NAVIGATING TOWARDS AN ACCESSIBLE, ACCURATE AND QUALITY LAND INFORMATION

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PHILIPPINES
Land Profile of the Philippines

Total Land Area = 29,704,230 hectares

- **Forest Lands**: 52.21% (15,509,555 ha.)
- **A & D Lands**: 47.79% (14,194,675 ha.)

- **67%** Administratively Titled
- **14%** Judicially Titled
- **7%** Non-agricultural
- **9%** Areas turned over to other agencies
- **3%** Remaining untitled A&D lands = 395,136 has.

**Note:** This pie chart represents the distribution of land areas according to different categories.
LAND INFORMATION

Land Information is a database containing spatially referenced land-related data that is core to the functioning of government sectors, making it an automatic contributor to economic growth and poverty eradication.

USES and 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

Source: Ahene, Rexford, on Measures to Improve Access to Land Resources and Related Benefits in Uganda, World Bank
LAND TITLING SYSTEM

CLASSIFICATION

SURVEY (DENR)
- Control
- Political Boundary
- Land Parcel

ADMINISTRATIVE
- Patents (DENR)
- CLOAs (DAR)
- CADTs/CALTs (NCIP)

JUDICIAL (Courts)
- Decree
  - Voluntary
  - Compulsory
    (Cadastral Proceedings)

REGISTRATION (LRA, ROD)
- Original (OCT)
- Subsequent (TCT)

Valuation / Taxation
**LAND TITLING AGENCIES IN THE PHILIPPINES AND THEIR MANDATES**

<table>
<thead>
<tr>
<th>Agency</th>
<th>Mandate</th>
</tr>
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<tbody>
<tr>
<td><strong>DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (EO 192)</strong></td>
<td>Responsible for conservation, management, development and proper use of the country's environment and natural resources. It is also responsible in the survey, disposition and administration of public alienable and disposable (A&amp;D) lands and lands not placed under the jurisdiction of other government agencies.</td>
</tr>
<tr>
<td><strong>DEPARTMENT OF AGRARIAN REFORM (EO 129-A)</strong></td>
<td>Lead agency in the implementation of Comprehensive Agrarian Reform Program (CARP) and is mandated to improve land tenure through better access to and more equitable distribution of land and its fruits and to promote the welfare of program beneficiaries through the coordinated delivery of support services.</td>
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<tr>
<td><strong>NATIONAL COMMISSION ON INDIGENOUS PEOPLES (RA 8371)</strong></td>
<td>Responsible for the protection and promotion of property rights of the Indigenous Cultural Communities/Indigenous Peoples.</td>
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<tr>
<td><strong>LAND REGISTRATION AUTHORITY (EO 292)</strong></td>
<td>An agency under the Department of Justice responsible for issuing decrees of registration and certificates of title and registration of documents, patents and other land transactions for the benefit of landowners, agrarian-reform beneficiaries and the registering public in general.</td>
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# LAND DATA/INFORMATION MAINTAINED BY LAND ADMINISTRATION AGENCIES

<table>
<thead>
<tr>
<th>SERVICES</th>
<th>DENR</th>
<th>LRA/ROD</th>
<th>DAR</th>
<th>NCIP</th>
<th>LGU</th>
<th>BIR</th>
<th>RESULTING RECORDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Classification</td>
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<td></td>
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<td>LC maps</td>
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<td>2. Survey and Mapping</td>
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<td>CAD maps, Projection maps, Survey plans</td>
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<td>3. Original or first time titling</td>
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<td>Application folders, etc</td>
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<td>4. Original Registration of Titles</td>
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<td>OCTs, Tax Declarations/ Tax Maps/Tax Rolls</td>
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<td>5. Approval of subsequent survey</td>
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<td>Survey plans</td>
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<td>6. Land transfers and Subsequent Registration</td>
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<td>TCTs, plans, tax payments</td>
</tr>
</tbody>
</table>
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
Vision: Efficient and effective management of all lands and other natural resources for the benefit of present and future Filipinos and promote optimal use and sustainable management of land and natural resources (over-all)

Mission. The Mission of the sector is to:
- Accelerate recognition, protection and disposition of land rights and claims to ensure tenure security (new)
- Establish an affordable, simple, demand-driven, open, efficient and effective LAM services. (enhanced LSDF 2018-2030)
- Establish an effective and transparent land valuation and taxation system to support inclusive and sustainable growth. (enhanced LSDF 2018-2030)
- Develop an integrated, accessible and modern geospatial land information system for all. (LSDF 2018-2030)
- Strengthen appropriate and responsive grievance mechanisms (formal, traditional, informal, alternative) to peacefully resolve land conflicts and tenurial concerns (new)

Land Administration
A. LAM Policy Reforms
- A multi-stakeholder approach in updating and rationalization of public land laws and policies is adopted
- Open, transparent and participative monitoring of land tenure and resource use is established
B. Land Titling, Registration and Tenure Security
- Implementation of a National Land Titling Program is completed
- Secure, accurate, simplified and affordable land registration and records systems and services is established
- A rationalise, transparent and simplified issuance of instruments is established
C. Survey and Mapping
- Implementation of a national program to review and update the country’s land classification is completed
- Cadastral survey is completed and cadastral maps are finalised
- Political boundary surveys are completed and disputes are resolved
- LAM policy reforms are approved and implemented. (Legislative and Executive)
D. Land Conflict and Dispute Resolution
- Alternative mechanisms for land conflict resolution are strengthened and expanded

Land Management and Governance
- Devolution and decentralization of public land management is completed
- LAM policy reforms are approved and implemented (Legislative and Executive)
- Open, transparent and efficient monitoring of land use and development, issuance of permits and regulations is established

Land Information Systems and Management
- Linkage of National Spatial Data Infrastructure (NSDI) to national ICT framework is established
- Comprehensive LIM policy and strategic framework for standards and procedures is adopted and mainstreamed
- Collaborative governance framework for LIM and inter-agency coordination is strengthened
- LAM services and LGU capacity building is decentralised

Land Valuation and Market Development
- LGU revenue through local real property tax is strengthened
- An integrated national real property valuation and assessment system is established
- Philippine Valuation Standards is adopted
- A natural resource-based accounting and valuation system and integrated into the national capital accounts is adopted
DENR Administrative Order
2010 – 18 dated June 23, 2010

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

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.

- Provides for automated LAM Services
LAMS Objectives

- Improve delivery of land related services through automated land transactions
- Improve management of land records information by promoting transparency, accountability and integrity
- Improve access to integrated land information for better analysis, planning and decision making (spatially enabled management)
Benefits of Land Information through LAMS Philippines

- Provides a real-time monitoring of all land transactions for efficient and accurate land-related information

- Reduce land conflicts/disputes brought about by erroneous, overlapping or missing records
Benefits of Land Information through LAMS Philippines

- Double titling are avoided
- Improved land records management and maintain up-to-date information through linkage with other land information systems of other land administration agencies
- Accurate land information to LGUs to support their land resource/development planning and tax mapping
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.
FEATURES OF LAMS Philippines

ONLINE PUBLIC LAND APPLICATIONS (PLAs)

LAMS PLA is a database application with customized transaction tracking system tailored for efficient monitoring of Public Land Applications in all PENROs and CENROs.

- It serves as monitoring system of all ongoing and pending applications in each PENROs and CENROs.
FEATURES OF LAMS Philippines

E-survey 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.
FEATURES OF LAMS Philippines

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.

- 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.
SMS (text messaging)

System-generated message informing the client of the status of the survey plan and/or the public land application (PLA)
FEATURES OF LAMS Philippines

Online LAMS Monitoring

![LAMS Transaction Tracking Monitor](image-url)
FEATURES OF LAMS Philippines

Online Land Records Services

LAMS Portal
Completion of the following:
- Data Capture
- DCDB
- PLA and Survey Spatial Information

Implementation of Paper-less Web-based transactions

Development, Installation and Implementation of E-LAMS (Phase 1,2,3 & 4) DENR, LRA, DAR & LGU Linkage

10 Year Program (2022-2031)
With the completion of LAMS, other national agencies, local government units (LGUs) as well as private individuals are likely to have a complete and easy access to DENR cadastral maps and other survey information. This is expected to make overall management of land surveys and titling activities more efficient in the country.
CHALLENGES

1. Connectivity within DENR and other land titling agencies including LGUs to link and provide complete and accurate information

2. Completing DCDB by linking land information of other land administration agencies such as LRA, NCIP, DAR and LGUs.

3. Change in mindset

4. Data privacy and protection and access protocols (user data controls)
Salamat