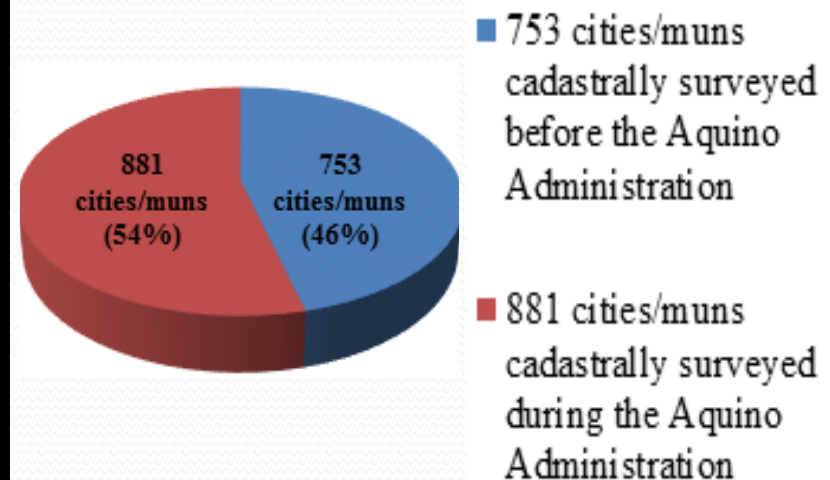
DENR Accomplishments based on LSDF Strategies

On Land Administration

3. Completed the Nationwide Cadastral Survey (Political Boundary) Program last June 2015



**CITIES/MUNS CADASTRALLY SURVEYED
BEFORE AND DURING THE PINOY
ADMINISTRATION**



LAND INFORMATION



Land Information is a public good that is core to the functioning of other government sectors, making it an automatic contributor to economic growth and poverty eradication.

LAND INFORMATION

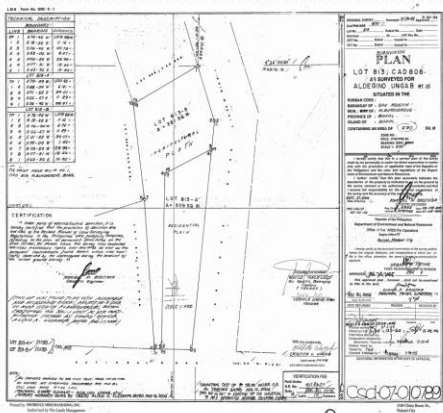
USES & APPLICATION OF LAND INFORMATION

- 1. Physical, economic and social infrastructure planning**
- 2. Identification of land for allocation**
- 3. Land conflict resolution**
- 4. Land use planning and management**
- 5. Strategic plans**
- 6. Disaster management plans**
- 7. Land or property taxation**

LAND RECORDS/INFORMATION

GENERATED BY DENR

- ✓ Cadastral Maps
- ✓ Projection Maps
- ✓ Land Classification Maps
- ✓ Political Boundary Maps
- ✓ Thematic Maps
- ✓ Lot Data Computation (LDCs)
- ✓ Isolated Survey Plans
- ✓ Survey Documents
- ✓ PLA Documents



LOT DATA COMPUTATION SHEET

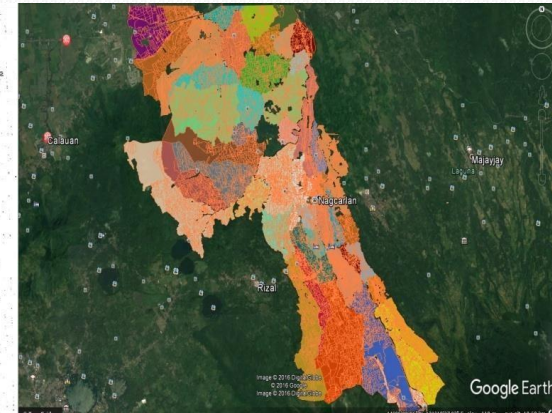
Sl. No.	Area	Distance	Bearing	Coordinates	Area	Distance	Bearing	Coordinates	Area
1	1.601.127.322	497.420.473	78-1	2.77°25'E	378.13				
2	1.601.093.209	497.591.484	1-2	2.65°45'E	38.00				
3	1.601.093.049	497.605.124	2-3	3.24°15'W	10.00				
4	1.601.073.829	497.601.024	3-4	8.24°32'W	2.00				
5	1.601.073.489	497.600.814	4-5	N.65°45'W	32.17				
6	1.601.076.489	497.589.714	5-6	N.20°49'W	4.00				
7	1.601.038.029	497.588.494	6-1	N.24°15'E	7.83				
8	1.601.093.209	497.591.484	1-2	2.65°45'E	38.00				

Area = 184 Sq. m.

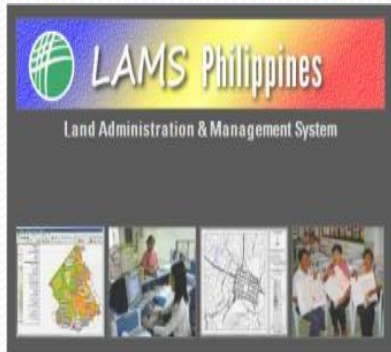
LOT DATA COMPUTATION SHEET

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DENR LAND INFORMATION SYSTEM



DAO 2010 - 18 dated June 23, 2010

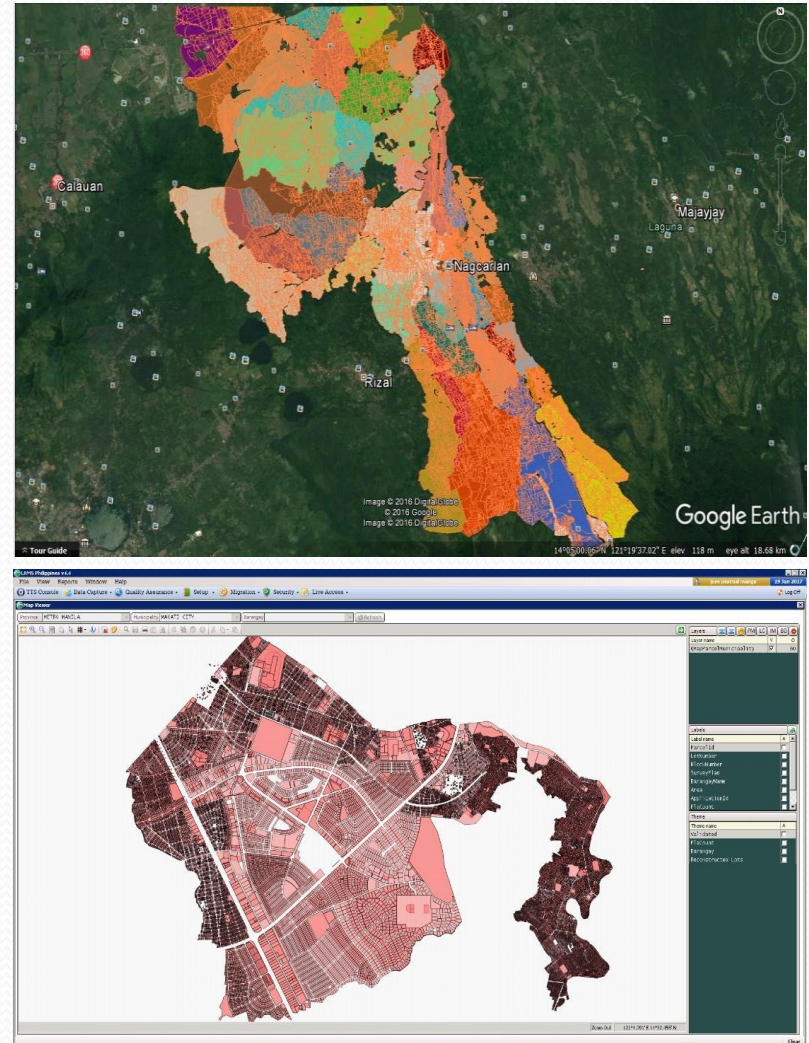
“Improving Management of Land Information Through the Adoption of the Land Administration and Management System (LAMS)

Land Administration & Management System (LAMS)

– is an information system designed to provide effective management of land records and efficient delivery of land transactions and information services to the public.

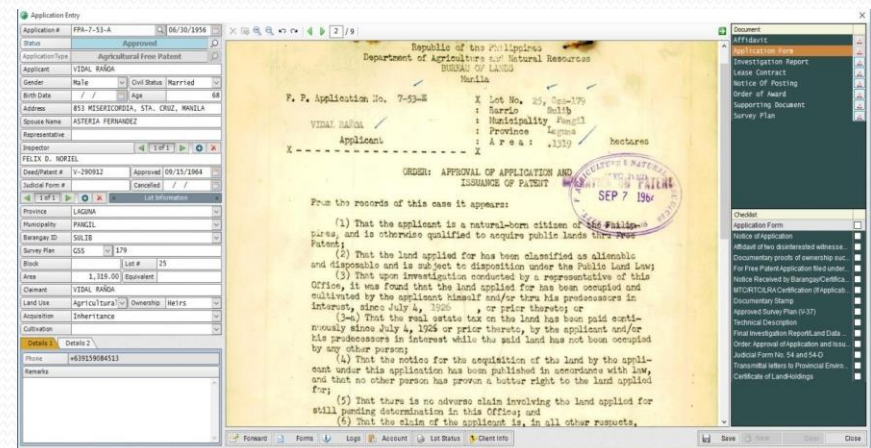
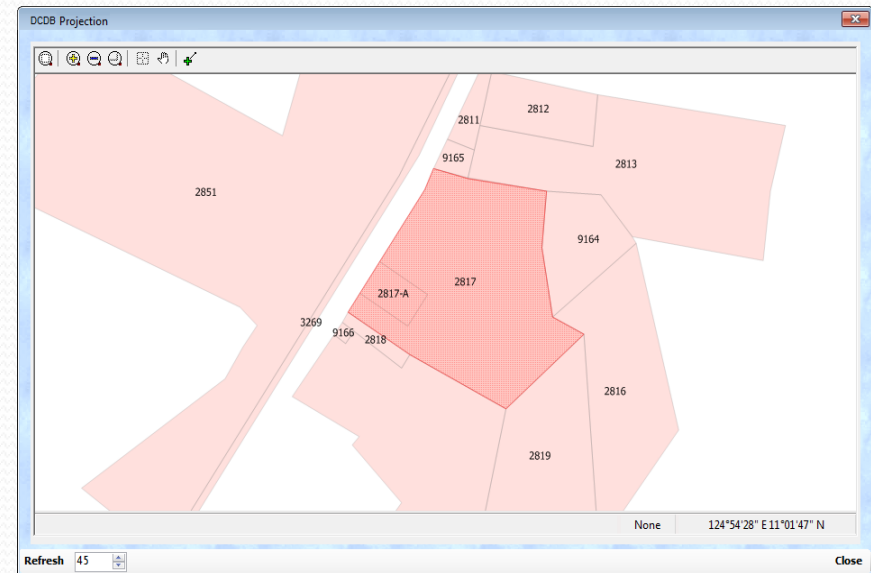
ACCESS TO LAND INFORMATION THROUGH LAMS PHILIPPINES

- Increase efficiency and accuracy in land related transactions
- Improve access to land records and information at reduced costs to government, private & public clients
- Reduce land conflicts/ disputes brought about by erroneous, overlapping or missing records



ACCESS TO LAND INFORMATION THROUGH LAMS PHILIPPINES

- Double titling are avoided
- Improved land records management and maintain information up-to-date through linkage with other land information systems
- Accurate land information to LGUs to support their land resource / development planning and tax mapping



LAMS PHILIPPINES

INSPECTION, VERIFICATION & APPROVAL OF SURVEY (IVAS)

LAMS IVAS is a system designed to automate and track the verification and approval process of land surveys at the DENR Regional Offices.

It has special GIS functionalities to facilitate automated checks which aid in the automated verification process.

The image displays four screenshots of the LAMS IVAS software interface:

- Top Left:** A window titled "Mother Lot" showing a table of survey data. The table has columns for From, To, S/Ease, S/W, S/Dep, S/Pin, S/Distance, Bearing, Easting, NS, Deg, Min, EW, and Distance. The data rows are:

From	To	S/Ease	S/W	S/Dep	S/Pin	S/Distance	Bearing	Easting	NS	Deg	Min	EW	Distance	IntType
1	2					9148.270	10204.980	S	65	1		W	172.23	
1	2					.00	9432.407	10047.255	S	19	34	E	200.80	
2	3						9421.772	10114.613	S	65	19	E	73.70	
3	4						9590.995	10181.979	S	19	36	W	193.43	
4	5						9459.773	10216.480	S	69	12	W	24.63	
5	1						9411.845	10108.407	S	71	18	W	64.71	
- Top Right:** A GIS map showing a land parcel with a "2644-E" label. The map includes a coordinate system and a scale bar.
- Bottom Left:** A "Transaction Tracking System Console" window showing a list of transactions. The table has columns for Trans ID, Create Date, Client, Transaction Type, Current Unit, and Assigned To.

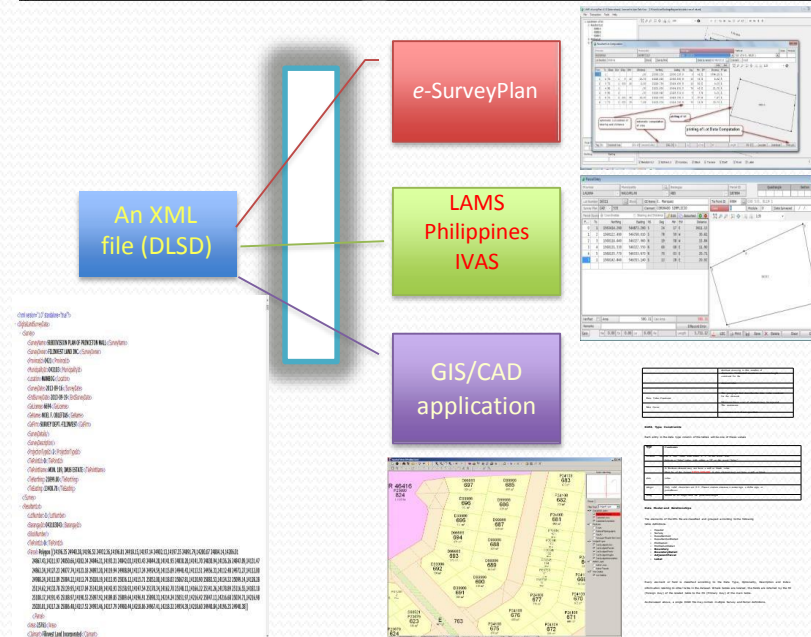
Trans ID	Create Date	Client	Transaction Type	Current Unit	Assigned To
13180	30 Nov 10	EDGAR P. CAYANONG	Request for Approval of Isolated	Records Section	Records Section
13270	07 Dec 10	JANETH E. SADORA	Request for Approval of Isolated	Records Section	Records Section
13365	14 Dec 10	JACQUELINE S. ROJAS	Request for Approval of Isolated	Records Section	Records Section
14585	28 Nov 10		New Transaction	Records Section	Records Section
15093	30 Nov 10			Records Section	Records Section
15722	18 Nov 10			Records Section	Records Section
15937	13 Nov 10			Records Section	Records Section
15941	13 Nov 10			Records Section	Records Section
15986	14 Nov 10			Records Section	Records Section
16004	14 Nov 10			Records Section	Records Section
16016	14 Nov 10			Records Section	Records Section
16047	17 Nov 10			Records Section	Records Section
16048	17 Nov 10			Records Section	Records Section
16070	17 Nov 10			Records Section	Records Section
16102	19 Nov 10			Records Section	Records Section
16157	24 Nov 10			Records Section	Records Section
16200	24 Nov 10			Records Section	Records Section
16253	25 Nov 10			Records Section	Records Section
16279	25 Nov 10			Records Section	Records Section
16362	26 Nov 10			Records Section	Records Section
16370	26 Nov 10			Records Section	Records Section
16396	27 Nov 10			Records Section	Records Section
16419	27 Nov 10			Records Section	Records Section
16526	28 Nov 10			Records Section	Records Section
16938	12 Dec 10			Records Section	Records Section
17400	28 Dec 10			Records Section	Records Section
17500	28 Dec 10			Records Section	Records Section
18081	05 Jan 11			Records Section	Records Section
18411	23 Apr 12	ALVIN P. CANQUE	Request for Approval of Isolated	Records Section	Records Section
- Bottom Center:** A "Transaction Information" window showing details for a specific transaction. It includes fields for Survey Plan (PSD), Claimant (BERNARDO PAUNAR), Province (MISARAS ORIENTAL), Municipality (CAGAYAN DE ORIENTAL CITY), and Date (06/06/2011). It also shows a timeline of actions such as "Front Desk", "Encoding of Survey Records", "Final Verification", and "Final Approval".
- Bottom Right:** A "TECHNICAL DESCRIPTION" form for a land parcel. It includes a table of line data with columns for Line, Bearing, Distance (m), Northing, and Easting. The table has 6 rows of data. Below the table is a diagram of a land parcel with dimensions and bearings. The form also includes fields for "Requested by", "Verified by", "Checked by", "Issued by", and "Date".

ACCESSING INFORMATION & TRANSACTIONS W/IN LAMS PHILIPPINES

1. E-Survey Plan

The Plan as medium to online digital submission of survey returns (digital lodgment) and online access to land survey records and information - DAO 2016-01.

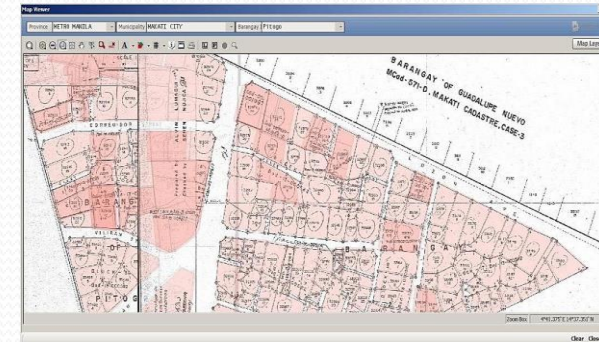
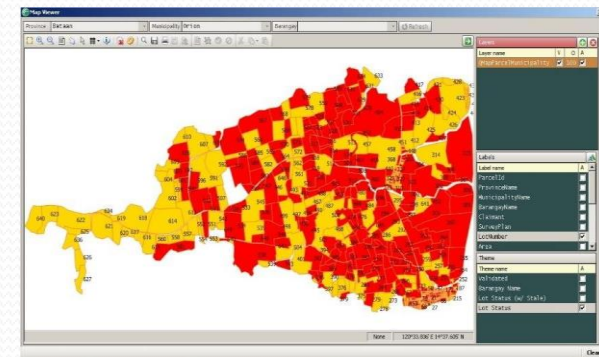
It provides a standard digital land survey data (DLSD) exchange with the LAMS Philippines and other information system.



ACCESSING INFORMATION & TRANSACTIONS W/IN LAMS PHILIPPINES

2. Digital Cadastral Database (DCDB)

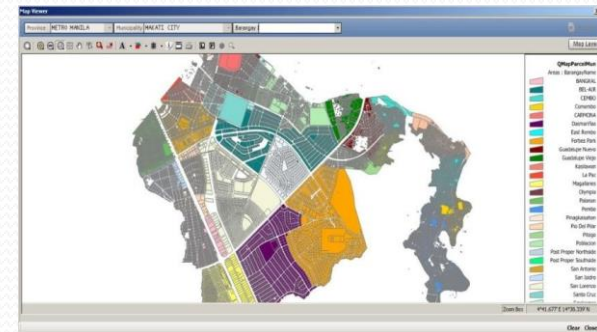
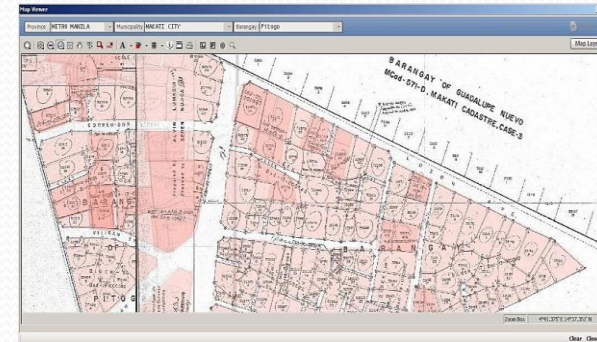
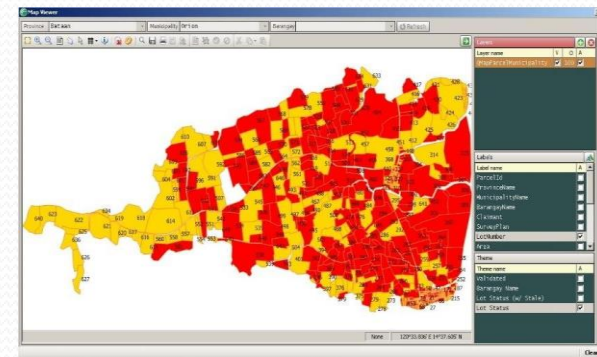
- The DCDB is a database of land records containing textual, scanned documents, maps, and spatial data created and stored within LAMS Philippines.
- It provides the basic and authoritative layers of cadastre information with all parcels and political boundary information covering a municipality, city, or any political unit.



ACCESSING INFORMATION & TRANSACTIONS W/IN LAMS PHILIPPINES

2. Digital Cadastral Database (DCDB)

- It also covers and provides land transaction information and the recording of any property rights and information. The DCDB also creates different thematic layers on land uses, land tenure status, and other themes used for better land management, planning and decision making.

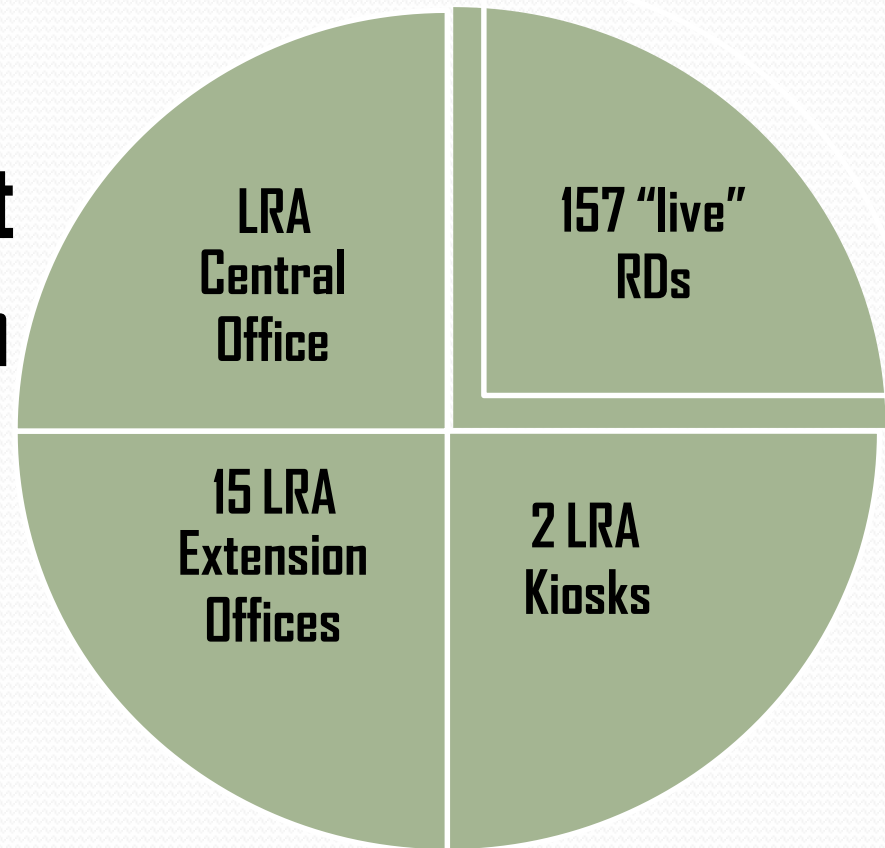


LAND REGISTRATION AUTHORITY

- **The LRA and the Land Title Computerization Project**
- **The LRA Title Upgrade Program**
- **LRA Linkages Project with other Government Agencies**

LRA'S COMPUTERIZATION PROJECT

- **Nationwide computerization project of the Land Registration Authority**
- **Implemented in the Central Office and the Registries of Deeds**



STATUS

The background of the slide features a row of four small green seedlings with two leaves each, growing out of a mound of dark brown soil. The scene is set against a blurred green background, suggesting a natural outdoor environment. The top of the slide has a teal and blue gradient with wavy lines.

- **Live in 157 of LRA's 164 RDs nationwide**
- **Processing more than 98%+ of transactions using the LRA Computerized Systems**
- **Converted +24M titles into digital format**
- **Constructed 28RDs**
- **Renovated 134 RDs**

TITLE UPGRADE PROGRAM CONCEPT

The background of the slide features a close-up photograph of several small green seedlings with yellow stems and leaves, growing out of a layer of dark brown soil. The scene is set against a blurred green background, suggesting a natural, outdoor environment. The overall aesthetic is clean and professional, with a focus on growth and progress.

- **Conversion of Manually-issued Titles to eTitles**
 - **Covers 11.5M Manually-issued Titles**
 - **Nationwide implementation**
 - **3 years, starting January 2017**
 - **Coverage:**
 - **All OCTs, TCTs, and CCTs**
 - **All Patents**

MANUALLY-ISSUED TITLES & E-TITLES

**OWNER'S DUPLICATE
CERTIFICATE OF TITLE**

**ORIGINAL CERTIFICATE OF TITLE IN
THE REGISTRY OF DEEDS**

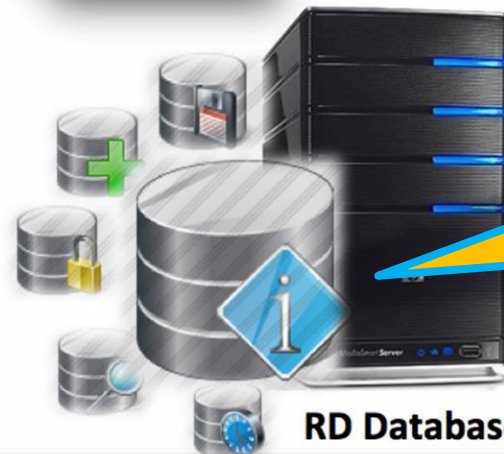
**MANUALLY-
ISSUED TITLE**



**Vault Copies of
Manually-issued
Titles --- filed
and stored in the
Vaults of RDs**

RD Vault

**PHILARIS-
GENERATED
or "eTITLE"**



**Vault Copies
eTitles ---
electronically
stored in the
Servers of RDs**

RD Database



DEPARTMENT OF AGRARIAN REFORM

DAR is the Agency responsible for all land reform in the Country.

Three (3) major components:

- Land Tenure Improvement (LTI);**
- Program Beneficiaries Development (PBD); and**
- Agrarian Justice Delivery (AJD).**

DEPARTMENT OF AGRARIAN REFORM

- **It is not only for land reform but includes the totality of all factors and support services designed to lift the economic status of the beneficiaries.”**
- **CARP stands for the Comprehensive Agrarian Reform Program, a government initiative that aims to grant landless farmers and farmworkers ownership of agricultural lands.**
- **An estimated 7.8 million hectares of land is covered by the Comprehensive Agrarian Reform Program (CARP).**
- **As of December 31, 2013, the government has acquired and distributed 6.9 million hectares of land, equivalent to 88% of the total land subject to CARP**

NATIONAL COMMISSION ON INDIGENOUS PEOPLES



The National Commission on Indigenous Peoples (NCIP) is an agency of the Philippine government with frontline services for the Indigenous Peoples and attached to the Office of the President. The NCIP evolved through a series of governmental reorganizations in an effort to properly address the multifarious issues and concerns confronting the country's diverse Indigenous Cultural Communities/ Indigenous Peoples (ICCs/IPs), and to effectively, efficiently and responsively deliver basic services to them.

NATIONAL COMMISSION ON INDIGENOUS PEOPLES



It is mandated to protect and promote the interest and well being of indigenous peoples with due regard to their beliefs, customs, traditions and institutions.

It is the primary government agency that formulates and implements policies, plans and programs for the recognition, promotion and protection of the rights and well-being of IPs with due regard to their ancestral domains and lands, self-governance and empowerment, social justice and human rights, and cultural integrity.

SOME LESSONS / STRATEGIES



- **A more aggressive advocacy (social media, avp, forums) should be adopted at the legislative, institutional and public level in pursuing LAM reforms**
- **Given the Archipelagic set up of the Philippines, integrated access to land information and LAM services through data standardization with strong IT support is the right direction**

SOME LESSONS / STRATEGIES



- **Active participation of LGUs in political boundary resolution, land survey and titling has shown to be most beneficial in the long run on their revenue generation and land development planning**

SOME LESSONS / STRATEGIES



- **Good management of NGA resources, international and private groups support for local government to enhance governance and financial management and towards more economically competitive, equitable and environment-friendly LGUs, support from both NGAs and private sector initiatives on LAM should be maximized**



ACKNOWLEDGEMENT

ATTY. ANALIZA REBUELTA-TEH

Undersecretary

Department of Environment and Natural Resources

ATTY. ROBERT NOMAR V. LEYRETANA

Deputy Administrator

Land Registration Authority

ATTY. EMELYNE V. TALABIS

Director

Land Management Bureau



*Thank
you*

