

**PHILIPPINES-AUSTRALIA LAND
ADMINISTRATION AND MANAGEMENT
PROJECT**

**LAMP, PROTOTYPE 1
OUTPUT 2.2**

Design of TA activities in Output 2.2

November 2002

REPORT C16



Diagram: The context of PIO 1 in LAMP

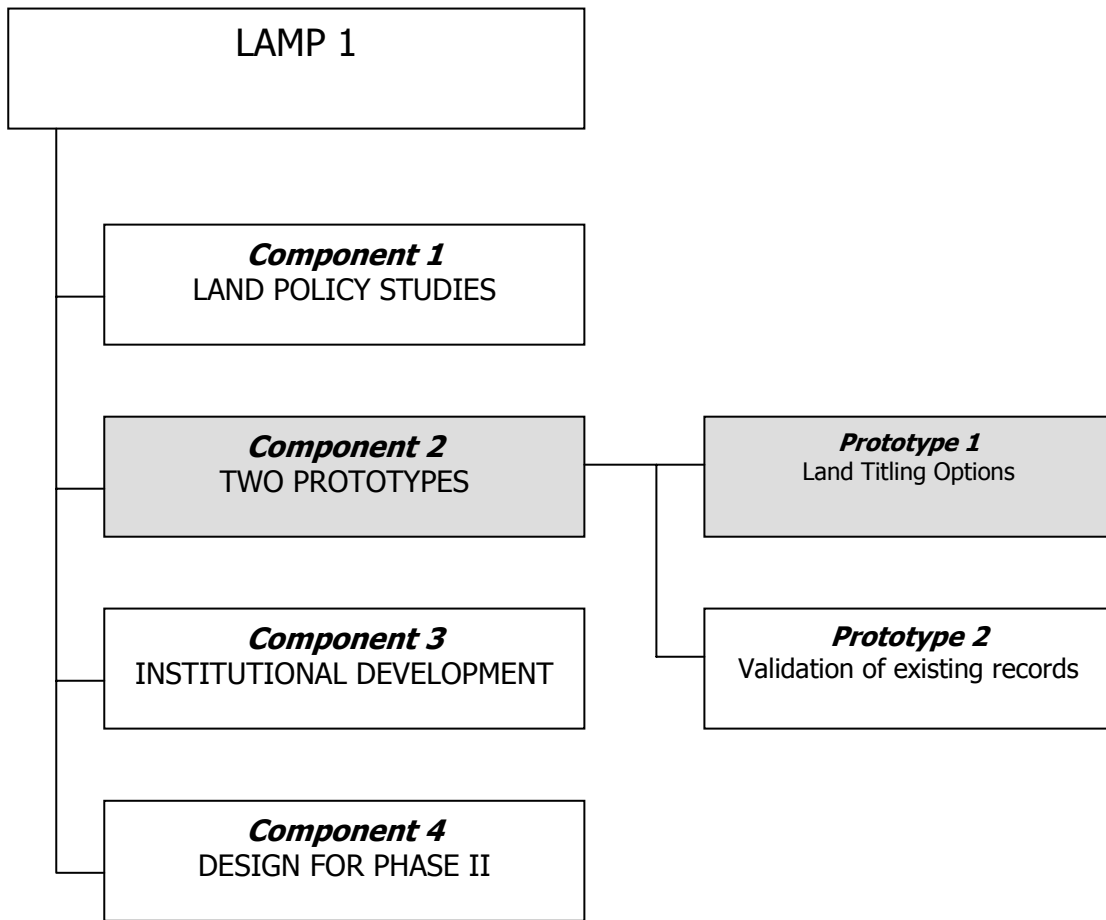
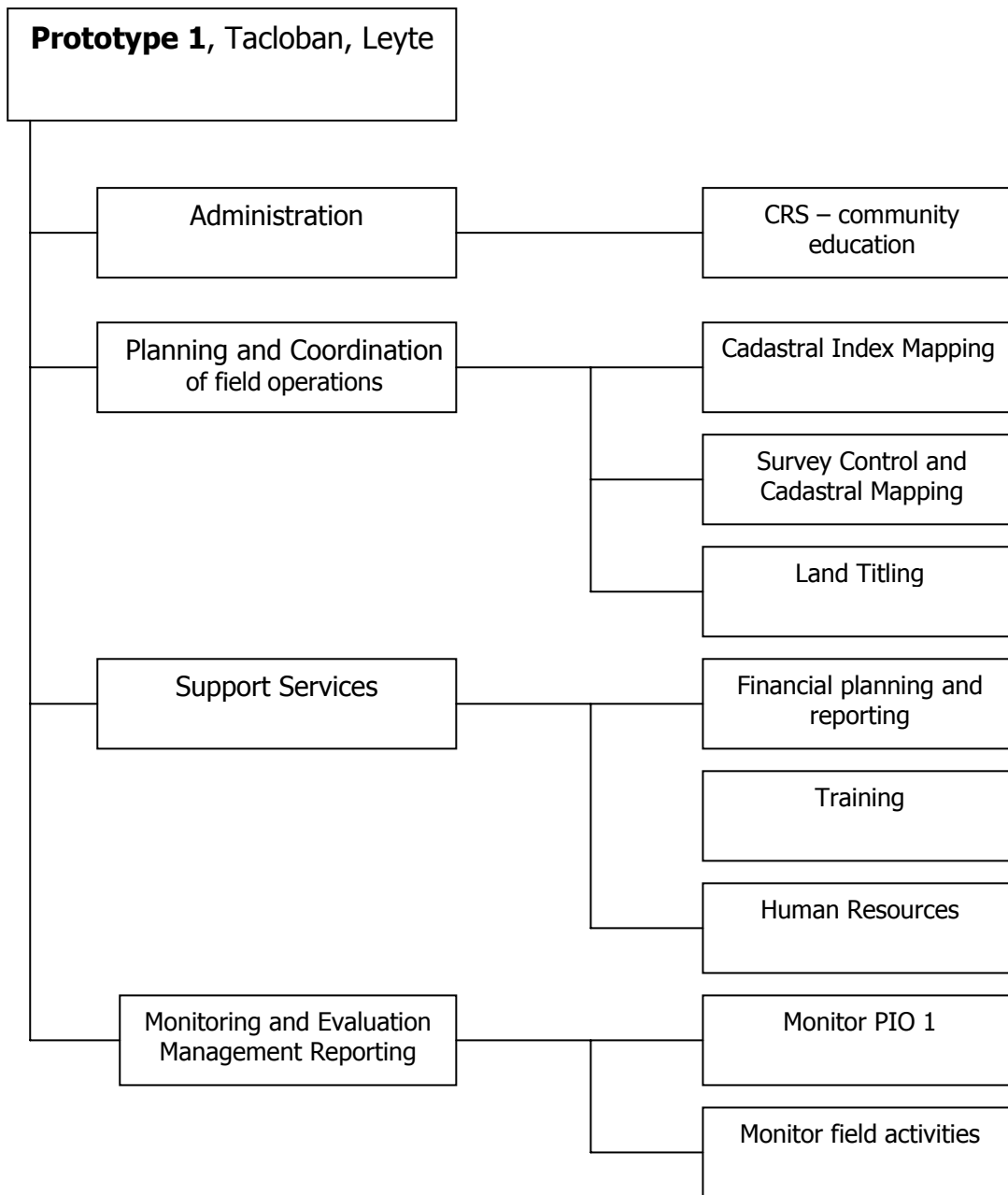


Diagram: Prototype 1 structure



TA TEAM PROPOSED FOR OUTPUT 2.2

| Position | Name | Term | Start | End |
|---------------------------------|-----------------------------------|-------------|--------------|------------|
| Survey Control | Andrew Dyson | 5 months | July 02 | Dec 02 |
| Land Parcel Mapping | Jan van der Kevie | 3 months | July 02 | Dec 02 |
| Survey and Mapping | Pedro Mendiola | 12 months | July 02 | June 03 |
| Systematic Registration Adviser | Steve McFadzean | 13.5 months | July 02 | March 04 |
| Social Dynamics | Carlos Isles | | Nov 02 | |
| Administrative Titling Adviser | Nigel Thomson | 3.5 mths | Nov 02 | March 03 |
| Land Registration Law | David McDowell | 1 month | Nov 02 | Dec 02 |
| National Land Registration Law | | | | |
| Monitoring and Evaluation | George Collett Philip Peñaflor | 1-2 weeks | | |
| Land Records Adviser from PIO 2 | Felino Cortez | 2 weeks | | |
| Orthophoto Mapping | | | | |
| Automated Mapping | Arman Digol | | Late Oct | |
| | | | | |

COUNTERPARTS FOR OUTPUT 2.2

| # | Position | Counterpart Nominee | TA position | Counterpt TOR available |
|----------|--|----------------------------------|--------------------|--------------------------------|
| 1 | CIM production | Bennie Sanico | Jan van der Kevie | ?? |
| 2 | Orthophoto Mapping Satellite imagery | Noemi Ponferada Evelyn Amago | | ?? |
| 3 | Cadastral Mapping | Noemi Ponferrada Evelyn Amago | Pedro Mendiola | ?? |
| 4 | Registry of Deeds Records Management/ Integration | Eduardo Pedraea | Jan van der Kevie | ?? |
| 5 | Systematic Registration Coordinator | Juliet Asuar | Steve McFadzean | Yes |
| 6 | Administrative Titling | Roel Attienza | Nigel Thomson | ?? |
| 7 | Land Registration Law | Attorney Villanosa | David McDowell | ?? |
| 8 | Planning and Coordination | Brian Garcia | Coordinator | |
| 9 | Training Coordinator | Chito Katangkatang | | |
| 10 | Survey Control | Noemi Ponferrada Oliver Ong | Andrew Dyson | Yes |
| 11 | CENRO – for database management | | | |

TERMS OF REFERENCE FOR OUTPUT 2.2

July 2002 – March 2004

Introduction

Output 2.2 commenced in July 2002 and continues until March 2004. The Annual Plan 2001-2002 contains a guide to the activities in Output 2.2. The terms require the advisers, in consultation with PIO 1 and government and non-government stakeholders, to identify and evaluate all methods that have potential for the effective and efficient conduct of land titling in the Philippines. As a result, the advisers are to recommend improved methods that are more effective, more efficient, affordable and sustainable.

Activities include:

- To identify, in addition to methods covered by the present laws and regulations, all methods that have potential application in survey control, cadastral mapping and land titling in the Philippines.
- To assist PIO 1 to develop a set of objective criteria for evaluating and comparing the identified methods. These may include but need not be limited to time, budget, equipment, human resources and skills, cost, affordability, agency capacity and capability, community involvement, community understanding and support, transparency, regulatory changes required before adopting, suitability and sustainability.
- Where possible, to conduct a pilot of this activity which will permit an evaluation of the methods.
- To assist PIO 1 to conduct an evaluation of the options. This should also identify opportunities and examine constraints that would need to be overcome in order to implement the options.

The development and evaluation of methods for an expanded land titling project should occur in direct consultation with customers and the wider community.

The Objective:

The objective of Output 2.2 is thus to develop suitable survey control, mapping and land titling methodologies for application during Phase II of LAMP. The methodologies should draw on the outputs from the bridging technical assistance, Activity 11, the policy studies and practice in other countries. Inputs, in the nature of feedback and evaluation of raw proposals, will be required from professional groups and members of the public. The advisers will support field tests and evaluations of the options. Where this is not possible [for example because the option is not yet supported by law], evaluation should be undertaken by other means. The advisers will provide a basis for evaluation and assist PIO 1 to undertake the evaluation. The intention is that the outputs will provide useful data in the development of the design for an expanded land titling programme to be implemented in Phase II.

Activities:

Output 2.2 is linked to the output from Deliverable 11 under Output 2.1 and to the series of community participation strategies under Output 2.3 (Deliverables 12, 26, 35 and 39). The design strategy that underpins Output 2.2 is the initial development and testing of land titling procedures, the scaling up of these procedures and the testing of alternative survey/mapping technologies, the assessment of methodologies that are not possible under the existing legal framework, and finally the documentation of this experience into a form that can be used to scale up PA-LAMP activity.

The design of Output 2.2 has been and is being impacted by:

- ***The change in the World Bank programme for the design of Phase II of the project.*** Instead of commencing this in March 2003, this is now expected to be commenced in late 2002. The impact of this change is to impose tighter time constraints on the production of evaluations by advisers of the options for Phase II. This will require the evaluation of options to commence in 2002 and to continue in 2003.
- ***The decision in early 2002 to stop administrative titling using homestead patent and to shift the emphasis to judicial titling.*** Since that time the judicial titling methodology has been designed and is being tested, and weaknesses are being identified.
- ***The decision to extend the Free Patent Law, which will permit a second effort to develop and test administrative titling activity for agricultural land.*** It is expected that, of all the land titling options capable of implementation under the existing law, the use of free patents will provide the greatest flexibility in a mass land titling programme. For that reason, the development and testing of a field methodology should be seen as a priority activity by Technical Assistance. However, since the original design of Output 2.2 did not envisage any technical assistance inputs into the free patent pilots, AusAID approved the provision of additional resources to support the development of the free patent pilots.
- ***Pilots of judicial titling processes commenced during Activity 11 of Output 2.1 but have not been completed.*** An evaluation of these pilots will occur during Output 2.2. TA inputs will be given in the development of the judicial titling pilots and in the evaluation of lessons.
- ***Delays in the procurement of orthophoto maps and satellite imagery.*** The development and testing of these alternate methods will lay a sound foundation for mapping processes in Phase II. These delays may affect the timetable for the delivery of TA inputs, deferring them until 2003.
- ***Delays in the procurement of survey contractors in PIO 1 to conduct cadastral surveying activities in support of systematic registration activities.*** Problems are being addressed and the next procurement process is underway, with major procurements for Santa Fe and Pastrana advertised in October 2002..
- ***Inability to locate a suitable national Geodetic Survey Adviser***
- ***A request from PIO 1 for additional inputs*** from the international survey control adviser, especially to accommodate additional training.

These developments will place an increased burden on the technical assistance team required to support PIO 1. They affect the inputs required to support the Output. It has necessitated a submission to AusAID for a restructure of the technical assistance inputs. In October 2002, AusAID approved:

- An additional one month for the survey control adviser to provide additional training
- An additional resource of 3.5 months, to assist in supporting the systematic registration activities.

The Deliverables

Output 2.2 as restructured following AusAID's provision of additional resources, is composed of the following Deliverables:

- ***Deliverable 21, July- December 2002 – identification of all survey control, mapping and land titling options*** – this activity continues the support for judicial titling fieldwork and completion of a review of judicial titling. It will investigate some of the methodologies not

supported under the current law (including the use of photomaps, the introduction of a simplified administrative titling method and the use of provisional titles). It should result in the development of a set of control, CIM production and mapping and land titling procedures for implementation during the next phase of the project. It will also draw on the experience from other international projects and jurisdictions to identify options that would enhance an expanded land titling programme in Phase II. Initiatives will be identified to strengthen the operation of the Registry of Deeds, particularly the registration of transactions with land.

- ***Deliverable 25, January – June 2003 – evaluation of all control, mapping and land titling options; develop staffing options for an expanded programme*** – the field test of land titling activities (judicial and administrative) will continue to be supported. In addition a detailed analysis of all tests of alternatives for use in Phase II will be carried out. As part of the review of the gearing up necessitated by an expanded land titling programme, the project will field test the use of maximum contract staff, identify costs and benefits and develop recommendations for an appropriate strategy for staffing an expanded programme.
- ***Deliverable 34, July 2003 – March 2004 – continued evaluation and implementation of the strategy for expansion*** - expansion of the existing land titling options will continue to be supported. A compiled report of all land titling options presently permitted under the law will be completed, together with a strategy for gearing up these methods into full production in existing and new locations. As the design and programme for Phase II should be available in 2003, this activity is seen as a strategic link between Phase I and Phase II, in which the momentum developed in Phase I of LAMP is maintained. In addition to permitting a phased gearing up of fieldwork to prepare for Phase II, this time will be key for an expanded training programme that will permit resources required at the start of Phase II to be developed in the closing stages of Phase I. It will also permit an awareness-building programme among the officials of areas impacted early in Phase II.
- ***Deliverable 34A - the development and testing of procedures for the One-Stop-Shop.*** This will entail an examination of ways in which the operation of the One Stop Shop could be enhanced to increase customer service and user satisfaction. TA support will also be given to PIO 1 at a series of One Stop planning meetings and workshops throughout 2002. Resourcing of this item will come from the unallocated national resources
- ***Free Patent development*** – this will permit inputs into the development of the pilot activities. This will include assisting participants to identify streamlined processes, planning the prototypes, contributing to the development of the initial training programmes and assisting in documenting processes. The ultimate aim is to develop simplified and streamlined processes.

The overall strategy for Output 2.2 is set out in Table 1, noting that this strategy is flexible as it needs to anticipate changes in project circumstances – delays in photomaps, approval of laws etc. The design anticipates close links between Outputs 2.2 and 2.3, with recommendations from the evaluation of the community mobilisation reviews being incorporated into the design of future Output 2.2 field activities.

Methodology

Methodology for Activity 21 and Free Patent development

One of the constraints identified in the PIO 1 activities to date is the lack of capacity to develop the control network, particularly if the demands of an expanded programme are imposed on already stretched resources. The project will review standards for control and will identify potential for reduced standards of control in an expanded titling programme. The cost and benefit of options will be developed.

The project will also review the methods for producing cadastral index maps and conducting cadastral surveying. Alternatives will be tested in the field including the use of GPS to produce survey maps, the use of orthophoto maps and the use of satellite imagery. It is expected that the Prototype will test in parallel the traditional surveying process against the alternative technology, so that the respective benefits and disadvantages may be identified. As Activity 21 has progressed it has become apparent that the field tests relating to photomaps and satellite imagery will not occur before 2003.

The project will complete the test of existing land titling options. In addition to supporting the development of the free patent fieldwork, TA will continue to support the review of the existing judicial titling pilots. In addition the project will develop additional pilot activities, including the test of the use of judicial titling exclusively in residential areas.

The project will during Activity 21 support an analysis of the judicial titling pilots established during Activity 11 and continued during Activity 21. The aim is to obtain community feedback on the pilots and to identify ways in which the processes may be streamlined.

In addition the advisers will conduct a review of land titling methods permitted in the laws of other countries, so that potential land titling techniques that may be utilised in Phase II can be evaluated.

After conducting the review, the project will assess options that may be implemented in an expanded land titling programme in the Philippines if appropriate enabling legislation can be implemented. In particular the project will review the potential for a simplified administrative titling approach that is not dependent on free patents. Also the potential for a simplified free patent methodology will be developed. In addition the project will develop options for the use of provisional titles to simplify the title issue processes, particularly where the period of possession has not been established or where boundaries of parcels have not been fully defined.

Methodology for Activity 25

Field tests of land titling options will continue to be supported and reviewed. Alternate community mobilisation methods will be evaluated. In addition all field tests will be reviewed in consultation with the community and stakeholders. Areas in which the titling options permitted under the existing legislation can be improved by administrative or legislative action will be identified. The project will develop a strategy for the expansion of these methods.

In addition a site visit will be arranged to some of the countries whose laws and processes have been evaluated during Activity 21, so that staff in PIO 1 in the key disciplines can evaluate first-hand the potential application of methodologies in the existing field activities and in Phase II.

The land titling options developed reviewed and inspected during Activity 21 will be tested in workshops with industry groups, so that the options are evaluated with inputs from the community. A strategy for implementation will be developed.

As part of the design process for an expanded land titling programme, it is expected that during Activity 25 a pilot will be conducted in which all CRS, mapping and adjudication processes are conducted by the maximum use of contract staff. The aim of this test will be to develop an effective staffing structure for an expanded land titling programme so that it can be geared up in new locations into an effective production process. This is important in ensuring that the major expansion of field activities required by the next phase can be achieved without a substantial increase in the size of the host agency or the secondment of staff from that agency.

Methodology for Activity 34

Field tests of land titling options will continue to be supported.

An integrated report of all land titling options and lessons learned from the pilot activities will be compiled. In relation to land titling methods permitted under existing legislation, the report will include a strategy on how to staff and expanded production process in Phase II.

It is expected that this activity will provide an effective transition from the design and evaluation processes of LAMP 1 and the expanded production processes of LAMP II. This activity will permit the concepts to be explained to officials in the initial target areas of LAMP II and will also permit the development of a recruitment and training programme to provide a platform of skilled staff on which LAMP II can be built.

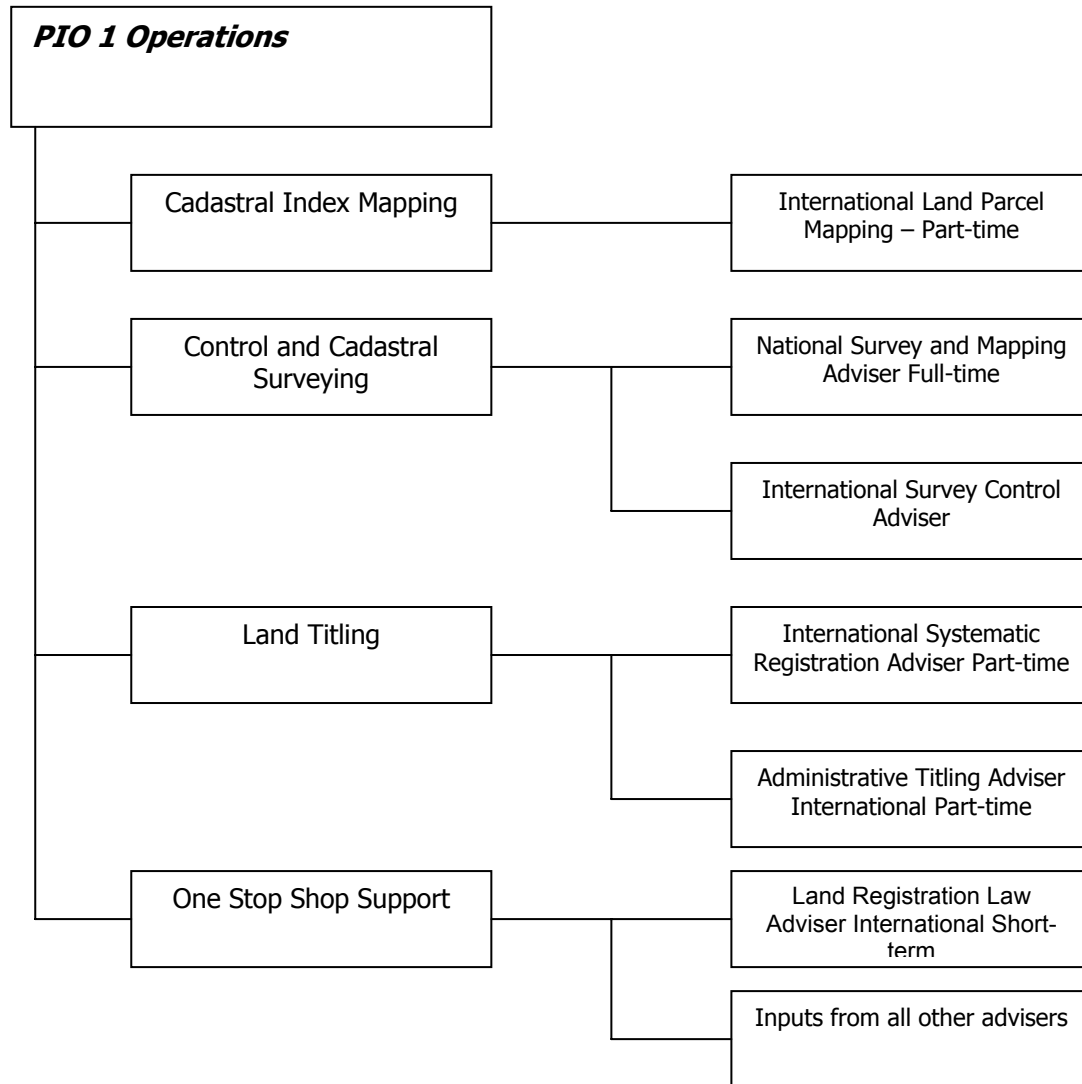
Methodology for Activity 34A

Inputs will be provided as follows:

- TA participation in One Stop Shop workshops and planning meetings. These will aim at assisting the One Stop Shop participants to extract the maximum benefits from the potential of the One Stop Shop without enabling legislation, including a streamlined client service focus that encourages transparency
- Assistance in integrating completed Cadastral Index Maps into the existing processes of the Registry of Deeds and guidance generally in records management procedures.
- Support for the design of the community education campaign on the role of the One Stop Shop
- Support in the design of surveys of clients of the One Stop Shop in order to assess their satisfaction with service. This will review the cost to the client of attending the One Stop Shop and their satisfaction with the service.
- Inputs from other advisers will be presented to the One Stop Shop, including inputs from the International Land Registration Law Adviser on initiatives to strengthen the operations of the Registry of Deeds, the national land records management strategy and the automated mapping process.

Inputs

Diagram: The context of technical assistance in Output 2.2



The original design provided the following resources for Output 2.2:

Table: Resources originally allocated to Output 2.2

| Activity | Resource |
|-----------------|---|
| Activity 21 | <p>International Systematic Registration - 4.5 months CIM – 3 months Survey Control – 3 months Orthophoto Mapping – 2 months Land Registration Law – 1 month</p> <p>National Geodetic Survey – 3 months Cadastral Survey – 6 months Land Registration Law – 1 month</p> |
| Activity 25 | <p>International Systematic registration – 5 months Orthophoto Mapping – 1 month Land Registration Law – 1 month</p> <p>National Geodetic survey – 3 months Cadastral Survey – 6 months Land Registration Law – 1 month</p> |
| Activity 34 | <p>International Systematic Registration – 5.5 months Land Registration Law – 1 month</p> <p>National Land Registration Law – 1 month</p> |
| Activity 34A | Unallocated national resources |

The changing priorities and factors mentioned above indicate that the following resources should now be allocated:

Table: Resources proposed for Output 2.2

| Activity | Resource |
|-----------------|--|
| Activity 21 | <p>International Systematic Registration - 4.5 months CIM – 2 months Survey Control – 4 months Land Registration Law – 1 month Administrative Titling Adviser – 1.5 months</p> <p>National Cadastral Survey – 6 months Land Registration Law – 1 month Automated Mapping Adviser – ??</p> |
| Activity 25 | <p>International Systematic Registration – 5 months CIM – 1 month Orthophoto Mapping – 3 months Land Registration Law – 1 month Administrative Titling Adviser – 2 months</p> <p>National Geodetic survey – 3 months Cadastral Survey – 6 months Land Registration Law – 1 month Automated Mapping Adviser - ??? months</p> |
| Activity 34 | International |

| | |
|--------------|---|
| | Systematic Registration – 5.5 months Land Registration Law – 1 month National Land Registration Law – 1 month |
| Activity 34A | Inputs using unallocated national resources |

Structuring the inputs into systematic registration

AusAID has approved an additional resource to assist the development of free patent procedures. The existing Systematic Registration Adviser commenced the inputs into free patents and assisted in the conduct of workshops before the mobilisation of the Administrative Titling Adviser. To ensure that all terms of reference would be satisfied during Activity 21, the inputs were structured as follows:

| <i>Activity</i> | <i>Systematic Registration Adviser</i> | <i>Administrative Titling Adviser</i> |
|------------------------|---|---|
| <i>21</i> | <ul style="list-style-type: none"> • Support for the review of Judicial Titling • Establish free patent pilot and processes • Identify institutional and procedural strengths and weaknesses of land titling options under the existing laws • Criteria for evaluating land titling options • Participate in workshops and prepare reports | <ul style="list-style-type: none"> • Review international laws and project experience. Drawing on that research and on the law in the Philippines, identify options for accelerating land titling, their advantages and disadvantages • Inputs into free patent training • Workshop • Report on the impact of international experience and its potential impact in the Philippines • |
| <i>25</i> | <ul style="list-style-type: none"> • Assist PIO 1 to complete community assessment of Judicial Titling • Maintain support for the management of judicial titling pilots • Continue support for the implementation of free patents • Develop evaluation methodology for free patents • Workshops to evaluate land titling options | <ul style="list-style-type: none"> • Evaluation of options for accelerating land titling to be undertaken at workshops and in consultation with stakeholders |
| <i>34</i> | <ul style="list-style-type: none"> • Pilot the use of maximum contract staff • Strategy for expansion into Phase II • Training and groundwork for the gearing up in Phase II | |

Table 1 – Strategic Approach to Output 2.2

| Activity | Deliverable 21 | Free Patent support | Deliverable 25 | Deliverable 34 | Deliverable 34A |
|---|---|---|--|--|---|
| Description in Annual Plan | <i>Preliminary set of land titling procedures developed</i> | | <i>Implement Land Titling Procedures and prepare a report evaluating the methods including phase 2 recommendations</i> | <i>Implement Land Titling Procedures and prepare a report evaluating the methods</i> | <i>Support for the development and testing of the One-Stop-Shop</i> |
| Planned Completion | December 2002 | March 2003 | June 2003 | March 2004 | December 2002 |
| a) Identification of all methods (including methods not covered by the current regulatory regime) that have potential application for effective and efficient land titling; | <p>Support for judicial titling pilot</p> <p>Design and implementation of free patents</p> <p>Report on land titling options permitted under the existing law Digital CIM production</p> <p>GPS/ Survey comparison</p> <p>Identify initiatives to strengthen the operation of the Registry of Deeds</p> <p>Evaluation of other jurisdictions for options to enhance survey control, CIM production, cadastral mapping and land titling methods in Phase II.</p> | <p>Design and implementation of the free patent pilot activities including assisting participants to identify simplified and streamlined processes, assisting in developing the training programme and commencement of field activities</p> | <p>Support ongoing land titling activities</p> <p>Pilot to evaluate CIM production using Orthophoto and satellite images</p> <p>Pilot to evaluate survey/ Orthophoto/ satellite imagery</p> <p>Review of the proposals to strengthen the registration activities of the Registry of Deeds</p> <p>Field test using maximum contract staff as preparation for expanded programme</p> | <p>Support ongoing land titling activities</p> <p>Evaluation of fieldtest using maximum contract staff</p> <p>Transition to expanded programme – familiarization of officials in new locations; training programme for teams involved in the expansion</p> | <p>Workshops to design rules of engagement to maximize benefits</p> <p>Recommendations for strengthening the role of the Registry of Deeds</p> <p>Inputs from Social Dynamics adviser National land records management strategy Integration of CIM into ROD</p> <p>Network for monitoring the progress of file processing</p> |
| b) Technical assistance with the development of a range of objective criteria | Develop objective assessment criteria | Criteria for evaluating the potential of options from other jurisdictions and laws. | <p>Test using the objective criteria</p> <p>Evaluation of options</p> | | |

| Activity | Deliverable 21 | Free Patent support | Deliverable 25 | Deliverable 34 | Deliverable 34A |
|--|--|--|---|---|---|
| c) Obtaining all necessary material, including the results from Output 2.1, and the provision of assistance with the conduct of an evaluation, including identification of opportunities and constraints that would need to be overcome before the methods can be adopted; | Evaluation of GPS, Digital CIM and judicial titling | Literature search; search of laws of other jurisdictions | Evaluation of free patents Evaluation of CIM and cadastral surveying options | Review of outcomes from all field tests Evaluation of all outcomes with stakeholders | |
| d) Assistance with the conduct of workshops on the results and the facilitation of consensus for improvements; | Workshop on titling options under their existing law and criteria for evaluation | Workshop on titling options from other jurisdictions and criteria for evaluation | Evaluation workshops with all stakeholders | Workshops on gearing up options for expansion in Phase II | |
| e) Assistance with the presentation of results through the PMO, to the IATWG and IACC; and | Report will highlight issues requiring referral | Outcome reports | Report will highlight issues requiring referral | Report will highlight issues requiring referral | Report will highlight issues requiring referral |
| f) Documenting methods selected for use and future application in the LAM Program. | All options to be documented | Options documented | All options to be documented | All options to be documented | All options to be documented |

Deliverable to AusAID

Advisers will make monthly reports and milestone reports as required by specific terms of reference. In addition, each adviser will contribute detailed summaries to form part of the following reports to AusAID.

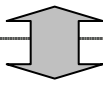
The following reports are to be provided to AusAID via the Quality Assessment Panel during Output 2.2:

| Milestone Report | Deliverable to AusAID |
|--|--|
| <i>Activity 21 Summary Report</i> | By 31 December 2002, a <i>combined report</i> summarizing progress in the development of a preliminary set of control, CIM production, cadastral mapping and land titling procedures recommended for Phase II and outcomes of the free patent development |
| <i>Activity 25 Summary Report</i> | By 30 June 2003 a <i>combined report</i> summarizing progress in the evaluation of control, CIM production, cadastral mapping and land titling procedures recommended for Phase II. |
| <i>Activity 34 Summary Report</i> | This report will be compiled by the Systematic Registration Adviser and will attach contributions from other advisers participating in PIO 1 activities in the period 1 July 2003 to 31 March 2004. It will summarise the recent experience in the field activities, lessons, impact on Phase II and recommendations. It should also contain a strategy for the gearing up of the land titling options into full production. |

FIELD ACTIVITIES IN OUTPUT 2.2

The Table summarises field activities to be undertaken in Output 2.2. The detail may change as the project develops and other needs or focuses arise, driven by the design of LAMP II.

TABLE: SUMMARY OF PILOTS IN OUTPUT 2.2

| Activity | Pilot | Location | Aspect to investigate Issues | Timing |
|-----------|--|---|--|--|
| 21 | Ongoing judicial titling pilots | 7 locations Dagami [4] Pastrana [1] Palo [3] | Finalise procedures Convert Dagami into a training base camp to support the Palo expansion. Priority to complete Review in November | October 2002 Completer 2003 Evaluate November 2002 |
| | CIM production | | Continue production process | Complete and evaluate in 2002 |
| | Digital CIM | | Generate CIM in digital form | Complete and evaluate in 2002? |
| | Expanded judicial titling programme | 10 barangays in Dagami, 2 in San Miguel | Already surveyed Capacity to expand and streamline PIO 1 decided to continue with the judicial titling activities rather than convert to free patent | Commence October 2002 Evaluate June 2003 |
| | Judicial Titling in totally residential areas | 6 barangays in Palo | Test process in a purely residential area. Develop streamlined procedures. This is a key to the design of phase II. Generate procedural regulation. | Start October/ November 2002 Complete 2003 |
| | CRS conducted by Local government unit [link to Palo residential judicial titling pilot] |  | Test new approach in CRS delivery. This will evaluate (a) LGU capacity to conduct CRS (b) PIO 1 CRS manual of procedures – capacity of PIO 1 to develop contractors to undertake this activity. | Start October/ Novemberr 2002 Complete 2003 |
| | Sporadic judicial titling | Alang Alang | Develop and test streamlined procedures. It has been decided to cancel this activity. | |

Design of Technical Assistance inputs in PIO 1 for Output 2.2

| Activity | Pilot | Location | Aspect to investigate Issues | Timing |
|-----------|--|---|---|---|
| | Free Patents for surveyed land | Alang Alang [5 barangays] and San Miguel [3 barangays] | Develop and test streamlined procedures. All participants to accept process. Generate procedural regulation. Key to design of Phase II. Issue is that the survey is so old it may need to be done again. An alternative is to conduct this in Dagami. | Start October 2002 Complete April 2003 |
| | Comparing field survey and GPS | Pastrana | Comparison and costing. Key for design of Phase II. <i>Evaluation should occur before the demobilisation of the Survey Control Adviser.</i> | October 2002 Evaluate 2002 |
| 25 | CIM by orthophoto | | Comparison and costing. Key for design of Phase II. <i>Photomaps not available until 2003.</i> | 2003 |
| | Free patents for unsurveyed land | Santa Fe | Test the use of private survey contractors in a free patent pilot activity. <i>The procurement process may take 4 months and so the pilot may not commence until 2003.</i> | Commence 2003 |
| | CIM by satellite imagery | | Comparison and costing. Key for design of Phase II. <i>Images not available until 2003.</i> | 2003 |
| | Comparing ground survey with satellite imagery | | Comparison and costing. Key for design of Phase II. <i>Images not available until 2003.</i> | 2003 |
| | Comparing survey with orthophoto mapping | | Comparison and costing. Key for design of Phase II. <i>Photomaps not available until 2003.</i> | 2003 |
| | Free Patent with CRS conducted by NGO | | Test new approach in CRS delivery | 2003 |
| | Sporadic free patent | | Design method. Generate regulation | 2003 |
| | Free patents using maximum contract staff for all field activities | | Develop expansion model and staffing model. | 2003 |
| | CRS by CO-CD | San Miguel | Test alternate CRS approach | 2003 |
| | Investigate the ROD and dealings driven conversion of titles – issuing a provisional title | | An examination of a possible method for compulsorily converting unregistered land to registered land by issuing provisional titles for registered deeds. | 2003 |

Design of Technical Assistance inputs in PIO 1 for Output 2.2

| Activity | Pilot | Location | Aspect to investigate Issues | Timing |
|-----------------|--|-----------------|--|---------------|
| 34 | Gearing up of production processes | | Test the expansion model and staffing model | 2003 |
| | Free Patent training | | Set up Alang Alang as a training base to give on-the-job training in support of the expansion programme. | 2003 |
| | Training to provide staffing platform for gearing up – identification of all procurement, staffing, training and mobilisation issues | | Use existing pilots to train staff from other locations to prepare for the expansion of the project. | 2003 |

PIO 1 Counterparts, inputs and deliverables in Output 2.2

In the implementation and support of Output 2.2, PIO 1 will undertake the following:

1. Provide the following counterparts:

- o **Survey control** – to assist in the development and evaluation of standards of survey control in Phase II; to coordinate training programmes where training is to be provided by the advisers
 - o **CIM production** – to develop programmes to test and evaluate new approaches to CIM production; to coordinate the implementation of revised practices in database development, management and records management
 - o **Registry of Deeds records management** – to assist in the review of records management processes and to facilitate inputs between the advisers and the Registry of Deeds; to implement records management and procedural changes to permit the benefits of CIM production to be experienced by the Registry
 - o **Orthophoto – surveyor** with capacity to be trained in the interpretation and use of aerial photographs
 - o **Systematic Registration Coordinator** – assist in the development of the free patent field test the sporadic judicial titling field test and the judicial titling field test in residential areas; manage all aspects of the field work; coordinate training programmes required to implement the field tests; liaise with all other sections, groups and agencies within or affected by the agency affected by the field tests.
 - o **Planning and Coordination Officer** – In recognition that the organisation and implementation of design and field tests will require a fine balance of planning and coordination, this resource is an essential support to TA, particularly in planning deliverables from all sections of PIO 1 necessary for field tests, coordinating workshops, acting as a Secretariat for the PIO 1 Design Committee, facilitating meetings with external groups and agencies, etc. It should also ensure that study tours are scheduled at a time that minimizes impact on field studies.
 - o **Training Coordinator** – in recognition that the field tests will demand new training programmes and that the development of specific training programmes, the generation of paperwork necessary for the approval process, the physical implementation of each training programme and the review of the effectiveness of training require focused attention, the role of the Training Coordinator in the planning and conduct of training programmes and workshops should be recognized as a key deliverable by PIO 1.
2. **Establish a Task Force/ Review Committee** [including counterparts and private sector groups] to review the proposals, options, field test outcomes, and recommendations and to participate in the evaluation and selection of Phase II strategies. This recognizes that the options and field tests of individual advisers need to be viewed as part of a total integrated package capable of endorsement by the region for a larger programme. The task force will be tasked with regularly meeting to review progress in the development of concepts, in the adequacy of industry, government and community consultation. It will ensure an integrated and balanced approach to the development and review of recommendations
3. **Workshop outcomes** - Assist in the organisation and conduct of the stakeholder workshops at which options and proposals will be discussed and evaluate. Support will also be given in compiling the workshop outcome reports and reporting significant conclusions to PMO.

4. **Organise field tests and study tours** - Assist in the development of proposals for field activities and visits as required including visits to other countries and facilitate participation by counterparts
5. **Facilitate all reviews** - Facilitate the establishment of all pilot projects, field tests and review processes.

Technical advisers will assist in compiling:

- An overview, methodology and objectives of the pilots to be conducted during Output 2.2, so that all participants are agreed on the desired outputs and the roles of participants
- Terms of reference for counterparts

Terms of reference for PIO 1 Counterparts

1. Systematic Registration Coordinator

Description of Activities:

- ◇ Plan and manage all systematic registration field activities.
- ◇ Manage the activities of the SAT Leaders and meet weekly with them. Obtain sufficient information to report weekly to the Technical Meeting
- ◇ Liaise between the base camp and the PIO, and ensure the base camp equipment, supplies and forms are delivered on time. Where requisitions for supplies are lodged, follow up until the supplies are delivered to the base camp
- ◇ Manage the mobilisation and demobilisation of base camps. Ensure that adequate base camp procedures are designed and implemented.
- ◇ Manage the production and presentation of training programmes, including new training resulting from changes in procedure identified during the review process. The training will recognise the needs of new recruits
- ◇ Develop and maintain the Free Patents Training and Operations Manual. Prepare changes to the manual resulting from changes in practice documented by the adviser.
- ◇ Oversee the start-up of base camp operations and provide support to the SAT leaders. Assist them to manage all aspects of daily activities including progress reporting to PIO.
- ◇ Oversee fieldwork to ensure its quality. Quality management is a key responsibility.
- ◇ Responsible for the achievement of targets set for systematic registration by PIO 1, including targets for parcels to be titled
- ◇ In conjunction with PIO 1, plan the expansion of the land titling projects, and ensure the availability of a supply of a pool of trained adjudicators and potential team leaders. This planning function will be carried out so that Systematic Adjudication Team Leaders are encouraged to select new base camp sites and to prepare to move adjudicators to the new location when one barangay is completed. This will ensure that the productivity of adjudicators is maximised.
- ◇ Assemble all forms for Homestead Patents and miscellaneous sales on a computer disk and provide copies to each team. Ensure that adequate copies of all forms are delivered to the base camp before the commencement of fieldwork.
- ◇ Assemble all forms for judicial titling and ensure they are available on each base camp computer
- ◇ Organise the review of all pilots and field activities.
- ◇ Ensure each database from CIM is copied onto the base camp computer so it may be used as a platform for preparing the Petition, schedules of interviews, the alphanumeric report from the Cadastral Officer to the Court
- ◇ With assistance from the adviser, develop a checklist to assist PIO to plan the start-up of new field activities.
- ◇ Conduct a review with the SAT leader of the quality of fieldwork. This is to ensure that the staff are adequately trained, have sufficient knowledge and are performing at an acceptable standard. Design additional training as required.

Meetings and Reports:

- ◇ Meet weekly with the Systematic Adjudication Team Leaders
- ◇ Represent PIO at all meetings concerning land titling in general and systematic adjudication in particular. Meetings include barangay council and assembly meetings, LAG and supervision missions by the World Bank, AusAID, QAP and QAC
- ◇ Present reports on the progress of all fieldwork to the technical meeting
- ◇ Ensure provision of Monthly Reports from the SAT Leaders to M & E
- ◇ Ensure provision of other reports for the Monitoring and Evaluation Section.

2. Survey control

- to assist the technical advisers in the development and evaluation of methods and standards of survey control for Phase II, the survey control is to ensure that all surveys and maps produced by the project are on the one uniform coordinate system so that all land information may be integrated;
- to assist the technical advisers in the development, implementation and evaluation of the pilot to test alternative survey techniques for more efficient and cost effective boundary definition for Phase II;
- to coordinate and manage all PIO1 inputs into the pilot;
- to ensure the timely delivery of results from the GPS testing and comparison with the survey data for the pilot area;
- to assist the technical advisers in the development of methods and standards of boundary definition for Phase II;
- Coordinate with the international advisers and to report weekly on achievements;
- to coordinate training programmes where training is to be provided by the advisers
- Regularly report progress to PIO 1

3. CIM production - first draft for review

- to develop programmes to test and evaluate new approaches to CIM production;
- to coordinate the implementation of revised practices in database development, management and records management:
- Manage all aspects of the database development and CIM production
- Coordinate with the international adviser and to report weekly on achievements
- Ensure the timely delivery of data and CIM for field activities according to the timetable specified by the Planning and Coordination Unit
- Regularly report progress to PIO 1

4. Registry of Deeds records management – first draft for review

To assist in the review of records management processes and to facilitate inputs between the advisers and the Registry of Deeds; to implement records management and procedural changes to permit the benefits of CIM production to be experienced by the Registry

- Assist the advisers in the review and documentation of the existing processes in the Registry of Deeds
- Design new processes as a consequence of data and resources made available under LAMP 1
- Assist in the design and implementation of a management information system that tracks all lodgments and reports on progress in the achievement of registration times. Anomaly reports for transactions not completed in the specified time frame, should be reported for review by the prototype managers
- Assist ROD to implement the CIM into both its records and into current registration processes
- Regularly report progress to ROD and PIO 1

5. Orthophoto – surveyor – first draft for review

- Undertake training as required in aerial photo interpretation and the use of photomaps
- Assist In the design, implementation and review of field tests of orthophoto maps
- Manage the field test and the review of outcomes
- Report on a regular basis to PIO 1.

6. Land lawyer ??? for review

- to assist the International Land Registration Law Adviser in the review of the existing legal framework and its impact on options referred to in the methodology for implementation in Phase II.
- Finalise the appropriate procedures for completing Answers in the judicial titling cases
- to assess the impact of the existing law on the options for reform developed during the activities; assist in developing a strategy for initiating legislative reform.
- Assist in the development of field tests of land titling options to be tested during Activity 21
- Monitor progress in the field tests
- Assist in the packaging and presentation of options to industry groups at workshops
- Report regularly on outcomes

13. Planning and Coordination officer

- Identify areas for the conduct of field tests
- Provide field targets and dates for all sections of the project
- In the management of cross-sectional planning and delivery, provide a timetable to field units for the presentation of deliverables under the project. This will ensure the timely presentation of outputs to ensure smooth implementation between the various units contributing to fieldwork
- Act as Secretariat for the PIO 1 Task Force/ review Committee and ensure regular meetings and reporting
- facilitate meetings with external groups and agencies;

14. Training Coordinator

- develop training programmes required to support the activities of TA and counterparts
- assist in the planning and conduct of training programmes and workshops required by the project;
- the generation of paperwork necessary for the approval process,
- manage the physical implementation of each training programme
- manage the review of the effectiveness of training
- report regularly to PIO 1 and PMO on training achievements
- review how training could be delivered more effectively.

TERMS OF REFERENCE

INTERNATIONAL LAND REGISTRATION LAW ADVISER

First Assignment (October / November 2002)

The Land Registration Law adviser to the LAMP Project will be based in PIO2 (QC) and PIO1 (Leyte). He will report to the TA team leader. The adviser will work closely with Project counterparts and will be assisted by a national land law adviser.

The approach at all times will provide the Project with best practice, a safe working situation and be Gender sensitive. The adviser will cooperate with the members of the Quality Assurance Panel whose job it is to verify that TA outputs are of a suitable standard and completeness. To this end, the adviser shall maintain an up to date work plan and have regular review meetings with counterparts on progress, issues and changes to the plan. A monthly report will be submitted to the team leader.

The overall purpose of this activity of PA LAMP is to identify initiatives that would (i) strengthen the operation of the ROD's to meet their service requirements, as well as, (ii) assist in current and future support to the LAMP accelerated titling activity and title validation and records improvement activity.

The International Land Registration Law adviser will be responsible for completing the following work no later than 30 November 2002 (reference is the PDD and the work to be completed is described as Deliverables 21 and 22 in the AusAid – AMC contract):

1. Provide a status report on land document registration to include an emphasis on future directions and options for improving the operation of the Register of Deeds (ROD). The report will identify any significant limitations and deficiencies in the operation of the title register and registration of land documents in the Register of Deeds and options for overcoming the identified weaknesses. The findings from the two LAMP prototypes will be examined. The problem of fake and spurious titles should be studied. Reference is to be made to the existing legal and institutional framework as well as the draft policy study reports. Reference is to be made to other overseas jurisdictions as exemplary systems. Note that the full evaluation and recommendations and conclusions will be done in next year's assignment which would allow the agencies concerned the time to address the first report from this assignment.
2. The current approach and procedures of the prototypes to accessing ROD information and records should be studied.
3. The existing implementation in the LRA of the BOO computerisation project under LARES will be reviewed from the point of view of operational and service delivery improvement. Since it will take many years to fully computerise every ROD in the country, options for short and medium term development of RODs ahead of the computerisation, should be made.
4. Initial recommendations on the interface between the OSS (pilot One Stop Shops) and the ROD should be made although further study will be undertaken at the second assignment when OSS operations are well underway.
5. Conduct workshops on the results and recommendations.

End

TERMS OF REFERENCE **draft 2**

INTERNATIONAL ADMINISTRATIVE TITLING ADVISER

The PA-LAMP foreshadows a potential 15-20 year program to improve land administration in the Philippines. It is a strategic GOP initiative which aims to support an efficient land market and alleviate the present low level of confidence in the system of formal land registration and the lack of tenure security.

The **Goal** of AusAID assistance, through support of the TA program, is *to assist the GOP to improve the effectiveness, transparency and efficiency of land administration to achieve the resultant flow of economic and social benefits in the Philippines.*

The **Purpose** of the TA program is *to assist the GOP to establish structures and operating procedures for a long term program to reform the land administration system in the Philippines.*

The Administrative Titling adviser to the LAMP Project will be based in PIO1 (Leyte). He will report technically to the systematic registration adviser who will coordinate the work and report administratively to the TA team leader.

Due to the late start of this assignment, there will be a break at Xmas / New Year. Also, the existing systematic registration adviser has already started on support to free patent titling as well as starting the compiling of reports and laws on overseas experience. The administrative titling adviser will focus in the first part of the assignment on the documentation of the titling options and the comparative advantages and disadvantages (deliverable 21). Then in the second TOR (2003) the adviser will evaluate the options as they could apply in the Philippines under an amended legal framework, and highlight improvements over the existing approach of free patent titling.

The Administrative Titling adviser will work closely with Project counterparts and coordinate his work with the systematic land adjudication adviser.

The approach at all times will provide the Project with best practice, a safe working situation and be Gender sensitive. The adviser will cooperate with the members of the Quality Assurance Panel whose job it is to verify that TA outputs are of a suitable standard and completeness. To this end, the adviser shall maintain an up to date work plan and have regular review meetings with counterparts on progress, issues and changes to the plan. A monthly report will be submitted to the team leader.

The purpose of the output is to assist the PIO1 to investigate better approaches to accelerated land titling, to document the advantages and key characteristics, to develop key procedures and to consult with stakeholders on the efficacy and acceptability of the possible methods and make recommendations (output 2.2 of the work plan refers).

An additional requirement of the output that was introduced at contract amendment one, is to develop procedures for the free patent titling and develop and implement suitable training of staff for the first testing of free patent titling in the prototype area. Evaluation and lessons learned workshops are to be held and the results documented to guide the design of LAMP 2.

The International Administrative Titling adviser will be responsible for completing the following work no later than 14 December 2002 (reference is the PDD and the work to be completed is described as Deliverable 21 in the AusAid – AMC contract):

1. Describe the main land titling options for accelerating land titling and their characteristics, advantages and disadvantages. A literature search and study of the accelerated land titling in a number of overseas jurisdictions will be completed and documented.
2. Present the results at a training workshop for PIO1 staff.
3. Make a report on all findings.
4. Assist PIO1 on training for the administrative titling by free patent implementation.

End

TERMS OF REFERENCE

INTERNATIONAL SURVEY CONTROL ADVISER

Second Part of Long Term Assignment (2001/2002)

The PA-LAMP foreshadows a potential 15-20 year program to improve land administration in the Philippines. It is a strategic GOP initiative which aims to support an efficient land market and alleviate the present low level of confidence in the system of formal land registration and the lack of tenure security.

The **Goal** of AusAID assistance, through support of the TA program, is *to assist the GOP to improve the effectiveness, transparency and efficiency of land administration to achieve the resultant flow of economic and social benefits in the Philippines.*

The **Purpose** of the TA program is *to assist the GOP to establish structures and operating procedures for a long term program to reform the land administration system in the Philippines.*

The Survey Control adviser to the LAMP Project will work at both Prototype 1 (Leyte) and 2 (Quezon City). The exact timings will be determined month by month depending on the work needs. It is expected that more time will be spent at prototype 1.

The adviser will report administratively to the TA team leader and for work coordination with the systematic registration adviser. The survey control adviser will work closely with Project counterparts at each Project site.

The approach at all times will provide the Project with best practice, a safe working situation and be Gender sensitive. The adviser will cooperate with the members of the Quality Assurance Panel whose job it is to verify that TA outputs are of a suitable standard and completeness. To this end, the adviser shall maintain an up to date work plan and have regular review meetings with counterparts on progress, issues and changes to the plan. A monthly report will be submitted to the team leader.

This TOR addresses the second period of the assignment.

The overall objective of the assignment is to identify, describe and evaluate alternate methods for establishing survey control for the various possible types of cadastral surveys and for producing photomaps and CIMs.

The survey control is to ensure that all project surveys and all maps produced (including Cadastral Maps, CIM and photomaps / satellite image maps) are on the one uniform coordinate system so that all land information may be integrated.

Together with the land parcel mapping adviser to review the possible cadastral survey methods and describe their respective advantages and disadvantages based on overseas experience.

It is essential that a major training course be provided to counterparts.

The International survey control adviser will be responsible for completing the following work no later than 30 November 2002 (reference is the PDD and the work to be completed is described as Deliverables 21 and 22 in the AusAid – AMC contract):

1. The overall survey control task in deliverable 21 is to identify and evaluate alternate approaches and methods in control surveying to support accelerated land titling as envisioned for the next phase of LAMP. To do this the various procedures and advantages and disadvantages for each type of survey control option will be described and unit costs estimated. These methods will be compared in a suitability chart against each major type of cadastral survey (see 2 below). Similarly the control survey methods' suitability for CIM and photomap production will be analysed.

2. The alternate cadastral survey options will be identified and evaluated from overseas experience. The main options will be described in terms of the broad procedures that would be used and the implications of each on time and cost and skills needed and productivity and ease of operational deployment. This will be performed in conjunction with the land parcel mapping adviser.
3. The training program will be continued.
4. If the proposed additional one month is approved by AusAID, direct assistance shall be provided to PIO1 on additional training and support to implement the free patent test in the first Barangays of the Project.
5. The main outputs in prototype 1 are a report on the alternate survey control methods identified and their evaluation and comparison. Also required is a training evaluation and a realistic assessment of the existing capacity in PIO1 to undertake the planning, execution and computation of control surveys.
6. The overall task in prototype 2 is to assist in the identification of alternate survey methods to better support the making of the various maps required for the office and field validation processes. These maps are CIMs from the compilation of map information from various sources (DENR, Assessors, LRA) and control for aerotriangulation for orthophoto mapping. A workshop will be used to summarise the conclusions and lessons.
7. The main output in prototype 2 is a report on the alternate methods identified, the evaluation and comparison and training and workshops completed.

End

TERMS OF REFERENCE

INTERNATIONAL LAND PARCEL MAPPING ADVISER

Second Part of Long Term Assignment (2001/2002)

The PA-LAMP foreshadows a potential 15-20 year program to improve land administration in the Philippines. It is a strategic GOP initiative which aims to support an efficient land market and alleviate the present low level of confidence in the system of formal land registration and the lack of tenure security.

The **Goal** of AusAID assistance, through support of the TA program, is *to assist the GOP to improve the effectiveness, transparency and efficiency of land administration to achieve the resultant flow of economic and social benefits in the Philippines.*

The **Purpose** of the TA program is *to assist the GOP to establish structures and operating procedures for a long term program to reform the land administration system in the Philippines.*

The Land Parcel Mapping adviser to the LAMP Project will work at both Prototype 1 (Leyte) and 2 (Quezon City). The exact timings will be determined month by month depending on the work needs. It is expected that slightly more time will be spent at prototype 2.

The adviser will report to the TA team leader. The Land Parcel mapping adviser will work closely with Project counterparts at each Project site.

The approach at all times will provide the Project with best practice, a safe working situation and be Gender sensitive. The adviser will cooperate with the members of the Quality Assurance Panel whose job it is to verify that TA outputs are of a suitable standard and completeness. To this end, the adviser shall maintain an up to date work plan and have regular review meetings with counterparts on progress, issues and changes to the plan. A monthly report will be submitted to the team leader.

This TOR addresses the second 6 months of the assignment. Since the photomaps to be supplied by NAMRIA are late the third assignment (in 2003) will be delayed start until such photomaps are available.

The International land parcel mapping adviser will be responsible for completing the following work no later than 31 December 2002 (reference is the PDD and the work to be completed is described as Deliverables 21 and 22 in the AusAid – AMC contract):

1. The task in prototype 1 is to assist in the identification of options for improved survey and mapping methods to produce land parcel descriptions that are appropriate to support land titling. In particular, methods for producing the initial CIM based on existing records, updating the CIM from new surveys, producing cadastral maps from new surveys, and parcel descriptions on survey plans and other survey documents. The options considered may not necessarily be strictly available under the existing laws in the country but need to be studied so that the planned activity to prepare a new land administration code may have guidance on the type of methods that the new legal framework should accommodate and the flexibility needed for efficient and timely mass land titling. The options will be described in terms of activities, resources, unit costs, staff skill levels required, organisation arrangements and operational convenience, these descriptions having been obtained from overseas experience. The advantages and disadvantages of each option shall be listed and a preliminary evaluation concluded, as it might apply to the Philippines. A range of stakeholders are to be involved in the evaluation, including the LMB and the private sector. Provide report on findings and recommendations.
2. The task in prototype 2 is to assist in the identification of options for better operations of mapping, and the testing and evaluation of options against agreed criteria. To include potential changes to the map product design (mapping system adopted etc), sources of

base data, linkage to the textual data base, update of the maps, security of the maps. The options should not be limited by existing regulations and laws which may restrict current practices as these could be changed for future operations. The evaluation should draw on experience in the project and overseas experience. A range of stakeholders are to be involved in the evaluation, including the LMB and the private sector. Provide report on findings and recommendations.

3. The CIMs are to be fundamental to the identification of fake, duplicate and missing titles in the Quezon City pilot area and the processes should be integrated with other prototype processes. The integration of the CIMs into the OSS and the ROD is a key task in order for the quality of the records to be sustained into the future. The approach will involve community groups in all stages of the work in addition to the PIO2 agencies.
4. A pilot test of a GIS (geographic information system) will be begun in both prototypes. The international adviser will design the pilot test and describe the potential benefits and issues so that they may be evaluated. A national adviser will assist in this pilot test. The evaluation will be performed in 2003 by the PIOs and the national adviser.
5. The priority and specific outputs from the adviser are:
 - a. Prototype 1: Report covering the above scope and including; report and training on options identified, described and those tested. Evaluation of tested or investigated options, including quality control issues. Report on work shops assessments. Recommendations for better survey and mapping methods.
 - b. Prototype 2: Report covering the following; documentation and training on options tested and the procedures described for each option. Evaluation of tested or investigated options, including quality control issues. Report on evaluation work shops. Recommendations for improved product and operational processes. Recommendations on staffing issues associated with the tested options and other input resources.
 - c. Cadastral Options. An annex listing all cadastral survey options and their advantages and disadvantages is to be completed, with input from the survey control adviser. This will be used for evaluating impacts on survey control (by the Survey Control adviser) and on survey documentation, especially cadastral mapping and survey plan documentation (land parcel mapping adviser).
 - d. GIS: The pilot GIS is a second priority behind the above options analysis and reporting. A large part of the support for this will be provided by the national adviser.
 - e. Photomap delays: Since the photomaps due for delivery by NAMRIA are delayed, then the approach will be as follows: a literature search of experiences from other projects such as TLTP and LLTP (both World Bank funded projects in the Region) will be used to document the processes and advantages / disadvantages for CIM production and survey plan completion, and the nature of expected application in LAMP II. Secondly, the TA team should assist on testing these approaches with photomaps in urban and rural when they become available. This should not affect this TOR but could cause a delay in starting input of TA on CIM in activity 27, due to start 1 January 2003.
6. Work with stake holders to develop strategies, organisational linkages and relationships that support Prototype activities.

End

TERMS OF REFERENCE

NATIONAL SURVEY AND MAPPING ADVISER

Second Part of Long Term Assignment (2001/2002)

The PA-LAMP foreshadows a potential 15-20 year program to improve land administration in the Philippines. It is a strategic GOP initiative which aims to support an efficient land market and alleviate the present low level of confidence in the system of formal land registration and the lack of tenure security.

The **Goal** of AusAID assistance, through support of the TA program, is *to assist the GOP to improve the effectiveness, transparency and efficiency of land administration to achieve the resultant flow of economic and social benefits in the Philippines.*

The **Purpose** of the TA program is *to assist the GOP to establish structures and operating procedures for a long term program to reform the land administration system in the Philippines.*

This terms of reference is in respect to the second assignment of the national S&M adviser. The Survey and Mapping adviser to the LAMP Project will work primarily at Prototype 1 (Leyte) and only as required on specific assignment at PIO2 (Quezon City).

The adviser will report to the TA team leader and work as a team with the other TA advisers, in particular the international land parcel mapping adviser, the survey control and systematic registration adviser. The adviser will work closely with Project counterparts.

The approach at all times will provide the Project with best practice, a safe working situation and be Gender sensitive. The adviser will cooperate with the members of the Quality Assurance Panel whose job it is to verify that TA outputs are of a suitable standard and completeness. To this end, the adviser shall maintain an up to date work plan and have regular review meetings with counterparts on progress, issues and changes to the plan.

A monthly report will be submitted to the team leader.

Survey and Mapping Work in Prototype 1

The overall task in prototype 1 is to assist in the development, training, testing and documenting of procedures and methods for mapping land parcels prior to land titling, surveying and mapping of land parcels during systematic land titling and at the time of land registration in order to support the overall first time issuing of land titles. The records must be in sound condition so that they may be kept up to date in the future as transactions occur and as sub-divisions occur.

A number of survey methods are planned to be used including ground surveys, photomaps and satellite imagery. The various survey plans and maps being produced will be reviewed and improved and training provided. The process of parcel mapping must be smoothly integrated with the other titling activities so that the maps are directly used to control mistakes in duplicating surveys and patent and title issuing. Access to CENRO information is important for identifying earlier surveys and LRA for earlier title registration.

The mapping should be on the standard national coordinate system (PRS 92). Quality assurance must be built into the processes.

Training and workshops will be a feature to obtain consensus on new approaches and for technical skills upgrade. Any additional equipment to improve the work outputs are to be reported. It is planned that both judicial and administrative titling (free patents) will be implemented in target test Barangays.

Further, assistance is to be provided to the OSS and ROD so that the CIM and other land records are integrated into normal work processes so that they are used to avoid errors in issuing fake or overlapping titles. Assistance is to be given on presenting results and recommendations to the LAG and PMO.

Further, assistance will be provided to ensure that the land lot surveys are performed to suitable levels of accuracy and completeness and well documented. This is to include instructions on standard recording of occupations; i.e. boundary monuments, both artificial and natural.

Assistance will be provided in contracting the private sector surveyors and on methods to test and accept the work of the private sector.

Advice should be provided on better filing and keeping of the valuable survey records.

Together with the other TA advisers develop better ways to streamline the overall process of survey, adjudication and office processing, leading to land title registration.

Work together with the systematic land registration adviser to design and document more efficient processes for free patent issuing and registration.

Survey and Mapping Work in Prototype 2

The overall task in prototype 2 is to assist in the development, documenting and training on methodologies and processes to create Cadastral Index Maps (CIM) from existing map data in offices of participating agencies, using survey information and orthophotos to control the mapping process. Evaluate and report on the quality and completeness of existing survey data held by various agencies. Include a method to ensure that any land parcel sub-divisions / consolidations are captured onto the CIMs. The CIMs are to be fundamental to the identification of fake, duplicate and missing titles in the Quezon City pilot area and the processes should be integrated with other prototype processes. The integration of the CIMs into the OSS and the ROD is a key task in order for the quality of the records to be sustained into the future. The approach will involve community groups in all stages of the work in addition to the PIO2 agencies.

The national survey and mapping adviser will be responsible for completing the following work no later than 30 December 2002 (reference is the PDD and the work to be completed is described as Deliverables 21 and 22 in the AusAid – AMC contract):

1. The top priority specific outputs from the adviser are shown here:
 - a. Prototype 1: Assist the prototype to implement the free patent titling test with new streamlined procedures. Advise on the new procedures, assist on training, assist on supervision and evaluation to catch the lessons and improve the processes of administrative titling. In addition, advise the prototype in the preparation the CIMs for the free patent titling in rural areas and the judicial titling test in residential areas. Assist in the training of the deputy land inspectors and others. Assist in the selection of contractors as requested by the prototype manager.
 - b. Assist the international parcel mapping and survey control advisers in their evaluations of various alternate methods for surveying in support of accelerated titling. In particular, give advice and written analysis on the operational and conceptual advantages and disadvantages of the various alternate approaches. Participate in workshops to catch lessons.
 - c. Prototype 2: Assist the international parcel mapping and survey control advisers in their evaluations of various alternate methods for mapping surveying in support of better records management. In particular, give advice on the operational and conceptual advantages and disadvantages of the various alternate approaches. Participate in workshops to catch lessons.
2. Support the continued judicial titling in rural areas as required and its evaluation.
3. Continue to improve the documented procedures and operational manuals for survey and mapping to support the Titling pilots. Prepare relevant training programmes and assist in staff training and training evaluation.
4. Provide assistance to operationalise the OSS at Leyte.
5. Work with stake holders to develop strategies, organisational linkages and relationships that support Prototype activities.
6. Provide input to the consensus building workshops of the policy studies.

End

draft 1

TERMS OF REFERENCE

SYSTEMATIC REGISTRATION ADVISER Second Part of Long Term Assignment (2001/2002)

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The **Goal** of AusAID assistance, through support of the TA program, is *to assist the GOP to improve the effectiveness, transparency and efficiency of land administration to achieve the resultant flow of economic and social benefits in the Philippines.*

The **Purpose** of the TA program is *to assist the GOP to establish structures and operating procedures for a long term program to reform the land administration system in the Philippines.*

The Systematic Registration adviser to the LAMP Project will be based in PIO1 at the new One Stop Shop building at Candehog. He will report to the TA Project Director. He will assist the APD to coordinate TA work in Leyte. The Systematic Registration Adviser will work closely with the PIO 1 systematic registration counterparts and prototype managers.

The approach at all times will provide the Project with best practice, a safe working situation and to be Gender sensitive. The adviser will cooperate with the members of the Quality Assurance Panel whose job it is to verify that TA outputs are of a suitable standard and completeness. To this end, the adviser shall maintain an up to date work plan of adviser activities and have regular review meetings with counterparts on progress, issues and changes to the plan. A monthly report will be submitted to the Project Director.

The purpose of the output is to assist the PIO1 to investigate better approaches to accelerated land titling, to document the advantages and key characteristics, to develop key procedures and to consult with stakeholders on the efficacy and acceptability of the possible methods and make recommendations (output 2.2 of the work plan refers).

An additional requirement of the output that was introduced at contract amendment one, is to develop procedures for the free patent titling and develop and implement suitable training of staff for the first testing of free patent titling in the prototype area. Evaluation and lessons learned workshops are to be held and the results documented to guide the design of LAMP 2.

The International Systematic Registration adviser will be responsible for completing the following work no later than 31 December 2002 (reference is the PDD and the work to be completed is described as Deliverable 21 in the AusAid – AMC contract):

1. Assist PIO1 to implement the mass titling by Free Patent Titling, including design of methodology, development of field procedures, documentation and training.
2. Assist the PIO1 to evaluate judicial titling and document the lessons.
3. Describe better mass titling approaches that could be implemented under the existing laws. Present at workshop and report.
4. Assist the PIO1 to fully appreciate other approaches to mass land titling that are used in other countries. Input to the research study. (Note that this is the main responsibility of the Administrative Titling adviser).
5. Make a final report on free patent titling progress and lessons, judicial evaluation and lessons, potential improvement under the existing laws.
6. Coordinate the compilation of an executive summary of all inputs of TA into this deliverable, by end third week January 2003.
7. Assist the Australian Project Director in the co-ordination of activities in Leyte and the interaction with PIO1.

PIO 1 Pilots for Output 2.2

PROFILE OF PILOT ACTIVITY 1

| Issue | Detail |
|---------------------------------|--|
| Title | Ongoing Judicial titling pilots in Dagami, Palo, Pastrana |
| Location | Dagami (Bolirao, Hinulogan, Bayabas, Cabariwan) Pastrana (Macalpi-ay) Palo (Libertad, San Isidro, |
| Lots – potential titles | Dagami 658 lots Pastrana 172 lots Palo 1408 lots |
| Duration | April 2002 – 2003 |
| Surveyed/ not surveyed | Dagami surveyed in Macalpi-ay surveyed during the bridging pilot Palo: Libertad surveyed during the bridging pilot but the survey can't be approved until the earlier survey contract is cancelled by PMO. The Anahaway and San Isidro barangays have been surveyed but the surveys must be corrected before approval |
| Commencing | In Activity 11, from 1 April 2002 |
| Titling method | Judicial titling – cadastral proceedings |
| CRS Method | Managed by PIO 1 - this will enable the CRS processes to be documented into a procedural manual |
| Aims of the pilot | <ul style="list-style-type: none"> • Develop judicial titling methodology • Test the methodology • Identify and evaluate all issues – institutional, legal and procedural. • Identify potential to streamline the processes • Compare the methodology with the administrative titling options • Flag issues to be tested in the following pilots |
| Pilot Methodology | <ul style="list-style-type: none"> • Develop a methodology • Test the methodology in the field, initially in surveyed locations. This will permit faster results • Conduct internal reviews during the process • Towards the end of the process, conduct an external review with input from all stakeholders |
| TA involved | Systematic Registration Adviser Some inputs from Survey and Mapping Adviser |
| Counterparts | Systematic Registration Coordinator |
| PIO 1 resources required | <ul style="list-style-type: none"> • Planning and Coordination; • Support Services Unit for procurement, allowances etc • Systematic Registration Coordinator • Systematic Adjudication Team Leaders • CIM • CRS Officer • CRS Assistant • Training Coordinator |
| SAT Leader | Dagami - Danny Sandino Pastrana – Ursulo Sanico Palo – Patrick Katada |

| Issue | Detail |
|---|--|
| CRS Assistant | Dagami - Solomon Faller Pastrana Ferdinand Espina Palo – Wayne Bacale |
| Government resources | Solicitor General; Land Registration Authority; Government Printing Office; Cadastral Officer; Commissioner of the Court Registry of Deeds |
| Contract resources required | Local CRS Adjudicators Base camp clerks Barangay representatives on the SAT |
| Base Camp required | Already established at Dagami poblacion, Macalpi-ay, Libertad and Anahaway |
| Equipment required | |
| Procurement required | Dagami - Most equipment procured; maintain consumables at base camp; requires telephone link to PIO 1 Palo – requires 2 computers/ printers and telephone link to PIO 1 Pastrana – telephone link? |
| CIM required | Already completed |
| Date to commence field activities | Commenced 1 April 2002 |
| Process for Evaluation | (a) internal evaluation on an ongoing basis (b) mid-term review (c) external review |
| Cost | Cost per title Cost per programme |
| Programme costs | |
| Time for each section of activity | Output per adjudicator per day Time per title Time taken in each section of the activities |
| | Comparison of judicial and administrative titling |
| Date of Evaluation | November 2002 |
| Evaluation by | PIO 1 |
| Issues expected to be encountered in nationwide gearing up | <ul style="list-style-type: none"> • Major education programme for non-PIO 1 participants • Use of contract staff is expected to be successful. It is fundamental to a major gearing up programme. This covers (i) local CRS (ii) adjudicators (iii) survey contractors (iv) cadastral officers (v) commissioners of the court (vi) • Mobilisation of the courts and obtaining priority hearings for the courts will be an issue • Expansion and increased production will highlight the limitation of the centralized title issue processes |
| Status | |

PROFILE OF PILOT ACTIVITY 2

| Issue | Detail |
|---|---|
| Title | Ongoing CIM production |
| Location | |
| Lots – potential titles | |
| Duration | |
| Surveyed/ not surveyed | |
| Commencing | |
| Titling method | |
| CRS Method | |
| Aims of the pilot | |
| Pilot Methodology | |
| TA involved | International Land Parcel Mapping adviser National Survey & Mapping adviser, Automated Mapping Adviser |
| Counterparts | |
| PIO 1 resources required | |
| SAT Leader | |
| CRS Assistant | |
| Government resources | |
| Contract resources required | |
| Base Camp required | |
| Equipment required | |
| Procurement required | |
| CIM required | |
| Date to commence field activities | |
| Process for Evaluation | |
| Cost | |
| Programme costs | |
| Time for each section of activity | |
| | |
| Date of Evaluation | |
| Evaluation by | |
| Issues expected to be encountered in nationwide gearing up | |
| Status | |

PROFILE OF PILOT ACTIVITY 3

| Issue | Detail |
|---|--|
| Title | Digital CIM Production |
| Location | |
| Lots – potential titles | |
| Duration | |
| Surveyed/ not surveyed | |
| Commencing | |
| Titling method | |
| CRS Method | |
| Aims of the pilot | |
| Pilot Methodology | |
| TA involved | International Land Parcel Mapping adviser Automated Mapping Adviser |
| Counterparts | |
| PIO 1 resources required | |
| SAT Leader | |
| CRS Assistant | |
| Government resources | |
| Contract resources required | |
| Base Camp required | |
| Equipment required | |
| Procurement required | |
| CIM required | |
| Date to commence field activities | |
| Process for Evaluation | |
| Cost | |
| Programme costs | |
| Time for each section of activity | |
| | |
| Date of Evaluation | |
| Evaluation by | |
| Issues expected to be encountered in nationwide gearing up | |
| Status | |

PROFILE OF PILOT ACTIVITY 4

| Issue | Detail |
|---------------------------------|---|
| Title | Expanded Judicial titling Activities in Dagami and San Miguel |
| Location | 10 barangays in Dagami – Maliwaliw, Cabuloran, Victoria, Caluctogan, Digapunan, Abaca, Banayon, Calutan, Sirab, San Benito 2 barangays in San Miguel – Libtong and Cayare |
| Lots – potential titles | Dagami 1,881 San Miguel 632 |
| Duration | 12 months |
| Surveyed/ not surveyed | Dagami surveyed in San Miguel surveyed in 1985 |
| Commencing | October 2002 |
| Titling method | Judicial titling – cadastral proceedings |
| CRS Method | PIO 1 will manage the CRS process |
| Aims of the pilot | <ul style="list-style-type: none"> • Build on the lessons learned in the first judicial titling pilots • Make the preparation of Answers a routine process • Implement the streamlined processes designed during the first pilot • Improve the outputs of adjudicators • Assist the base camp at Dagami to be set up as a training centre for adjudicators and base camp clerks • Identify issues affecting the expansion of judicial titling in Phase 2 • Complete the Training and Operations Manual |
| Pilot Methodology | <ul style="list-style-type: none"> • Use the improved methodology from the first pilots as a starting point. • Implement the pilot and conduct internal reviews • External review |
| TA involved | Systematic Registration Adviser Some inputs from National Mapping and Survey Adviser |
| Counterparts | Systematic Registration Coordinator |
| PIO 1 resources required | <ul style="list-style-type: none"> • Planning and Coordination; • Support Services Unit for procurement, allowances etc • Systematic Registration Coordinator • Systematic Adjudication Team Leaders • CIM • CRS Officer • CRS Assistant • Training Coordinator |
| SAT Leader | Dagami: Danny Sandino San Miguel: Ursulo Sanico |
| CRS Assistant | Dagami – Solomon Faller San Miguel – Dominic Berino |
| Government resources | Solicitor General; Land Registration Authority; Government Printing Office; Cadastral Officer; Commissioner of the Court Registry of Deeds |
| Contract resources | <ul style="list-style-type: none"> • Local CRS |

| Issue | Detail |
|--|--|
| <i>required</i> | <ul style="list-style-type: none"> • Adjudicators • Base camp clerks • Barangay representatives on the SAT |
| <i>Base Camp required</i> | New base camps are required for both Dagami and San Miguel |
| <i>Equipment required</i> | Equipment for base camp Motor vehicle Motor cycle Computer and printer |
| <i>Procurement required</i> | All equipment should be procured for two base camps |
| <i>CIM required</i> | List of applicants; list of adjoining owners; |
| <i>Date to commence field activities</i> | |
| <i>Process for Evaluation</i> | (a) internal evaluation on an ongoing basis (b) mid-term review (c) external review |
| <i>Cost</i> | Cost per title Cost per programme |
| <i>Programme costs</i> | |
| <i>Time for each section of activity</i> | Output per adjudicator per day Time per title Time taken in each section of the activities |
| | Comparison of judicial and administrative titling |
| <i>Date of Evaluation</i> | November 2002 |
| <i>Evaluation by</i> | PIO 1 |
| <i>Issues expected to be encountered in nationwide gearing up</i> | <ul style="list-style-type: none"> • Major education programme for non-PIO 1 participants • Use of contract staff is expected to be successful. It is fundamental to a major gearing up programme. This covers (i) local CRS (ii) adjudicators (iii) survey contractors (iv) cadastral officers (v) commissioners of the court (vi) • Mobilisation of the courts and obtaining priority hearings for the courts will be an issue • Expansion and increased production will highlight the limitation of the centralized title issue processes |
| <i>Status</i> | |

PROFILE OF PILOT ACTIVITY 5

| Issue | Detail |
|------------------------------------|--|
| Title | Judicial Titling in Residential areas CRS by Local Government Unit |
| Location | 6 barangays in Palo poblacion as follows: Cavite East, Cavite West, Buri, Sta Cruz, Luntad, St Michael |
| Lots – potential titles | 1,117 lots |
| Duration | 12 months |
| Surveyed/ not surveyed | Survey approved in 1981 |
| Commencing | October 2002 |
| Titling method | Judicial titling [cadastral proceedings] in a purely residential area. |
| CRS Method | CRS to be undertaken by the Local Government Unit with training and management by PIO 1. CRS Assistant will oversee the activities of the LGU publicity officer and staff. |
| Aims of the pilot | <ul style="list-style-type: none"> • Test judicial titling in a residential area • Identify potential savings and enhancements over judicial titling in agricultural area • Test the capacity of the CRS unit of PIO 1 to engage and equip an alternate supplier of CRS services • Test the supply of CRS services by an alternate supplier • Package the CRS material and the process for subcontracting |
| Pilot Methodology | <ul style="list-style-type: none"> • CRS to develop a manual of procedures that can be provided to the local authority for replication in the field test • CRS to develop a package for procure CRS services • Train the LGU staff in processes • Test the CRS services • Evaluate and refine processes |
| TA involved | Social Dynamics Adviser Systematic Registration Adviser |
| Counterparts | Systematic Registration Coordinator |
| PIO 1 resources required | <ul style="list-style-type: none"> • Planning and Coordination; • Support Services Unit for procurement, allowances etc • Systematic Registration Coordinator • Systematic Adjudication Team Leaders • CIM • CRS Assistant to oversee the LGU mobilisation campaign • Training Coordinator |
| SAT Leader | Patrick Katada |
| CRS Assistant | Wayne Bacale |
| Government resources | Solicitor General; Land Registration Authority; Government Printing Office; Cadastral Officer; Commissioner of the Court Registry of Deeds |
| Contract resources required | <ul style="list-style-type: none"> • Local Government unit CRS staff • Possibly local CRS team, depending on design • Adjudicators • Base camp clerks • Barangay representatives on the SAT |
| Base Camp required | Yes - Poblacion Palo |
| Equipment required | Equipment for base camp Motor vehicle Motor cycle |

| Issue | Detail |
|--|--|
| | Computer and printer |
| <i>Procurement required</i> | All equipment should be procured for two base camps |
| <i>CIM required</i> | List of applicants; list of adjoining owners; |
| <i>Date to commence field activities</i> | November 2002 |
| <i>Process for Evaluation</i> | (a) internal evaluation on an ongoing basis (b) mid-term review (c) external review |
| <i>Cost</i> | Cost per title Cost per programme |
| <i>Programme costs</i> | |
| <i>Time for each section of activity</i> | Output per adjudicator per day Time per title Time taken in each section of the activities |
| | Comparison of judicial and administrative titling |
| <i>Date of Evaluation</i> | November 2002 |
| <i>Evaluation by</i> | PIO 1 |
| <i>Issues expected to be encountered in nationwide gearing up</i> | <ul style="list-style-type: none"> • Major education programme for non-PIO 1 participants • Use of contract staff is expected to be successful. It is fundamental to a major gearing up programme. This covers (i) local CRS (ii) adjudicators (iii) survey contractors (iv) cadastral officers (v) commissioners of the court (vi) • Mobilisation of the courts and obtaining priority hearings for the courts will be an issue • Expansion and increased production will highlight the limitation of the centralized title issue processes |
| <i>Status</i> | |

PROFILE OF PILOT ACTIVITY 6

| Issue | Detail |
|---------------------------------|---|
| Title | Free Patent for surveyed land |
| Location | Alang Alang – Five agricultural barangays - Dapdap, Mudburun, P. Barantes, San Pedro, Babonan San Miguel - Lukay, Malaguinabut, Bairan |
| Lots – potential titles | Alang Alang 591 San Miguel 552 |
| Duration | 9 months |
| Surveyed/ not surveyed | Alang Alang – surveyed pre- WWII San Miguel – surveyed 1985 |
| Commencing | Mid October 2002 |
| Titling method | Administrative titling – free patent |
| CRS Method | Managed by PIO 1 |
| Aims of the pilot | <ul style="list-style-type: none"> • Develop and test the administrative titling methodology • Develop CRS material including leaflets, posters and meeting methodologies and a methodology for community mobilisation for free patent titling • Provide a basis for comparison between administrative and judicial titling • Introduce the use of contract staff into the free patent process • Identify potential for streamlining the methodology • Provide a basis for the preparation of a revised Implementing Rule and Regulation • Identify ways in which the method can be expanded in Phase II |
| Pilot Methodology | <ul style="list-style-type: none"> • Prepare a methodology for mass free patent titling in consultation with CENRO and PENRO • Test the method in partnership with CENRO and PENRO • Evaluate the process in consultation with all stakeholders • Develop a refined process from lessons learned during the pilots |
| TA involved | Systematic Registration Adviser Administrative Titling Adviser Some input from Survey and Mapping Adviser |
| Counterparts | Systematic Registration Coordinator |
| PIO 1 resources required | <ul style="list-style-type: none"> • Planning and Coordination; • Support Services Unit for procurement, allowances etc • Systematic Registration Coordinator • Systematic Adjudication Team Leaders • CIM • CRS Assistant to oversee the local CRS teams • Training Coordinator |
| SAT Leader | Alang Alang – Oscar Tan-Piengco San Miguel – Ursulo Sanico |
| CRS Assistant | Alang Alang – Rhea Malubay San Miguel – Dominic Berino |
| Government resources | <ul style="list-style-type: none"> • LRA – to identify the status of lots, particularly land declared as public land in the earlier cadastral proceedings |

| Issue | Detail |
|---|--|
| | <ul style="list-style-type: none"> • CENRO Inspectors records and processing staff – confirming existing applications, drafting titles • PENRO approval processes • Central approval processes • RTC certification concerning non-existence of judicial titling applications |
| Contract resources required | <ul style="list-style-type: none"> • Possibly local CRS team, depending on design • Adjudicators • Base camp clerks • Barangay representatives on the SAT |
| Base Camp required | Yes – both locations require new base camps |
| Equipment required | Equipment for base camps Motor vehicle Motor cycle Computer and printer |
| Procurement required | All equipment is to be procured |
| CIM required | <p>The consolidated barangay index maps and lists of claimants are available in September. The list of titled lots is available. The data on applications pending with CENRO must be edited</p> <p>The cards from CENRO on parcels referred to DAR must be processed by CIM</p> |
| Process for Evaluation | |
| Cost | |
| Programme costs | |
| Time for each section of activity | |
| | |
| Date of Evaluation | June 2003 |
| Evaluation by | PIO 1, CENRO, PENRO |
| Issues expected to be encountered in nationwide gearing up | <ul style="list-style-type: none"> • The issue of the limited resources in CENRO can be accommodated by the use of contract adjudicators to undertake the preliminary fieldwork • The use of allocation certificates will frustrate efforts to streamline processes • Centralized approval processes will be counter-productive and slow the process • The period of proof, 42 years, is too long and will exclude many participants • The period of proof will complicate and slow the process |
| Status | |

PROFILE OF PILOT ACTIVITY 7

| Issue | Detail |
|---------------------------------|---|
| Title | Free Patent for unsurveyed land |
| Location | Santa Fe, parts of Alang Alang and parts of Pastrana |
| Lots – potential titles | Alang Alang Santa Fe Pastrana |
| Duration | 9 months |
| Surveyed/ not surveyed | Alang Alang – surveyed pre- WWII San Miguel – surveyed 1985 |
| Commencing | In Activity 25, commencing February 2003 until August 2003 |
| Titling method | Administrative titling – free patents |
| CRS Method | Managed by PIO 1 |
| Aims of the pilot | <ul style="list-style-type: none"> • To test the use of survey contractors • To develop the liaison processes between the adjudicators and the survey contractors • To develop the guidelines for the mass production of SNS in the field • Formalise and streamline the process for the procurement of survey contractors • Formalise the training and orientation required for survey contractors • Assess the capacity of survey contractors to conduct cadastral surveys • Provide methodology for the quick expansion of titling activities in LAMP II using contracted resources |
| Pilot Methodology | PIO 1 counterparts and mapping advisers to develop and refine <ul style="list-style-type: none"> • guidelines for procuring survey contractors, • training and orientation of the survey contractors • SNS processes Develop pilot methodology and test it in the field Review the processes and outputs Revise the process and streamline |
| TA involved | Mapping advisers Occasional inputs from systematic registration and Administrative Titling Advisers |
| Counterparts | Geodetic Engineer Systematic Registration Coordinator |
| PIO 1 resources required | <ul style="list-style-type: none"> • Planning and Coordination; • Support Services Unit for procurement, allowances etc • Systematic Registration Coordinator • Systematic Adjudication Team Leaders • CIM • CRS Assistant to oversee the local CRS teams • Training Coordinator |
| SAT Leader | Santa Fe Alang Alang – Oscar Tan-Piengco San Miguel – Ursulo Sanico |
| CRS Assistant | Santa Fe Alang Alang – Rhea Malubay |

| Issue | Detail |
|--|--|
| | Pastrana – Ferdinand Espina |
| <i>Government resources</i> | <ul style="list-style-type: none"> • LRA – to identify the status of lots, particularly land declared as public land in the earlier cadastral proceedings • CENRO Inspectors records and processing staff – confirming existing applications, drafting titles • PENRO approval processes • Central approval processes • RTC certification concerning non-existence of judicial titling applications |
| <i>Contract resources required</i> | <ul style="list-style-type: none"> • Survey contractor • Possibly local CRS team, depending on design • Adjudicators • Base camp clerks • Barangay representatives on the SAT |
| <i>Base Camp required</i> | Yes – both locations require new base camps |
| <i>Equipment required</i> | Use existing base and equipment |
| <i>Procurement required</i> | |
| <i>CIM required</i> | <p>The consolidated barangay index maps and lists of claimants are available in September. The list of titled lots is available. The data on applications pending with CENRO must be edited</p> <p>The cards from CENRO on parcels referred to DAR must be processed by CIM</p> |
| <i>Process for Evaluation</i> | |
| <i>Cost</i> | |
| <i>Programme costs</i> | |
| <i>Time for each section of activity</i> | |
| <i>Date of Evaluation</i> | June 2003 |
| <i>Evaluation by</i> | PIO 1, CENRO, PENRO |
| <i>Issues expected to be encountered in nationwide gearing up</i> | <ul style="list-style-type: none"> • The issue of the limited resources in CENRO can be accommodated by the use of contract adjudicators to undertake the preliminary fieldwork • The use of allocation certificates will frustrate efforts to streamline processes • Centralized approval processes will be counter-productive and slow the process • The period of proof, 42 years, is too long and will exclude many participants • The period of proof will complicate and slow the process |
| <i>Status</i> | |

PROFILE OF PILOT ACTIVITY 8

| Issue | Detail |
|------------------------------------|--|
| Title | GPS and survey comparison |
| Location | Macalpiay, Pastrana |
| Duration | 4 weeks |
| Surveyed/ not surveyed | Surveyed 2001-2002 |
| Commencing | October 2002 |
| Titling method | Judicial Titling |
| Aims of the pilot | To test alternative survey techniques that have the potential to produce more efficient and cost effective boundary definition in the support of issuance of titles in rural areas. |
| Techniques to be tested | High precision and low precision GPS under different satellite visibility conditions (variable tree canopy) |
| Pilot Methodology | Field inspection to determine approx tree cover (above 15 degrees elevation on boundary monuments and plotting on maps. Selection of suitable points for GPS observations GPS observations on selected boundary monuments with: <ul style="list-style-type: none"> • Light tree canopy (0-25% cover) • Moderate tree canopy (26-50% cover) Using the following GPS techniques: <ul style="list-style-type: none"> • High precision phase (fast static) • Low precision code (differential) Processing of GPS data. Results to be compared and also with existing survey data to determine: <ul style="list-style-type: none"> • appropriateness of each techniques under variable tree canopy • accuracies obtainable from differential GPS |
| TA involved | International Survey Control Adviser International Land Parcel Mapping Adviser National Survey & Mapping Adviser |
| Counterparts | Head, Surveys Unit Geodetic Engineer (Oliver Ong) |
| SAT Leader | N/A |
| CRS Assistant | Assess requirements for CRS assistance |
| PIO 1 resources required | Survey staff Vehicles GPS equipment Support equipment GPS processing and data analysis |
| Contract resources required | Nil |
| Equipment required | As above in PIO1 Resources |
| Procurement required | ? |
| CIM required | ? |
| CRS Method | ? |
| Base Camp required | Macalpiay base camp available if required. |

Design of Technical Assistance inputs in PIO 1 for Output 2.2

| Issue | Detail |
|--|--|
| | |
| <i>Date to commence field activities</i> | 10 th October 2002 |
| <i>Process for Evaluation</i> | Comparison of capabilities of high and low precision GPS and comparison with conventional survey data. Comparison of costing. |
| <i>Cost</i> | Cost per boundary corner Cost per lot |
| <i>Time</i> | Time per "x" number of lots |
| | |
| | |
| <i>Date of Evaluation</i> | November 2002 |
| <i>Evaluation by</i> | TA & PIO1 |
| <i>Issues expected to be encountered in nationwide gearing up</i> | |

PROFILE OF PILOT ACTIVITY 9

| Issue | Detail |
|---|---|
| Title | CIM by Orthophoto |
| Location | |
| Lots – potential titles | |
| Duration | |
| Surveyed/ not surveyed | |
| Commencing | |
| Titling method | |
| CRS Method | |
| Aims of the pilot | |
| Pilot Methodology | |
| TA involved | Land Parcel Mapping adviser, possibly automated mapping adviser International Orthophoto adviser |
| Counterparts | |
| PIO 1 resources required | |
| SAT Leader | |
| CRS Assistant | |
| Government resources | |
| Contract resources required | |
| Base Camp required | |
| Equipment required | |
| Procurement required | |
| CIM required | |
| Date to commence field activities | |
| Process for Evaluation | |
| Cost | |
| Programme costs | |
| Time for each section of activity | |
| | |
| Date of Evaluation | |
| Evaluation by | |
| Issues expected to be encountered in nationwide gearing up | |
| Status | |

PROFILE OF PILOT ACTIVITY 10

| Issue | Detail |
|---|---|
| Title | CIM by satellite imagery |
| Location | |
| Lots – potential titles | |
| Duration | |
| Surveyed/ not surveyed | |
| Commencing | |
| Titling method | |
| CRS Method | |
| Aims of the pilot | |
| Pilot Methodology | |
| TA involved | Land Parcel Mapping adviser, possibly automated mapping adviser International Orthophoto adviser |
| Counterparts | |
| PIO 1 resources required | |
| SAT Leader | |
| CRS Assistant | |
| Government resources | |
| Contract resources required | |
| Base Camp required | |
| Equipment required | |
| Procurement required | |
| CIM required | |
| Date to commence field activities | |
| Process for Evaluation | |
| Cost | |
| Programme costs | |
| Time for each section of activity | |
| | |
| Date of Evaluation | |
| Evaluation by | |
| Issues expected to be encountered in nationwide gearing up | |
| Status | |

PROFILE OF PILOT ACTIVITY 11

| Issue | Detail |
|---|---|
| Title | Comparing Survey with Orthophoto |
| Location | |
| Lots – potential titles | |
| Duration | |
| Surveyed/ not surveyed | |
| Commencing | |
| Titling method | |
| CRS Method | |
| Aims of the pilot | |
| Pilot Methodology | |
| TA involved | Land Parcel Mapping adviser, possibly automated mapping adviser International Orthophoto adviser |
| Counterparts | |
| PIO 1 resources required | |
| SAT Leader | |
| CRS Assistant | |
| Government resources | |
| Contract resources required | |
| Base Camp required | |
| Equipment required | |
| Procurement required | |
| CIM required | |
| Date to commence field activities | |
| Process for Evaluation | |
| Cost | |
| Programme costs | |
| Time for each section of activity | |
| | |
| Date of Evaluation | |
| Evaluation by | |
| Issues expected to be encountered in nationwide gearing up | |
| Status | |

PROFILE OF PILOT ACTIVITY 12

| Issue | Detail |
|---|---|
| Title | Comparing Survey with satellite imagery |
| Location | |
| Lots – potential titles | |
| Duration | |
| Surveyed/ not surveyed | |
| Commencing | |
| Titling method | |
| CRS Method | |
| Aims of the pilot | |
| Pilot Methodology | |
| TA involved | Land Parcel Mapping adviser, possibly automated mapping adviser International Orthophoto adviser |
| Counterparts | |
| PIO 1 resources required | |
| SAT Leader | |
| CRS Assistant | |
| Government resources | |
| Contract resources required | |
| Base Camp required | |
| Equipment required | |
| Procurement required | |
| CIM required | |
| Date to commence field activities | |
| Process for Evaluation | |
| Cost | |
| Programme costs | |
| Time for each section of activity | |
| | |
| Date of Evaluation | |
| Evaluation by | |
| Issues expected to be encountered in nationwide gearing up | |
| Status | |

PROFILE OF PILOT ACTIVITY 13

| Issue | Detail |
|---|------------------------------------|
| Title | Free Patent with CRS by NGO |
| Location | |
| Lots – potential titles | |
| Duration | |
| Surveyed/ not surveyed | |
| Commencing | Activity 25 in 2003 |
| Titling method | |
| CRS Method | |
| Aims of the pilot | |
| Pilot Methodology | |
| TA involved | Social Dynamics adviser? |
| Counterparts | |
| PIO 1 resources required | |
| SAT Leader | |
| CRS Assistant | |
| Government resources | |
| Contract resources required | |
| Base Camp required | |
| Equipment required | |
| Procurement required | |
| CIM required | |
| Date to commence field activities | |
| Process for Evaluation | |
| Cost | |
| Programme costs | |
| Time for each section of activity | |
| | |
| Date of Evaluation | |
| Evaluation by | |
| Issues expected to be encountered in nationwide gearing up | |
| Status | |

PROFILE OF PILOT ACTIVITY 14

| Issue | Detail |
|------------------------------------|--|
| Title | Sporadic Free Patent |
| Location | Alang Alang |
| Lots – potential titles | |
| Duration | 9 months |
| Surveyed/ not surveyed | Unsurveyed |
| Commencing | Activity 25 in 2003 |
| Titling method | Administrative titling by Free Patent |
| CRS Method | Managed by PIO 1 |
| Aims of the pilot | Develop and test methodology for the sporadic adjudication of land using free patents Provide a basis for a detailed regulation setting out the processes |
| Pilot Methodology | Test the sporadic adjudication methodology by conducting a pilot in one or more barangays Review the processes and outputs Revise the processes and refine the methodology |
| TA involved | Systematic Registration Adviser |
| Counterparts | Systematic Registration Coordinator |
| PIO 1 resources required | <ul style="list-style-type: none"> • Planning and Coordination; • Support Services Unit for procurement, allowances etc • Systematic Registration Coordinator • Systematic Adjudication Team Leaders • CIM • CRS Assistant to oversee the local CRS teams • Training Coordinator |
| SAT Leader | Alang Alang – Oscar Tan-Piengco |
| CRS Assistant | Alang Alang – Rhea Malubay |
| Government resources | <ul style="list-style-type: none"> • LRA – to identify the status of lots, particularly land declared as public land in the earlier cadastral proceedings • CENRO Inspectors records and processing staff – confirming existing applications, drafting titles • PENRO approval processes • Central approval processes • RTC certification concerning non-existence of judicial titling applications |
| Contract resources required | <ul style="list-style-type: none"> • Survey contractor • Possibly local CRS team, depending on design • Adjudicators • Base camp clerks • Barangay representatives on the SAT |
| Base Camp required | Existing |
| Equipment required | Existing |
| Procurement required | Existing |

| Issue | Detail |
|--|--|
| <i>CIM required</i> | The consolidated barangay index maps and lists of claimants are available in September. The list of titled lots is available. The data on applications pending with CENRO must be edited The cards from CENRO on parcels referred to DAR must be processed by CIM |
| <i>Date to commence field activities</i> | |
| <i>Process for Evaluation</i> | |
| <i>Cost</i> | |
| <i>Programme costs</i> | |
| <i>Time for each section of activity</i> | |
| <i>Date of Evaluation</i> | 2003 |
| <i>Evaluation by</i> | PIO 1, CENRO, PENRO |
| <i>Issues expected to be encountered in nationwide gearing up</i> | <ul style="list-style-type: none"> • The issue of the limited resources in CENRO can be accommodated by the use of contract adjudicators to undertake the preliminary fieldwork • The use of allocation certificates will frustrate efforts to streamline processes • Centralized approval processes will be counter-productive and slow the process • The period of proof, 42 years, is too long and will exclude many participants <p>The period of proof will complicate and slow the process</p> |
| <i>Status</i> | |

PROFILE OF PILOT ACTIVITY 15

| Issue | Detail |
|---|--|
| Title | Free Patent Pilot using the CRS by CO-CD Approach |
| Location | San Miguel |
| Lots – potential titles | |
| Duration | 1 year |
| Surveyed/ not surveyed | Surveyed |
| Commencing | 2003 |
| Titling method | Administrative titling by free patent |
| CRS Method | CO - CD |
| Aims of the pilot | Develop and test the CO-CD method |
| Pilot Methodology | |
| TA involved | Social Dynamics |
| Counterparts | CRS Officer |
| PIO 1 resources required | |
| SAT Leader | |
| CRS Assistant | |
| Government resources | |
| Contract resources required | |
| Base Camp required | |
| Equipment required | |
| Procurement required | |
| CIM required | |
| Date to commence field activities | |
| Process for Evaluation | |
| Cost | |
| Programme costs | |
| Time for each section of activity | |
| Date of Evaluation | |
| Evaluation by | |
| Issues expected to be encountered in nationwide gearing up | |

