

PHILIPPINES-AUSTRALIA LAND ADMINISTRATION AND MANAGEMENT PROJECT

Progress Report of Technical Assistance to PI01 in Deliverable 26, Output 2.3



Land Titling using Community Organizing Process

October 2003

REPORT C39



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Glossary of Abbreviations

BC	-	Barangay Council
CO	-	Community Organizing/Community Organizer
CRS	-	Community Relations Service
LAG	-	Local Advisory Group
LIL	-	Learning and Innovation Loan
LSPP	-	LAMP Social Program Plan
LT	-	Lupon Tagapayapa
LGU	-	Local Government Unit
NGO	-	Non-government Organization
PO	-	People's Organization
SAT	-	Systematic Adjudication Team
SD	-	Social Development
SDA		Social Dynamics Adviser
TA	-	Technical Assistant
TOR	-	Terms of Reference

1. Executive Summary

This document is reporting the progress of two pilot areas testing land titling using CO process, under the pilot name PIO1-CO and the NGO- led pilots. The aims of these pilots are specified under the Deliverable 26, Output 2.3. of the LAMP log frame which is “the (1) development of processes and (2) identification of barriers to efficient and effective, community acceptable and gender sensitive land titling processes.” Further, this is prepared to provide an update to the Quality Assurance Panel (QAP) as well as to other concerned Officers of the project, as their basis for evaluating the Social Dynamics Adviser’s work. This is also an update of the June Interim Report.

The report covers progress of July to October 2003 (fourth to sixth month) implementation of the nine-month project cycle of the PIO1 CO as well as the NGO-CO. This is presented in three parts. Part 1 covers the development of the pilot testing as against the timeframe set in the implementation phase. Some cases are cited especially the social issues encountered related to titling. Lessons and recommendations are likewise presented. Also incorporated is the update on the SDA’s other tasks listed in her TOR.

Part 2 presents the data its analysis, as well as some discussions on critical issues related to titling. Part 3 contains the annexes to this report. These include the LAMP Goal and the Object 26, Output 2.3 and the TOR of the SDA; Also attached in this part are the reports of the CO for PIO1-CO, the report of the Process Documenter, and the CRS Process Review Report. Various tables and graphs presentation are also annexed for reference. It will be noted that no data or any kind of NGO report is attached here yet because their work was temporarily suspended until their project contract is finally signed by LAMP.

Both pilots aim to form people’s organization (PO) as its strategy in implementing this land titling project. Also part of the strategy is strengthening the LGU so it can effectively support the PO in leading the titling work, and eventually the implementation of the post titling objectives.

The PIO1-CO pilot commenced its work last week of March, in Barangay Caninoan, Pastrana, Leyte. A group called LAMRAG HAN CANINOAN (LAHCAN) was organized to facilitate involvement of the land claimants in the titling activities. LAHCAN spearheaded in implementing the plan for titling as scheduled. This pilot area took one month and eighteen days (September 1 to October 18, 2003), to cover all activities set under the implementation phase of the CO design. The success in this phase indicated the significant role of the PO, LAHCAN, with the assistance of the LGU in performing their assumed roles in land titling activities. Both have taken on all the remaining work in doing the follow up and the collection of the required documents for the PIO1 Adjudicator. LAHCAN on the other hand mobilizes the affected of the land tenure issues.

The NGO –CO pilot-testing in Barangay Cabauhan and Dumarag, also in, Pastrana, Leyte, commenced its work in mid-July, despite unsigned work contract. Only initial field processes for titling were completed because WELEDEF, the implementing NGO, suspended their work in early September. They plan to resume their activities in November, if the contract approval will materialize.

At the onset, both pilot areas already showed the difference of the result when the CO process is applied. For example the use of a quality “leg work” achieved a greater turn out of people’s involvement. Notwithstanding the sustained involvement of all stakeholders from activity 1 up to the last works due to the “commitment building “process before embarking on to the work. This development is also true in the NGO pilot areas. Specifically, the PO spearheads in Barangay Cabauhan, supported by the LGU, while the LGU takes the lead in the land titling process in Barangay Dumarag.

Another significant contribution of the CO process in titling is the application of appropriate procedures in conducting SNS and adjudication. This process demonstrated the vital role the PO plays not only in land titling but as well as in embarking on post-titling activities. The use of CO process also provided the venue so that pilot intervention is based on the realities on the ground. The recent CRS process review, reported that generally, all CO pilots showed greater participation of the people when compared to the other CRS approaches especially the Top Down. Lastly, the use of this CO process has also put forward the realities found on the ground that may affect negatively or positively in accomplishing LAMP goal. These should then be used as basis in identifying avenues that could link titling to land productivity and eventually to poverty reduction.

2. Summary of Outcomes for QAP – July to October 2003

1. Output	<p>1-2 pilots to test PIO1 led CO for land adjudication and titling for Free Patent or judicial titling:</p> <p>Result: Implementation in one pilot area underway. Survey and systematic adjudication completed. Post titling activities on going.</p> <p>1-2 pilots to test and evaluate NGO-Driven community organizing:</p> <p>Result: Implementation in two pilot areas suspended after 1.5 months of operation due to delay in contract approval. Work to resume November.</p>
2. Methods of Land titling	Free Patent
3. A general evaluation Criteria.	<ul style="list-style-type: none"> • Time • Effectiveness • Efficiency • Cost, • Level and Quality of stakeholders participation, gender sensitive • Sustainability of benefits from titling, • the support structures and mechanisms <p>Note: (A set of impact indicators to be applied to all pilots available with the M & E)</p>
4. Evaluation Conducted	<p>Input to evaluation held. These are the following:</p> <ul style="list-style-type: none"> • Progress reporting for PIO1 CO held September 26,2003 • Field review conducted on October 8, 2003 for PIO1 CO. • NGO COs field assessment on hold.
5. Workshops	<ul style="list-style-type: none"> • SDA & CRS Unit attended the “Review of LAMP SOCIAL PROGRAM PLAN,”, August 20 -21 • CO Enhancement for the CRS staff, August 25-27 • Technical trainings on the conduct of SNS, Adjudication and the orientation on Free Patent title option , all conducted late August 03 • EIC training partially attended by some CRS staff held on September 11-13, 2003. • SDA co-facilitated Gender Sensitivity Training attended by CRS ,held October 14-15.2003
6. Referral of result to LAG	<ul style="list-style-type: none"> • Plan to solicit LAG members’ involvement in the PIO1 post tiling plan and in the other land tenure related issues specifically involving DAR and the other government agencies providing basic services. LAG meeting tentatively scheduled October 30, 2003.

7. Documentation in Reports / Manuals	<ul style="list-style-type: none"> • Draft Design of Land Titling procedure using CO process, • Draft Flow Chart for Free Patent land titling procedure using CO Process, • Initial Field Assessment Report • Draft Baseline Data of PIO1 CO on land tenure underway • Barangay profile for finalization
8. Remarks	<ul style="list-style-type: none"> • Continue implementation of all CO pilots. • CRS started to identify and document replicable aspects or processes in the CO pilots to be recommended in the LAMP extension.

3. Part 1. Progress of Implementation July to October 2003

3.1 PIO1-CO

Introduction

The contract of the Social Dynamics Adviser's (SDA) for Leyte started February 25, 2003, with the scope of work under the Contract deliverable number 26, Output number 2.3, of the Philippines – Australia Land Administration Management Project (PA LAMP). The SDAs input was continued from July to October 2003 and will terminate in November 2003. In particular, this document covers her intervention in the CRS activities especially the various approaches for land titling being tested. Specifically an update of the 6-month progress of the PIO1 led CO tested in Brgy. Caninoan, as well as the progress of the NGO-CO work that has started in July 2003. Included in this report is the other aspect the SDA does that is not indicated in her TOR.

Specifically, this table reports progress of three pilots implemented in an unsurveyed area using Free Patent as a titling option namely PIO1 led land titling using Community Organizing (CO) process, & the NGO led land titling using CO. Likewise, the progress of other CRS activities is partially reported here. Some reviews of the pilots will be conducted only in October, so that most of the analysis contained here has not been discussed with the CRS Unit yet. The information gathered by the SDA were based on her regular monitoring work in the pilot area, attendance in various CRS meetings, training sessions and in her mentoring work on the level of the CO and the CRS Head.

Generally, the implementation of all the pilots is delayed due to the LAMP's administrative and financial problems that affected April 2003 and continue to affect the entire project especially PIO1, up to this date.



PIO1 CO Devorah Cabueñas with the Core group leader doing the regular leg work for the titling activities.



The CO, the core group and the technical team during briefing for the SNS and Adjudication work.

Background

LAMP PIO1 hired a Community Organizer (CO), to implement the PIO1-CO pilot under the CRS Unit's supervision. Likewise, the office also contracted WESLEDEF, an NGO to implement the "NGO-led Land titling and adjudication procedure. Both pilots are guided by the PIO1 CO design that is geared to formation of People's Organization (PO), and strengthening the LGU in achieving the objectives of land titling and adjudication, with a greater people's participation.

Attached, for more detailed activities, is the report of the CRS staff involved in this pilot. Devorah Cabueñas, the CO for PIO1-CO has her progress report for this quarter Annex D 1, Donnabelle Encina, the Process Documenter (PD) for this pilot, has her report covering the progress all accomplished phases, namely the pre-entry, entry and the implementation phase, Annex D2. Finally, to provide an overview of the CRS activity, Annex D3 is the CRS Unit Head report on the Review of CRS Approaches.

A. The Status of PIO1 CO

Introduction

The SDA was pulled into the LAMP when the work environment for CO was to be developed yet. That time in March, the entire project setting was mechanically accustomed to the Top-Down Approach. This approach has been efficiently functional for more than two years, unnecessarily restraining exploring other variation. The evaluation of the funding institution on its second year reminded PIO1 of its being in the "Learning and Innovation" phase, thus effective move to put testing CO in the PIO1 agenda despite the odds. But reverting to other processes created a strained environment requiring the SDA to advocate CO at the PIO1 management level. While the CRS continued its way fully directing PIO1 – CO Pilot using the top down approach from March to May.

The organizational revamp of June and July was instrumental in changing the office atmosphere as well effecting significant organizational changes. The SDA then got underway in full involvement in pilot testing CO.

Consequently, a follow up to the initial CO Framework presentation in April became possible in June. The PIO1 CO Team then embarked on filling the gap and bridging the initial work to the application of the CO framework.

One major “remake” was the commitment building among the project stakeholders omitted. Another was the social assessment that was replaced with a data collection through the traditional survey method.

The table below is a chronology of events indicating the stage reached by the pilot

Phase and target activities	Output	Remarks (includes SDA Intervention)
<p>Preparatory phase – last quarter of 2002:</p> <ul style="list-style-type: none"> • CRS Unit prepares to test other CRS Approaches <p>Recruitment First Quarter 2003</p>	<ul style="list-style-type: none"> • CRS CO Orientation held and formulated tentative plan in December 2002 • Pilot Area selected in January 2003 • Selected 1 CO for PIO1 CO pilot, 1 PD and 1 SDA for PIO1 – March 2003 	<ul style="list-style-type: none"> • Hiring of the original CO for PIO1 - CO pilot was discontinued after attending CO Orientation & trainings. CRS recruited a new one, but she missed attending the series of CO training
<p>Mid March to April Community Entry</p> <p>Social Preparation for titling activities</p> <ul style="list-style-type: none"> • Introduce self & LAMP project to people • Facilitate commitment building among LGU, Land claimants & LAMP PIO1, to implement project • Gather opinion on project reception and perception. *Prepare Basic documents: SI report, Spot Map, Tentative plan 	<ul style="list-style-type: none"> • CRS Assistant introduced LAMP, the CO and PD assigned to the LGU Officers – Last week of March • CO & PD started social investigation (SI) and rapport building-April • Land titling was used as entry point 	<ul style="list-style-type: none"> • CO & PD activities supervised by CRS Unit Head • Community work followed top down approach • Administered traditional survey questionnaire to get data • Social preparation generally done in a mechanical way was not up to the tentative CO process and schedule • SDA’s activities • Identification of the PIO1 Team members (CO/CRS, M & E, NGO Team and the Technical staff Survey Verifiers and the SAT-Adjudicators) – April • Presentation of the Draft CO Framework for Land titling by SDA- last week April • CO team members formulated plan –May • SDA introduced field assessment before the conduct of project review • CRS/PIO1 Administrative

		<p>work & other office activities consumed half of CO's time for fieldwork. CO work plan not accomplished according to set time frame</p>
<p>May Pre-implementation Phase</p> <ul style="list-style-type: none"> • Implement land titling and adjudication plan of the CO Team • Conduct validation of land claimants' list • Identify potential core group members to lead Implementing committee • Form implementing committees • Hold capability building seminars to implementing committee (local Adjudicators and survey verifiers) 	<ul style="list-style-type: none"> • CO & PD continued data gathering through survey- May • Field Assessment held – last week of May 	<ul style="list-style-type: none"> • Postponement of testing CO was imminent due to budget cut. PIO1 Mgt. bent on continuing the top down approach. SDA advocated to proceed testing other methodology especially CO as indicated in the LAMP Social Program Plan • Preparatory activities for titling was generally delayed and prolonged • LAMP financial crisis stalled major activities for this month • Organizational revamp started May
<p>June Implementation Phase</p> <ul style="list-style-type: none"> • Conduct of the pre-survey and adjudication activities e.g. making of monuments, clearing areas for survey, planting of monuments, conduct of SNS, Dispute settlement, formulation of activity plan and monitoring plan 	<ul style="list-style-type: none"> • Review of the CRS Approaches • Validation of land claimants list • CO attempted to facilitate issue mobilization on earlier identified issues such as lack of potable water and blocked passage of water in the irrigation canal 	<ul style="list-style-type: none"> • All set activities for titling, postponed indefinitely due to budget cut. No definite date given by Survey Contractor re commencement of their work • SDA able to work with CRS Unit <ul style="list-style-type: none"> ○ SDA reverted to other work ○ Assisted in CRS Review facilitated process of CO appreciation by applying some CO principle in other CRS work /pilot areas ○ Facilitated integrating some CO methodologies in CRS work, e.g. commitment building, LGU to take the lead in titling, post titling & exit strategy for suspended pilot areas

<p>July Implementation Phase</p> <ul style="list-style-type: none"> • Implementation of actual Titling and Adjudication activities • Evaluation of the titling and adjudication activities 	<ul style="list-style-type: none"> • Formation of Core group of land claimants 	<ul style="list-style-type: none"> • All PIO1 activities focused on the implementation of organizational revamp, re-orientation of the new set of crew • CRS and SDA attended process review of the LAMP Social Program Plan
<p>August Post Titling Phase</p> <ul style="list-style-type: none"> • Resume facilitation on post titling related activities <ul style="list-style-type: none"> ○ Capability Building for the PO and LGU ○ Hold activities for organizational development e.g. VMG formulation, BDP formulation ○ Conduct of PO enhancement training for the leaders • Facilitate addressing of issues & other negatives effects to titling (e.g. potential foreclosure of mortgage, forced selling of land) 	<ul style="list-style-type: none"> • In mid August, a rapid revert to implementation of the following pending titling and adjudication activities <ul style="list-style-type: none"> ○ Facilitated ○ Orientation of Free Patent to land claimants & the implementing team ○ Capability building seminar to local Adjudicators and local survey verifier assistants ○ Land claimants cleared areas for SNS ○ Planting of monuments started ○ Pre-SNS dispute settlement and extra-judicial partition among heirs for lot subdivision by local Adjudicators 	<ul style="list-style-type: none"> • 3rd week this month, the Survey Contractor was paid by LAMP. They announced to commence work first week next month • SDA work <ul style="list-style-type: none"> ○ CO enhancement training held for all CO implementers (CRS Unit plus NGO team) 25-27 August
<p>September Post titling Phase</p> <ul style="list-style-type: none"> • Consolidate Post titling work • PO activity plan implementation <ul style="list-style-type: none"> ○ Link with respective agencies e.g. DAR, DILG, DA, NEDA etc. to respond to respective issues addressed to them. ○ Project proposal making, and submission to respective agencies; ○ Negotiation with authority or private agencies; ○ Facilitation of the PO's strategic plan 	<ul style="list-style-type: none"> • The Core group and representatives of the LGU, led in accomplishing the following activities from September 8 –29 <ul style="list-style-type: none"> ○ Making of monuments ○ Continuation of area clearing for SNS ○ Continuation of monument installation ○ Conduct of SNS ○ 26 land dispute cases resolved ○ Adjudication of 76 land title applicants covering 120 lots/parcels ○ Activity plan assessment and monitoring -4 sessions ○ Collection of required documents in title 	<ul style="list-style-type: none"> • A regular assessment attended by the community facilitated a quick action to bottlenecks • Participation rate of the concerned people needs improvement. Lack of quality ground working by the CO was seen as a major cause • Integrating CO principles in systematic adjudication need a lot of improvement

	application (60% complied yet)	
<p>October PO Development and Strengthening</p> <ul style="list-style-type: none"> • Continuation of Post titling consolidation work • PO activity plan implementation <ul style="list-style-type: none"> ○ Follow-up project proposal forwarded to appropriate agencies ○ Facilitation of the PO's developing strengthening 	<ul style="list-style-type: none"> • Final survey completed within 11- work day target (October 8-18) • Joint assessment of the titling and adjudication work—October 8 (input to 3rd quarter assessment of CRS work) • 70% documents collected 	<ul style="list-style-type: none"> • A good blend of the CO principles and methodology in systematic adjudication is needed • Delay in submission of required documents was due to cost

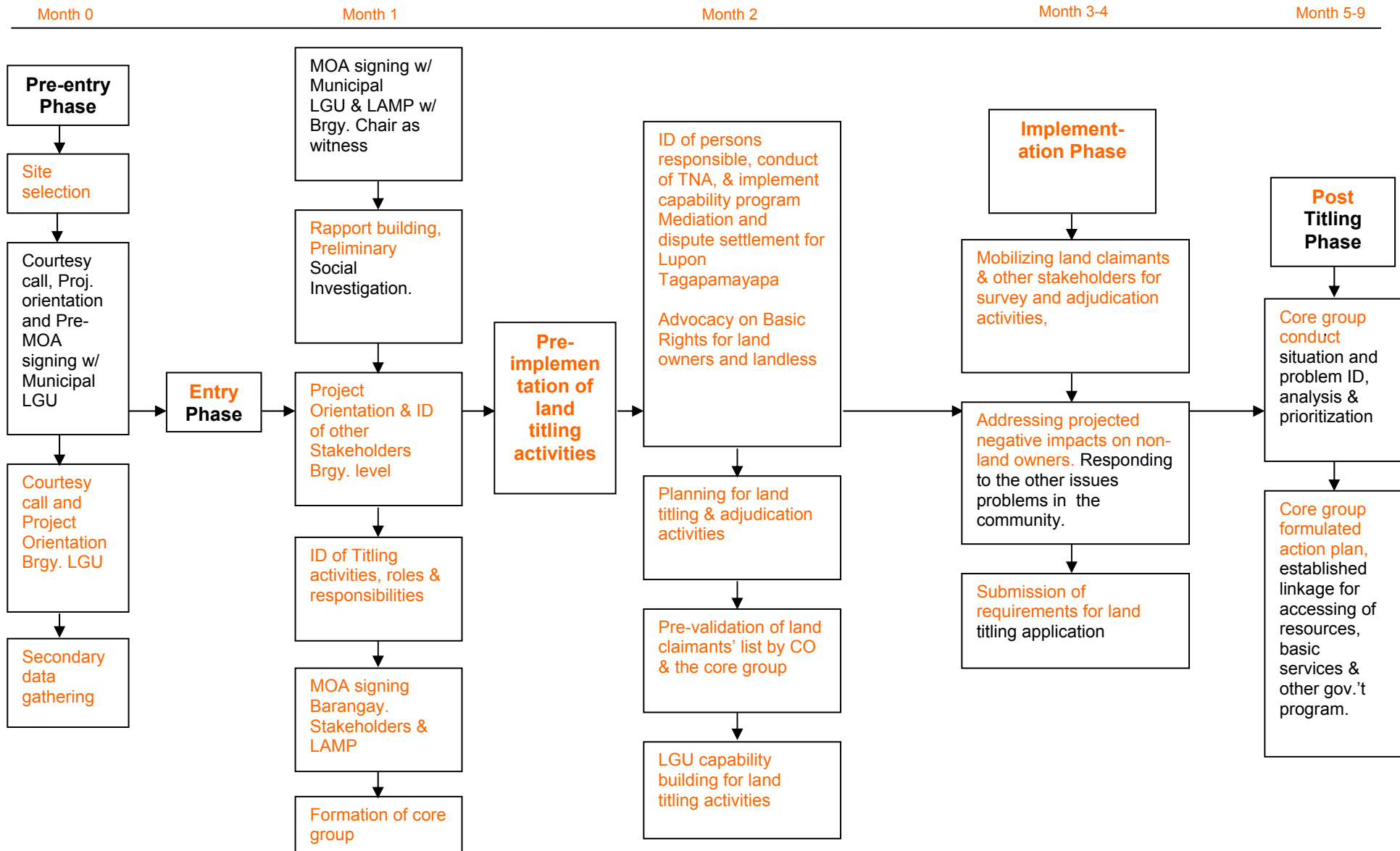
3.2 NGO-CO Led Land Titling

PIO1 has formed an NGO consortium to be its partner and the implementer of its pilot project in late 2002. After sometime, the NGO informally concluded its engagement with LAMP. Thereafter, WESLEDEF, a member of this NGO consortium offered to implement testing of the NGO led pilot. The Social Dynamics Adviser (SDA) then, facilitated the completion of required documents for this engagement.

WESLEDEF decided to commence its work mid July despite unsigned contract because of the earlier information that the contracted survey team was to start its work the following month in their area .WESLEDEF rushed to accomplish preparatory activities in 1 ½ months time. All community preparatory activities to land titling were accomplished within one and one half months (1 ½ months) in both pilot barangays.

Part of the SDA TOR is a requirement to the NGO in this project engagement, their orientation to LAMP systems and procedures ,likewise, monitoring and evaluation and establishment of a working mechanism with CRS is to be set up. Whenever possible, WELEDEF was invited to participate They also participated in a number of LAMP activities especially the CO Orientation and Enhancement trainings held within the time that they have embarked on their work. Unfortunately, some advocacy and networking initiatives at the municipal LGU level were stalled in September when they discontinued their work. They plan to resume in November if their work contract will finally materialize

Flow Chart of Land Titling CO Process (red done, black not yet done)



4. Initial Evaluation

4.1 Based on Output Indicators

The use of Community Organizing (CO) process in land titling and adjudication procedure brought about the following as its milestones:

1. Formed a group of stakeholders Lamrag han Caninoan, (LAHCAN) with set of officers. It has 23 members mostly owners of mortgaged land as well as tenants to big landowners. They have an initial plan responding to the issues they have identified. This group could be developed to be self reliant and could sustain initiatives when LAMP stops its work in this pilot.
2. The core group members' awareness was raised to a certain level through their intensive involvement in land titling activities. In recent meetings, Some were able to discuss and articulate their hopes, doubts, frustrations and other questions about land titling, its effects etc. As a result, a plan to invite DAR to assist them in resolving issues on uncommon crop sharing between tenant and land owner and issue on unregistered tenancy arrangement. Likewise the core group was empowered when they were involved in dispute settlement and assistance to survey. They experienced settling at least 7 boundary disputes and ownership conflict. (Please see attached in Annex E1 list of the dispute settlement led by the core group). Somehow this gave them confidence to dealing with similar case in the future.
3. Weaknesses and other points for improvement in the land titling and adjudication procedure were identified in a timely fashion through the regular assessment by the implementers. The field assessment held in October 8 confirmed some procedures as appropriate or inapplicable. A separate list of lessons and recommendation in the SNS and systematic adjudication is being accomplished for submission and discussion with the concerned unit.
4. The commitment expressed by all the stakeholders prior to project commencement was key to the land claimants' active involvement from the area clearing for the SNS up to the completion of the required documents in land title application. They suggested practical methods to get effective and more accurate result e.g. validation of list, simultaneous adjudication and SNS. This process did not require people to appear several times). Shorter time involved in adjudication because the local adjudicators know the land history, and the core group acts as backup validating the information gathered by the LAMP Adjudicator. Their presence discouraged possible misinformation. All these activities deepen their commitment to be with the group. A good relationship was developed among land claimants affected by the same problem e.g. mortgaged land, etc. especially after they went through the process of hard work, sacrifice and sincere work.
5. LAHCAN has a plan at hand to contact DAR and the other government agencies to seek assistance in the resolution of their problems. This initiative will introduce them to the basic procedure in network and linkage building which will be instrumental in their future endeavors.

6. The LGU in the barangay level played a significant role in supporting LAHCAN in spearheading titling activities. They provided some available resources and facilities during the entire titling work. The officers also took turns in personally assisting the whole crew in accomplishing their tasks from the initial work until the present time. Collection of the required documents and pursuing post titling activities were also put in their agenda. The “Lupon Taga-pamayapa” was activated and strengthened by the on-the-job - training on mediation and dispute settlement.
7. Social investigation issue identification ,problem analysis were just some of the CO processes that collected data on land tenure, land distribution, control and access to land product sharing etc.

4.2 Based on CO Components

Expected Output	Progress in PIO1 CO	Progress in NGO -CO
<p>Organizational Development:</p> <ul style="list-style-type: none"> • Build community organizational structures e.g. Organization of land claimants, group of tenants etc. • Capacity Building to leaders. Developed : local leaders’ capacity for post titling community intervention • Simple organizational policies in place w/ clear decision making process 	<p>First phase completed</p> <p>Completed capacity building for titling only. Post titling training program plan in the making.</p> <p>Nil</p>	<p>Core group formation underway</p> <p>Nil</p> <p>Nil</p>
<p>Agricultural Development and Ecological Nurturance</p> <ul style="list-style-type: none"> • Groups identified and appreciate alternative agricultural practices that nurture the environment 	<p>Nil</p>	<p>nil</p>
<p>Linkage & Advocacy work:</p> <ul style="list-style-type: none"> • Community organization established linkage especially for accessing basic services • Mobilized strengthened LGU to be able to respond to community needs. 	<p>Plan not yet implemented</p> <p>On titling only</p>	<p>Nil</p> <p>Initiated for titling only</p>
<p>Consciousness Raising</p> <ul style="list-style-type: none"> • Leaders and members have basic knowledge of local governance • Active members participate in community mobilizations on community issues 	<p>Nil</p> <p>Demonstrated in titling activities only</p>	<p>Nil</p> <p>Nil</p>
<p>Resource Tenure Improvement:</p> <ul style="list-style-type: none"> • Titles issued, other form of land rights installed to non-land owner 	<p>Nil</p>	<p>Nil</p>

<p>Basic Services & Infrastructure:</p> <ul style="list-style-type: none"> Issue mobilization Other community issues are tackled by the core group/people's organization 	<p>Potable water & water for irrigation unconsummated</p>	<p>Nil</p>
<p>Overcoming Gender & other biases</p> <ul style="list-style-type: none"> The leadership structure encourage women to lead & actively participate in community activities; Leadership tasks are based on actual and potential capabilities Women who are rightful owners of lands apply under their name. 	<p>Demonstrated</p> <p>Applied</p> <p>demonstrated</p>	<p>nil</p>
<p>Economic self reliance strengthening:</p> <ul style="list-style-type: none"> The community organizations develop economic projects for increased income. 	<p>Nil</p>	<p>Nil</p>

5. Progress on the Other Task of SDA in the TOR

5.1 Support to PIO1 to implement CRS programme in pilot barangays supporting the existing systematic registration activities

SDA assisted the CRS in their other task as support to systematic registration activities as well as in the conduct of survey. The following are the activities where SDA assistance was provided in the course of CRS assuming the above role:

- Encouragement and facilitation in identifying innovation to their top down approach. Application of this has been set in suspended areas still viable for titling work.
- Encouragement to CRS that they clarify their new roles and responsibilities in the survey and adjudication activities especially with the social development framework they are advocating.
- Mentored on actual cases related to effective communication, decision making process, openness, transparency of information and leadership role. Out of actual experiences mechanisms were established and agreed by the CRS members.
- Facilitated participation of all CRS members in the CO enhancement training by holding the following topics.
- Conduct of PRA, Facilitation in FGD, meetings, application of monitoring and evaluation in the field level, process of PO formation, conceptualization of the PIO1 post titling plan, etc.,co-facilitated the conduct of gender sensitivity training.
- Attendance in most CRS meeting as well as the technical meetings of the PIO1.

5.2 For each type of pilot, a methodology, work plan, CRS flowchart, an evaluation methodology and an evaluation

- The CRS is implementing at least five different procedures in land titling activities in order to get various experiences and finally select certain procedure appropriate to certain situation.
- All the processes applied in each pilot will be documented for review.
- All pilot areas are still underway. Review maybe scheduled in November towards December in order to assess the result of each technique and design applied in each area.
- Impact indicators are available subject to the CRS review before the conduct of evaluation.
- The NGO CO design and flow chart should be drafted once the contract is signed, hopefully this month.

6. Key Issues Encountered during Implementation

- Several interruptions seriously strained the field work thus the gaps in some data and other undelivered CO output The COs fieldwork was greatly affected by too many office schedules. Numerous unsynchronized PIO1 meetings affected the quality and quantity of the field output
- There is the tendency of the PIO1 management that the social development framework/ concepts be confined in the CRS or in the CO pilots. The full application of the social development (SD) framework in LAMP may not materialize unless there is no clear policy in placed. Majority of the key decision makers have yet to appreciate the framework and be convinced that there is a need for a paradigm shift from a “ title generation focused project “ to actualizing or at least linking titling to the project goal of contributing to poverty alleviation.
- The dependency issue and the GOPs non fulfillment of their financial commitment caused most of the problems that emerged in the titling process of testing.

7. Plan for the next 4 weeks assistance to CRS (SDA contract ends November 25, 2003)

- Assist the CRS in implementing the pending post titling plan.
- Facilitate resumption of testing NGO –led pilot. Conduct identified LAMP orientation and CO enhancement training for the team.
- Assist CRS in the conduct of community trainings for post titling phase.
- Facilitate preparation for the conduct of pre-process review for PIO1 –CO.

8. Part 2. Social Assessment

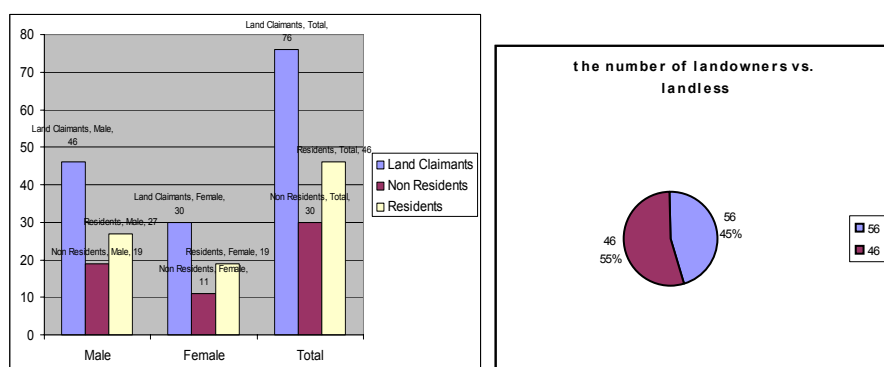
8.1 Land Tenure Situation in Barangay Canino-an

The minimum size of land holding that will support land productivity

According to the Department of Agrarian Reform (DAR), the desired number of land holding for a family of six should be at least 3 hectares of productive land. Assuming all the needed support services is available, it is estimated that the family will be able to live decently above the poverty line. From their classification, a farmer who is cultivating only one hectare is considered under the landless category of beneficiaries, and is still qualified to apply for two more hectares based on the Comprehensive Agrarian Reform Program (CARP) of DAR.

Majority of the residents are landless

Barangay Caninoan consists of 102 families and 518 populations. Forty six, (46), out of 102 are landowners. The remaining 56 families are either tenants or agricultural workers. The total land area of the barangay is estimated to be 99.4071 to 100 hectares. During the titling process, 76 land claimants with properties in Caninoan, have applied for land titles. But only 46 land claimants resides in the barangay, while most of the remaining 30 live in nearby barangays.

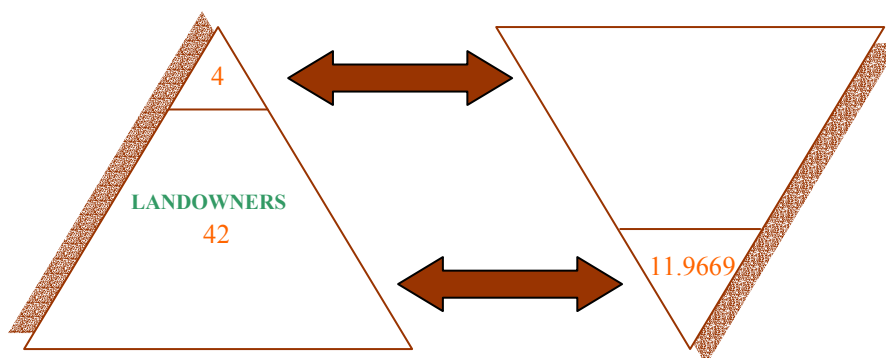


Inequitable land distribution and generally small landholdings

The 46 landowners in Caninoan have a total land holding of 38.7634 hectares, compared to 60.6437 hectares owned by 30 landowners residing outside the barangay. Out of the 38.7634 hectares, 26.7965 hectares are owned by four landowners. The largest landholding among the four is 8.5121 hectares and the smallest is 3.1294 hectares. While the remaining 11.9669 hectares are owned by 42 land owners. Majority of these group of land owners own less than a hectare, the smallest of which is .0112 only, just enough space for a residential house but too small for a productive land.

The larger picture depicts a similar situation., Out of the 76 land claimants, approximately 63 of them own 3 hectares and below totaling to approximately 14.3887 has. only, compared to the 11 land claimants who own 55.02271 has., that is more than 50% of the total land area of the barangay.

Out of seventy six (76) land claimants, Thirty two (32) own 1 parcel of land, while eight (8) own more than three (3) parcels, the highest ratio being is 13 parcels to one person. From the validated record, the smallest size of 1 parcel is 0.0112 has. and the largest is 6.0146 has. However, the official measurement will only be available after the final survey has been approved.



The tenants:

About 26 families from the 56 landless in Caninoan are under various informal tenancy arrangements, please see table on product sharing From the 26 landless/tenants, 20 lost their lands due to foreclosed mortgage. At present there are 25 land claimants who might be in the same situation because redemption of their lands in the next 3 -5 years is remote. Their land totals to 29.7913 hectares out of the 85.0184 under the control of the mortgages and the landowners. They lost control of their lands in favor of the mortgages. Many of them were allowed to continue working in their lands. Technically, this 25 land claimants are present tenant to their own land.

And if this trend of transformation of land owner to tenant and to landless will continue, then there might be 25 more candidates to go unless something is done to stop this.

Data on actual access and control of land acquired through mortgage and purchase/inheritance by hectarage

Name	Purchase/Inheritance	Mortgage	Tenanted/under leasehold	Total Land Area Controlled	Resident	Non-Resident	Male	Female
Tobilla Lourdes	8.521	23.6084	32.1294	1			1	
Calumag Mamerto	4.4288	2.877	7.3058		1	1		
Gante Elsa		1.8502	1.8502	1			1	
Modesto Adela	0.896	1.4557	2.3517		1		1	
Pasagui Rey	7.9079		7.9079		1	1		
Modesto Salvador	6.3154		6.3154		1	1		
Bingco Sofronio	5.8744		5.8744		1	1		
Riataza Cresencia	4.0484		4.0484		1		1	
Empillo Nenita	3.659		3.659		1		1	
Opiniano Rafael Jr.	3.8217		3.8217		1	1		
Martillo Marcelo	3.1294		3.1294	1		1		
Mercurio Marcos	3.1605		3.1605	1		1		
Regis Rodolfo	3.4646		3.4646	1		1		
Total land area	55.2271	29.7913	85.0184	5	8	8	5	
Other owner-cultivators								
63 Land claimants	14.3887		14.3887					
(1 brgy.infrastructure) 5000	-0.5							
TOTAL LAND AREA	69.6158	29.7913	99.4071					

Poor land productivity due to mono cropping and high interest rate in credit

Barangay Caninoan is purely agricultural and most of the people get their income from land production. Just like the other barangays of Pastrana, Caninoan is into rice and coconut production only. Unfortunately at this time, both crops are non-earning venture. The copra from coconut is bought by the traders at a very low price because the world market does not buy coconut oil for cooking anymore, unlike 10 years ago. Instead, mostly, our coconut is supplied for domestic consumption as base for other products. This situation made the Municipal Mayor of Pastrana, who has vast tracts of coco land in this town, to resort to winery (tuba production) several years ago. He confides that winery though still on its testing stage, continuously bring him millions, though his market has not fully expanded nation wide.

But for the rest of the cocoland owners specially the small ones have not dared to follow the footsteps of the Mayor. Besides a big capital is needed to get into this business. So this group continued to engage in the traditional way of copra production despite an unattractive return of investment. After all, copra production is easier and needs little capital for production than rice farming.

Rice farming in Caninoan follows the modern or the high yielding inorganic farming system. Their lands are acidic and the natural fertility of the soil has been depleted. In order to yield a quantity that will give them a break -even proceeds, they need to pump-in considerable amount of synthetic fertilizers and to use specially bred rice seeds that go with the package. The quantity of the boosters will determine the yield. So a poor farmer, who cannot afford to follow the full production package, will only get as much as the amount he/she has placed in the ground. A bigger produce is desired by all rice farmers, so that the majority who do not have capital for the inputs will borrow from the local traders who have available products and cash for them. But only those with good credit line can borrow certain amount with interest pegged at 20% per month, minimum. This amount is payable after three to four months.

The average gross income for most of the farmers is below P24,000 per annum. Many farmers are earning less than 1,000 gross income per month because most of the income from harvest are paid to all debts out of the farm activities. Most of them do not get surplus from rice production so they are perpetually indebted to traders and money lenders especially if the harvest was affected by some calamity. The farmers have no control over their product, especially the very poor one who is forced to sell their produce to beat the payment scheme set at a certain period by the capitalist. The farmers in Caninoan sell their produce in the town, in Pastrana. Here, system of buy and sell of rice has been set according to the farming schedule. The price of rice is brought down by the rice cartels during harvest time. Immediately after harvest, most of the farmers are forced to sell their product to pay back the borrowed money. The cartel then increases the price of the rice after harvest time when no rice will be sold to the traders because it the farmers now who will buy the rice for their consumption.

The Prevailing Interest Rate

Item Borrowed	Repayment Rate
1000 loan for seeds / herbicide/ pesticide/ fertilizer	Payment- P1,000.00 plus 2 cavans of palay worth P608.00 total of 1,608
P1000 Loan for wage payment and food during the work	To be paid by 6 sacks of palay or 1,824 cash after 3 mos.; or P1000 cash loan to be paid with 2 sacks of rice amounting to 2,400.00 after 3 mos.
Farm Machinery (Land master) rental	Cash –P900 /day if paid after 3 mos.- 9 sacks of rice worth 2,520
P200 loan for miscellaneous fee	To be paid with 1 cavan of rice worth P300 payable in 3 mos.

Lack of Support Services from the government

Barangay Caninoan regularly receives IRA amounting to 399,296. annually from the Provincial Government Office, through the Municipal Office .If this amount will be distributed to each of the 518 residents in the barangay, at least each person will receive .77 centavos per year from the government. However, the barangay LGU spends most of the money to pay the honorarium of its officers and members.

IRA received from the Provincial Office

Allotment	Targeted Activities /Project
P399,296.00 or P33,274.66 /month IRA allotment	P74,853.80 – Development project P199,80.90 –honorarium to BC P37,726.90- Honorarium SK

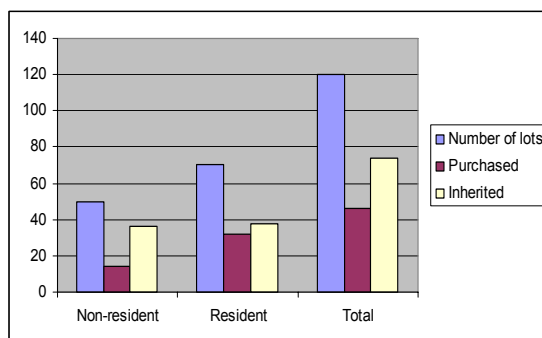
The Municipal LGU receives P3,000,000.00 only from the provincial government office for its 29 barangays. The Municipal LGU also spends this fund just like how Brgy. Caninoan allots its IRA fund. Previous Caninoan LGU Officers were able to access funds from their political party so infrastructures like the Daycare room, the Community Center and the pavement used as the sports and cultural area were built. The present Barangay Chairperson belongs to another political party, so far only seven lamp posts were access. No other services reach this area especially those that will support land productivity and other agricultural programs for the farmers and the other sectors in this barangay.

Lack of urgency of titling to majority of land claimants

The project was welcomed by the community especially by the LGU officers and some traditional leaders in the community. The thirteen core group members, all land claimants, took the lead in the mobilization for survey. Most of the LGU members, headed by the Barangay Chairperson actively devoted their time in this activity too. They happen to be those with bigger landholdings, so that they wanted the land survey and titling finally done after two attempts that failed in the past. About seventeen (17) out of 46 resident land claimants who are owner cultivators, as well as the 30 non-resident land claimants are the people who are really eager to get their lands titled for one reason or the other.

The mortgagers of the 36 lots or equivalent of 29.7913 hectares are the ones with undisclosed fears because redemption of their land from the mortgagees is still remote in the next three years. In fact during the LAMP titling activities one of the mortgagers failed to stop the mortgagee from foreclosing their contract due to her poverty. Instead a Deed of Sale was issued to the mortgagee and immediately the survey application was named after the mortgagee.

Even the land claimants with mortgaged lots would like their lots titled too because most of these lands were inherited and they want to keep this as a legacy of their family/clan. About 74 lots out of 117 lots were acquired through inheritance. However, their capacity to pay the cost of the title fees worries them.



Note: The facts and figures used here are based on the validated list done by the land claimants. The final and official one will be available after the final survey report is finished and has been approved by CENRO. Nevertheless, it is projected by the survey team that there will be no great difference between the final survey and the record in the validated CIM list.

The use of this CIM validated list is done to make a tentative assessment and analysis for strategic planning.

8.2 Case Study on Mortgage

The case of Mrs. Entrepreneur and Mrs. Salve in Barangay Caninoan

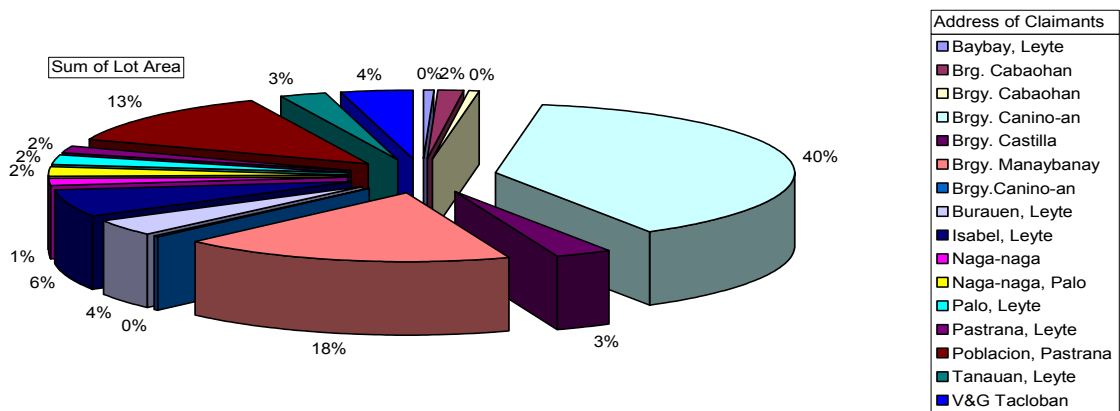
Background

Mrs. Entrepreneur, an original resident of Barangay Castilla, a neighboring Barangay of Caninoan, married a person from Caninoan. She is a simple and quiet person, a bit reserved and a low profile Barangay Officer. She has four grown up children. Two are married and live separately and the other two live with her. Her husband works full time farming.

The old CIM record showed that Mrs. E owns at least 2.2 hectares of land although the mode of acquisition was not indicated. The August 2003 validated list of land claimants in Barangay Caninoan, explains that she is the new owner of at least 11 lots with a total of approximately 8.5210 hectares. It was also learned that the other CIM records, Mrs. E has other properties in the other Barangays of Pastrana like in Barangays Yapad, Capilla and Manaybanay. Some informants in Brgy. Caninoan attested that she acquired these properties in less than 10 years, starting when she became the Chief Officer of the barangay in 1992. That was her first term of office that lasted till 1996. She lost the subsequent term but won in 2002, giving her until 2006 in office.

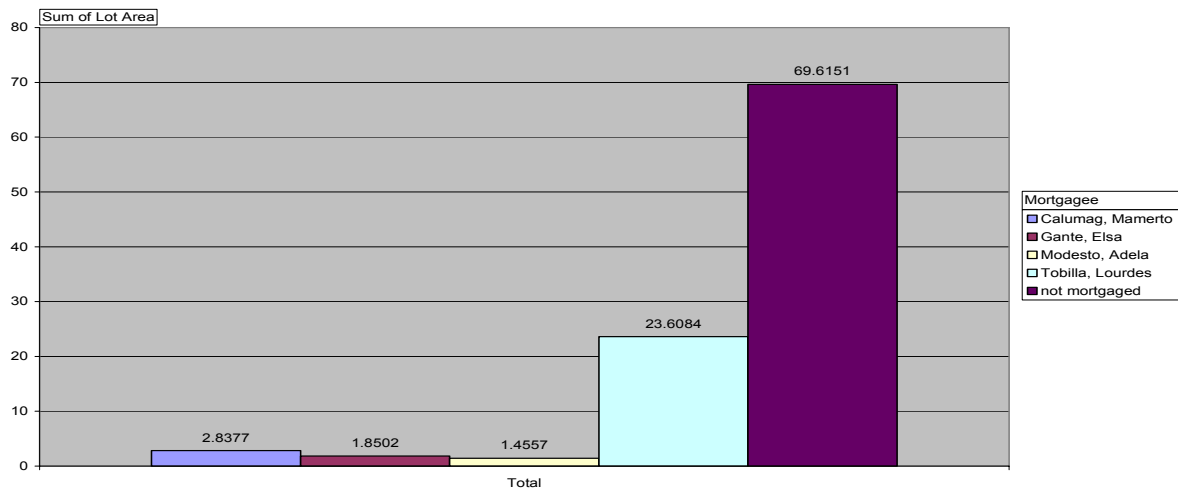
She is known to be an entrepreneurial person and managing her business of money lending quite well. The rate and the scheme of payment she applies varies, most of the time depends on who is the borrower. Nevertheless, generally she applies the 20% per month rate for borrowed cash, with an agreement that cash will be returned after a certain period of time. But the cash is given with the land as collateral if the borrower gets more than a thousand pesos especially if the borrower is not her relative. It was learned that most of her recently purchased lot were foreclosed mortgage. Some owners attested she got most of these properties at an extremely cheap price. Usually the owners have not choice but to sell if the mortgagee would like her money back but the mortgager has no money to pay back. At the present time she has 23.6084 has. of mortgaged land. Many of these lots have been mortgaged to her for more than five years.

Number of Resident and Non-Residents Land Claimants



There are two other well-off families in Caninoan, one is a teacher and the other has a family member working in Japan. The validated list of land claimants showed some neighbors' land were mortgaged to them as well. But only 6.1829 hectares out of 29.7913 hectares are mortgaged to them compared to the size of landholding that is with Mrs. E.

Landsize of Mortgaged Land

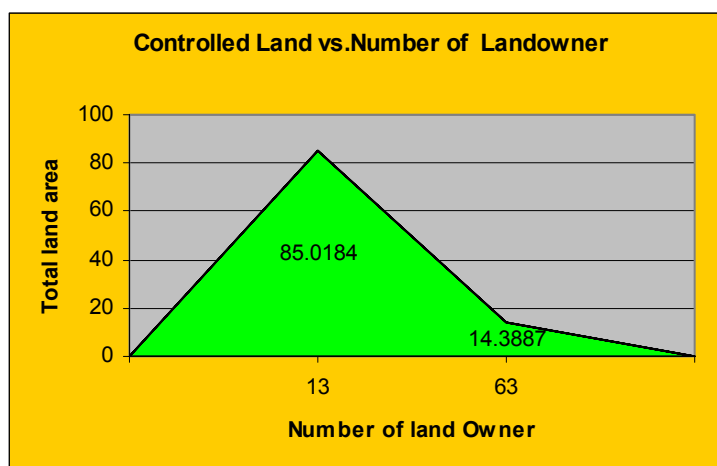


The Mortgage Business

In the mortgage business, Mrs. E. applies the simplest and most convenient process, for as long as she is sure the land has no encumbrances and she likes its location. She would ask for the tax declaration only, since all lands in Caninoan are untitled, then would let the borrower sign that cash is received in a piece of paper indicating the amount borrowed. Then she keeps the paper for her record as well as the tax declaration. This process is accepted in the community as the normal mortgage arrangement. In Caninoan, some people say that still the word of honor as a social collateral is credible than a signed paper, especially for a community leader like Mrs. E. People respect and trust her. It has been a practice in this community that no document of the transaction is kept by the borrower. Also, it is known by many that Mrs. E. does not take away access of the owners to work in the mortgaged land, if they are her relatives or friends. Otherwise, the other mortgage practice in Pastrana is the mortgager totally takes over control and access to the land.

Usually, people borrow money for emergency use, normally when they get hospitalized or when a member of the family has serious illness. If the amount is below P20,000 the one time transaction will be for mortgage, if the needed amount is more, then the land will be sold. This is the story of many landowners who had sold their land. If the money needed is just to buy medicine for a recurring illness like Mrs. Salve's case below, her P11,000, was transacted 3 to 4 - times.

Who can borrow, how much and how long, depends on Mrs. E's judgment. She has her own set of land valuation standard according to the location and land classification. The basis for a continued borrowing is when the amount borrowed has not exceeded the market value of the land she has set at the back of her mind. If the amount of the borrowed money is near the maximum amount she set, then she would inform the owner the maximum amount they can borrow. She also offers to buy the land if she is interested or advise them to just maintain the amount if she is not interested.



The story of a mortgager

In 1984, Mrs. Salve, mortgaged part of her coco land to Mrs. E. She inherited this land from her father. She has always promised herself to immediately return the money so that slowly she can redeem her mortgaged land from Mrs. E but her economic condition makes it difficult for her to even pay by installment basis. Initially, she borrowed P500 when her father got sick. A few years later, the loan has increased to 8,000, when her father died. She got sick and some other members of her family and they have no choice but to borrow again from Mrs. E. making her loan P11,000, accumulated in 19 years time. Just before the survey has started, Mrs. Salve was in dire need of cash so she wanted to get some money but Mrs. E. declined. She warned her instead that she has taken an amount more than the worth of the land. She further told her that she is thinking of charging some interest of the cash she borrowed or else, she will payoff her land by giving her P2,000, making her loan P14,000, the total worth of Mrs. Salve's land according to Mrs. E's appraisal. The latter offered to just buy her land when LAMP was about to start the SNS. Mrs. E. was hoping that she can have the land surveyed under her name already, just like her recent success in foreclosing 1 mortgaged property and had it surveyed under her name. Mrs. Salve promised her father in his death bed not to sell the land. So she tried to find another mortgagee who can give her the money she needed and will redeem her property from Mrs. E. Luckily she found one but Mrs. E. refused to handover the land to another mortgagee. She decided to keep it with her until Mrs. Salve will finally sell it to her. Mrs. Salve has turned to LAMP for help.

Mrs. Salve happened to be the cousin of Mrs. E., thus, the former find the mortgage arrangement flexible in terms of the period of redemption. There is no timeframe set unlike the other arrangements she had with the non-relative. Indeed, Mrs. Salve is also thankful to Mrs. E. because in 1984 she has rescued this same land from being foreclosed. This transaction was entered in 1959 till 1984, for a 25 years mortgage arrangement from an earlier mortgagee. Then this is the same land that Mrs. Salve's father inherits.

Arrangement when they entered this transaction in 1959 up to 1984. Being her cousin, allowed her family to continue working in their land. However, with that kindness, still she complains that the product sharing they had agreed seem unreasonable. In fact one time, Mrs. E suggested to her that she pays some interest to the cash she borrowed aside from the product share she gets regularly.

The economic situation of Mrs. Salve

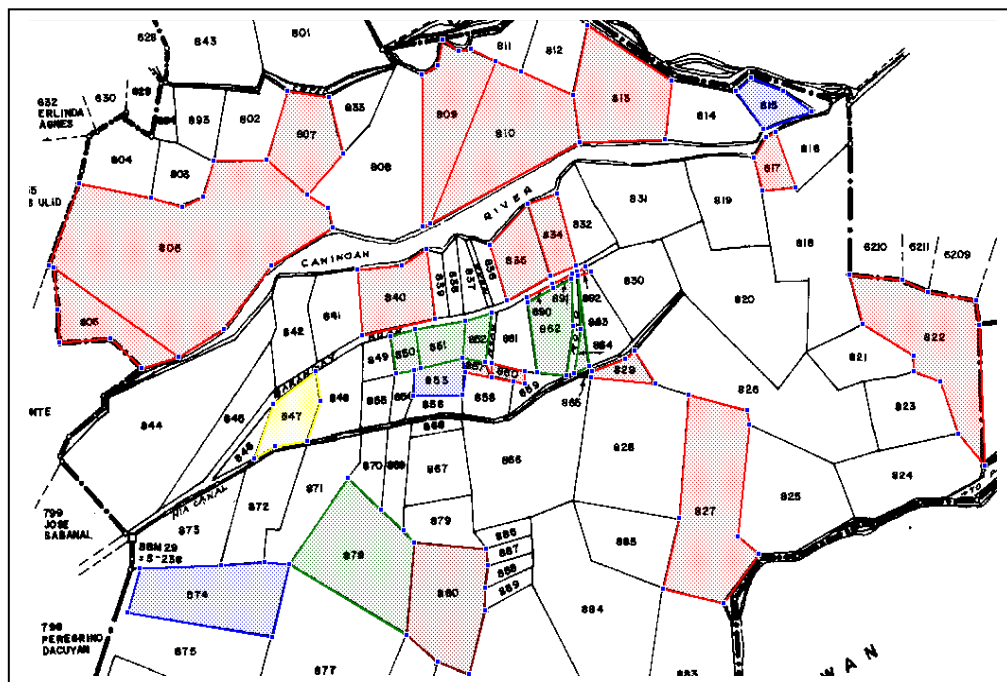
Mrs. Salve is 64 years old with 9 grown up children living close to her house, some are living with her. She retained the rice land for her family because farming is her only source of income. She shares this farm with her children who have their respective families. Mrs. Salve borrows farm inputs from the trader for another 20% interest, payable after three to four months, or within one cropping season. Normally, just like the rest of the rice farmer who gets loan for farm input, the net income left with them is not even enough to keep the family from buying rice even for at least two months. Mrs. Salve complains that she is weak and sickly to do farm work but she forces herself to work to survive. She can hardly provide the basic needs of the family.

The Farmers Life Now

Just like the life of the other farmers in Pastrana, they do not get surplus from rice production so they are perpetually indebted to traders and money lenders. They have no control over their product. The price of rice is brought down by the rice cartels during harvest time and farmers are forced to sell their product to pay back the borrowed money. The cartel then increases the price of the rice when the farmers start to buy rice. To top it all, sometimes their crops are destroyed by natural calamity so they will pay double in the next cropping season leaving them bankrupt. In Caninoan you will find many families in a similar situation

as Mrs. Salve, with a gross of P24,000.00 annually. But to many more residents of Caninoan, Mrs. Salve's situation is better than the 32 other families in the barangay who depends on the wage for their labor as their sole source of income. But still there is big chance that Mrs. Salve will turn the mortgage arrangement to deed of sale, given her condition. What should be done so her land will not end up in the statistics of mortgage rolled out to deed of sale?

Mortgaged Lots



LEGENDS:

- LT
- MC
- Lolita T.
- RC
- AM

The prevailing source of credit and the payment scheme in Barangay Caninoan

Main Source of credit	Informal /private money lender- 20 to 100% interest per month	P500 and above needs collateral if not used for farm production.
Product sharing of mortgaged rice land:	¼ of net product goes to mortgagee (with 0 expense); ¾ goes to the mortgager (will be deducted 100% expenses incurred in farm production	The mortgager looks for separate credit for the major farm procedure/activities: <ul style="list-style-type: none"> • Fund for food ,insecticide,herbicide,fertilizer (sometimes)and wage of laborer • Fee for carabao plowing etc. • Fee for the use of Landmaster Thresher • Irrigation fee
Product sharing of mortgaged coco land	50 – 50 share of gross product to both mortgagee and mortgager But expenses shouldered by the mortgager Mortgager may borrow cash or in kind from mortgagee but the prevailing interest rate is applied	
Different payment scheme for loan from informal money lender	All arrangements are exorbitant. Money lenders in the Municipal area or in the city (Tacloban) were observed to be practicing the most usurious rate.	<ul style="list-style-type: none"> • Loan for Seeds / herbicide/ pesticide/ fertilizer- P1000 loan.payment- return of P1, 000.00 plus 2 cavans of palay worth P608.00 total of 1,608. • Fund for wage payment and food during the work- • P1000 Loan to be paid by 6 sacks of palay or 1,824 cash after 3 mos.; • or P1000 cash loan to be paid with 2 sacks of rice amounting to 2,400.00 after 3 mos. • Payment for use of land master – • cash –P900 /day • if paid after 3 mos.- 9 sacks of rice worth 2,520 • P200. Loan to be paid with 1 cavan of rice worth P300. Payable in 3 mos.
Mortgagers' analysis of their situation		<ul style="list-style-type: none"> • Mortgage arrangements not fair but no information on the law/policy their rights about mortgage. *Many are perpetually chained to indebtedness due to unchanging and deterioration of economic situation • Lack of opportunity to redeem due to no income;

Annex E1		
Number and kind of land dispute mediated by the Local Adjudicator /Lupon Taga-pamayapa (LT)	<p>7 total cases:</p> <p>4 cases of ownership;</p> <p>1 court case on going;</p> <p>1 mistaken lot</p> <p>1 conflict of heirs</p>	<p>Identified before SNS.) All cases settled by LT</p> <p>How:</p> <p>Ownership case-- LT favored the land claimants who showed proof of ownership;</p> <p>Court case—claimants to follow –up case in court</p> <p>Mistaken lot—relocated and traced;</p> <p>Unclear succession – process of conveyance traced, with the help of credible elders to give history recall.</p>
Number and kind of land dispute settled by LAMP Adjudicator :	12 total cases of boundary dispute	<p>Cases emerged during SNS and Adjudication, identified by the LT but intervention of LAMP Adjudicator required.</p> <p>How:</p> <p>Conflicting parties informed of implication and sanction, e.g. imprisonment if monument is uprooted or relocated;</p> <p>Parties asked to compromise by planting the monument in the middle of the boundaries;</p> <p>Encouraged to agree soon, if not, disputed lot will be left out and eventually declared public.</p>

9. Lessons Identified and Some Recommendations

1. Social equity issue and the trend of land concentration to a few is indeed an urgent issue to be studied by LAMP. If not, this project might reinforce the already depressing situation of the land claimants, unnecessarily leading them to more poverty.

A really good CO strategy is required in order to produce a strong PO and a capacitated LGU that will lead in reverting the situation of the majority of land claimants to a better condition. However, an effective linkage with national programs is urgently needed so the PO will not be mobilizing at empty agencies in the provincial level. Maybe an infusion of all possible support is necessary in order to really link titling to poverty.

2. The CO activities will connect the community organizations to different development agencies and service providers both in the government and private institutions. LAMP can streamline this activity in its post titling plan lodged to the LGU both in the municipal and provincial levels. However, this can only be a preparatory exercise for people to experience basic negotiation and lobbying skills.

Tangible result that will impact the core of their poverty is another story, and this may be answered by institutionalized national linkage with agencies providing the basic services.

3. Poverty reduction through land titling can only be realized if titling results to increased land productivity and in the use of the title for credit transaction. There is an assumption here that the community is not in the survival state, that there are big landholdings of people, and all the necessary mechanism and system of production are available.

Barangay Caninoan seems to urgently need more practical response to their urgent survival situation. Any initiative in this level will temporarily lift their spirits to be able to aspire again and start designing more strategic activities that may directly respond to their need of poverty alleviation.

4. In the light of the level of investment in mass land titling, further study on the impact of titling is warranted where there is a big percentage of landless/agricultural workers and those in tenancy arrangement while few land claimants own the biggest land holdings in the community. This means only few are actually going to benefit directly from mass titling.

Only 17 land claimants (households) have not mortgaged their lands and they are owner-cultivator. While 13 land claimants own more than 50% (55.2271 has.) of the total land area of the Barangay (total land area 99.4071 has.).

5. The use of the CO process as indicated in the design does not stop after land claimants have applied for title. In fact, titling is used to organize the land claimants and the experience in title application will contribute to raising their consciousness about land ownership, its corresponding rights and responsibilities, laws related titling & survey etc. The use of CO process in mobilizing land claimants have built organization, started to develop leaders and may deliver other tangible gains from the problem solving experiences and other organizational processes they have undertaken. These activities may serve as the foundation and the framework towards addressing inequities and other social development related issues in the

community. However, a number of requirements is assumed available, one is the entire LAMP framework should embrace the social development perspective, second is a formal tie up with major national programs addressing social and economic concerns, third, the systems and mechanisms consistent with the social development framework is in place.

6. Social investigation and situational analysis should be part of project implementation under any model. The information derived from this process will guide in formulating operational strategies. The situational analysis when done by the community will be their basis in addressing their issues and sustaining it according to the plan they have set to improve their lives.
7. In CO, Social preparation and issue development and mobilization “prolong” the process of titling compared to the experience of the top-down approach, however its output is a major ingredient towards the sustainability and eventually the success of the project.
8. Contracting an NGO may raise the cost of the CO Pilot, however, the expertise that is transferred to the leaders in the community represent an investment towards sustainability of all the initiatives in titling and post titling. Also, the COs of the NGOs do not need training and mentoring, thus work can be done right away less training cost and the time spent (opportunity cost).

It might be advisable to try for future titling activities, areas with existing NGOs, POs or other Civic Organizations who have titling or related programs is selected. They may take on facilitating titling in their area as part of their regular program.

9. Community training may add and prolong to the required time invested in this pilot; however, this ensures effective project implementation and the sustainability of all initiative. The community can easily undertake the process later on their own, even after the project ceased operation.
10. Implementing staff who have acquired the basic Knowledge, Skills and Appropriate Attitude in CO is an advantage for a more efficient and easier work. Less training time will be needed as well especially for seasoned CO, therefore more time for fieldwork can be devoted.

10. Part 3. Annexes

Annex A

PA-LAMP SCOPE OF WORK – OUTPUT TABLES

Component 2: Land Titling – Prototype 1					
Output Number: 2.3			Contract Deliverables No. 12, 26, 35, 39		
<p>Output TOR: The Contractor shall facilitate the development of a community participation strategy and assist in its implementation, with the selection of respected community representatives to the Local Advisory Group (LAG) and the facilitation of a two – way flow of ideas. In partnership with the PMO and PIO1, this work shall include but not limited to:</p> <p>a) Developing and implementing Customer Relations and Services (CRS) strategies and facilitate a two –way communications and feedback process with the community;</p> <p>b) Reviewing the practical impact of the CRS initiatives to determine the level of community involvement and satisfaction;</p> <p>c) Facilitating and conduct customer relations workshops for agency staff, including OSS staff;</p> <p>d) Facilitating and conduct gender awareness and analysis workshops for agency staff and LAG members ;and</p> <p>e) Providing training in participatory processes for LAG members.</p>					
=#	Description	Planned Duration (months)	Planned Complete	Planned Output	Planned Inputs
26	Effective community and land holder participation in transparent land adjudication and titling conducted	9	Q2 2003	Evaluation of CRS and community participation reported to stake holder's workshop. Actions and recommendations from the workshop documented for follow-up by PIO1.	International Social Dynamics – 1 month National Community mobilization – 3 months

Annex B

TERMS OF REFERENCE

SOCIAL DYNAMICS ADVISER (LEYTE)

The Social Dynamics adviser to the LAMP Project will be based in the One Stop Shop at Candahug. S/He will report to the Technical Advisers' Team Leader and will work closely with the International Social Dynamics adviser and the Project Implementation Office (PIO) 1 and Project Management Office (PMO) counterparts. 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 activities and shall 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 approach of the Social Dynamics Adviser should at all times provide the Project with best practice, a safe working situation, and Gender sensitivity.

The Social Dynamics Adviser will be responsible for completing the work described in this TOR (nine months work with an initial contract of three months and, upon review of progress achievements, renewable for another six months) no later than October 2003 (reference is the Project Design Document (PDD) Deliverable 26 in the AusAID – AMC contract).

The overall task is to assist the PIO 1 to establish, test and review land titling methodologies. **The specific task is to ensure that PIO 1 has effective landholder and community participation in land adjudication and titling processes, and in future revised and streamlined processes. Under field testing of land titling methods it is proposed that alternative community mobilization methods will be piloted and reviewed in consultation with the community and stakeholders. Of particular importance are the formulation, implementation and evaluation of**

- (i) **1 pilot to test NGO driven community organizing for systematic judicial land adjudication and titling;**
- (ii) **1 pilot to test NGO driven community organizing for systematic free patent land adjudication and titling**
- (iii) **1-2 pilots to test community organizing–community development (CO-CD) driven land adjudication and titling (for free patent and/or y judicial titling).**

Evaluation of community participation and development will be conducted and reported to stakeholder workshops as part of the innovation and learning cycle of PA LAMP.

In establishing, testing and reviewing land titling methodologies the Social Dynamics Adviser shall undertake (in consultation with the Community Relations and Services (CRS) Unit, Cadastral Index Mapping (CIM) technicians and the Systematic Adjudication Team (SAT)), but not be limited to, the following tasks:

- Develop a detailed program of work for the implementation of 3-4 pilots
- Design the pilots (3-4) to test alternative community mobilization methods
- Develop site selection criteria and select sites for the pilots
- Develop a field level CRS Flowchart for Free Patents
- Prepare TOR(s) for NGO(s) to be involved in the pilots
- Ensure training of the NGO(s) on LAMP in general, PIO 1 and Output 2.2 specifically
- Assist the NGO(s) operationalize their TORs in the field

- Develop TORs for Community Organizers (COs)
- Ensure that the NGO(s) have effective COs that are trained to be fully conversant with LAMP, PIO 1 and land titling procedures
- Provide support to COs for the delivery of community training needs they identify
- Ensure that the NGO(s) are facilitating maximum participation of the land claimants and barangay communities within the scope of the titling procedures being piloted
- Support the NGO(s) to enhance land claimants knowledge and capacities to gain title, use the One Stop Shop (OSS), and to use their land titles to economic advantage
- Ensure that the NGO(s) are documenting learning experiences, in particular replicable features of the pilot
- Provide a monthly report to PIO 1, the PMO and the TA Team Leader on pilot implementation progress
- Document learning experiences, in particular replicable features of the pilot with production of an operations manual as a final output

Annex C

LAND TENURE TABLE AND GRAPHS

List of Land Claimants of Barangay Canino-an Municipality of Pastrana, Leyte

Lot. No	Original Claimants	Lot Area	Current Claimant	Gender	Address of Claimants	Mode of Acquisition	Remarks (Land Related Cases)	Mortgagee
801	Modesto, Romeo	2.0466	Martillo, Marcelo Hrs rep by	M	Brgy. Canino-an	Inherited		
802	Pasagui, Calixto Hrs.	0.8009	Pasagui, Rey Hrs rep by	M	Pastrana, Leyte	Inherited	Tenant- Sipriano Modesto	
803	De la Cruz, Porpiria		De la Cruz, Prosirpina	F	Brgy. Manaybanay	Inherited		
804	Margallo, Rosita	0.8262	Margallo, Rosita	M	Brgy. Manaybanay	Inherited		
805	Bingco, Sofronio	5.8744	Bingco, Sofronio	M	Brgy. Manaybanay	Inherited	Mortgaged	Tobilla, Lourdes
806	Monte, Rogelio	0.8399	Monte, Ricky Hrs rep by	M	Brgy. Manaybanay	Inherited	Mortgaged	Tobilla, Lourdes
807	Diola, Severina	0.9489	Abanes, Antonio	M	Brgy. Manaybanay	P	Mortgaged	Tobilla, Lourdes
808	Almeria, Paulino (Faustino)	2.2402	Tayubong, Concepcion	F	Brgy. Manaybanay	Inherited		
809	Modesto, Patricio Hrs.	1.2659	Nacorda, Salvacion Hrs rep by	F	Brgy. Canino-an	Inherited	Mortgaged	Tobilla, Lourdes
810	Modesto, Jose	2.1226	Modesto, Cipriano Hrs rep by	M	Brgy. Canino-an	Inherited	Mortgaged	Tobilla, Lourdes
811	Mariano Falcon	0.4106	Falcon, Marciano	M	Brgy. Canino-an	Inherited		
812	Pardilla, Mercedes	0.6709	Bolik, Visitacion Hrs rep by	F	Tanauan, Leyte	Inherited		
813	Barbosa, Telesforo	1.5966	Barbosa, Benny Hrs rep by	M	Brgy. Canino-an	Inherited	Mortgaged	Tobilla, Lourdes
814	Aquino, Rosa	0.8746	Salvacion Foler Hrs rep by	F	Brgy. Canino-an	Inherited		
815	Mora, Victor	0.3360	Mora, Victor Jr. Hrs rep by	M	Brgy. Cabaohan	Inherited	Mortgaged	Calumag, Mamerto
817	Pardilla, David Sr.	0.2855	Pardilla, David Sr.	M	Brgy. Canino-an	own	Mortgaged	Tobilla, Lourdes
822	Pedrosa, Andres	1.9128	Bolik, Visitacion Hrs rep by	F	Tanauan, Leyte	Inherited	Mortgaged	Tobilla, Lourdes
823	Riataza, Cirilo & Cresencia	1.0670	Riataza, Cresencia	F	Burauen, Leyte	P	Consolidated with 821	

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824	Empillo, Caridad	1.4063	Empillo, Nelita Hrs. rep by	F	Naga-naga	Inherited		
825	Pasagui, Fausta Hrs.	1.8541	Brigida Lauson	F	Poblacion, Pastrana	P		
826	Aquino, Rosa vs. Modesto, Leona	3.0570	Celada, Rolando	M	Brgy. Castilla	P		
828	Daguinod,Alejandro vs. Modesto, Romeo	2.4875	Calumag, Mamerto	M	Brgy. Manaybanay	P		
829	Pardilla, Maria Hrs.	0.1910	Mercurio, Marcos Hrs rep by	M	Brgy. Canino-an	Inherited	Mortgaged	Calumag, Mamerto
831	Pardilla, Gregorio Hrs.	1.3976	Modesto, Lilia	F	Brgy. Canino-an	Inherited		
832	Aquino, Rosa vs. Modesto, Leona	0.5868	Modesto, Salvador Hrs rep by	M	Isabel, Leyte	Inherited	Carlito-Tenant	
833	Agnes, Sivino	0.4664	Agnes, Ruperto Hrs rep by	M	Baybay, Leyte	Inherited	Lourdes Tobilla-Mortgaged	Tobilla, Lourdes
841	Modesto, Lolita	0.6887	Modesto, Lolita	F	Poblacion, Pastrana	Inherited		
843	Metila, Rafael	1.4679	Metila, Rafael Dr.	M	Brgy. Manaybanay	Inherited	Mortgaged	Calumag, Mamerto
844	Regis, Rodulfo	3.4646	Regis, Rodulfo	M	Brgy. Canino-an	P	Segundino Cobacha-tenant	
845	Nogal,Socorro & Solidaridad	0.8219	Tobilla, Lourdes	F	Brgy. Canino-an	P	Consolidated with 842	
846	Nogal, Socorro & Solidaridad	0.1682	Tobilla, Lourdes	F	Brgy. Canino-an	P		
847	Modesto, Adela		Modesto, Adela	F	Poblacion, Pastrana	Inherited	Mortgaged	Calumag, Mamerto
848	Modesto, Lolita	0.6487	Modesto, Lolita	F	Poblacion, Pastrana	Inherited		
849	Gante, Aquilino Hrs. of	0.2131	Gante, Rafael	M	Brgy. Canino-an	Inherited		
852	Pedrosa, Andres	0.1887	Tobilla, Lourdes	F	Brgy. Canino-an	P		
854	Pardilla, Alberta	0.1693	Modesto, Antonio Hrs rep by	M	Brgy. Canino-an	Inherited		
855	Empillo, Florencia	0.2594	Modesto , Noel Hrs rep by	M	Brgy. Canino-an	Inherited	Tenant of Evilla Martillo	
856	Soriano, Vicente	0.2013	Soriano, Leo Hrs rep by	M	Brgy. Canino-an	Inherited		
858	(Schl. Site) Mun.Gov't	0.3269	Pardilla, Felicidad	F	Brgy. Canino-an	Donated		
859	Pilo, Agripina Hrs.	0.1682	Reynera, Lucia Pilo Hrs rep by	F	Pastrana, Leyte	Inherited		
860	Agnes, Silvino	0.0646	Agnes, Artemio Hrs rep by	M	Brgy. Canino-an	Inherited	Mortgaged consolidated with 857	Tobilla, Lourdes
861	Pedrosa, Andres	0.4297	Tobilla, Lourdes	F	Brgy. Canino-an	P	Tenant-David Pardillo, Sr., Landilino Agnes	
864	Mora, Manuel	0.0901	Mora, Manuel & Marcos Mercurio	M	Brgy. Canino-an	Inherited	Mortgaged	Tobilla, Lourdes

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865	Pilo, Agripina Hrs.		Reynera, Lucia Pilo Hrs rep by	F	Pastrana, Leyte	Inherited		
867	Soriano, Guillerma	0.7525	Concepcion Mercurio Hrs rep by	F	Brgy. Canino-an	Inherited		
868	Soriano, Vicente	0.1147	Soriano, Leo Hrs rep by	M	Brgy. Canino-an	Inherited		
869	Pardilla, Alberta	0.4405	Modesto, Antonio Hrs rep by	M	Brgy. Canino-an	Inherited		
870	Empillo, Florencia	0.3179	Modesto, Noel	M	Brgy. Canino-an	Inherited		
871	Modesto, Lolita	1.0261	Modesto, Lolita	F	Brgy. Canino-an	Inherited		
872	Modesto, Adela	0.8960	Modesto, Adela	F	Pastrana, Leyte	Inherited		
873	Nogal, Socorro & Solidad	1.1588	Tobilla, Lourdes	F	Brgy. Canino-an	P		
874	Mora, Victor	1.5577	Mora, Victor Jr. Hrs rep by	M	Brg. Cabaohan	Inherited	Mortgaged	
875	Nogal, Francisco/Balbino	1.9413	Calumag, Mamerto	M	Brgy. Manaybanay	P	Tenant- Emilio Martillo	
876	Openiano, Verisimo	3.8217	Openiano, Dr. , Jr.	M	V&G Tacloban	Inherited	Marcus Mercurio-tenant	
878	Nogal, Porferia	1.8502	Nogal, Porferia	F	Brgy. Canino-an	Inherited	Mortgaged	Gante, Elsa
879	Jamili, Juanito	0.5353	Jamili, Rolando Hrs rep by	M	Poblacion, Pastrana	Inherited		
880	Jamili, Cirila	1.4557	Jamili, Rolando Hrs rep by	M	Poblacion, Pastrana	Inherited	Mortgaged	Modesto, Adela
881	Modesto, Pilar	1.0828	Martillo, Marcelo Hrs rep by	F	Brgy. Canino-an	P		
882	Pasagui, Trinidad	6.0146	Pasagui, Rey Hrs rep by	M	Poblacion, Pastrana	Inherited		
883	Fabi, Wilfredo	2.1655	Fabi, Wilfredo	M	Palo, Leyte	P		
884	Jarden, Valeriano	2.6487	Tobilla, Lourdes	F	Brgy. Canino-an	P		
885	Boro, Valeria	1.0633	Boro, Victoria	F	Brgy. Canino-an	P		
886	Soriano, Mercedes	0.1694	Soriano, Leo Hrs rep by	M	Brgy. Canino-an	Inherited		
887	Jamili, Juanito	0.1599	Jamili, Rolando Hrs rep by	M	Poblacion, Pastrana	Inherited		
888	Soriano, Leo	0.1531	Soriano, Leo Hrs rep by	M	Brgy. Canino-an	Inherited		
889	Soriano, Guillermo	0.1687	Morales, Romeo Hrs rep by	M	Brgy. Manaybanay	Inherited		
890	Bautista, Juan Hrs.	0.0112	Garrata, Anacorita Hrs rep by	F	Brgy. Canino-an	Inherited	Mortgaged	Tobilla, Lourdes
891	Pardilla, Cesario & Rommel	0.0124	Pardilla, Cesario Hrs rep by	M	Brgy. Canino-an	Inherited	Mortgaged	Tobilla, Lourdes
892	Aquino, Rosa vs. Modesto, Leona	4.7000	Modesto, Salvador Hrs rep by	M	Isabel, Leyte	Inherited	Mortgaged	Tobilla, Lourdes
893	Metila, Rafael	0.5575	Metila, Rafael Dr.	M	Brgy. Manaybanay	Inherited	Mortgaged	Calumag, Mamerto
816 & 818 A/B	Pardilla, Mercedes	0.6995	Tobilla, Lourdes	F	Brgy. Canino-an	P	Consolidated/Cut across by the NIA canal	

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818 A	Pardilla, Mercedes	2.2061	Tobilla, Lourdes	F	Brgy. Canino-an	P	Consolidated/Cut across by the NIA canal	
818 B	Pardilla, Mercedes		Tobilla, Lourdes	F	Brgy. Canino-an	P	Consolidated/Cut across by the NIA canal	
819 A	Pasagui, Jesus	1.0924	Pasagui, Rey Hrs rep by	M	Poblacion, Pastrana	Inherited	Cut across by the NIA canal	
819 B	Pasagui, Jesus		Pasagui, Rey Hrs rep by	M	Poblacion, Pastrana	Inherited		
820 A	Riataza, Cirilo	2.2484	Riataza, Cresencia	F	Burauen, Leyte	own	Cut across by the NIA canal	
820 B	Riataza, Cirilo		Riataza, Cresencia	F	Burauen, Leyte	own	Cut across by the NIA canal	
821 & 823	Riataza, Cirilo	0.7330	Riataza, Cresencia	F	Burauen, Leyte	own	Consolidated with 823	
822 Portion	Pedrosa, Andres		Riataza, Cresencia	F	Burauen, Leyte	P		
827 A	Modesto, Romeo	2.3550	Salvacion Nacorda	F	Brgy. Canino-an	Inherited	Mortgaged	Tobilla, Lourdes
827 B	Modesto, Romeo		Empillo, Nelita Hrs. rep by	F	Naga-naga	Inherited		
830 A	Modesto, Leona vs. Aquino, Rosa	1.0286	Modesto, Salvador Hrs rep by	M	Isabel, Leyte	Inherited		
830 B	Modesto, Leona vs. Aquino, Rosa		Celada, Rolando	M	Brgy. Castilla	P		
834 A	Pardilla, Cesario & Ronnel	0.4284	Pardilla, Cesario Hrs rep by	M	Brgy. Canino-an	Inherited	Mortgaged	Tobilla, Lourdes
834 B	Pardilla, Cesario & Ronnel		Pardilla, Ronnel	M	Brgy. Canino-an	Inherited	Mortgaged	Tobilla, Lourdes
835 A	Bautista, Juan (Pardilla) Hrs.	0.5851	Margallo, Luz	F	Brgy. Canino-an	Inherited	Mortgaged	Tobilla, Lourdes
835 B	Bautista, Juan (Pardilla) Hrs.		Garrata, Anacorita Hrs rep by	F	Brgy. Canino-an	Inherited	Mortgaged	Tobilla, Lourdes
836 A	Pasagui, Jesus	0.1889	Mun. Gov't. c/o LT	F		Donated		
836 B	Pasagui, Jesus		Mun. Gov't. c/o LT	F		Donated	Cut across by the Brgy. Road	
837 A	Pasagui, Jesus	0.2576	Mun. Gov't. c/o LT	F		Donated	-do-	
837 B	Pasagui, Jesus		Mun. Gov't. c/o LT	F		Donated	-do-	
838 A	Modesto, Jose	0.1994	Tobilla, Lourdes	F	Brgy. Canino-an	Inherited	Cut across by the Brgy. Road	
838 B	Modesto, Jose		Tobilla, Lourdes	F	Brgy. Canino-an	Inherited	Consolidated/Cut across by the NIA canal	
839 A	Nogal, Balbino & Socorro Sps. c/o LT	0.1905	Martillo, Evilia	F	Brgy. Canino-an	P	Cut across by the Brgy. Road	
839 B	Nogal, Balbino & Socorro Sps. c/o LT		Martillo, Evilia	F	Brgy. Canino-an	P	-do-	
840 A	Nogal, Francisco/Balbino		Nogal, Francisco/Balbino	M	Brgy. Canino-an	Inherited	Mortgaged	Tobilla, Lourdes
840 B			Catapal, Reynaldo	M	Brgy. Canino-an	P		
840 C			Lumbres, Amelita	F	Brgy. Canino-an	P		
842 & 845	Nogal, Socorro & Solidad		Tobilla, Lourdes	F	Brgy. Canino-an	P	Consolidated with 845	
850 A	Soriano, Guillerma	0.1852	Mercurio, Concepcion	F	Brgy. Canino-an	Inherited		

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850 B	Soriano, Guillerma		Nogal, Francisco/Balbino	M	Brgy. Canino-an	P	Mortgaged	Tobilla, Lourdes
851 A	Pardilla, Alberta	0.3580	Leuterio, Clarita	F	Brgy. Canino-an	P		
851 B	Pardilla, Alberta		Palcon, Marciano	M	Brgy. Canino-an	P		
851 C	Pardilla, Alberta		Modesto, Arturo	M	Brgy. Canino-an	P		
851 D	Pardilla, Alberta		Menil, Mercidita	F	Brgy. Canino-an	P		
851 E	Pardilla, Alberta		Menil, Nenita	F	Brgy. Canino-an	P		
851 F	Pardilla, Alberta		Catapal, Perpecto	M	Brgy. Canino-an	P		
851 G	Pardilla, Alberta		Modesto, Noel	M	Brgy. Canino-an	P		
851 H	Pardilla, Alberta		Modesto, Rita	F	Brgy. Canino-an	P		
851 I	Pardilla, Alberta		Modesto, Antonio Hrs rep by	M	Brgy. Canino-an	P		
853 A	Soriano, Mercedes	0.2853	Agnes, Artemio Hrs rep by	M	Brgy. Manaybanay	Inherited	Mortgaged	Calumag, Mamerto
853 B	Soriano, Mercedes		Lago, Jose	M	Brgy. Canino-an	P		
853 C	Soriano, Mercedes		Leuterio, Roben	M	Brgy. Canino-an	P		
857 & 860	Agnes, Silvino	0.0486	Agnes, Artemio Hrs rep by	M	Brgy. Canino-an	Inherited	Mortgaged , consolidated with 860	Tobilla, Lourdes
862 A	Mora, Manuel	0.6345	Menil, Maria Grace	F	Brgy. Canino-an	P		
862 B	Mora, Manuel		Mora, Manuel	M	Brgy. Canino-an	Inherited	Mortgaged	Tobilla, Lourdes
863 & 864	Pardilla, Maria Hrs.	0.5132	Mora, Manuel & Marcos Mercurio	M	Brgy. Canino-an	Inherited	Consolidated with 864	
866 A	Modesto, Pilar vs. Pilo, Agripina	2.2527	Empillo, Nelita Hrs. rep by	F	Naga-naga, Palo	Inherited		
866 B	Modesto, Pilar vs. Pilo, Agripina		Pido, Gerondio (Pilo, Proto)	M	Brgy. Canino-an	Inherited		
868 A	Soriano, Vicente		Reynera, Lucia Pilo Hrs rep by	F	Pastrana, Leyte	Inherited		
877 A	Pardilla, Maria Hrs.	2.9695	Mercurio, Marcos Hrs rep by	M	Brgy. Canino-an	Inherited		
877 B	Pardilla, Maria Hrs.		Tobilla, Lourdes	F	Brgy. Canino-an	P		
894 A	Diola, Remedios	0.1941	Agnes, Ruperto Hrs rep by	M	Brgy. Manaybanay	P		
894 B	Diola, Remedios		Sergio, Juanito	M	Brgy. Manaybanay	P		

Annex D.1

CRS PROCESS REVIEW REPORT
October 2003

Narrative Summary/Activities Planned	Achievements/Progress	Issues encountered/Facilitating factors	Actions taken/Recommended actions
Output 2.3			
<ul style="list-style-type: none"> Procedures developed and tested for gender sensitive stakeholder participation and customer relations services for land administration, the OSS and other PIO I activities 	<p>PIO I-led CRS</p> <ul style="list-style-type: none"> San Miguel <ul style="list-style-type: none"> Facilitated the collection of fees conducted at Brgy. Lukay, San Miguel, Leyte in coordination with the CENRO. Mobilized land owners of Lukay for the title distribution held last July 17, 2003 Facilitated the conduct of Community Based Monitoring and Evaluation in Brgy. Lukay, San Miguel, Leyte. A participatory rural Appraisal (PRA) was conducted in Brgy. Lukay, San Miguel, Leyte. The purpose of the said activity was to generate data and validate information to support in addressing the tenancy issues. 	<ul style="list-style-type: none"> Data gathered was not substantial enough to confidently analyze and conclude on the results of the PRA. 	<ul style="list-style-type: none"> Study the data and identify the gaps. Conduct follow-up data gathering.

Narrative Summary/Activities Planned	Achievements/Progress	Issues encountered/Facilitating factors	Actions taken/Recommended actions
	<ul style="list-style-type: none"> - Initial tenure profile of the land owners and non-landowners of Brgy. Lukay was prepared. - A Focus Group Discussion (FGD) was conducted in Lukay, San Miguel, Leyte attended by patentees with unregistered patents at the ROD (22 patents). They were informed on the reasons for the non-registration of their patents. • Pastrana <ul style="list-style-type: none"> - Spearheaded the mobilization of concerned Brgy. Officials for the resolution of boundary conflict between Brgys. Cabarasan Daku of Palo and Maricum of Pastrana through a joint council session. Boundary between the two brgys. was initially settled after the session. - Mobilized land claimants of Brgy. Maricum, Pastrana for the survey activities. - Facilitated the mobilization of the Brgy. Officials for the dispute settlement between Brgys. Maricum of Pastrana and San Agustin and 	<ul style="list-style-type: none"> - The need to hold another joint council session to settle boundary between San Agustin of Palo and Maricum of Pastrana. CRS to mobilize again the said Brgy. Councils. - CRS to mobilize again the Brgy. Officials of Capulhan and Hiabangan due to non-agreement of the two councils. 	<ul style="list-style-type: none"> - Scheduled a joint council session between the Brgy. Officials of Maricum, Pastrana and San Agustin, Palo on August 11, 2003 at 10:00 a.m. - Survey Unit and Brgy. Officials of Capulhan and Hiabangan conducted ocular inspection to determine the actual activities. - Issue was referred to the

Narrative Summary/Activities Planned	Achievements/Progress	Issues encountered/Facilitating factors	Actions taken/Recommended actions
	<p>Cabasaran Daku of Palo, Leyte.</p> <ul style="list-style-type: none"> - CRS activities in support to Survey. Mobilized Brgy. Officials of Capulhan and Hiabangan for the boundary conflict settlement. - Facilitated the mobilization of Brgy. Officials and land claimants of Brgy. Macalpi-ay, Pastrana, Leyte for the conduct of Brgy. Assemblies and to consider the agenda of shifting Judicial Titling to Free Patent Application. - Approach used was the modified “top-down” strategy. - Council members of Brgys. Colawen and Manaybanay were briefed about the project and were informed on the commencement of survey activities. Brgy. 	<ul style="list-style-type: none"> - There were 6 land claimants of Brgy. Macalpi-ay, Pastrana who still opted to continue their Judicial titling applications. - There were issues and concerns that needs the intervention of adjudicators specifically partition of properties (inherited or purchased). Owners have to prepare the required documents to support their claims but there is a need for assistance from LAMP. However, no adjudicator has been assigned to barangays where activities are up to survey only. 	<p>management for some advise from the PM.</p> <ul style="list-style-type: none"> - Another schedule of joint council session with the two councils and with the Mayor. - Inform the concerned land claimants that they can continue their JT application, however they will shoulder expenses and they have to go through the whole process individually.

Narrative Summary/Activities Planned	Achievements/Progress	Issues encountered/Facilitating factors	Actions taken/Recommended actions
	<p>Council committed to spearhead the mobilization and the implementation of survey activities in their barangay..</p> <ul style="list-style-type: none"> - List of land claimants of Manaybanay and Colawen were validated/updated in just two sessions. Initial validation was conducted with the members of the council and the second was in a Brgy. Assembly. - One of the important objective of the panel validation was also the identification of land related disputes. In Manaybanay, 7 disputes on boundary and ownership were identified while in Colawen, there were 8 disputes identified. Settlement were conducted through the Brgy. Officials with the help of the Survey and adjudicator of LAMP. - Series of council meetings were conducted in the six (6) barangays (Lourdes, Malitbogay of Pastrana; San Juan, San Roque and Bulod of Sta. Fe and in Brgy. Libertad of Palo). The 	<ul style="list-style-type: none"> - Remaining unsettled disputes and issues related to surveys and adjudication activities were identified through the Brgy. Council, despite the fact that the surveys activities in these brgys. were already completed. 	<ul style="list-style-type: none"> - Schedule to settle the remaining disputes were prepared by the Survey Unit.

Narrative Summary/Activities Planned	Achievements/Progress	Issues encountered/Facilitating factors	Actions taken/Recommended actions
	<p>6 brgys. are some of the areas where the surveys and titling activities of LAMP has been suspended or has slowed down.</p> <ul style="list-style-type: none"> - The said council meetings were conducted in order to give updates to the council; and explained to them the reasons of the suspension of LAMP activities. • Dagami CRS activities were conducted in support to Systematic Adjudication activities in the 4 expansion brgys. CRS Officer is still in-charge in serving the notices to the land claimants with the help of the Local CRS. - In Brgy. Cabariwan where the Judicial Titling is being piloted, CRS activities was still in support for the continuing conduct of Ex-Parte hearing. Remaining five (5) land claimants were mobilized for the said hearing conducted in July 18, 2003. - Mobilization of land claimants for the filling of 	<ul style="list-style-type: none"> - CRS cannot mobilize the concerned land claimants to attend the Ex-Parte hearing due to non-availability of updates on the lots being heard by Atty. Salino. - Local CRS still lend their voluntary assistance in serving notices to the claimants with lacking documents even without incentives. 	<ul style="list-style-type: none"> - Local CRS of Cabuloran already signed Contract of Service as full-time Local CRS who will work under SAT supervision.

Narrative Summary/Activities Planned	Achievements/Progress	Issues encountered/Facilitating factors	Actions taken/Recommended actions
	<p>Free patent application in Brgys. Cabuloran, Maliwaliw, and Caluctogan were facilitated by the CRS.</p> <ul style="list-style-type: none"> - Facilitated the mobilization of Brgy. Officials and land claimants of Brgys. Hinulogan, Bayabas and Bolirao for the conduct of Brgy. Assemblies and to consider the agenda of shifting Judicial Titling to Free Patent Application. - Approach used was the modified “top-down” strategy. - CRS activities were still in support to the adjudication activities (110 expansion brgys.) specifically in mobilizing land claimants for the interview and to submit their lacking documents. <ul style="list-style-type: none"> • Palo <ul style="list-style-type: none"> - Facilitated the mobilization of Brgy. Officials and land claimants of Brgys. Anahaway and San Isidro, Palo, Leyte for the conduct of Brgy. Assemblies and to consider the agenda of shifting Judicial Titling to 		

Narrative Summary/Activities Planned	Achievements/Progress	Issues encountered/Facilitating factors	Actions taken/Recommended actions
	<p>Free Patent Application.</p> <ul style="list-style-type: none"> - Approach used was the modified “top-down” strategy. 		
	<p>PIO I led CO</p> <ul style="list-style-type: none"> • Pastrana <ul style="list-style-type: none"> - Social Investigation and Development of Tentative Plans in support to Land Titling activities. - Brgy.Assembly was conducted to validate the list of land claimants of Brgy. Canino-an which was initially validated by the members of the Core Group (CG) with the help of the Brgy. Council. - Lupon Tagapamayapa and some members of the Brgy. Council were trained on the dispute settlement. - Disputes on ownership/claims and boundaries were initially identified during the validation and settlement will be part of the succeeding plans of the core Group. - Plan for the dispute settlement has been 	<ul style="list-style-type: none"> - Land claimants are now 	<ul style="list-style-type: none"> - Explained that the Survey

Narrative Summary/Activities Planned	Achievements/Progress	Issues encountered/Facilitating factors	Actions taken/Recommended actions
	<p>formulated by the Core Group</p> <ul style="list-style-type: none"> - Two (2) issue base groups have been formed (1 CG focused on land titling issues and 1 CG focused on social issues). - Core Group Planning has been conducted. Plan was formulated for the conduct of Survey and Adjudication activities. - House visits were conducted, small group discussions, and bench conferences to gather land related and other issues in the community (re: mortgaged properties, etc.) - Conduct of dispute settlement facilitated by the Lupon Tagapamayapa and Adjudication Committee of the Core Group of Brgy. Canino-an - People's Organization has been formalized (LAMRAG HAN CANINO-AN). This was composed of the members of the 3 issue based groups – (the potable water, irrigation and land titling groups). 	<p>waiting for the commencement of Survey activities in their area.</p> <ul style="list-style-type: none"> - Multiple mortgaging activities are being practiced in the community (informal transactions). - There is difficulty in tracing and identifying the real owner. - Although a PO has been formed, an issue of the different issue based groups has to be sustained and solved. 	<p>activities have been delayed due to project financial constraints.</p> <ul style="list-style-type: none"> - Conduct further investigation and come up with a plan to address the issue on multiple mortgaging.

Narrative Summary/Activities Planned	Achievements/Progress	Issues encountered/Facilitating factors	Actions taken/Recommended actions
	<ul style="list-style-type: none"> - Conduct of orientation on Survey and Free Patent processes and requirements. - Community Plan has been formulated for the Survey and land titling activities. - Consultation meeting with the Survey Contractor (Manojo Surveying) and Planning for the following: <ul style="list-style-type: none"> - Construction and planting of monuments - SNS/Survey and adjudication schedule <p>Implementation Phase Pre-Survey and Pre-adjudication activities in CO pilots</p> <ul style="list-style-type: none"> - Series of orientation on Free Patent and Survey processes at the Brgy. level were conducted by the LAMP through the CRS, SAT and Survey Unit. - Consultation and leveling off was conducted with the contracted surveyor, Survey Unit of LAMP, adjudicators, LGU and the land claimants to plan the key activities. - Action Planning and tasking for the Survey and adjudication activities was 		<ul style="list-style-type: none"> - Adjudicator facilitated the dispute settlement which were conducted on-site.

Narrative Summary/Activities Planned	Achievements/Progress	Issues encountered/Facilitating factors	Actions taken/Recommended actions
	<p>conducted at the brgy. level.</p> <ul style="list-style-type: none"> - Monument preparation - Actual Monumenting/ clearing of lots - SNS and adjudication schedule - Lot survey schedule <ul style="list-style-type: none"> - Disputes on boundaries and ownership were settled in advance and this has paved the way for a smooth implementation of survey and adjudication activities. - Dispute settlement was facilitated by the trained Lupon Tagapamayapa, LGU with assistance from the LAMP adjudicator. - SNS orientation was also conducted in order to give idea to the contractor, key leaders from the community on the actual SNS and adjudication activities. - Monument preparation – the community had lobbied to the survey contractor that the preparation must be conducted in the barangay. The purpose which is for the people to know how to prepare a lot corner monument: of standard quality. - The clearing of the area was 	<ul style="list-style-type: none"> - Despite the fact that disputes were identified and settled in advance, there were still disputes that came out during the actual schedule of SNS which delays the process. 	

Narrative Summary/Activities Planned	Achievements/Progress	Issues encountered/Facilitating factors	Actions taken/Recommended actions
	<p>the responsibility of the individual claimants including the planting of monuments on all lot corners. This was conducted in one week (1st week of September)</p> <ul style="list-style-type: none"> - Mobilization of claimants for the Monumenting, survey and adjudication activities was spearheaded by the members of the PO , Core Groups and Brgy. Council. All (100%) of the claimants were mobilized. - Survey and Adjudication activities in CO pilots <ul style="list-style-type: none"> - Survey and adjudication activities has been conducted simultaneously in Brgys. Canino-an and Capilla, Pastrana, Leyte where CO strategies are being piloted. The processes involved were the following: <ul style="list-style-type: none"> - SNS schedule was prepared parallel to the schedule of the adjudication, which means that the daily target of number of lots subject for SNS must be the same target for adjudication. - SNS was prepared actually 	<ul style="list-style-type: none"> - Some land claimants after they have agreed with their adjoining owners and have placed the monuments are no longer interested to attend the actual SNS. - In Canino-an, a land claimant has uprooted a monument despite having agreed with all adjoining claimants as to the location of the same. 	<ul style="list-style-type: none"> - Mobilized land claimants through the mobilization committees and the brgy. officials. - Advised the land claimants to return the uprooted monuments - Explained to him the governing laws and have emphasized the sanctions and penalties in doing the act.

Narrative Summary/Activities Planned	Achievements/Progress	Issues encountered/Facilitating factors	Actions taken/Recommended actions
	<p>at the field where the subject lot is located. Present during the said activity are the land claimants, all adjoining land claimants, survey personnel, survey verifiers, adjudicators and Brgy. representative.</p> <ul style="list-style-type: none"> - SNS is being prepared by the sketchman of the survey contractor. When it's complete, the land claimants, adjoining land claimants, geodetic engineer, brgy. representative and the adjudicator sign the SNS. - SNS and interview of the land claimants is well coordinated. Actual interview and data gathering by the adjudicator is being conducted in the field where the lot was located. It is done in an alternate manner. While one of the claimants is being interviewed, the other attends the SNS until all the target lots are completed. - Initial data gathered from the land claimants is being 	<ul style="list-style-type: none"> - Local adjudicators in Canino-an lack the capability to effectively perform adjudication related activities (interview of land claimants) - For the whole month of September only 50% of the 	<ul style="list-style-type: none"> - Local adjudicators need more orientation and training to effectively perform some adjudication related activities (interview of claimants) - Encourage the Brgy. Council to deputize the Brgy.

Narrative Summary/Activities Planned	Achievements/Progress	Issues encountered/Facilitating factors	Actions taken/Recommended actions
	<p>recorded through the use of the Information Sheet which must be completed during the interview. Data in the the information sheet will be transferred to the FP application.</p> <ul style="list-style-type: none"> - In Brgy. Capilla (LGU led CO) interview is being conducted by the assigned adjudicator of LAMP with the assistance of the members of the PO Adjudication Committee while in Canino-an (PIO I led CO) the adjudicator is being assisted by the trained local adjudicators. - Documents are also being examined at the field by the adjudicator. If not complete as required, the adjudicator instructs the claimants to submit the lacking documents. <p>Outputs:</p> <ul style="list-style-type: none"> - Both in Capilla and Canino-an, interview and SNS was completed in 11 days and 100% of the lots has been sketched and all claimants were interviewed. - Final Survey (Lot Survey) has commenced during the last week of September. 	<p>claimants of Canino-an were able to submit complete documents.</p> <ul style="list-style-type: none"> - CTC, Latest Tax Declaration and documentary stamps are the common lacking documents because it entails cost on the part of the claimants. 	<p>Treasurer to be able to issue CTC at the Brgy. level and this will reduce expenses in getting the said document.</p>

Narrative Summary/Activities Planned	Achievements/Progress	Issues encountered/Facilitating factors	Actions taken/Recommended actions
	<p>NGO led CO</p> <ul style="list-style-type: none"> - Initial activities of the NGO has just started in the middle of July for the community preparation activities (secondary data gathering) 		

Annex D.2

PIO1 CO PROCESS DOCUMENTATION REPORT

Pre-entry Phase

Time Frame: February – March 2003

The pre-entry phase of community organizing is basically a preparatory and introductory stage of the organizing process. It prepares and arms organizers with necessary data or information that may help them familiarize with the basic features of the community, and assist them in formulating plans for the tasks ahead.

Formal contacts and communication lines are established in this stage to pave the way for the actual social investigation and integration.

Community's participation maybe also encouraged and assisted to ensure favorable outputs.

The activities that are incorporated here will reflect the concerns that were already mentioned. These activities, as indicated below, will also reflect the approaches and strategies used.

- a. Site selection and Quick community scanning
- b. Courtesy call to the Brgy. Officials
- c. Gathering of secondary data
- d. Project Orientation to the Brgy. Council
- e. Pre-MOA signing with the Municipal LGU

Furthermore, the over-all design of the pre-entry phase is guided by the over-all objective of the project to eventually contribute to poverty reduction through the development of an efficient system of land titling and administration, which is based on clear, coherent, and consistent policies.

The following are the specific objective of the pre-entry phase:

- a. To establish contacts for preliminary investigation.
- b. To introduce the project to the community.
- c. To encourage participation from community leaders especially the land claimants and other stakeholders.
- d. To identify the roles and commitment of the stakeholders.

The pre-entry phase came-up with the following outputs to ensure the success of the phase:

- a. Site selection for PIO 1 CO
- b. Courtesy call to the Brgy. Officials
- c. Project Orientation to the Brgy. Council
- d. Pre-MOA signing with the Municipal LGU
- e. A documented secondary data

The pre-entry phase uses participatory approach to encourage involvement from stakeholders in the consultation and decision-making.

The following are the major activities of the pre-entry phase:

1. *Site Selections and Quick Community Scanning (February 2003)*

The project proposed six (6) possible sites for PIO 1 area community organizing. Out of these 6 sites, the CRS Unit identified one (1) barangay, using the following criteria:

Must

- a. Barangay should not be covered by an approved survey.
- b. Barangay with a minimum of 100 lots and a maximum of 250 lots.
- c. Untitled lots should be at least 70% of the total lot parcels.
- d. At least 30% of the land claimants reside in the barangay.
- e. Willingness of the community to participate in the process.
- f. Receptiveness of the Brgy. / GU to the concept.

Preferred

- a. Accessibility of the barangay
- b. Peace and order situation of the locality must be good
- c. Area must not highly politicize.

Brgy. Canino-an, Pastrana Leyte became the pilot site for PIO 1-CO approach.

The selection of area for project implementation was based on the criteria formulated by the CRS Unit approved by management.

2. *Gather Secondary Data and Review of the Existing Record*

The CO found out some inconsistencies in the PRA result provided by Recent Trends in a Dynamic Society (RTDS). The CRS Unit recommended the conduct of household survey to come up with a Brgy. Profile.

However, the data conducted by the RTDS was used as guide information in coming up with a household questionnaire for the PIO 1 CO implementation. The PRA result was validated through the household survey and some inconsistencies in it were corrected.

The maps and the list of land claimants coming from the CIM Unit were also used as baseline data in entering to the community. There were 58 land claimants and 97 lots.

The initial data-gathering activity was able to produce an over-all view of the community.

3. *Courtesy Call (March 18, 2003)*

The courtesy call was done after the project management selected the site for the implementation of the community organizing. The CO led this activity.

In this activity the CO made the initial contact with the Brgy. Council (BC) and informed its members regarding the project (LAMP). The CO provided a brief explanation about the project and requested a meeting of the BC to conduct a project orientation.

The CO met with the Brgy. Chairman, Lourdes Tobilla, and was able to solicit formal endorsement & schedule for Brgy. Council Briefing.

4. *Project Orientation to the Brgy. Council (March 20, 2003)*

The orientation aimed to introduce the project to the Brgy. Council. It helped them comprehend LAMP more fully and encouraged them to participate in the upcoming activities.

Barangay Council is one of the stakeholders of LAMP. They have the authority to approve and implement the project in the barangay.

All Brgy. Officials were present during the project orientation. The CO Field Coordinator started with the explanation of the LAM Project. He emphasized the importance of community participation towards “people empowerment” as one of the basic principles in community organizing. He further explained the ‘learning and innovation’ nature of the project and the different models that we are trying in the pilot barangays.

The Brgy. Officials expressed their eagerness in supporting the project. They were able to appreciate the value of collective effort in managing community projects.

The Brgy. Council warmly accepted the project after its preliminary introduction. Great emphasis on people’s participation was carried out in every discussion, thus elevating the project from traditional approaches of land titling and administration.

Furthermore, the commitment of the Brgy. Council to implement the project was done verbally. However, the clarification of their roles was not discussed and presented because the FC thought that the process they’re using is based on the PIO 1 CRS approach.

Note: See activity report for details.

Issues Encountered

1. The gathered secondary data lacks detailed information regarding ownership, control, and utilization of land.

Action taken

- Formulate household survey questionnaire to gather baseline data and information about ownership, control, and utilization of land.

Recommendation

- Secondary data should be validated and verified in order to come up with intensive, and substantive information.
2. Pre-MOA signing were overlooked.

Recommendation

- Re-schedule on the succeeding phase

Conclusion/Insights

The projected output of pre-entry phase was not entirely accomplished because the insurance of commitment from stakeholders through the pre-MOA signing was overlooked. Nevertheless, the community warmly accepted the project after its preliminary introduction. Positive outcomes were achieved by giving great emphasis on people's participation in every discussion. The eagerness and interest of the stakeholders in the project is reflected in their direct participation in the different activities that were launched.

The pre-entry phase can greatly help the organizers in the succeeding phases. It establishes communication lines and familiarizes them with the traits, trends, and current situation of the community.

Entry Phase

Time Frame: April – May 2003

Community organizing entails and demands rigorous work and effort from organizer/s. It proceeds into phases or stages. Each phase is systematically planned and structured to answer and conform to the needs of the organizing process. The entry phase is basically designed to cater the necessities of the succeeding stages of the process and to fit our goal, which is to empower our beneficiaries by promoting and advocating collective decision-making and action. It should be stressed that such a goal is an important part of the project (LAMP).

The entry phase marks the actual practice of encouraging our projected beneficiaries to act towards the realization of this goal. It involves social investigation and social integration, which are primarily designed to deepen the awareness of organizers on issues that can or may directly affect (or guide) the thorough implementation of the project and provide fundamental information on the socio-economic and cultural condition of the area. These activities are also devised to produce and develop a mutual and harmonious relationship between the community and organizer/s.

Furthermore, this phase would also entail core group formation and MOA (Memorandum of Agreement) signing to solicit the utmost commitment of our project beneficiaries.

The entry phase aims to: a) arm the organizer with the first hand knowledge of the traits and lifestyle of the community; b) build rapport with community folks; c) gather necessary data in order to come up with a good understanding of the community, issues, and problems encountered; d) identify potential leaders from the community leading to core group formation; e) establish commitment from the different stakeholders of LAMP.

Entry phase expect to come-up with the following outputs:

- a. A comprehensive social investigation from the data gathered.
- b. A documented issues and problems of the community.
- c. Established commitment from the Municipal LGU.
- d. Formation of core group.

The entry phase uses collective and participatory approach to encourage involvement from the stakeholders in gathering and analyzing the data, consultation and decision-making.

Entry phase necessitates activities that would enhance the participation of the community. These activities are the following:

1. *Social Integration (Rapport Building)*

Social integration is a fundamental tool in community organizing. It is a valuable vehicle for healthy communication and mutual relation with the community. Familiarization with the cultural and socio-economic lifestyle of the community can be achieved in the process as well.

This is achieved by living with them and to understand their situation, and to listen and share their hopes, aspirations and hardships as always to build mutual respect, trust and cooperation.

Integration with the people necessitates activities that would enhance the mutual relationship of the organizers and the community. These activities are designed to gain the confidence and trust of the community.

1.1 House-to-house visits

House-to-house visits allow a more thorough discussion of LAM project. It is a more effective way in establishing rapport with the household members. It also provides ample time for integration and confidence building.

The organizer usually conducted house-to-house visits. It usually starts by briefly introducing yourself, stating the purpose of your visit. Then brief overview of the project is given, explaining clearly the CO's role as a facilitator.

The organizer conducts house-to-house visits at the afternoon, knowing that most of the people are free in such hour. Maximum of 8 households are visited several times.

The CO, by then, tentatively deciphers the attitude of probable beneficiaries towards LAMP.

1.2 Small group discussion

The organizer usually conducts the small group discussions at the afternoon. Small group discussions are usually done during get-togethers. More information are gathered in such events.

A small group discussion usually starts with friendly introduction of the CO to the household members. It then, developed into an informal conversation towards the LAM Project, wherein inputs about the program are usually discussed.

The CO and PD were able to establish rapport with the people by living with them and sharing their hopes and aspirations, facilitate working relationship and gained acceptance and trusted on from the community leaders. Familiarization of the area and community people was achieved.

2. Social Investigation

Social Investigation is a process of learning and analyzing the various structure and forces in the community-economic, political, and socio-cultural situation of the people. The process uses participatory approach, a method that involves community residents in the collection and consolidation of data or information for problem identification and strategy formulation.

2.1 Household survey (April 11 – 14, 2003)

Establishing benchmark data is a crucial part of CO. It is important because it provides background information about the barangay.

The organizer conducted the household survey to gather data instead of relying from PRA.

The organizer formed a team to conduct the household survey. The survey questioner was translated into dialect for better understanding. The members of the team were: Debbyn, Mayette, Angelie and Maylene. The survey, through house-to-house visits, went on for five days. The team was able to document 102 households.

After the survey, the CO made an orientation to the team on the process of sorting the data, tabulating and consolidation the data into the prepared tables. These data was used to consolidate the Brgy. Profile (Land Tenure Profile) for benchmark. (see Brgy. Profile for details)

Result of the social investigation

The social investigation uses participatory and collective approach that involves stakeholders in the sorting and collecting the necessary data.

History of Barangay Canino-an:

Long before, the place was abundant of Noni Tree. Village elders call it “Noni-Noni” until such time people migrated to that place and named it CANINO-AN with Sr. San Roque as their patron saint. The Brgy. fiesta is scheduled on June 08.

Brgy. Canino-an is a typical rural area quite and native. Men and women are engaged in farming. In nighttime, common people were engaged in ‘tuba’ drinking sessions. Some were their neighbor’s houses watching their favorite telenovelas.

The barangay is composed of 3 zones. It has a *total population of about 518, male – 289, female - 229 and 94 households with 102 household heads*. It has an estimated *total land area of about 104.4 ha.* and adjacent to the barangays of *San Agustin, Palo (north), Lanawan (south), Brgy. Cabarasan Daku, Palo (east), and Manaybanay (north)*. Distance from Canino-an to Pastrana is 3.5 km., Pastrana to the nearest Municipality of Palo is 9.5 km.

Table 1. Result of the SI

Economic	Political	Socio-cultural	Gender	Land Status
<ul style="list-style-type: none"> ▪ 73 (68%) of household heads are engaged in farming as their means of livelihood, 25 (24%) are laborer, 7 (7 %) are into sari-sari store, and only 1 (1%) has no source of livelihood. ▪ 20 (27%) of the 73 household heads that are directly engaged in farming are into informal (person-to- 	<ul style="list-style-type: none"> ▪ Existing organization in the barangay: CAMACA FISCO ▪ Registered in 1998 at the SEC. ▪ Composed of 28 members, only 5 are still active. ▪ Purpose is to generate the farmers for irrigation canal through accessing NIA. 	<ul style="list-style-type: none"> ▪ Forms of media popularly patronized in the community: - radio - tv ▪ Common beliefs and practices: - informal loan/sale transaction - fiesta and community dancing - quack doctor and “partera” - “damet” 	<ul style="list-style-type: none"> ▪ On political, out of 13 Brgy. Officials, 10 (77%) are composed of women. ▪ 60% of the total population, women are more active and participative in the organizational development. ▪ On economic, out of the 73 farmers who are directly engaged in farming, 35 of them are women. ▪ On socio- 	<ul style="list-style-type: none"> ▪ Brgy. Canino-an has 55 total land claimants and 96 lots. ▪ 100 % are untitled lots and unsurveyed area. ▪ On the 55 total list of land claimants, 37 (67%) are living within the brangay, and 18 (32%) land claimants are living outside the barangay. ▪ A list of 96 total no of lots, 82 (85%) are agricultural with cocoland, 14

<p>person) loans/mortgage transaction, only 1 (1%) is into formal (rural bank) transaction of loans/mortgage .</p> <ul style="list-style-type: none"> ▪ 19 (26) of the 73 are selling their properties (animals & material), 33 (45%) are laborer equivalent to farming. ▪ 55 (54%) of 102 household heads are landowner, 11 (11%) are tenants, 24 (24%) are share tenants, 15 (15%) are occupants, and only 1 (1%) are lease. ▪ The 11 (11%) tenants has no lease hold contract. ▪ 55-land owner practice equal sharing (50-50) of produce. ▪ Average income of the 35 women who are directly involved in farming is 50 – 100 per day. ▪ Brgy. Canino-an, annual budget for CY 2003 is P 377,269.00 	<p>BAPA</p> <ul style="list-style-type: none"> ▪ Composed of 28 members ▪ With formal structure and officers. ▪ Registered in Dec. 2000. ▪ Activities are submitting reports to LEYECO 3. <p>PASTORAL COUNCIL OF THE PHILIPPINES</p> <ul style="list-style-type: none"> ▪ The barangay uses traditional way of politics. ▪ The Brgy. Chairman owned mostly _____ of the lands in the barangay. 	<p>practice still exist (“damet” means, thanks giving prayer to a patron saint, “santos nga parag-uma, and to the great grandfather</p>	<p>cultural, women are more engaged on household chores.</p>	<p>(15%) are purely cocoland,</p> <ul style="list-style-type: none"> ▪ 32 (33%) of the agricultural lands (purely rice land) are not irrigated. 36 (38%) of the agricultural land are irrigated. ▪ 75 (78%) of the total no. of lots are acquired through inheritance, 20 (21%) are purchased/sale, and only 1 (1%) is donated. ▪ Out of 96 lots, 7 (7 %) are disputed lots mostly are ownership. ▪ Out of 96 lots, 22 (23%) are mortgage.
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Note: The above-mentioned data was based on the household survey result, small group discussions and house-to-house visits.

Result of the investigation on mortgage issue

The community organizer together with the core group members identified claimants with mortgage. The identified data is for further investigation because it will help to consolidate a comprehensive social investigation on the issue of mortgage. The following tables signify the result of the social investigation conducted by the organizer and core group members on the issue of mortgage.

Table 2. List of Claimants with Mortgagee

Original Claimant	Current Claimant	Mortgagee
Aquino, Rosa vs. Modesto, Leona	Salvador Modesto	Lourdes Tobilla
Barbosa, Telesforo	Benny Barbosa	Lourdes Tobilla
Valeria, Boro	Leo Soriano	Elsa Gante
Daguinod, Alejandro vs. Modesto, Romeo	Nelly Empillo	Mamerto Calumag
Empillo, Florencia	Alvino Openiano	Mamerto Calumag
Modesto, Jose	Sepriano Modesto	Lourdes Tobilla
Hrs. of Modesto, Patricio	Salvacion Nacorda	Lourdes Tobilla
Modesto, Pilar	Nelly Empillo	Mamerto Calumag
Modesto, Romeo	Nelly Empillo	Mamerto Calumag
Mora, Manuel	Manuel Mora	Lourdes Tobilla
Mora, Victor	Carlos Modesto	Cirila Riataza
School site	Felicidad Pardilla	Mamerto Calumag
Nogal, Balbino & Socoro sps.	Sonny Nogal	Lourdes Tobilla
Nogal, Porferia	Porferia Nogal	Elsa Gante
Pardilla, Cesario & Ronnel	Cesario & Ronnel Pardilla	Lourdes Tobilla
Pardilla, David, Sr.	David Pardilla, Sr.	Lourdes Tobilla
Hrs. Pardilla, Maria	Marcos Mercurio	Mamerto Calumag
Hrs. Pardilla, Maria	Marcos Mercurio	Lourdes Tobilla
Pardilla, Mercedes	Visitacion Bolic	Lourdes Tobilla

Table 3. Identified Mortgagee in Brgy. Canino-an

Mortgagee	Status/Profile	No. of Claimants/Mortgager	No. of lots
Lourdes Tobilla	Brgy. Chairman (Canino-an)	11	13
Mamerto Calumag	Brgy. Chairman (Manaybanay)	6	9
Elsa Gante	Overseas worker (Japan)	2	2
Cirila Riataza	Community residence	1	1

Common Reasons:

- Insufficient capital to support farming production
- Occurrence of emergencies – either medical or accident
- Lack of financial support for education of children
- Insufficient income to provide basic needs of the family
- Other factors: lack of employment skills, lack of employment opportunities, behavioral/attitudinal differences

Mortgage Process (Arrangements):

- If they convey their property (lands) for mortgage, the mortgagors make a written agreement (document for the agreed terms) over the property and mortgage.
- The mortgagee prepares his/her tax declaration as a valid document or collateral for the conveyance.
- Usually the mortgagee does not have any furnish copy on the written document of the conveyance. It's the mortgager who holds/kept the papers or document.
- The scheme of getting the money is installment basis (certain amount 1,500 next time 3,000 and so on)
- The property remains in the possession of the mortgager but the product of the property is now controlled and shared by the mortgagee. (Production sharing)

If rice land, 50% goes to the mortgagee while 50% for the mortgagor, both have an equal share on the product if and only the mortgagor spend a certain amount for capital. If none, meaning did not spend anything the sharing arrangement is 75% goes to the mortgagee while 25% for the mortgagor. If cocoland, automatically equal sharing (50-50) practice.

Plans of the mortgager

- They want to redeem their properties from the mortgager but they don't have the opportunity because of financial crisis/constrain.
- All were interested to surveyed their lots and get titles. (They will final a way small savings for the payment of taxes and cadastral cost. For those who already received big amount from the properties, they will look for another mortgager to transfer the conveyance to so-called "leto")

2.2 Identification of potential leaders and existing organization leading to core group formation.

Identification of potential leaders and existing organization is an effective way of broadening stakeholders' participation. The identified potential leaders are tested to be future leaders and generate participation from the stakeholders.

The identified potential leaders may either be elected/selected depending on the decision of the local people.

The barangay council together with the community residence, through the support of the CO, identified potential leaders and existing organizations in the barangay. They identified 11 potential leaders from different organizations, land claimants, and community members. On the 11 identified potential leaders 5 are women and 6 are men.

Table 4. Identified Potential Leaders and Existing Organization

Potential Leaders		Existing Organizations
Male	Female	
1. Gerandio Pido	1. Porperia Mora	1. CAMACA–FISCO (Capilla, Manaybanay, Canino-an – Farmers Irrigation System and Cooperative) 2. BAPA – (Barangay Power Organization) 3. Barangay Pastoral Council
2. Diomedes Dacuyan	2. Jennylyn Agnes	
3. Rodolfo Margallo	3. Lilia Modesto	
4. Francisco Nogal	4. Salvacion Nacorda	
5. Perpecto Catapal	5. Clarita Leuterio	
6. David Pardillo		

3. Formation of core group (April 30, 2003)

In going community organizing or CO, there comes a stage when the community being identified as potential leaders later or becomes the core group of the informal community organization. This core group constantly meets, identifying and discussing community issues and how to best respond to them.

Core group formation is a process of bringing together the most advanced leaders identified during the immersion/integration and social investigation.

This is an important stage in community organizing for it emphasizes the fact that the CO is not the leader of the people but the local people both official and unofficial.

During this activity, the CO provided exercises as a strategy to conduct the core group formation. She introduced Structured Learning Exercises (SLE) to surface/capture the interest of the participants and encourages them to form a group.

Result of this, a core group was formed, with 13 members, composed of a multi-sectored representation – land claimants, non-land claimants, and community residence. 10 are composed of women and 3 are composed of men. The organization’s name was *LAMRAG HAN CANINO-AN*.

Functions and Responsibilities of core group members

1. Initiate implementation of the Land Administration and Management Project (LAMP) in the Brgy.
 - To disseminate the information on the objective of LAMP.
 - To validate the list of land claimants.
 - To assist the different activities of survey and Systematic Adjudication.
2. Facilitate in analyzing the different situation of the land claimants.
3. Facilitate in the formulation of plans and implementation of plans.
4. Conduct monitoring and evaluation on the implementation of the project.
5. Coordinate to the Brgy. LGU and Municipal LGU and other government agency.

Schedule of meeting: second Sunday of the month, 2:00 pm, Brgy. Hall, Brgy. Canino-an.

Table 5. List of Core Group Members (Personal Profile)

Name	Nickname	Sex	Age	Date of Birth	Affiliation/ Occupation
Catapal, Generosa	Osay	Female	62 yrs old		Land claimants
Cabacha, Segundino	Doding	Male	53 yrs old		Brgy. Kagawad (tenant)
Empillo, Evelyn	Jen-jen	Female	28 yrs old		Brgy. Secretary
Garrata, Anacorita	Corita	Female	61 yrs old	March 10, 1942	Community residence
Garrata, Maylene	Mayang	Female	23 yrs old	May 5, 1980	Community residence
Leuterio, Clarita	Clarita	Female	61 yrs old	April 15, 1943	Land claimant CAMACA-FISCO Board Member
Modesto, Lilia	Lilia	Female	55 yrs old	July 31, 1948	CAMACA-FISCO member
Nacorda, Salvacion	Vacion	Female	65 yrs old		CAMACA-FISCO member
Palcon, Marciano	Marsing	Male	48 yrs old	December 22, 1952	CAMACA-FISCO member
Pardilla, Felicidad	Edat	Female	46 years old	February 5, 1956	Brgy. Kagawad
Pido, Gerundio	Rondio	Male	52 years old	September 10, 1951	Land Claimant
Tobilla, Lourdes	Ondit	Female	62 years old	March 8, 1942	Brgy. Chairman

The members of the group expressed willingness to help each other in developing the organization and the project.

The constant meetings of the core group upon the initiation of the CO serve as a formation process for these future formal leaders of the community. They will be train in the process, although informally, and through their free exchange of ideas, their leadership potentials will be discover.

4. Ground working

Ground working means to go around the community and motivate the stakeholders on a one-to-one basis and through informal group discussion to help the project implementation. This is a key activity in the work of the CO because it is at the stage that the CO with the CG member continues to encourage the stakeholders to participate in project activities.

It is a continuous process. As long as the CO works in the community, ground working is her tool in keeping connected with the people and the issues they are most concerned about.

5. Regular Community Meetings

Regular community meetings or CG meetings are vehicles to assess and monitor activities and find solutions to emerging problems. This activity is done continuously.

In this phase, the CO conducted 4 meetings with the CG members.

Table 6. Meetings Conducted

Date	Venue	Time	Nature of meeting	Outcome	Issues/concern	Action taken	Recommendation
April 10, 2003	Brgy. Hall	8:00 p.m. – 9:30 p.m.	Meeting with land claimants	<ul style="list-style-type: none"> • Able to formulate action plan for household survey • Able to form 2 ad hoc committee for the household survey • 18 participants participated the meeting (including the CO & PD), 13 were female, 5 were men 	<ul style="list-style-type: none"> • Differences in community organizing approaches in different areas. The community compared the organizing process to that of Brgy. Manaybanay's where they have local CRS operating 	<ul style="list-style-type: none"> • Explained clearly that the LAMP is testing different methodologies, approaches to come-up with a comprehensive, complete, secure, community accepted and sustainable land titling system. 	nil
April 30, 2003	Brgy. Hall	8:00 p.m. – 9:30 p.m.	Meeting with the claimants	<ul style="list-style-type: none"> • 18 participants participated the meeting, 11 of them were female and 7 were male • Able to form a core group with 13 members that composed land claimants • Able to identify the community's concern towards project 	<ul style="list-style-type: none"> • Some resistance from the potential leaders because of fears, suspicions and doubts from the project. 	<ul style="list-style-type: none"> • Assured them that there are facilitators who will support them in every step of the process 	nil

Date	Venue	Time	Nature of meeting	Outcome	Issues/concern	Action taken	Recommendation
				and the barangay			
May 8, 2003	Brgy. Hall	5:29 p.m. – 7:00 p.m.	Meeting with the CG	<ul style="list-style-type: none"> • Able to identify functions and responsibilities of the CG members • Able to formulate plan of activities for the validation of the list of land claimants • 17 participants participated the meeting. 11 of them were female and 6 were male 	• nil	• nil	nil
May 21, 2003	Brgy. Hall	6:00 p.m. – 7:00 p.m.	Special Meeting with CG	<ul style="list-style-type: none"> • 14 participants participated the meeting, 13 were female and 1 was male • Able to review the CO implementation in Brgy. Canino-an 			

Note: The above-mentioned table shows the nature, outcome, issues and concern, action taken, recommendation on the different meetings conducted by the organizer during this stage.

6. Field Level Assessment (May 22, 2003)

Part of the Monitoring and evaluation on the implementation of the PIO – I CO Pilot, a field level assessment was conducted.

The field assessment was held at Barangay Canino-an, Pastrana, Leyte. The field assessment team was led by the SDA supported by SD-CRS of PMO. Two persons from CRS documented the activity. The ISDA was present as observer. The CRS Head was present as observer together with the CO Field Coordinator.

The field assessment is conducted primarily to gauge the level of PIO – I CO Pilot progress in terms of its set objectives and likewise, to check the CO and PD performance as reflected in the progress in terms of the land claimants organizational development, land titling issues development and capability building activities by the community and other stakeholders.

The respondent of the field level assessment are the following:

a. At least 10% of the total number of land claimants or eight (8) persons, out of 57 identified claimants, of which, 4 persons have their land mortgaged and is not their possession, while the other 4 have mortgaged their land but were allowed to work on the land as tenant worker.

b. At least 29% of the total number of Barangay Officials or 2 persons out of 7 officials.

c. At least 23% of the total number of land claimants – core group members and potential leader or 3 persons out of 13 core group members.

The field assessment used focus group discussion (FGD) per category of respondents. There were 5 FGDs and the entire activity used up least 4 hours, and each evaluator handled 2 FGDs each. A prepared questionnaire guided the evaluator in the discussions.

The result of the assessment was

- a. Information on the land and social profile of Canino-an was met;
- b. Condition of mortgaged lots and loaning practice was met;
- c. Profile of the tenants was gathered.

Generally, the objective of the assessment was met satisfactorily and the activity was able to collect most of the information needed for a substantial analysis of the component and variables being assessed.

Issues Encountered

- 1.) MOA signing on the Municipal level was overlooked.

Recommendation

- Re-schedule on the succeeding phase
- 2.) Lack of directional/strategic CO interventions.

Action taken

- Presented to the unit.
- 3.) The CRS Unit was reluctant to accept the CO team.

Action taken

- Presented to the unit.
- 4.) Delayed or absence of survey will confirm their fear that the LAMP is just like the previous agencies that made promises to them but failed.

Action taken

- Presented to the management.

5.) Capability-building for CG was overlooked

Recommendation

- Re-schedule on the succeeding phase

6.) CO and PD have minimal interventions in the community due to other office activities.

Action taken

- Presented to the unit.

Lessons Learned

- 1) If the community formulate plan according to their interest, they are highly motivated to implement such plan.
- 2) Lapses in informing and updating participants about the changes in the schedule may constitute a problem in organizing process.
- 3) Community is sensitive to the things that they are not use to, may leads to reluctant or uneasiness to the participants. So it is important to apply culturally acceptable methods, tactics and strategies.
- 4) Involving themselves in the implementation of plans, develop a sense of ownership, like youth gain confidence through interview (household survey) and in conducting other activities.
- 5) Community mobilization is a crucial stage in CO process because it's an on-going process of knowing the people, living with them until such time you gain their trust and confidence.

Conclusion/Insight

The projected output of the entry phase was not entirely accomplished because the insurance of commitment from the Municipal LGU (Municipal Level) through the MOA signing was overlooked. Nevertheless, the commitment from the barangay LGU was established and there was a Memorandum of Agreement signed by the land claimants, LAMP, and the Brgy. LGU.

The community organizer was able to capture the trust and confidence of the probable beneficiaries and gain personal friends.

The community warmly accepted the project. The eagerness of the community folks is reflected in their direct participation in the survey conducted and in the PIO I – CO field assessment.

Social investigation, in itself, is a continuing process. It broadens the understanding and awareness of the organizer towards the various situations in the community. It is an effective tool in raising the potential capabilities and participation of the community. It can greatly help the organizer in the succeeding phases.

Pre-implementation Phase

Time Frame: June – August 2003

The pre-implementation phase is a prelude to the actual commencement of land-titling activities. In this stage, disputes that are directly or indirectly related to land are addressed and conflicting parties mediated to anticipate and, therefore, prevent future complications or problems that may arise from it. The number and identities of land claimants are mustered, reviewed, and evaluated as well.

Consolidation of the already organized core group and the accessing of Lupon Tagapamayapa are carried out during this stage. These are important parts of the pre-implementation stage. Core group consolidation is undertaken along with capability building exercises. Capability building actually involves trainings, orientations, seminars that are designed to enhance the core group's skills for leadership.

The plan for the actual land titling implementation is also formulated in this phase. Communities' direct involvement or participation is always observed and encouraged in the formulation of such plan.

In addition, social integration is continually implemented and observed by the organizer/s. It will greatly help them bring to date or information gathered for social investigation.

The implementation phase aims to: a) capacitate and strengthen the core group to become a viable and functional people's organization, b) validate the list of land claimants and settle disputes in preparation for the actual land titling activities, c) generate commitment and role clarification of the different stakeholders of LAMP through MOA signing, d) prepare the core group, land claimants, LGU Brgy. for the implementation of the survey and adjudication activities, e.) conduct social investigation and social integration through house-to-house visits and small group discussions.

The pre-implementation stage expect to come up with the following output:

- a. A validated list of land claimants.
- b. A documented land tenure profile of the land claimants.
- c. Core group is capacitated and strengthened. Able to function as people's organization.
- d. A documented and identified issues and concerns of the community.

The phase uses collective and participatory approach to encourage the stakeholders in preparation for the actual land titling activities. This was reflected on the activities conducted by the organizer during this stage, wherein stakeholders involved in the planning and decision-making.

The pre-implementation requires activities that can help implement the process of this phase.

1. Commitment Building and Role Clarification (June 6, 2003)

Establishment of commitment by the stakeholders is necessary in the implementation of CO approach. It establishes good partnership and trust between the land claimants, LGU Municipal represented by the Municipal development Officer, Brgy. LGU and LAMP. Further, this is a process where LGU will entrust to take the project as part of their Barangay Development Program. This measured by having a MOA or resolution as a symbol of commitment.

The community organizer facilitated the commitment building and role clarification through a workshop done at the Brgy. level. The objective is to establish the commitment of the different stakeholders of LAMP for the implementation of the project through signing of MOA and clearly defines the roles of the different stakeholders.

The workshop was participated by the different stakeholders of the project at Brgy. Canino-an. They were composed of land claimants, Brgy. Council, non land claimants, and youth sector. It was a multi-sectoral representation.

The workshop uses lecture discussion, presentation of visual aid, ceremonial strategy and workshop on land situation.

Mood setting, introduction, expectation checking explained. Objective and rationale of the activity was explained and presented.

The resource person on Land Situation, Brgy. Canino-an, discussed and presented the mechanics. She emphasized that community's participation can help in identifying the real situation of the community/barangay. The participants were divided into 2 groups. One (1) group was focused on the ownership and control/access. The other group was focused on the production and sharing system of produce.

The second resource person discussed the process of free patent. Highlighting the standard process of free patent application covered only 20 days equivalent to 5 months. The community was asked what titling method or option does the community wants. The community orated for free patent.

Role clarification of the different stakeholders followed. The facilitator prepared visual aid with a drawing. The *wheels* signified as *GOP/AUSAID & WORLD BANK (WB)*, the *people* signified as *land claimants*, the *torch* signified as *LAMP*, the *building* signified as *the Municipal Hall*, the *house* as *Brgy. Council*, and the *tall building* signified as *government agency*.

The ceremonial commitment followed. The participants signed a *Memorandum of Agreement* as symbol of their commitment to implement the project. (see Annex 1 MOA)

2. Capability Building

Capability building forms part of CO. Although, there is an assumption that people are knowledgeable, there is a need to sustain educational discussions with the people and arm them with the necessary knowledge, skills and attitude (KAS) in participatory development. Further, education is a two way process and both the community facilitator and the community learn from each other.

Further, two (2) capability building workshops was met during this stage. Community's participation was highly recognized.

2.1 Orientation workshop on dispute settlement and mediation for Lupon Tagapamayapa (June 20-21, 2003)

The Lupon Tagapamayapa has strong role in the LAMP-CO implementation in regard to titling process thru community organizing approach especially on land disputes resolution.

Lupon Tagapamayapa, one of the existing organizations in the Brgy, needs to re-activate to learn in settling disputes. They should be oriented with basic skills or qualities, features, procedures for settlement and forms of settlement.

It was a two-day activity. It includes orientation on Barangay level referral condition precedent to file a complaint. The training workshop provides likewise the different land disputes techniques such as mediation, conciliation, and arbitration.

The general objective of the training is to equip the Lupon Tagapamayapa and Core Group members with knowledge and skills in mediation/conflict settlement.

- A deeper understanding and appreciation of mediation and conflict settlement process
- Acquired knowledge and skills in the conduct of dispute settlement
- Learned basic techniques in mediation and conflict settlement.

The participants are expected to know on the general and specific roles as members of Lupon Tagapamayapa on land disputes resolutions using the CO process.

The orientation uses lecture, discussions, Q & A format, case problem analysis, application on the different forms of settlement, strategies and components to the proposed CO plans approach to encourage participation from the participants.

The orientation participated by the barangay council members of Capilla, 5 Lupon Tagapamayapa of Canino-an and Capilla, the 5 core group members, and the LAMP-CO team.

Mood setting, introduction, expectation checking explained. The following are the expectation of the participants from the:

Content

- To learn the roles and responsibility of LT
- To know and comprehend the laws
- To know the different disputes that are applicable for settlement.

Method

- Speaker should talk clearly and slowly

Co-participants

- Must be attentive
- Must be cooperative and serious
- Must be participative on the discussions.

The workshops facilitated by the community facilitator of Brgy. Capilla. Resource persons discussed topics that are necessary for settling disputes and suited for community level. The following are the topics presented:

- a. Overview of Lupon Tagapamayapa
- b. Dispute/conflict resolution
- c. Mediation process
- d. Writing settlement agreement

Two workshops have been conducted to strengthen the capabilities of the participants. Workshop one (1) was the formulation of plans for LT. The group presented and discussed the plan.

Some suggestions cropped-up during the 1st workshop; a. identification of disputed lots should be planned, b. the focus of training is not only on land dispute but also for other concerns and, c. DILG will conduct training it should be focus on value reformation for clear vision on roles and responsibilities of Lupon Tagapamayapa.

Second workshop was a role-playing and presentation of the land disputes settlement situation. Some suggestion was made to help and develop the presentation realistic; a. introduction of participants in every mediation process must be established.

The orientation workshop was successful because the expectations were met. Collective sharing of ideas and experiences between speakers and participants was also practiced.

Positive output was achieved because of successful handling of know-how to the community level and LT especially in handling land disputes problems.

The participants showed their enthusiasm to apply their knowledge on land dispute settlement and shared their ideas to those members of LT who did not attend the orientation workshop.

2.1.1 Dispute Settlement (August 5 & 11, 2003)

The core group members identified 7 land claimants with disputes. Most cases were on ownership.

Table 1. Identified claimants with disputes

Name of Claimants	Name of Complainant	Nature of Disputes
• Ruperto Agnes	• Artemio Abanes	Conflict heirs
• Lourdes Tobilla	• Lolita Allunan	Ownership
• Rodlofo Margallo	• Rolando Celada	Ownership
• Manuel Mora	• Cesar Pardilla	Conflict on partition
• Francisco Nogal	• Lourdes Tobilla	Series of mortgage
• Lourdes Tobilla	• Fernando Pedrosa	Ownership
• Marcelo Martillo	• Artemio Abanes	Ownership

The core group members and Lupon Tagapamayapa conducted land related dispute settlement as mandated and planned during the June 20-21, 2003 output. The target schedule of Lupon for dispute settlement was July 2003 but this was never realized because the community was busy doing their economic activities (planting season).

The Lupon and the CG started the dispute settlement on August 5, 2003. The Brgy. Council witnesses the dispute settlement. The LAMP adjudicator assists the Lupon Tagapamayapa and core group members in settling disputes.

The CG informed those claimants with complaints by sending notices to them.

The objective was to settle all related land disputes in preparation for the survey and adjudication activity.

The core group leader facilitated the dispute settlement. The LT prepared the room for mediation process and set seating arrangement. The involved parties came into the mediation room at the same time. The mediator welcomes the parties and introduces herself to the parties, explained the goal of mediation, and gave the overview of mediation process, and the role of the mediator. The mediator asks the concerned parties to express their perspectives to the situation. The mediator understands each other's interests in resolving problems.

The mediator summarized the collective issues and interests that the involve parties expressed. She also asks the parties if there is anything else they want to address. The mediator formulated solutions to their problems.

Further, the Lupon Tagapamayapa asks legal assistance from the LAMP Adjudicator for some technical concern regarding ownership because there were cases that are beyond their capacity to explain particularly land related issues.

Further, the mediation/dispute settlement conducted at Brgy. Canino-an was successful. It was emanate during the actual dispute settlement wherein Lupon Tagapamayapa and CG, and land claimants were actively participated the activity. The disputed lots identified by the CG members were resolved. (see Annex II. Result of the Mediation Activity)

However, the organizer expressed that, the LT may encounter other land related disputes during the actual land titling process, e.g. boundary disputes, ownership.

2.2 Orientation Workshop on Free Patent and Survey Activity for Local Adjudicator (August 8, 2003)

The land administration and management project is a project which believes that the community which are most affected by the land titling concerns should be ones to take change in determining their most effective ways to solve their problems. As a result of the KAS Assessment conducted, one of the priority need is an orientation on free patent and survey process to understand deeply the titling process and to clarify their respective role/functions during implementation.

The orientation gives prime importance on maximizing the participation on the active role of the stakeholders in the land titling implementation. Also, it is not expected that the plans drawn up would be elaborate and highly technical. What is

hoped for are simple and double measures to implement smoothly the land titling activities. This simple plan will be pursued and monitored by the community (stakeholders) in the duration of titling activities.

The main objective of the training is to endow the local adjudicators with knowledge, skills in SA particularly in interviewing gathering of essential information needed on Free Patent Application from the land claimants.

The orientation workshop uses lecture discussion, presentation of visual aid, and participatory approach to encourage participation from the participants.

The overview of free patent was discussed and presented by the SAT Leader. Highlighting the flow of free patent application.

The facilitator also explained the different documents needed for free patent applications, to wit:

- A. Purchase lots
 - Deed of sale
 - Latest tax declaration
 - Community tax receipt
- B. Inherited lots
 - Deed of extra judicial partition
 - Latest community tax receipt and tax declaration
- C. Donated lots
 - Deed of donation
 - Latest tax declaration
 - Community tax receipt

Overview of survey activity followed and explained by the Head of Survey Unit of LAMP. Highlighting the important remainder of survey activity.

- SAT and survey implement simultaneously
- During pre-survey activity:
 - Land claimants should be present during the SNS because they will sign on the SNS.
 - Land claimants must bring their documents during the SNS because the interview will be done at the ground.
 - Adjacent lots/claimants must be present during the SNS to prevent delays of the activity.

Output of the orientation workshop was the formation of people's organization for land claimants, including the functions, and community planning.

2.2.1 Formation of people's organization (August 8, 2003)

In doing community organizing (CO), there comes a phase when the community being organized has to formalize its structure to become a valuable and functional people's organization. Being valuable and functional means being able to govern itself and determine its own future since the goal of community organizing is people empowerment where the community itself becomes the agent of its own transformation and development.

The organizer facilitated the formation of people's organization of land claimants. The organizer asked the people whether there is a need to form a people's organization with legal personality or not.

Moreover, during the free patent orientation, one of the outputs, the land claimants (people) decided and agreed that there is a need to form a PO. Such a decision is depended on the factors like: a. realization that they could more easily access resources if they are formally organized, b. realization that having a legal personality, they could be better represented in meetings and thus improve their linkage with other organizations.

The formation of people's organization was through an election. The organizer facilitated the election. The issue base groups members nominate persons that are more active and capable of being leaders.

The organized PO was composed of land claimants and 3 issue based groups.

Organizational Structure

Chairman: **Cesar Pardilla**

Vice Chairman: **Gerondio Pido**

Secretary: **Clarita Leuterio**

Treasurer: **Evelina Empillo**

PIO external: **Sony Nogal**

internal: **Perfecto Catapal**

Committees:

A. Mobilization committee

Chairman: **Diomedes Dacuyan**

Members: **Marciano Palcon**

Francisco Nogal

B. Adjudication/survey committee

Chairman: **Segundino Cabacha**

Members: **Salvacion Nacorda**

Manuel Mora

Lupon Tagapamaya

C. Networking and Linkaging committee

Chairman: **Lourdes Tobilla**

Members: **Felicidad Pardilla**

Clarita Leuterio

D. Finance committee

Chairman: **Nida Pardilla**

Members: **Lilia Modesto**

Natividad Palamos

E. Education & training committee

Chairman: **Evelina Empillo**

Members: **Clarita Leuterio**

Salvacion Nacorda

Organization name: **LAND CLAIMANTS ASSOCIATION**

Schedule of meeting: Every last Sunday of the month (10:00 a.m)

Functions and responsibility of the PO members:

A. Mobilization committee

- Mobilization of claimants for monumenting
- Labor mobilization (producing of mojon)
- Preparation for SNS
- Actual lot survey

B. Adjudication/dispute committee

- Facilitate to generate documents

C. Networking and linkaging committee

- Who will follow up the status of free patent application from OSS-CENRO-PENRO etc.

3. Re-validation of the list of land claimants (Panel validation) (July 13, 2003)

The validation of the list of land claimants is an important aspect of land titling activities. Identifying current claimants from the original claimants through house-to-house visits is the method used of tap-down approach of CRS. Innovation from the usual way of validation of the list of land claimants was applied in the community-organizing pilot (CO).

Community organizer, core group members and the Barangay Council conducted a round table validation to pre-validate the list of land claimants. The core group was divided into 2 groups to identify the claimants from original claimants to current claimants. There were 4 core group members pre-validated the list of land claimants.

The 4 members of the core group, identified as elders, are capable in identifying the current claimants. The output of the pre-validation was an initial list of validation of land claimants.

After the pre-validation of the list of land claimants, re-validation followed through a mass validation/panel validation in a Brgy. Assembly. It only covers 3 hours to finally validate the list of land claimants. The core group mobilized the land claimants (outside and inside the barangay).

The objective of the re-validation was to conduct mass validation/panel validation of list of land claimants in preparation for adjudication and inform the community on the CO process. CG facilitator initiates the process using the expanded land tenure profile (land tenure profile in Capilla was adopted).

Further, land claimants were called to testify their ownership and possession over their properties in the actual validation of the list of land claimants. Village elders were also consulted during the panel validation especially if no one can identify the claimants. Thus, emphasizing the importance of community participation in the conduct of validation greatly help the activity streamlining. Some significant points on the validation of the list of land claimants cropped-up:

- 23 lots out of 97 lots (20 claimants) are mortgage to the Brgy. Chairman of Canino-an, Brgy. Chairman of Manaybanay and former Brgy. Chairman of Canino-an.
- 7 lots of 97 lots are disputed
- Most of the land used are agricultural (coco & rice land)
- Most of the conflict or disputes are lot ownership.

Positive output was achieved during the barangay assembly. 100% of the list of land claimants was validated. It was reflected during the panel validation.

The activity was lively. Collective participation between the LAMP-CO and land claimants (community) was achieved. The participants were participative in the conduct of panel validation of the list of land claimants. (see Annex II Validated list of land claimants)

4. Social Integration

Social integration is a fundamental tool in community organizing. It is a valuable vehicle for healthy communication and mutual relation with the community.

4.1 House-to-house visits

The organizer conducted house-to-house visits at the afternoon, knowing that most of the land claimants are free in such hours. Maximum of 8 houses are visited several times.

Further, during this phase the organizer conducted house-to-house visits for the purpose of identifying other concerns of the community that can hinder project implementation. Then brief overview of the survey and adjudication process is given, explaining that during the SNS and adjudication activity land claimants is deem necessary to be present in this activity.

4.2 Small group discussion

The small group discussion usually conducts at the afternoon during the get-togethers.

In this stage, the organizer conducts small group discussions for the purpose of gathering more information's on the situation of the barangay and situation of the land claimants in the barangay. Follow-up issues/concerns during the house-to-house visits was carried out.

The organizer was able to establish rapport with the people by facilitating working relationship, sharing of hopes and aspirations. The organizer also gained more friends and acceptance from the community leaders.

5. Social Investigation

In this phase, the organizer conducted social investigation on the situation of the land claimants, tenants, follow-up investigation on the mortgage issue (see CO Report on mortgage issue) and identified other concerns of the community.

The organizer usually conducts social investigation during house-to-house visits and bench conferences. The data gathered by the organizer was used for consolidating a Brgy. Profile and Land Tenure Profiling.

Further, the organizer identified some issues of the community that can be address by the project through linkaging and networking.

5.1 Identification of the other issues leading to issue base group

The CO identified issues/concern of the community during the social integration (house-to-house visits and small group discussion) that may affect the implementation of the project and the CO process. The identified issues/concern uses participatory and collective approach wherein the affected community was involved in decision-making and planning. The participated community was formed as an issue base group to facilitate in solving their issues/concerns.

5.1.1 Irrigation canal concern

The CAMACA-FISCO, as the led organization in solving the issue, asks help from the organizer to facilitate a meeting for the planning on how to solve the issue on irrigation canal.

The organizer facilitated the meeting with the members of the CAMACA-FISCO. One of the reasons identified is that, the community facilitator from NIA Office neglected the concern of the organization and the organization did not follow-up on the excavation of irrigation canal to the NIA Office. Although, there was already a resolution submitted by organization to the NIA.

The LAMP-CO recommended having a meeting with the community facilitator from NIA and come-up resolution on how to solve the issue because it can affect the farming system of the farmers in the barangay.

The CAMACA-FISCO agreed to have a meeting with the community facilitator from NIA and the LAMP-CO will be invited to attend the meeting.

5.1.2 Potable water supply concern (August 11,2003)

The CO identified the potable water supply issue. The organizer conducted a meeting with the affected people of potable water supply. There were 12 affected families of the potable water supply.

The organizer encouraged the affected families to form a group that will facilitate and over-see the implementation of the solution on the issue.

Moreover, during the meeting the affected families decided to come-up with a resolution for the installation of public faucet in the area and contribute P200.00 per members for the payment of water meter. The leader of the issue base group will draft the resolution then submit to the Barangay Council for approval and to the Municipal Mayor. The presentation of the resolution will be on August 20,2003

The issue base group presented the resolution to the Barangay Council during the Barangay Council session. The Barangay Chairman orated for the presentation of the resolution to the Barangay Assembly that will be conduct by the Municipal LGU.

6. Mobilization of land claimants for the panel validation (Brgy. Assembly)

The core group members mobilize and ground work the land claimants for panel validation.

The core group decided to divide the work on mobilizing the land claimants. Land claimants living within the barangay was in charge to the Barangay Council and other members of the core group. Land claimants living outside the barangay was in charge to Diomedes Dacuyan, a Barangay Council.

Further, during the mobilization and ground working, the Barangay Council conducted a “bandilyo” and posting of notices for land claimants living within the barangay. The “bandilyo” usually conducts at the evening, knowing that most of the land claimants are free in such hours. The content of the “bandilyo” and posting of notices was about the schedule of Brgy. Assembly and informing the land claimants regarding the commencement of survey activity.

Further, mobilization of land claimants living outside the barangay was through serving of notices and a thorough explanation on the activity and the project. Leaflets were also distributed during the mobilization activity.

7. Regular Community Meetings

The regular community meetings are vehicle to assess and monitor activities on the ground and find solutions to emerging problems.

The organizer usually conducts regular meetings at the evening, knowing that the members of the organization are farmers and free in such hours. The organizer uses structural learning exercises to enhance the capability of the members. Further, organizer usually encourages the participation of the members in the planning and decision-making and always conducts SWOT to validate the progress of the activity and organization.

The organizer conducted 6 meetings with the core group including meeting with the affected families of the potable water supply and meetings with the survey contractor. (see Annex 3 Meetings Conducted)

Issues Encountered

- 1) Delayed commencement of survey activity in the CO area. Activities were re-directed for almost two months. This will have impact in the “time and resource efficiency” of the process as compared to other CRS approach.

Action taken

- Presented to the management
- 2) Multiple mortgage activities are practice that unable to control the real landowner.

Action taken

- Presented to the unit

Lessons Learned

- 1) Direct involvement of different stakeholders in planning and implementing project activities enhance their sense of ownership of the project.
- 2) Bottom-up approach is a cost effective and cost efficient in the implementation of the project. Counter-parting between LAMP and other stakeholders develop a sense of responsibility.
- 3) Coordinating and tapping LGUs to promote community participation develop a sense of leadership.

Insight

The projected output of the pre-implementation phase was accomplished because the expected output of this phase, base on the PIO 1 – CO Design, was met. Although there is still the absence of benchmarking like Brgy. Profile and Land Tenure Profiling in the conduct of community organizing, the organizer continues consolidating and organizing the data gathered to come up a comprehensive social investigation.

Further, community participation in the conduct of mass validation/panel validation of the list of land claimants shortened the process of validation, which is done through individual validation by the CRS for period of up to 45 days maximum per barangay. In the pilot only 3 hours were needed and Brgy. Assembly finalizes the list.

Further, organizer and the organization able to formulate plan of activities in preparation for the actual land titling activities.

Implementation Phase

Time Frame: September 2003

The implementation phase of community organizing is the actual commencement of land titling activities. In this stage, land claimants are involved in the implementation of the actual land titling activities. Land claimants are involved in monumenting, survey notification sketching (SNS) and interview, and lot survey.

Simultaneous SNS and interview was also conducted in this stage. It aims to test the process using the community organizing and generate lessons and recommendations to improve and replicate to other areas.

The implementation phase aims to, a) implement the land titling activities using CO process, b) test simultaneous activity of SNS and adjudication using CO process and, c) encourage 100% involvement of land claimants in the actual land titling activities.

Training/Orientation on systematic adjudication process for deputize local adjudicators (September 1-3, 2003)

Local adjudicators and members of the Brgy. Council was trained on the process of Systematic Adjudication. Local adjudicators were the counterparts of LAMP adjudicators.

The main objective of the training is to endow the local adjudicators with knowledge, skills in systematic adjudication particularly in interviewing and gathering of essential information needed on Free Patent Application from the land claimants. The emphasis of the training were on the following topics:

1. Free Patent Option: Process and Concept and Documents Required for the FP Application
2. Orientation on SNS: Role of BC in SNS
3. Land Laws in Free Patent: Concept of Possession and Documents
4. Role of Lupon Tagapamayapa in dispute settlement
5. Orientation on the Different Forms in Free Patent.

Manufacturing and Distribution of Monuments

As a result of the negotiation with the SOLAR Surveying, monument construction was done in the community. The purpose of which is to have a full involvement of the people and at the same time they gained knowledge on how to prepare the monument of quality standard.

Two (2) locally hired laborers did the construction of mohon on-site. The survey contractor paid the said laborers at a rate of 165.00/day. The contractor to provide adequate time for seasoning of the product and enough supply of monument during the actual monumenting stage did the construction of 207 monuments ahead of time. A total of 278 *monuments* were manufactured and distributed at Brgy. Canino-an.

The monument measured fifteen (15) centimeters in diameter and fifty (50) centimeters in length with an engraved letter of PS (Private Survey) sign marked on the top, as stated in section 272b of the official Gazette of DENR Administrative Order No. 98-12. At least, 23-finished product is constructed to a mixture of 2 sacks of sand and 1 bag of cement and 4 sacks of gravel. The survey verifier of LAMP

Survey's Unit to ensure the standard quality of the lot monument facilitated quality check.

Manufacturing of lot monuments for Brgy. Manaybanay will be produce by the locally hired laborer from Brgy. Canino-an. The Brgy. Chairman controls the distribution of monuments to the land claimants.

Monumenting Activity (September 4-23, 2003)

The monumenting is necessary for the preparation of the SNS. It used to determine and confirm exact boundary of the lots and locate political boundary of the barangay.

Monumenting of lots was conducted ahead of the actual sketching by the respective land claimants including the clearing of the area. This activity paved the way for a smooth conduct of SNS. Land claimants and all the adjoining did agree first on their boundaries before the monuments were planted.

The mobilization committee mobilized the land claimants living outside the barangay through serving of notices and personal communication. The Brgy. Council and Public Information Officer (PIO) were in charge for land claimants living within the barangay. They conducted "bandilyo" and posting of notices. The content of the notices were the schedule of monumenting for every lot that was prepared by the survey contractor.

The land claimants performed the monumenting activity with the presence of the adjoining owners. The activity involved the actual marking of lot corners using lot monuments.

Survey verifiers from LAMP were also present during the monumenting to verify and ensure the correct planting the monuments. The measurement of monument is 50 cm in length and 15 cm in diameter, with a PS (Private Survey) sign, and in the lower part of PS sign, a number of monuments were located. The monuments were planted thirty-five (35) centimeters in depth and 15 cm in length is seen above the ground. About 15 lots were scheduled a day for monumenting.

The monumenting activity started September 4, 2003 and lasted up to September 23, 2003 (14 days including lots/corners).The team also agreed that the first batch finished the monumenting would be the first batch to be schedule for the simultaneous SNS and adjudication starting September 8, 2003.

The result of the monumenting was successful, even though the target schedule was not met, land claimants highly participated the activity and the involvement of the community during the preparation stage was observed.

Monumenting is of 95 percent completion considering that acceptable living trees were considered/used to define corners of lots. (*Note: This information is taken from the report of survey contractor*)

The organizer and organization monitored the progress and accomplishment of the monumenting activity. They prepared a monitoring board at the Brgy. Hall. After the monumenting activity for the day the team update the monitoring board by highlighting the lots that were finished during the day.

Issues and Concerns:

- The survey contractor, organizer, the PO members, and the survey verifiers agree that the monumenting would be extended due to the unavailability of mohon because of the increase of the no. of lots (subdivided) and some land claimants, specifically outsiders, did not come during their schedule.
- One claimant refused to plant the monument on her respective lot for she want it to survey first the lot before the monumenting.

Simultaneous SNS and Adjudication Activity (September 8-23, 2003)

The simultaneous SNS and adjudication is a prelude to the land titling process/application.

A survey and adjudication activity was being conduct simultaneously in Brgy. Canino-an wherein community organizing as strategies is being piloted.

Before the actual simultaneous SNS and adjudication activity a capability building was conducted for local adjudicators. They were trained to facilitate the interview for the land claimants and familiarization of documents. Three (3) local adjudicators were trained and only 2 local adjudicators function as such.

Survey contractor hired 3 linemen to assist the sketch men in sketching the lot. The said laborers were paid at a rate of *P 150.00 per lineman per day*. The hired 3 local linemen who assist the sketch men did not undergo any capability building on survey activity. It was observed that the local linemen posses' capability and skills on some technical aspects of survey activity such as measuring and reading the distance from corner to corner with the use of the steel tape.

Furthermore, before the actual SNS and adjudication a series of meetings was conducted to level off on the target schedule of the survey contractor and adjudicator. Two (2) teams assigned to conduct the SNS and adjudication activity. The team agreed that 5 lots per team equivalent to 10 lots per day. Two (2) local adjudicators assigned to facilitate the interview of land claimants.

Each team has one (1) local adjudicator, one sketch man, one survey verifier, and 2 linemen. LAMP adjudicator oversees the two teams.

The preparation of the land claimants in the simultaneous SNS and adjudication activity is the same preparation conducted during the monumenting. About 10 lots (5 lots per team) were scheduled for the SNS and adjudication.

Furthermore, during the first 2 days of actual SNS and adjudication activity, there was low participation by the land claimants. Interview and singing of SNS was conducted at the Brgy. Hall. Lot sketching was conducted even without the presence of the land claimants and their adjacent claimants.

The organizer conducted an *assessment last September 9, 2003* on the progress, issues encountered, and solicit recommendation to improve the process of SNS and adjudication activities. It was found out that the non-participating claimants on the SNS and adjudication was due to the following reasons:

- Land claimants think after planting the mohon and agreed with the adjoining owners, everything is fine.

- Land claimants are not anymore interested to come to the actual SNS because of their perception that measurement will only be done during the survey.

Furthermore, last September 10, 2003 the SAT Leader and CRS Head conducted a short meeting/consultation with the presence of the land claimants and the CO team. *The purpose of the meeting was to address the issue of low participation of claimants in the SNS and interview, and unsigned SNS by the claimants.*

The team agreed that, a) a briefing/orientation with the land claimants before going to the field is a must to ensure the 100% participation of the land claimants, b) signing of SNS and interview of land claimants must be done at the ground and not in the barangay hall, c) there must be no SNS and adjudication to be conducted if the land claimants and adjacent land claimants are absent, d) mobilization committee should be responsible in mobilizing claimants and should explain the importance of SNS.

SAT, Survey and CRS decided to conduct *team meeting every Friday afternoon* in order to immediately resolve emerging issues re: SNS and Systematic Adjudication.

The team was able to follow the agreements. The local adjudicators conducted the interview at the ground including signing of SNS after the sketching. LAMP adjudicator warned claimants who are not attending the titling and survey activities to declare their land as “public land.”

LAMP adjudicator together with the local adjudicators went to the ground to conduct mediation on the boundary disputes. During the mediation, the LAMP adjudicator encourages both parties to share their view on the issues and recommends option for amicable settlement. If decision adjudicator advice the claimants to plant their monuments and start the sketching.

Moreover, the SNS and adjudication was conducted almost 14 days (including subdivision and consolidation of parcels). A positive output of testing/piloting simultaneous SNS and adjudication using CO process was achieved because land claimants and some community folks express active participation from planning to implementation of the said activity.

Summary process involved were the following:

- SNS schedule was prepared parallel to the schedule of the adjudication, which means that the daily target of number of lots subject for SNS must be the same target for adjudication.
- SNS was prepared actually at the field where the subject lot is located. Present during the said activity are the land claimants, all adjoining land claimants, survey personnel, survey verifiers, adjudicator, and brgy. representatives.
- SNS is being prepared by the sketch man of the survey contractor. When it's complete the land claimants, adjoining land claimants, geodetic engineer, brgy. representative and the adjudicator sign the SNS.
- No SNS was prepared without the presence of all the parties concerned.
- SNS and interview of the land claimants is well coordinated. Actual interview and data gathering by the adjudicators is being conducted in the field where the lot was located. It is done in an alternate manner. While one of the claimants in being interviewed, the other attends the SNS until all target lots is completed.

- Initial data gathered from the land claimants is being recorded through the use of the INFORMATION SHEET which must be completed during the interview. Data in the information sheet will be transferred to the FP application.
- In Brgy. Canino-an the adjudicator is being assisted by the trained local adjudicators.
- Required documents are also being examined at the field by the adjudicator. If not complete as required, the claimants are instructed by the adjudicator to submit the lacking documents.

Insight

Stakeholder's participation, e.g. local adjudicator, hired local linemen, mobilization committee, local laborer, in project implementation and decision making enhance their sense of ownership in the project.

A positive output was achieved during this stage. The land claimants association and the barangay council expressed their support to help in the titling activities. This expression of support was seen and observed during the actual simultaneous SNS and adjudication.