

SUMMARY REPORT OF THE CONSULTATION AND CONSENSUS BUILDING FOR POLICY STUDIES IN PERIOD FEBRUARY TO AUGUST 2002



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REPORT A10

**Philippines - Australia
Land Administration and Management Project**



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Summary Report of the Consultation and Consensus Building for Policy Studies in the Period February to August 2002

Purpose

In February 2002 the President met with members of the Project Supervision Mission and requested that the policy studies be fast tracked and the findings be tabled in six (6) months. In the period February to June 2002, the PA LAMP with technical assistance provided by AusAID, undertook four (4) policy studies in the land administration sector. These were;

1. organisation arrangements policy study, under DBM
2. laws policy study, under DOJ
3. property valuation policy study, under DOF (NTRC)
4. finance and fees policy study, under DOF (NTRC)

In the six (6) week period from early July to mid-August the findings of each of the four (4) policy studies were consolidated. The output was the PA LAMP Policy Integration Report. The report was presented to the Task Force on 16 August 2002.

The purpose of this report is to summarize the extensive consultation activities that took place during this period.

Approach

The studies were assigned to a responsible department and assisted by experts from the PA LAMP technical assistance. The TA experts included national consultants, the UP Law Center, national resource persons as well as seven (7) international advisers. The Consultation process included “in-house” consultations, government organizations and with other stakeholders from business, the professions, NGOs and other representatives of civil society, academia and local government. Both small group meetings and workshops were held. Large symposia were also included in the program whereby five (5) prominent persons in land administration were invited to visit the Philippines to speak on overseas practices.

In addition, the two (2) prototypes on LAMP, at Leyte and Quezon City have shown many key lessons and assembled a pool of local expertise in the issues and potential solutions. These persons were tapped by the policy study teams.

Overall Outcomes

The conduct and preparation of the study reports involved the lead agencies and their advisers who undertook detailed reviews and extensive consultations with key stakeholders, i.e. public sector agencies, private/commercial, professionals and civil society organizations on the current situation of land administration system in the Philippines.

Table 1 shows that between the period February to August 2002, some 14 workshops involving about 530 participants were organized in Metro Manila and Leyte. In the same period, three symposia with 330 participants were likewise organized, in addition to the 124 meetings held with public sector agencies, nongovernmental organizations and individuals with 490 participants. Overall, an aggregate of 1,350 participants attended and participated in the various consultative activities (in some cases the same person attended more than one event).

An overview of the consensus building workshops, symposia and consultative meetings conducted during the period February to June 2002 with various stakeholders are shown in Appendix Table 1, 2 & 3.

The approach included small work sessions whereby the issues could be identified. Then the underlying causes were explored and finally ideas on potential solutions were proposed.

Each policy study team was able to use the valuable knowledge and experience of the participants in the formulation of the broad directions that are contained in the reports.

Table 1. Summary Table of Consultative Activities for Policy Studies, Feb-August 2002.

Activity	No. of activities	Total Participants	Types of Stakeholders
Workshop	14	530	Public sector, Civil Society
Symposia	3	330	Private/commercial, Civil Society
Consultative Meeting	124	490	Professionals, Government, Business, Civil Society Academia, Courts, Local Government
Total	141	1,350	

Note: For details, please refer to appendices

The findings of the studies and recommendations have benefited substantially from the views and suggestions of various key stakeholders through consultative meetings and workshops held in Metro Manila and Leyte. The consultations undertaken have enabled the project to consider reform proposals from the viewpoint of groups and organizations that would benefit from a substantial

improvement in the quality of service of the land administration sector. For details of the outcomes of some of the consultations of the policy studies, refer to Appendices.

Next Step

In the next phase from September 2002 to March 2003 the broad strategic directions will be confirmed and consensus building activities in each policy topic will address the reform agenda in more detail. At the end of this phase it is expected that representatives of all stakeholders would have been engaged in deliberations on specific proposed changes to the various elements of the land administration sector and a clear set of agreed changes to the legal framework would have been concluded. Further, it is expected that the proposed consolidation of land administration functions into one agency would have been submitted to Congress.

Appendix Table 1. Consensus building workshops conducted with various stakeholders for 4 policy studies and integration study, February - August 2002

POLICY STUDY	DATE	VENUE	NO. OF PAX	TYPE OF STAKEHOLDERS			
				PSA	PRIVATE/ COMMERCIAL	PROFESSIONALS	CSO
1. Land Valuation							
• Workshop 1	May 7	EDSA Shangrila Hotel, Ortigas Center, Mandaluyong City	14	✓	✓	✓	--
• Workshop 2	May 23	Mulawin Room, Dusit Hotel Nikko, Makati	30	✓	--	--	--
• Workshop 3	May 27-28	MacArthur Park Hotel, Palo, Leyte	34	✓	--	--	--
Sub-total			78				
2. Land Laws							
• Workshop 1	May 17	The Richmond Hotel, Mandaluyong City	27	✓	✓	✓	--
• Workshop 2	May 22	Hotel Intercon, Makati	40	✓	✓	✓	✓
• Workshop 3	May 24	Diamond Hotel, Roxas Blvd, Manila	40	✓	✓	✓	✓
• Workshop 4	June 5	Alejandro Hotel, Tacloban, Leyte	40	✓	✓	✓	--
• Workshop 5	June 19	Sulo Hotel, Quezon City	100	✓	✓	✓	✓
• Workshop 6	May 27	Sulo Hotel, Quezon City	7	✓			
Sub-total			254				
3. Institutional Arrangements							
• Workshop 1	May 3	Diamond Hotel, Roxas Blvd. Manila	38	✓	--	✓	--
• Workshop 2	May 2	Alejandro Hotel, Tacloban City	20	✓	--	--	--

• Workshop 3	May 10	Diamond Hotel, Roxas Blvd, Manila	43	✓	--	--	--
Sub-total			101				
4. Fees and Finance							
• Workshop 1	May 14	Leyte Park Hotel, Tacloban, Leyte	27	✓	--	--	--
• Workshop 2	May 24	Diamond Hotel, Roxas Blvd, Manila	50	✓	--	--	--
Sub-total			77				
5. Integration Study	Aug 23	EDSA Shangri-La Hotel, Pasig City		✓	✓	✓	✓
Sub-total			20				
TOTAL			530				

PSA : Public Sector Agencies
 Private/Commercial : Bankers and clients, real estate developers, among others
 Professionals : Lawyers, accountants and tax collectors, geodetic engineers and surveyors, real estate brokers and agents, etc.
 Civil Society Organizations: Non-governmental organizations

Appendix Table 2. Symposia conducted with various stakeholders for 4 policy studies, February – August 2002

TRAINING/EVENT	DATE	VENUE	NO. OF PAX	TYPE OF STAKEHOLDERS			
				GOP	PRIVATE/ COMMERCIAL	PROFESSIONALS	CSO
1. Symposium 1 <i>Best International Practices</i>	May 8	EDSA Shangri-La Hotel, Pasig City		✓	✓	✓	✓
Sub-total			86				
2. Symposium 2	May 29 -30	EDSA Shangri-La Hotel, Pasig City		✓	✓	✓	✓
Sub-total			147				
3. Symposium 3	June 19	Sulo Hotel, Quezon City		✓	✓	✓	✓
Sub-total			97				
TOTAL			330				

Appendix Table 3. Summary of Meetings Conducted with Agencies for the Policy Studies, February - August 2002

	ACTIVITY/EVENT	DATE	VENUE	NO. OF PAX	AGENCY		
1	Institutional Arrangements	March 21	Manila	1	LMB		
		March 21	Manila	3	LRA		
		March 22	Manila	1	DA-Bureau of Soils		
		April 1	Manila	3	NAMRIA		
		April 1	Manila	1	DILG		
		April 4	Manila	1	EMB		
		April 4	Manila	1	DAR		
		April 4	Manila	1	MGB		
		April 4	Manila	1	PAWB		
		April 5	Manila	4	LRA		
		April 11	Manila	2	HLURB		
		April 12	Manila	3	FMB		
		April 12	Manila	1	PEA		
		April 12	Manila	3	NEDA-NLUC		
		April 18	Manila	1	NCIP		
		April 19	Manila	1	HUDCC		
		April 25	Manila	1	LMB		
		April 29	Manila	1	NAMRIA		
		May 6	Tacloban, Leyte	5	Prototype 1		
		May 7	Tacloban, Leyte	4	DENR-R8		
		May 8	Tacloban, Leyte	1	ROD-R8		
		May 8	Tacloban, Leyte	1	DAR-R8		
		June 5	Manila	1	NHA		
			Sub-total		42		
		2	Land Laws	April 16	Tacloban, Leyte	1	ROD-R8
				April 23	Manila	2	DAR
				April 24	Manila	1	LMB
April 26	Manila			1	Cuervo Appraisers		
April 29	Manila			1	NHA		
April 29	Manila			2	HLURB		
April 29	Manila			1	LRA		
May 02	Manila			1	Dept. of Fisheries		
May 06	Manila			1	NCIP		
May 07	Manila			1	DBP		
May 08	Manila			1	FMB		
May 09	Manila			11	LARES		
May 09	Manila			2	Task Force Mapalad		
	Manila				Legal Rights of Natural		
	Manila			1	Resource Center		
May 14	Manila			3	Kaisahan		
May 14	Manila			1	Green Circle Properties		
May 15	Manila				HUDCC; School of Urban		
May 16	Manila			1	Planning, UP		
May 16	Manila			1	Land Use Planning Consultant		
May 17	Manila			1	LAMP TA		
May 20	Manila			3	LARES		
May 20	Manila			2	Supreme Court		
May 21	Manila			1	Habitat		
May 20	Manila			1	LRA		
May 21	Manila			2	Green Circle Properties		
May 23	Manila			1	ROD		
May 25	Sulo Hotel, Q.C.			6	UP Law Center, DAR, NAMRIA		
May 31	Manila			1	Office of Sen. Jaworski		
June 03	Tacloban, Leyte			2	ROD-R8		
June 03	Palo, Leyte			1	CENRO-R8		
June 03	Leyte			3	Interviews with People		
June 03	Manila			1	DAR		
June 04	Tacloban City Hall, Leyte	1	Assessor				
	Leyte	2	LBP				

	ACTIVITY/EVENT	DATE	VENUE	NO. OF PAX	AGENCY		
3	Valuation Policy Study	June 04	Palo, Leyte	1	Municipal Trial Court		
		June 04	PIO 1	1	PA-LAMP		
		June 05	Sta. Fe	1	Municipal Trial Court		
		June 10	Ateneo de Manila, Q.C.	1	SALIGAN		
		June 15	Brgy. Holy Spirit Hall	5	Community Leaders		
		June 15	Brgy. Payatas	2	Community Leaders		
		June 18	6/F, HUDCC, Makati City	1	HUDCC		
		June 18	71 Malakas St., Quezon City	1	PAFID		
		June 18	2/F ISO Bldg, Q.C.	2	ICSI		
		June 18	Manila	1	Found'n for Devt. Alternatives		
		June 22	59 C. Salvador St., Q.C.	2	PAKISAMA		
		June 25	28 B. Matino St., Q.C.	1	Urban Poor Associates		
		June 25	Makati City	1	LBP		
		June 22	UCPB Bldg., Makati City	1	UCPB		
		June 28	Plaza Cervantes, Binondo	1	LMB		
		June 28	Calapan, Oriental Mindoro	1	Mangyan Mission		
		June 28	12/F Tower 1, H.P. dela Costa St., Makati	1	Equitable PCI Bank		
		June 28	LRA Bldg., East Ave., Diliman, Q.C.	1	LRA		
		July 01			86		
				Feb 18	BIR, Manila	8	BIR
				Feb 19	PMO	10	DENR
				Feb 21	DAR	8	DAR-BLAD
				Feb 22	DAR	12	DAR-LBP
				March 26	BIR, Manila	9	BIR Asset Valuation Division
				April 02	LMB	8	Land Mngt Bureau Appraiser
				April 03	DAR	9	Bureau of Land Acquisiting Dist.
				April 09	LBP	2	LBP Appraisers at Lending Center in Rizal
				April 11	DENR Regional Office	9	DENR-RIII Lad Section Personnel
				April 12	Quezon City	2	Q.C. Assessors and heads of office
				April 16	COA	16	Technical Service Office Chiefs of Division
				April 17	LMS-DENR Region III	15	DENR
				April 21	Baguio City	30	PHALTRA Board (org of Local Treasures and Assessors in the Phils.)
				April 22	Baguio City	15	Regional Directors (in 2 City Provincial City ad Groups) Municipal Assessors, Regional Staff BLGF
				April 29	Quezon City	10	Q.C. Assistant Assessors and all leader of divisions
				May 02	BIR, Manila	8	BIR-Asset Valuation Division
				May 03	City Hall, Muntinlupa City	8	Assessors and Senior Staff
				May 06	NHMFC Office	6	NHMFC officials and appraisers
		May 06	DTI bldg.	6	Bureau of Officer in Charge of Licensing private appraiser		
		May 09	COA-TSO	12	Technical Service Appraiser		
		May 10	Municipal Hall, Sta. Rosa	9	Municipal Assessors of Division Chief		
		May 13	NHA	6	NHA Officials		
		May 15	GSIS Head Office	8	GSIS personnel involved in real property valuation		

	ACTIVITY/EVENT	DATE	VENUE	NO. OF PAX	AGENCY
		May 15	SSS	12	SSS involved in real property valuation
		May 27	MacArthur Resort, Palo, Leyte	21	Municipal Assessors of Leyte
		May 28	MacArthur Resort, Palo, Leyte	15	City Assessors BLGF Assessment Supervisors Provincial Assessors and Assistants Inter-Agency Valuation Policy Study
		June 06	NTRC	35	BLGF
		Feb 07	Manila	1	Colliers Jardine Philippines
		Feb 11	Manila	3	Punong Bayan & Araullo Appraisers
		Feb 15	Manila	2	Philippines Assoc of Reality Appraisers
		Feb 18	Manila	1	
		Feb 18	Manila	3	Cuervo Appraisers Inc
		Feb 19	Manila	2	Bureau of Internal Revenue
		Feb 21	Manila	6	DENR
		Feb 21	Manila	1	Bureau of Land Acquisition and Distribution
		Feb 22	Manila	6	Asst Vice President plus 5 others
		Feb 26	Manila	1	Cuervo Appraisers Inc
		Feb 26	Manila	1	DOF
		April 29	Quezon City	6	Asst Assessor Admin plus 5 others
		May 2	Manila	1	BIR, Zonal Value Team
		May 3	Manila		Muntinlupa City Assessors Office
		May 6	Manila	1	National Home Mortgage Finance Corp
		May 6	Manila	2	Bureau of Trade Regulation & Consumer Protection
		May 6	Quezon City		Commission on Audit, Tech Services Division
		May 10	Sta Rosa	1	Assessors Office, Municipality of Sta Rosa
		May 28	Leyte	1	Leyte Provincial Assessors Office
			Sub-total	348	
4	Finance and Fees Policy Study	April 22	LMB Office	4	LMB
		April 23	LRA Office	2	LRA
		April 23	Bureau of Soils Office	1	Bureau of Soils
		April 24	EMB Office	1	EMB
		April 24	FMB Office	2	FMB
		April 24	Mines GeoScience Bureau Office	3	Mines GeoScience Bureau
		April 29	BIR, Q.C.	1	BIR
			Sub-total	14	
			TOTAL	490	