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Philippine Experience in Land Administration and Governance

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Urbanization

More than half of world population live in urban areas

by 2030

300%

increase of
built-up urban
land

60%

world population
will live in cities



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Philippine Context

46% of 24.2 million land parcels are untitled

70% of cities have outdated property values

55% of cities have outdated land use plans

30% of government own source revenues are from real property





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Philippine Context

Land management institutions are fragmented

No unified land information system

No agency has a complete mapping of all lots in the Philippines

Many informal subdivisions





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Philippine Context

Many land surveys with significant errors

Weak land dispute resolution mechanisms

Land sector processes too complex, prone to corruption

Land issues constrain investments and economic growth, especially in urban areas



A wide-angle, high-angle photograph of a busy street in Cagayan de Oro City, Philippines. The street is filled with a variety of vehicles, including cars, vans, and trucks, moving in both directions. The buildings lining the street are densely packed and feature numerous billboards and advertisements. A prominent billboard on the left side of the street advertises a casino with the text "CASINO femme" and "drying your skin". Other billboards include "CEBUANA", "PEPSI MALAKI", and "P2". The overall atmosphere is one of a bustling, commercial urban environment. The text "History of Support to Land Governance Reforms" is overlaid in the center of the image in a large, white, sans-serif font.

History of Support to Land Governance Reforms

Photo by Cagayan de Oro City Government



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Support to Land Administration Reforms



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**Australian
Aid** 

**Land Administration and
Management Project 1**
2000-2003

- Conducted policy studies on titling and institutional applications
- Developed innovations and reform strategies on titling, registration and records management



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Support to Land Administration Reforms

- Developed NGA-LGU partnership framework for an integrated development approach
- LGU-led reforms
- Sub-national assistance on LAM initiatives to LGUs & partners
- Initial development of LGUs for titling (SATM), land information system (ULIS) and, computerization for increased revenue generation (ETRACS)
- Assisted 16 LGUs located nationwide



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**Land Administration and
Management Project 2**
2006-2010



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Support to Land Administration Reforms

Phase 1

- Advocated for DENR-LGU partnership for LGU-based land titling (110 partnerships established)
- Developed LGU-assisted titling handbook



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**Property Rights for Economic
Progress Project
2009-2013**

Phase 2

- Established DENR-LGU-bank relationships
- Developed land titling manual for banks
- Linked beneficiaries to banks to harness “dead capital”

- Supported Residential Free Patent Act



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Support to Land Administration Reforms

- Developed LGU Land Administration and Management good practice models (Bayawan, Legaspi, Tayabas, San Carlos Cities)
- Further development of a unified/harmonized land information system
- Comprehensive approach to land governance: Linked land to tenure security to revenue generation



Japan
Fund for
Poverty
Reduction

**Local Government Revenue Generation
and Land Administration Reforms
(REGALA) Project**
2011-2016



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Support to Land Administration Reforms

- Conducted land tenure work in:
 - Antipolo City (LGU-DENR partnership, land titling, land information system, alternative dispute resolution)
 - CDO (land titling in 2 priority barangays, organized land and asset management office, land information system)
- Organized Conference on Sustainable Land Administration and Governance
- Supported initiatives of the Land Coalition



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**Strengthening Urban Resilience
for Growth with Equity (SURGE)
Project**
2015-present

A wide-angle, high-angle photograph of a busy street in Cagayan de Oro City. The street is filled with a variety of vehicles, including cars, vans, trucks, and motorcycles. The buildings lining the street are densely packed with numerous billboards and advertisements. Visible billboards include 'CASINO', 'PEPSI MALAKI', 'CEBUANA', 'ATM', and 'ISUZU'. The scene is captured in a slightly hazy, overcast light, with a dark semi-transparent overlay across the entire image. The text 'Next Steps' is centered in the middle of the image in a white, sans-serif font.

Next Steps

Photo by Cagayan de Oro City Government



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National Land Titling Program

1. To complete original titling of alienable and disposable land
2. Helps to eliminate otherwise “dead capital”
3. Draft Executive Order submitted to the Office of the President



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Agricultural Free Patent Reform

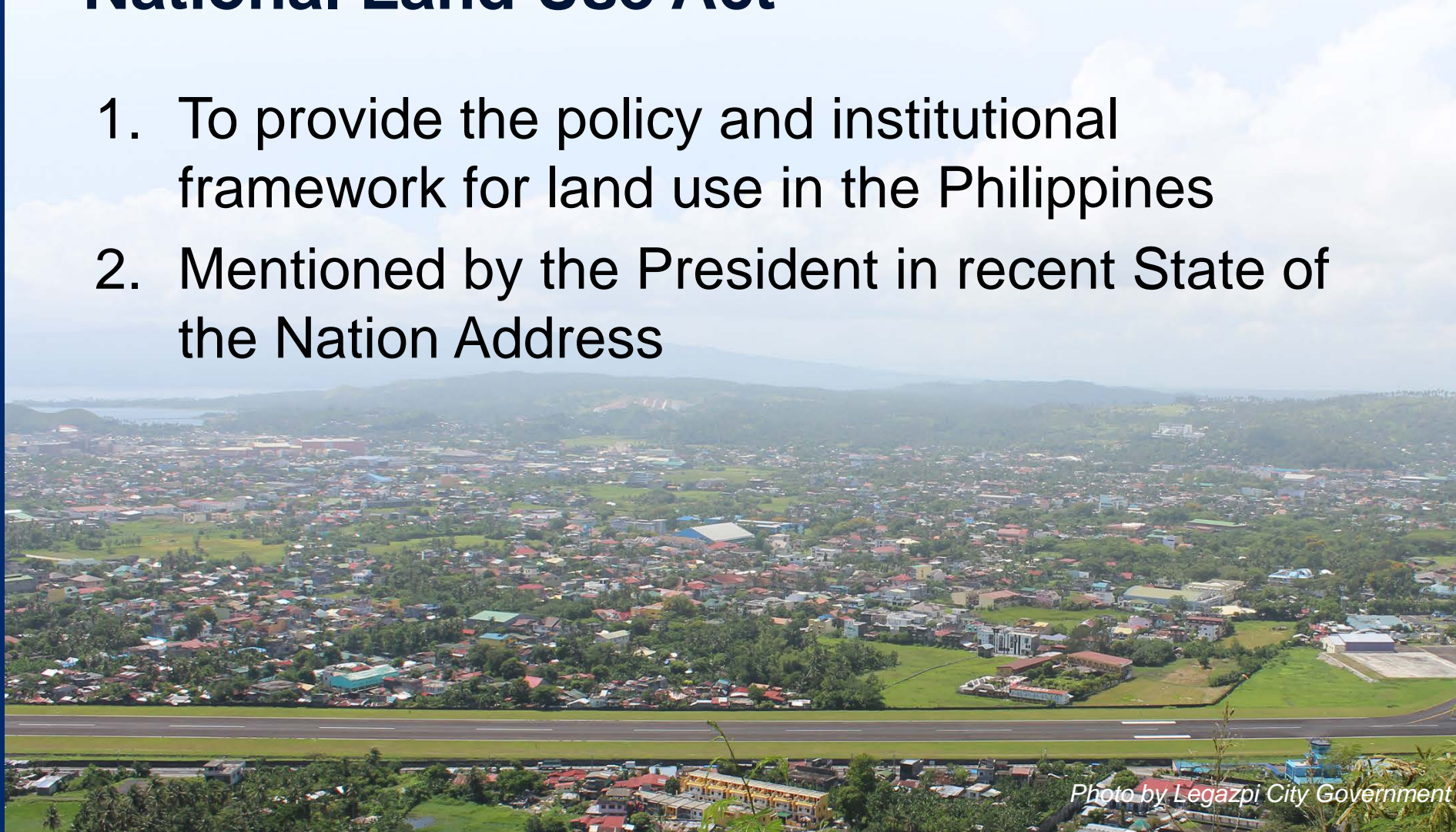
1. Remove two restrictions that contribute to low productivity in rural areas:
 - 5- year restriction on mortgage and sale
 - 5-year right to repurchase
2. Proposed legislation that is in Congress



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National Land Use Act

1. To provide the policy and institutional framework for land use in the Philippines
2. Mentioned by the President in recent State of the Nation Address





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Thank you!

