

Philippines-Australia Land Administration and Management Project

FACTORS FOR PARTICIPATION OF LAND CLAIMANTS IN THE LAND TITLING ACTIVITIES OF PIO 1

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REPORT C49



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Executive Summary

The DENR's Land Administration and Management Project represents a unique approach to improve security of property rights and poverty reduction. It seeks to engage land claimants of untitled Alienable and Disposable lands in the six pilot municipalities in Leyte.

Since its implementation in 2001, the Project has tested Judicial Titling and Administrative Titling through Free Patent. It has also instituted numerous strategies to hasten the process, make it affordable, transparent and participatory. Despite the innovations, incentives and assistance, the Project was not received well by the beneficiaries as evidenced in the low degree of compliance/participation in titling activities.

The study, Factors for Participation of Land Claimants in the Land Titling Activities of PIO 1" was contracted to and implemented by two faculty members from UPV Tacloban College paid particular attention to information on the factors or reasons affecting participation of claimants in the different activities in the titling process. Three municipalities were chosen as they represent the variety of titling approaches: San Miguel, Pastrana and Dagami, all in Leyte Province. Four barangays with the least completion and participation rates in each municipality and a barangay with high participation rate served as study sites. The informants for this study were validated 152 land claimants who went through the different titling steps, categorized into residing and non-residing. Focus group discussions with LAMP personnel particularly from PIO1, Base Camp and barangay officials in the area were conducted. Secondary data were reviewed from LAMP such as the Social Assessment Report, 5 Monitoring and Evaluation Reports, 7th Composite Report, Status Report of the 3 Pilot Municipalities, Systematic Registration Adviser's Report, Final Report of Evaluation of CRS Pilots, Lessons and Methodology Report and Joint World Bank-AusAID Supervision document.

Two enumerators per municipality were assigned to meet the targeted number of respondents on the identified 4-5 barangays. They spent more than a month looking and running after residing claimants who were too busy with the 2004 Elections, Santacruzán, Fiesta and harvest time. Enumerators did not only confine themselves in the three municipalities but reached Palo, Tanauan, Alang-Alang, Burauen and Tacloban City for the non-residing claimants.

Interim findings and the draft final report were presented for discussion at meetings of the PIO 1 Management in the second and third week of June 2004.

After the data gathering in the summer of 2004, our major findings indicate that financial capability of the claimants, difficult and numerous documentary requirements and misinformation of the costs, mode of payment and documentary evidences constrained the claimants from fully completing and participating the entire titling process.

1. Background of the Study

The Land Administration and Management Project (LAMP) seeks to test replicable approaches for systematic titling of untitled Alienable and Disposable (A&D) lands. The project has tested two main types of titling process: Judicial Titling and Administrative Titling through the Free Patent. Using six Leyte Municipalities as pilots, the projects introduced several innovations to make the process more participatory, transparent, and affordable to the claimants.

Judicial Titling was carried out at the time when the Free Patent Law has lapsed, and there was no other feasible titling option. Experience with Judicial Titling has not been encouraging due to the complexity of the process, the many agencies involved, and general confusion over the requirements and various interpretations of the procedures. The result has been long delays in the processing of applications for titles. In 2003, when Free Patent Law again became effective, the project shifted some of its pending Judicial Titling applications to Free Patent. This was motivated by the encouraging results in Barangay Lukay where titles were issued in a short period of three and a half months.

In addition to shortening the process of title issuance, the project has applied more participatory approaches and introduced other innovations that made the process more evident and closer to the people. The involvement of local government units (LGUs) as well as non-government organizations (NGOs) and the employment of community organizing (CO) approaches in the titling process ushered in overwhelming responses.

The establishment of base camps and the conduct of on-site adjudication are clear-cut manifestations of an attempt to bring the services to the grassroots. The project also endeavored to make titling more affordable. This has been carried out by directly reducing the cost to be incurred by the applicant, and by increasing the subsidy coming from the government. The project has also initiated the research for documentary evidence as proof of claims, thus also contributing to the reduction of the burden drawn in by the applicants.

Several activities have been laid down by LAMP to complete the titling process. Information dissemination measures and barangay assemblies have been initially conducted to acquaint and orient land claimants and probable land title applicants of the project and encourage them to push through with the application. Advisory on problematic land claims has been given by the Systematic Adjudication Team (SAT). The land claimants/applicants were then mobilized for survey, SNS and adjudication (interview and ocular inspection). Pertinent documents such as tax declaration, deed of sale, extra-judicial partition/settlement, community tax certificate, tax receipt, waiver, special power of attorney and documentary stamp. Necessary fees have also been paid and resolved by the claimants/applicants. The application culminated by the issuance of the title and the subsequent advocacy on the basic rights of landowners.

Despite the aforementioned incentives and assistance, the Project has experienced less than desirable degree of participation in titling activities and low rates of completion of the titling process. This is to say that in each level of activity in the titling process, from the conduct of barangay assembly, interview and SNS; the completion of documents and the payment of fees; and down to the awarding of title, there has been a declining rate in terms of the participation of claimants/applicants. Subsequently, there has been a low percentage of claimants who completed the titling process.

The task then of this study is to document the factors or reasons for participation of claimants in the titling process.

2. Objectives of the Study

This study mainly determined the factors for participation of claimants in the titling activities of PIO-1. Specifically, it was able to meet the following:

1. Found out the rate of participation of claimants in the titling process;
2. Identified the factors or reasons affecting the participation of claimants in the different activities in the titling process

To achieve the overall objective of the Study, the Contractor/Consultant accomplished the following:

1. Reviewed the procedures of LAMP-PIO1 to determine the strategies employed to improve the levels of participation/completion in titling activities;
2. Thoroughly documented all the variety of costs that applicants for title need to pay;
3. Reviewed relevant documents and records of PIO1 to determine the levels of participation and completion of the various steps in the titling process and analyzed the reasons documented by the field teams;
4. Developed an overall methodology and instruments/tools to determine the reasons for low participation/completion;
5. Determined an appropriate sampling methodology to identify respondents at the various stages of the titling process who have failed to participate in or complete the necessary procedures. The sample covered an appropriate selection of barangays in recognition of the specific context/history of project intervention in each;

6. Translated, pre-tested, and revised the instruments, accordingly;
7. Conducted the survey among the agreed sample of respondents;
8. Conducted Focus Group Discussions or Key Informant Interviews with selected informants/respondents to validate the results of the survey
9. Analyzed the survey results as well as documentation from FGDs/KIIs and other instruments used and prepared a report, discussing the main findings, and recommendations for improving the levels of participation in titling activities; and
10. Presented the results to stakeholders of LAMP-PIO1.

3. Analytical Framework

It is argued that land titling fosters security of land tenure for claimants and is integral in bringing forth investments and in accessing to formal credits. Such vitality is bolstered by instituting several strategies to hasten the process, make it affordable, transparent, and participatory.

The Project designed various steps or activities to carry out the process. These activities include the conduct of barangay assemblies, survey validation, the administration of SNS, adjudication (interview and ocular inspection), the collection and completion of documents, the payment of fees, and the awarding of title.

The participation of claimants in the titling process is a function of two major factors: (1) claimants' interest and motivation; and (2) LAMP's effectiveness and efficiency in titling.

The claimants' (a) capacity to pay, (b) willingness to pay, (c) willingness to spend time, (d) past experience with government titling projects, (e) perception of benefits, (f) perception of ease of titling process, and (g) adequacy and clarity of information, fees, requirements and the titling process are the variables that affects claimants' interest and motivation to participate in the titling activities.

The effectiveness and efficiency of LAMP in titling are affected on the other hand by the following factors: (a) adequacy and clarity of information, fees, requirements, and titling process, (b) effectiveness and efficiency of base camps, (c) streamlined/simplification of process, and (c) cooperation of barangay officials.

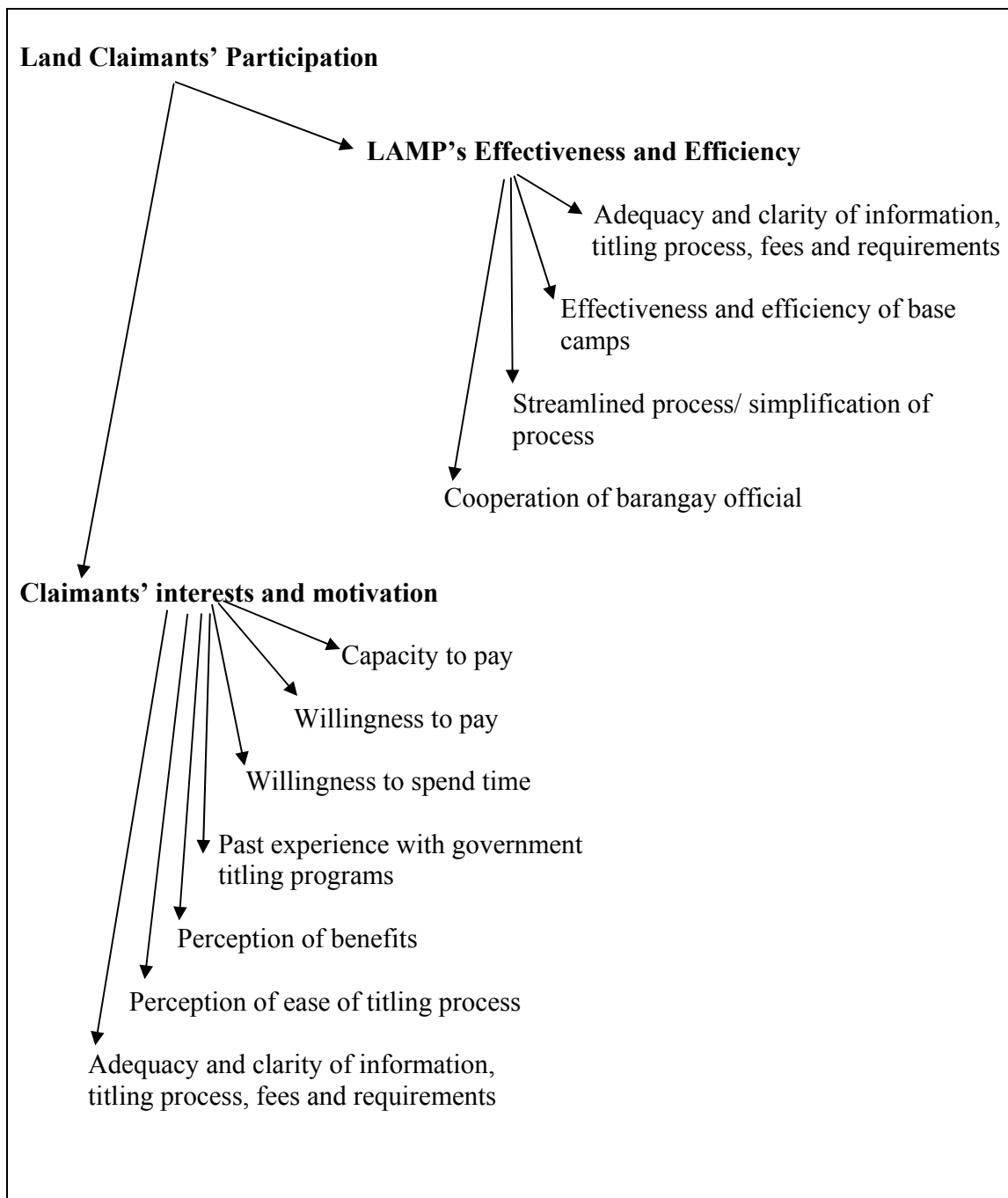


Figure 1. Schema on the conceptualization of the study

4. Study Methodology

In view of the importance of establishing/determining the real reasons for participation in the land titling activities in PIO1, the study heavily relied on primary and secondary data collection through literature review and interviews with key informants in Dagami, San Miguel and Pastrana, all in Leyte Province. The key informants for this study were validated land claimants in the four barangays in San Miguel, Pastrana and Dagami where LAMP has active titling activities yet non-participation rate is high.

In San Miguel, the barangays of Canap, Bairan, Cabatianuhan, and Patong were chosen. A special case on the participation of claimants in Lukay was also included. In Pastrana, the barangays of Capilla, Caninoan, Dumarag, and Cabaohan were studied. In Dagami, on the other hand, the barangays of Sirab, Calutan, San Benito, and Digahungan were the sites for study.

Identified land owners, both residing and non-residing, in the three municipalities or in the selected barangays were asked on their reasons for their participation(non-participation)/completion (non-completion) of title application and their recommendations to encourage/increase better participation from other claimants.

For purposes of stratification, the participation of claimants in the titling process were grouped into the following: (1) those who did not attend the barangay assembly; (2) those who attended the barangay assembly but did not participate in the SNS; (3) those who participated in the SNS but not in the interviews; (4) those who participated in the interviews but did not provide full documentation required; (5) those who provided full documentation but did not pay the required fees; and (6) those who paid the required fees but did not collect their titles, and (7) those who collected their titles.

For the municipality of San Miguel as represented by the four barangays chosen, three groups were identified: (1) those claimants who did not appear for interview, (2) those who appeared for the interviews but did not submit complete documents; and (3) those who submitted full documents. For each level, two residing and two non-residing respondents-claimants were interviewed from each of the four barangays chosen. Moreover, a special case on the participation of claimants in Lukay, San Miguel was included. For Lukay, two levels of participation (non-participation) were predetermined: (1) those who submitted complete documents but did not pay the the fees and (2) those who paid the fees and received titles. Two residing and two non-residing claimants-respondents were identified. A total of 56 respondents for San Miguel served as sample size.

For the municipality of Pastrana as represented by the four selected barangays, two groups were identified: (1) those who did not provide full documentation required for a complete application; and (2) those who submitted complete documents. For each level, two residing respondents and two non-residing claimants were drawn from each of

the four barangays selected. A total of 32 respondents-claimants for Pastrana were studied.

For the municipality of Dagami as represented by the four barangays selected, four groups were identified: (1) those who did not appear for interview; (2) those who appeared in the interview but did not submit complete documents; (3) those who submitted complete documents but did not pay the fees; and (4) those who paid the fees and received the title. For each level, two residing and two non-residing respondents-claimants were randomly picked from each of the four barangays selected. A total of 64 respondents-claimants for Dagami were targeted and achieved.

A total of 152 nonparticipating (and participating) claimants, both residing and non-residing in the three sites served as respondents of the study. Because of the very limited time given to conduct and finish the study, the researchers after categorizing the list of validated claimants supplied by PIO 1, relied on who was physically available in the barangays as respondents. Their cooperation was sought and explained that the study is about participation in LAMPs titling activity but undertaken by non-LAMP people.

Table 1. Sample Distribution

	San Miguel	Pastrana	Dagami	Total
those who did not appear for interview				
<i>Residents</i>	8	-	8	16
<i>Nonresidents</i>	8	-	8	16
those who appeared in the interview but did not submit complete documents				
<i>Residents</i>	8	8	8	24
<i>Nonresidents</i>	8	8	8	24
those who submitted complete documents (with titles still in process)				
<i>Residents</i>	8	8	-	16
<i>Nonresidents</i>	8	8	-	16
those who submitted complete documents (with titles ready) but did not pay fees				
<i>Residents</i>	2	-	8	10
<i>Nonresidents</i>	2	-	8	10
those who paid fees and collected titles				
<i>Residents</i>	2	-	8	10
<i>Nonresidents</i>	2	-	8	10
TOTAL	56	32	64	152

The interview guide consists of 13 questions which include the awareness of land titling activities, value of land titles, costs, difficulties/problems in applying for a land title, reasons for not participating in or completing the title application and suggestions how LAMP can get better participation from claimants in the future. The interview with the respondents was carried out in the months of April and May 2004. The interview guide ran between 30-45 minutes.

Secondary data were obtained from LAMP's Social Assessment Report, 5 Community-based Monitoring and Evaluation Reports, Technical Adviser's Report, 7th Composite Report, Status Report of the 3 Pilot Municipalities, Systematic Registration Adviser's Final Report, Final Report of Evaluation of CRS Pilots, Lessons and Methodology Report, Joint World Bank-AUSAid supervision document.

After the conduct of the interviews in the three sites, a focus group discussion with LAMP personnel, particularly from the CRS, SAT and other Base Camps personnel was held. Barangay officials and other local officials as well as NGO officers-members in the areas of study were also asked. The FGD session validated/cross-checked the data/responses generated from the community and determine the real reasons for participation (non-participation) for a more effective implementation of land titling activity ahead.

The analysis of data was performed in two levels. The first one is within the barangay level. The factors for participation (non-participation), as perceived by the claimants and the management was scrutinized taking note of the approaches employed in land titling in each barangay. The real and specific reasons for participation as shared by the respondents/participants were appraised and classified as to whether they are attributable to Operational, Logistical, Financial, Psychological and Legal.

The second level is across barangays or municipalities. Similarities and differences with regards to the factors affecting participation (non-participation) as well as the approaches employed by the Project across barangays/municipalities and its bearing to claimants' participation (non-participation) were taken into consideration.

Interim findings and the draft final report were presented for discussion at meetings of the PIO 1 Management in the second and third week of June 2004.

5. Findings from the Study

5.1 General Findings

Table 1.1 Respondents' sources of information on the land titling project

	Barangay Assembly	Brochures / Posters	House Visits	Neighbor / Friend	Barangay Official	TV/ Radio	NGO	Local CRS
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Residents								
<i>San Miguel</i>	25	19	8	3	21	1	0	0
<i>Pastrana</i>	15	14	11	1	12	1	1	0
<i>Dagami</i>	32	29	15	2	14	0	0	5
<i>Subtotal</i>	72 <i>(95%)</i>	62 <i>(82%)</i>	34 <i>(45%)</i>	6 <i>(8%)</i>	47 <i>(62%)</i>	2 <i>(3%)</i>	1 <i>(1%)</i>	5 <i>(7%)</i>
Nonresidents								
<i>San Miguel</i>	26	20	6	8	14	1	0	0
<i>Pastrana</i>	14	13	11	4	5	1	0	0
<i>Dagami</i>	31	23	14	1	6	0	0	11
<i>Subtotal</i>	71 <i>(93%)</i>	56 <i>(74%)</i>	31 <i>(41%)</i>	13 <i>(17%)</i>	25 <i>(33%)</i>	2 <i>(3%)</i>	0 <i>(0%)</i>	11 <i>(14%)</i>
Total	143 <i>(94%)</i>	118 <i>(78%)</i>	65 <i>(43%)</i>	19 <i>(13%)</i>	72 <i>(47%)</i>	4 <i>(3%)</i>	1 <i>(0.7%)</i>	16 <i>(11%)</i>

Note: Total number of respondents=152, Residents=76, Nonresidents=76

Barangay assembly was found to be the most cited source of information as 94% of the 152 respondents claimed to have heard of the land titling program of LAMP through it. 78% of the total number of respondents also gained knowledge of the Project through the posters and the brochures disseminated to them. The conduct of house visits by LAMP and the presence of barangay officials were mentioned by 43% and 47% of the respondents, respectively, as sources of information regarding the program. Furthermore, some respondents also noted of their neighbors/friends (13%), the local CRS (11%), radio/television (3%) and an NGO (0.7%).

With regards to the barangay assemblies and house visits, there is no significant difference between the residents' and nonresidents' access to them. However, the former had easy access to the posters and brochures and barangay officials. The latter on the other hand relied more on neighbors and friends and local CRS.

Table 1.2 Land titling activities participated in by respondents

	Barangay Assembly	Core Group Formation	Interview	Survey Validation	SNS	Collection of Documents	Submission of Complete Application	Paid Fees	Collection of Titles
Residents									

<i>San Miguel</i>	25	1	19	12	0	20	12	2	2
<i>Pastrana</i>	15	1	1	-	12	14	8	-	-
<i>Dagami</i>	32	0	24	11	0	24	16	8	8
Subtotal	72 (95%)	2 (3%)	57 (75%)	23 (30%)	12 (16%)	58 (76%)	36 (47%)	10 (13%)	10 (13%)
Nonresidents									
<i>San Miguel</i>	26	0	20	11	0	20	12	2	2
<i>Pastrana</i>	14	0	13	-	11	14	8	-	-
<i>Dagami</i>	31	0	24	11	0	24	16	8	8
Subtotal	71 (93%)	0 (0%)	57 (75%)	22 (29%)	11 (14%)	58 (76%)	36 (47%)	10 (13%)	10 (13%)
Total (%)	143 (94%)	2 (1%)	114 (75%)	45 (30%)	23 (15%)	116 (76%)	72 (47%)	20 (13%)	20 (13%)

Note: Total number of respondents=152, Residents=76, Nonresidents=76

Among the activities mentioned by the respondents, barangay assembly proved to be the most participated as 94% of the respondents attended in it. 75% of the respondents were present in the interviews. Only 47% were able to submit the necessary documents required for complete applications. On the other hand, 13% settled the necessary fees and subsequently received titles.

The participation of the respondents, from the barangay assembly to the collection of titles tended to decline. There is no significant difference gleaned between the participation of residents and nonresidents across the three municipalities.

Table 1.3 Benefits of having a title

	<i>Primary Benefits</i>			<i>Secondary Benefits</i>					
	Ownership/ Security	Loan/ Collateral	Easily Sold/ Passed	Loan/ Collateral	Ownership/ Security	Accurate Measurement	Easily Sold/ Passed	Bail Bond	Taxation Purposes
Residents									

<i>San Miguel</i>	24	4	0	9	3	1	1	1	0
<i>Pastrana</i>	14	2	0	5	0	1	2	0	0
<i>Dagami</i>	31	0	1	4	0	0	2	0	0
<i>Subtotal</i>	69 <i>(91%)</i>	6 <i>(8%)</i>	1 <i>(1%)</i>	18 <i>(24%)</i>	3 <i>(4%)</i>	2 <i>(3%)</i>	5 <i>(7%)</i>	1 <i>(1%)</i>	0 <i>(0%)</i>
Nonresidents									
<i>San Miguel</i>	23	4	0	8	5	0	0	0	0
<i>Pastrana</i>	16	0	0	7	0	1	2	0	0
<i>Dagami</i>	30	0	0	5	0	0	2	2	1
<i>Subtotal</i>	69 <i>(91%)</i>	4 <i>(5%)</i>	0 <i>(0%)</i>	20 <i>(26%)</i>	5 <i>(7%)</i>	1 <i>(1%)</i>	4 <i>(5%)</i>	2 <i>(3%)</i>	1 <i>(1%)</i>
Total (%)	138 <i>(91%)</i>	10 <i>(7%)</i>	1 <i>(0.7%)</i>	38 <i>(35%)</i>	8 <i>(5%)</i>	3 <i>(2%)</i>	9 <i>(6%)</i>	3 <i>(2%)</i>	1 <i>(0.7%)</i>

Total number of respondents=152, Residents=76, Nonresidents=76

When asked to cite and rank the benefits of having a title from the most important to the least, 91% of the 152 respondents identified and ranked ownership or security of land tenure the highest. 35% of the respondents ranked access to loans or collateral second among the benefits mentioned. Some respondents also argued that having a title would facilitate ease in passing the land to heirs or in selling it (6%), would ensure accurate measurement of the land (2%), would serve as bail bond (2%), and foster ease in securing taxes (0.7%).

There was no significant difference in terms of the benefits of land titling given and the corresponding ranking between the residents and the nonresidents.

Table 1.4a On Costs

Those who did not appear for interview				
Respondents	Costly	Willing to pay	Minimal	Not incurred any cost yet
<i>Residents</i>	7	0	0	6
<i>Nonresidents</i>	2	1	0	13
<i>Subtotal</i>	9 <i>(28%)</i>	1 <i>(3%)</i>	0 <i>(0%)</i>	19 <i>(59%)</i>
Note: Number of respondents=32, Residents=16, Nonresidents=16				
Those who appeared for interview but did not submit complete documents				
Respondents	Costly	Willing to pay	Minimal	Not incurred any cost yet

<i>Residents</i>	12	0	0	9
<i>Nonresidents</i>	13	1	0	9
<i>Subtotal</i>	<i>25</i> <i>(52%)</i>	<i>1</i> <i>(2%)</i>	<i>0</i> <i>(0%)</i>	<i>18</i> <i>(38%)</i>
Note: Number of respondents=48, Residents=24, Nonresidents=24				
Those who submitted complete documents (with titles still in process)				
Respondents	<i>Costly</i>	<i>Willing to pay</i>	<i>Minimal</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	14	0	0	2
<i>Nonresidents</i>	15	1	0	0
<i>Subtotal</i>	<i>29</i> <i>(91%)</i>	<i>1</i> <i>(3%)</i>	<i>0</i> <i>(0%)</i>	<i>2</i> <i>(6%)</i>
Note: Number of respondents=32, Residents=16, Nonresidents=16				
Those who submitted complete documents (with titles ready) but did not pay fees				
Respondent	<i>Costly</i>	<i>Willing to pay</i>	<i>Minimal</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	9	0	0	1
<i>Nonresidents</i>	9	0	0	0
<i>Subtotal</i>	<i>18</i> <i>(90%)</i>	<i>0</i> <i>(0%)</i>	<i>0</i> <i>(0%)</i>	<i>1</i> <i>(5%)</i>
Note: Number of respondents=20, Residents=10, Nonresidents=10				
Those who paid fees and collected titles				
Respondents	<i>Costly</i>	<i>Willing to pay</i>	<i>Minimal</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	8	0	0	0
<i>Nonresidents</i>	8	0	1	0
<i>Subtotal</i>	<i>16</i> <i>(80%)</i>	<i>0</i> <i>(0%)</i>	<i>1</i> <i>(5%)</i>	<i>0</i> <i>(0%)</i>
Note: Number of respondents=20, Residents=10, Nonresidents=10				
Total	97 (64%)	3 (2%)	1 (0.7%)	40 (26%)

Note: Total number of respondents=152, Residents=76, Nonresidents=76

Among the 32 respondents who did not appear for the interview, 28% believed that the process is costly. The responses mainly came from the residents. 58% claimed that they did not incur any costs yet. 3% on the other hand expressed their willingness to pay any costs to titling.

Table 1.4a.1 Composition of costs from those who did not appear in the interview.

Respondents	Cost	Items
Residents		
	(expected/perceived)	Be paying for 20 years (heard from neighbors)
	(expected/perceived)	In completing the documents
	xxx	CTC, DoS, reproduction
	20PhP xxx	CTC Reproduction
	25PhP xxx	CTC Reproduction and transportation
	Around 100PhP	In gathering the documents
	Around 100PhP	In gathering the documents
Nonresidents		
	(expected/perceived)	In completing the documents – TD, reproduction, DS, CTC, Death Cert.
	Less than 2000PhP	CTC, DS, settling back taxes

Note: xxx = a certain amount

Table 1.4a.1 shows the range of costs to the respondents who did not appear in the interview and disposed the titling process as costly. It can be noted that these respondents already have a notion on the costs to be incurred – perceived/expected and/or actual costs. It is also depicted in the table that respondents, even if haven't been interviewed yet, already started collecting the necessary requirements.

52% of the 48 respondents who appeared in the interview but did not submit complete applications incurred much cost in undergoing the process. 38% of the respondents did not acquire any costs yet. These responses were coming more or less equally from residents and nonresidents.

Table 1.4b.1 Composition of costs from those who appeared in the interview but did not submit complete documents.

Residents		
	Perceived costs	In completing the documents
	xxx	In completing the documents and upon release of title

	xxx	In completing the documents and upon release of title
	xxx	In completing the documents (transportation costs including)
	25	CTC
	60 30 xxx	DS CTC Reproduction
	Around 600 20 300 xxx	DS Notarization Other expenses
	Around 600 450 Less than 200	TD DS, CTC
	Around 800	
	Around 1000 50 87 xxx	CTC TD DS and others
Nonresidents		
	Perceived cost of 1000PhP	If application be pursued
	xxx	Transportation
	40PhP 5PhP	DS Transportation costs (one way)
	Around 200 20 60 xxx	CTC 60 History of the land
	64 15 250 xxx	DS CTC SPOA Reproduction
	Around 500	-
	Around 500 60 25 200	DS CTC Transportation
	Around 500 60 60 27 50 xxx	DS TD CTC Reproduction Death Cert
	Around 500 140 84 25 300	TD DS CTC Notarization

Note: xxx = a certain amount

Above is a tabular presentation of the composition of costs of the respondents who appeared in the interview but did not submit complete documents.

Of the 32 respondents who submitted complete documents (with titles in process), 91% maintained that the process is costly. 6% on the other hand claimed that they have not incurred any costs so far. 3% of the respondents however are willing to pay.

Table 1.4c.1 Composition of costs from those who submitted complete documents (with titles still in process)

Residents		
	21 80 xxx	CTC DS Reproduction
	21 80 xxx	CTC DS Reproduction
	20 40 28	CTC DS Transportation
	xxx	His brother settled it
	100	TD
	100 25	DS CTC
	50 25 25 300	TD Barangay Clearance CTC DS
	Around 2000 40 25 50 80 xxx	Reproduction CTC TD DS Transportation and back taxes
	Around 1000	
	Around 250 160 25 50	DS CTC Transportation
	25 88 10	CTC DS Reproduction
	88 27 500 xxx	DS CTC Affidavits Reproduction
	25 80 400 200	CTC DS SPOA Transportation

Nonresidents		
	25 160 40 5PhP (one way)	CTC DS Reproduction Transportation
	Around 300PhP 80 20 10	DS CTC Reproduction Others
	20 40 80 150 150	CTC TD DS Notarization of waivers SPOA
	Around 300PhP 25 60	CTC DS
	60PhP 20PhP 15PhP (one way)	DS CTC Transportation
	40	DS
	100	In gathering documents
	80 Xxx	DS Transportation and other documents
	Around 800	Reproduction, CTC, DS, DoS
	Around 200 25 64 16	CTC DS Reproduction
	88 25 8 120	DS CTC Reproduction Transportation
	Around 1000 84 25 300 50	DS CTC Notarization TD

90% of the 20 respondents who submitted complete documents (with titles ready) but did not pay fees argued that the process is costly. On the other hand, 5% of the respondents did not incur any cost so far. These responses were more or less proportionately coming from both residents and nonresidents.

Table 1.4d.1 Those who submitted complete documents (with titles ready) but did not pay fees

Residents		
	20	CTC
	40	TD
	80	DS
	150	Notarization of waivers
	150	SPOA
	Around 3000	
	Around 2000	
	60	DS
	30	CTC
		Others
	Around 400	
	100	DS
	25	CTC
		Others
Nonresidents	500	Taxes
	100	DS
	xxx	Failed to account costs
	60	DS
	30	CTC
	3	Reproduction
	20 (one way)	Transportation
	160	TD
	Around 3000	
	28	CTC
	75	DS
	80	Death Cert
	300	Affidavit
	Around 300	
	62.50	TD
	25	CTC
	50	Death Cert
	60	DS
	20	Reproduction

Of the 20 respondents who already paid fees and collected titles, 80% said that the process was costly. Five percent on the other hand asserted that they have incurred costs but it was minimal.

Table 1.4e.1 Composition of costs from those who paid fees and received titles

Resident	Around 1000PhP	Completion of documents and settling fees (cadastral costs, application fee, registration fee) upon release of titles
	Around 2000	
	Around 500	

	60 25 167 20	DS CTC History of the land Reproduction
	Around 1000	
Nonresident	Around 2000	
	Around 3000 60 180 2000 xxx	CTC DS Notarization Tax and TD
	Around 2000 30 40 6 200+ 1000	CTC DS Reproduction TD Titling fees
	Around 3000 21 25 100 1000+ 150+	DS CTC Death Cert Tax History of the land

It can be deduced from the aforementioned results that as the respondents move on from one activity to the next, the costs incurred increases.

In the first category, even if the respondents have not gone through the titling process yet, there has been a perceived costs related to it. As what they heard in barangay assemblies and other sources of information, they foresee and expect that certain costs or fees must be settled in gathering the required documents and in collecting the titles. And this shies them away from pursuing with the application.

In the succeeding categories, the costs were mainly associated to the collection of necessary documents and the settling of required fees. There is no significant difference found between residents and nonresidents with regards to their perception on costs.

It is interesting to note that cost is mainly related to the production of documents, if there is not enough money, then the documents can not be secured.

Table 1.4b On the process

Those who did not appear for interview						
Respondents	<i>Terminated</i>	<i>Complicated</i>	<i>Slow to Moderate</i>	<i>Fast and Easy</i>	<i>It Depends</i>	<i>Unsure</i>

<i>Residents</i>	0	2	4	1	0	1
<i>Nonresidents</i>	1	0	1	0	0	0
<i>Subtotal</i>	<i>1</i> <i>(3%)</i>	<i>2</i> <i>(6%)</i>	<i>5</i> <i>(16%)</i>	<i>1</i> <i>(3%)</i>	<i>0</i> <i>(0%)</i>	<i>1</i> <i>(3%)</i>
Note: Number of respondents=32, Residents=16, Nonresidents=16						
Those who appeared for interview but did not submit complete documents						
Respondents	<i>Terminated</i>	<i>Complicated</i>	<i>Slow to Moderate</i>	<i>Fast and Easy</i>	<i>It Depends</i>	<i>Unsure</i>
<i>Residents</i>	0	0	7	6	0	0
<i>Nonresidents</i>	1	0	4	5	1	1
<i>Subtotal</i>	<i>1</i> <i>(2%)</i>	<i>0</i> <i>(0%)</i>	<i>11</i> <i>(23%)</i>	<i>11</i> <i>(23%)</i>	<i>1</i> <i>(2%)</i>	<i>1</i> <i>(2%)</i>
Note: Number of respondents=48, Residents=24, Nonresidents=24						
Those who submitted complete documents (with titles still in process)						
Respondents	<i>Terminated</i>	<i>Complicated</i>	<i>Slow to Moderate</i>	<i>Fast and Easy</i>	<i>It Depends</i>	<i>Unsure</i>
<i>Residents</i>	0	0	7	2	0	0
<i>Nonresidents</i>	0	0	6	2	0	0
<i>Subtotal</i>	<i>0</i> <i>(0%)</i>	<i>0</i> <i>(0%)</i>	<i>13</i> <i>(41%)</i>	<i>4</i> <i>(13%)</i>	<i>0</i> <i>(0%)</i>	<i>0</i> <i>(0%)</i>
Note: Number of respondents=32, Residents=16, Nonresidents=16						
Those who submitted complete documents (with titles ready) but did not pay fees						
Respondents	<i>Terminated</i>	<i>Complicated</i>	<i>Slow to Moderate</i>	<i>Fast and Easy</i>	<i>It Depends</i>	<i>Unsure</i>
<i>Residents</i>	0	0	3	2	0	0
<i>Nonresidents</i>	0	0	5	2	0	0
<i>Subtotal</i>	<i>0</i> <i>(0%)</i>	<i>0</i> <i>(0%)</i>	<i>8</i> <i>(40%)</i>	<i>4</i> <i>(20%)</i>	<i>0</i> <i>(0%)</i>	<i>0</i> <i>(0%)</i>
Note: Number of respondents=20, Residents=10, Nonresidents=10						
Those who paid fees and collected titles						
Respondents	<i>Terminated</i>	<i>Complicated</i>	<i>Slow to Moderate</i>	<i>Fast and Easy</i>	<i>It Depends</i>	<i>Unsure</i>
<i>Residents</i>	0	0	5	1	0	0
<i>Nonresidents</i>	0	0	2	4	0	0
<i>Subtotal</i>	<i>0</i> <i>(0%)</i>	<i>0</i> <i>(0%)</i>	<i>7</i> <i>(35%)</i>	<i>5</i> <i>(25%)</i>	<i>0</i> <i>(0%)</i>	<i>0</i> <i>(0%)</i>
Note: Number of respondents=20, Residents=10, Nonresidents=10						
Total	2 (1%)	2 (1%)	44 (29%)	38 (25%)	1 (0.7%)	2 (1%)

Total number of respondents=152, Residents=76, Nonresidents=76

16% of the 32 respondents who did not appear in the interview found the pace of the process to be slow to moderate. 6% of the respondents claimed that the process is complicated. On the other hand, 3% claimed that it was terminated – base camp left the place without notice. Another 3% claimed that the process was fast and easy and still another 3% was unsure of the process.

For those who appeared in the interview but failed to submit the required documents, 11% of the 48 respondents claimed that the process was slow to moderate. Another 11% described the process as fast and easy.

Of the 32 respondents who submitted complete documents (with titles still in process), 41% disclosed that the process was slow to moderate. On the other hand, 13% disposed it to be fast and easy.

40% of the 20 respondents who submitted complete documents (with titles ready) but did not pay fees perceived the process as slow to moderate. 20% on the other hand mentioned of it as fast and easy.

Of the 20 respondents who paid fees and subsequently collected titles, 35% asserted that the process was slow to moderate. On the other hand, 25% said that it was fast and easy.

From the above figures, from the first category to the last, respondents perceive that the process has been slow to moderate. It also surfaced that residents are more likely to dispose the process as such compared to nonresidents.

Table 1.4c On the requirements

Those who did not appear for interview		
Respondents	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	9	1
<i>Nonresidents</i>	5	1
<i>Subtotal</i>	<i>14 (44%)</i>	<i>2 (6%)</i>
Note: Number of respondents=32, Residents=16, Nonresidents=16		
Those who appeared for interview but did not submit complete documents		

Respondents	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	19	3
<i>Nonresidents</i>	13	2
<i>Subtotal</i>	32 (67%)	5 (10%)
Note: Number of respondents=48, Residents=24, Nonresidents=24		
Those who submitted complete documents (with titles still in process)		
Respondents	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	1	14
<i>Nonresidents</i>	1	13
<i>Subtotal</i>	2 (6%)	27 (84%)
Note: Number of respondents=32, Residents=16, Nonresidents=16		
Those who submitted complete documents (with titles ready) but did not pay fees		
Respondents	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	1	5
<i>Nonresidents</i>	3	5
<i>Subtotal</i>	4 (20%)	10 (50%)
Note: Number of respondents=20, Residents=10, Nonresidents=10		
Those who paid fees and collected titles		
Respondents	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	0	5
<i>Nonresidents</i>	0	7
<i>Subtotal</i>	0 (0%)	12 (60%)
Note: Number of respondents=20, Residents=10, Nonresidents=10		
Total	52 (34%)	56 (37%)

Total number of respondents=152, Residents=76, Nonresidents=76

44% of the 32 respondents who did not appear in the interview found difficulty in gathering the requirements. On the other hand, 6% claimed that the requirements are easily gathered.

Of the 48 respondents who appeared in the interview but did not submit complete documents, 67% averred that there is difficulty in gathering the documents. 10% on the other hand said that the requirements were easily gathered.

84% of the 32 respondents who submitted complete documents (with titles still in process) easily gathered said requirements. On the contrary, 6% observed difficulty in gathering them.

To the 20 respondents who submitted complete documents (with titles ready) but did not pay fees, 50% found ease in collecting the required documents. On the other hand, 20% found difficulty in securing them.

60% of the 20 respondents who paid fees and collected titles found ease in gathering the required documents.

From the aforementioned results, it can be observed that the respondents who fell into the first and second category were the ones who found difficulty in gathering the required documents. Residents were more likely to have found difficulty in securing the requirements. On the other hand, respondents who fell into the third, fourth and fifth categories found ease in collecting the necessary documents. No significant difference exists between the perception of requirements among residents and nonresidents.

It surfaced from the interviews conducted that financial constraints hindered the respondents from securing the necessary documents and from further participating in the land titling process. Of the reasons cited relating to lacking documents and costs – there were multiple responses citing the lack of tax declaration and payment of back taxes and notarization of documents. Apparently the claimants have not been informed that these requirements have been waived and that corroborative evidences are now accepted.

Table 1.5 Weighing the benefits (B) and the costs, problems or difficulties (C) in obtaining a title

Respondents	B>C	B=C	B<C	Unsure
<i>Residents</i>	60 (79%)	14 (18%)	0 (0%)	1 (1%)
<i>Nonresidents</i>	66 (87%)	9 (12%)	0 (0%)	0 (0%)
Total	126 (83%)	23 (15%)	0 (0%)	1 (0.7%)

Total number of respondents=152, Residents=76, Nonresidents=76

83% of the 152 respondents believed that the benefits in securing a land title would outweigh the costs, problems or difficulties in the process. 15% on the other hand argued that both are just the same.

Table 1.6 Reasons for nonparticipation

	Residents	Nonresidents	
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	Did not appear for interview	Interviewed but did not submit complete documents	Completed documents but did not pay fees	Did not appear for interview	Interviewed but did not submit complete documents	Completed documents but did not pay fees	Total
Financial constraints	4	11	5	1	7	2	30
Busy with other concerns/notime	1	2	1	5	2	1	12
Lacks documents	3	9	0	5	11	0	28
Resides far from the place	0	0	0	2	0	0	2
Lacks information on the Project and activities, and their respective schedules, requirements and costing	7	1	4	5	1	4	22
Non-coverage	0	2	0	2	0	0	4
Disputes or problems with parcels (mortgaged, etc.)	3	6	0	5	4	0	18
Others (sickness, incapacity, has to wait for other siblings, unwillingness, daughter attending to the requirements, etc.)	3	0	0	3	3	3	12

Number of nonparticipating respondents=100, Residents=50, Nonresidents=50

When asked for the reasons as to why the failed to participate in several stages in the land titling process, the respondents have given multiple responses. It surfaced that the four most important reasons cited are (1) financial constraints, (2) lacking documents, (3) lacking information on the Project, activities and their respective schedules, requirements, and costs/fees, and (4) disputes or problems with parcels.

Table 1.7 Future plans of securing a title

Respondents	Yes	No
<i>Residents</i>	64	2
<i>Nonresidents</i>	58	8
Total	122 (80%)	10 (7%)

Total number of respondents=132, Residents=66, Nonresidents=66

92% of the 132 respondents who have not received their titles yet expressed their desires and willingness and desire to pursue with the process. On the other hand, 8% are unwilling to continue with the process.

5.2 Analysis

A. San Miguel

1. Municipal Level Analysis

San Miguel is a 5th class municipality spanning 12,410.27 hectares in 21 barangays. The primary source of livelihood of its 16,748 people is agriculture namely, rice, corn and root crops. In the year 2001, the municipality had an income in the amount of 17,819,797.05. However, most of its fiscal resource emanates from the Internal Revenue Allotment.

The Land Administration and Management Program started its program implementation in San Miguel in September 2002, particularly in Barangay Lukay. However, in the barangays of Patong, Cabatianuhan, Bairan, and Canap, it commenced 18 months after. LAMP started its activities in San Miguel through the Judicial Titling option. However, after the first quarter of 2003, activities were suspended due to financial problems. A year later, LAMP resumed/re-entered San Miguel carrying the Free Patent titling using the Municipal-wide approach.

The Base Camp in San Miguel is composed of 6 adjudicators, 4 survey personnel, 3 Community Organizers, 2 CIM staff and 3 Computer Operators.

San Miguel was chosen because the municipality is a surveyed area, although at the time the decision was made, there was no survey validation undertaken yet.

Table 1. Participation rates in selected pilots in San Miguel as of March 31, 2004

<i>Barangay</i>	<i>No. of Untitled Lots</i>	<i>No. of Lots with Interview</i>	<i>Completed Documents</i>	<i>Fees Paid</i>	<i>Titled Lots</i>
Lukay	127	*	105 [83%]	53 [42%]	53 [42%]
Canap	204	36 [18%]	10 [5%]	*	*
Bairan	110	56 [51%]	16 [15%]	*	*
Cabatiunahan	138	22 [16%]	*	*	*
Patong	167	46 [28%]	11 [7%]	*	*

M&E Report, PIO1

March 31, 2004

*data not available

The five aforementioned barangays has a total land area of 13, 478, 027.72 square meters, residential and agricultural, titled and untitled. As of March 31, based on the Monitoring and Evaluation Report of PIO-1, of the 127 untitled lots in Lukay, 105 (or 83% of the total number of untitled lots) already completed the documents required for application. Of those who submitted full documents, 53 untitled lots (42% of the total number of untitled lots) have already been paid of their fees and subsequently received titles.

In Canap, 36 (or 18%) of the 204 untitled lots already have their claimants interviewed. Ten of those interviewed (5 percent of the total number of untitled lots) already completed the necessary documents.

Of the 110 untitled lots in Bairan, 56 (or 51 percent of the untitled lots) have already been interviewed. Of the 56, only 16 (or 15% of the total number of untitled lots) completed their documents.

In Cabatianuhan, 22 (or 16%) of the 138 untitled lots have their claimants subjected to interviews. There are no data available yet on those with complete documents.

Of the 167 untitled lots in Patong, 46 (or 28%) were already interviewed. And of the 46, 11 (or 7 percent of the total number of untitled lots) already completed their documents.

For the municipality of San Miguel as represented by the four barangays chosen (Bairan, Canap, Cabatianuhan, and Patong), three groups were identified: (1) those claimants who did not appear for interview, (2) those who appeared for the interviews but did not submit complete documents; and (3) those who submitted full documents. For each level, two residing and two non-residing respondents-claimants were interviewed from each of the four barangays selected. Moreover, a special case on the participation of claimants in Lukay, San Miguel was included. For Lukay, two groups of land claimants were predetermined: (1) those who submitted complete documents but did not pay the

fees and (2) those who paid the fees and received titles. For each category, two residing and two non-residing claimants-respondents were identified and interviewed.

From the barangays studied, the claimants and the barangay officials point to the following as the culprit in the low participation level:

a) the IEC campaign inadequately clarified the costs/fees to be settled as well as the mode of payment. Some claimants in other barangays were given estimated costs to be incurred while others were left hanging. Also, LAMP did not inform nor update the claimants regarding certain requirements that have been waived,

b) Problems such as the partitioning (subdivision of parcels among heirs) and transfer of land and back taxes haunted the claimants. Settling them would mean more than an adequate resources on their hands- an extra amount from their daily food requirements,

c) Claimants residing outside the barangays could hardly be reached due to incomplete addresses,

d) Some of the Base Camp personnel lack people skills. As mentioned in some barangays, the staffs were unapproachable, impatient and could not relate well with people in the rural areas which discouraged claimants from further clarifying the process and requirements.

However, the Base Camp staff and the PIO 1 Management see the following factors and reasons for low compliance and participation in the titling process:

a) The Base Camp has not fully internalized the new Operations Manual which would familiarize themselves with the Municipal-wide approach. Since half of the staff have been working with LAMP than the other, the old staff still cling to the old ways of doing things. The one week training was not enough to change the mindset/outlook and acquire the skill/process overnight. As a project, the staff need to realize that they have to reinvent and recreate approaches and ways of doing things if not ossification would set in.

b) Due to the pressure to meet the quota or targets, the Base Camp staff hardly have time to socialize with the people in the barangay. This has resulted to poor interpersonal relations with people in the ground. The staff perceived to be unfriendly, maesog and impatient in dealing with the barangay folks.

c) The ungraceful exit of the project.

d) Problematic documents such as the absence of partitioned and transferred parcels were hindering the claimants from completing the process.

e) The lack of money to cover the payments of back taxes, subdivision and transfer of parcels to the heirs.

f) The passive support of the barangay officials which was evident in the notices not sent to claimants caused setback on the delivery of services. Sufficient information/training of barangay leaders will not only help the project move faster but maintain and further develop their knowledge of the Project and governance function.

g) The rough attitude of the SAT Leader towards the staff does not encourage or give proper motivation and mindset for the staff to be creative, innovative and ultimately, deliver output.

To enhance the participation of the land claimants, the following are suggested to be pursued:

a) Expand the coverage of the program to include partitioning/subdivision of parcels.

b) Improve information dissemination. Standardize and indigenize the IEC materials especially during the conduct of barangay assemblies and meetings. There should be consistency when it comes to the issuance of pronouncements and common instruction should be given to Base Camp personnel and barangay officials. Effort should be made to return to the barangays regarding recent memoranda/policy change.

c) The participation or greater role of the barangay government in the implementation and sustainability of the Project should be vigorously pursued. However, such interaction and partnership must be governed by a Terms of Reference.

d) The San Miguel Base Camp staff need to “invest” in some bonding activities to minimize/correct wrong impressions of each other.

e) Base Camp personnel should be encouraged to immerse- live in the communities or visit the villages more frequently in order to acquire a good grasp of the local situation and happenings and improve relations with the villagers/claimants, as well as hasten the validation process.

2. Barangay Level Analysis

a. Bairan

LAMP started with its Judicial Titling operations in Bairan sometime in September 2002. However, in March 2003, the said option was suspended due to

financial constraints. It commenced 18 months after, when the Project decided to expand its Free Patent titling using the municipal-wide approach.

For Bairan, a total of four staffs were involved – two adjudicators, one Local CRS Officer, and one CRS Staff.

Under the Free Patent municipal-wide approach, the PIO led CRS approach was used, guided by the new procedures set forth in the Revised Field Operations Manual developed in March 2004. Under this new procedure, the barangay officials are responsible for community mobilisation, and in assisting the LAMP personnel in the conduct of certain land titling activities.

Table 1.1.1 Respondent's sources of information on the land titling undertaken in the barangay

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Brochures/ Posters</i>	<i>House Visits</i>	<i>Neighbors/ Friends</i>	<i>Barangay Officials</i>
<i>Residents</i>	5	6	2	0	4
<i>Nonresidents</i>	6	2	1	1	1
Total	11	8	3	1	5

All the respondents interviewed for Bairan – six residents and six nonresidents were aware of the land titling project undertaken in the barangay/locality. Three of the respondents first heard of it sometime in 2003, five respondents in 2004, and the remaining four however failed to account when. According to the respondents, LAMP was said to be the first and only agency to enter the barangay and carry out such program.

When asked about the different means on how they heard of the land titling program in the barangay the respondents gave multiple responses. The assemblies conducted in the barangay has been cited as the most common source of information as five residents and six nonresidents noted to have heard and attended the same. Eight respondents – all the six residents and two nonresidents also claimed to have heard of it through the brochures and posters received and read. Moreover, five respondents – four of them residing in the area and one residing off the place claimed to have been notified by barangay officials.

There is no highly significant correlation however between the different sources of information and the levels of participation of the respondents in the titling process – thus can't single out a medium that prompted respondents to participated in the process.

For the barangay officials, as far as their memory could recall, LAMP was the only agency that conducted sets of land titling activities in the barangay. Initial and succeeding information on the said activities was provided by the LAMP personnel.

Table 1.1.2 Land titling activities participated in by the respondents

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Interviews</i>	<i>Survey Verification</i>	<i>Collection of Documents</i>
<i>Residents</i>	5	4	3	4
<i>Nonresidents</i>	6	4	3	4
Total	11	8	6	8

The respondents were also mindful of the land titling activities being conducted in the barangay. They enumerated the various activities they have come to know and participated in. They further noted that these activities were basically undertaken by LAMP.

Five residents and all the six nonresidents attended the barangay assemblies conducted. Four residents and four nonresidents have been scheduled for interview and participated in it. Three respondents residing in the area and three outside noted to have participated in the verification of surveys. The respondents who were interviewed on the other hand started to gather the required documents but only four of them completed and submitted it.

On the other hand, according to the barangay officials, the titling activities conducted in the barangay were: identification/validation and gathering of information on the claimants, sending of notices, barangay assemblies and meetings, survey validation and conduct of interviews. In assisting the implementation of the said program in their area, the barangay officials encountered difficulty in the distribution of notices to claimants living outside the barangay and in explaining the titling activity/program to the residing and non-residing landowners. The difficulty could be attributed to the fact that they could not locate the claimants immediately and the very limited information they have on the titling activities.

Table 1.1.3 The benefits of having a land title

<i>Respondents</i>	<i>Primary Benefits</i>		<i>Secondary Benefits</i>	
	<i>Ownership/ Security</i>	<i>For Loan/ Collateral</i>	<i>Ownership/ Security</i>	<i>For Loan/ Collateral</i>
<i>Residents</i>	5	1	1	1
<i>Nonresidents</i>	6	0	0	1
Total	11	1	1	2

When asked to identify and rank the benefits of having a title from the most significant to the less important significant, eleven respondents - five residents and all the six nonresidents argued and ranked sense of ownership and security of tenure on their

lots/lands as a primary benefit in having a title. Two among them mentioned that accessing to loans/credits is just a secondary motivation in having a title. Only one resident respondent on the other hand contended that having a title is mainly beneficial in accessing to loans/credits – it serves as collateral. He even furthered that ownership/security is just a secondary consideration.

The barangay officials, on the other hand claimed that security of ownership is the primary benefit derived from a titled land.

Table 1.1.4a The costs, problems or difficulties in obtaining a title. On the costs.

Category 1 – those who did not attend for interview			
<i>Respondents</i>	<i>Costly</i>	<i>Willing to pay</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	0	0	0
<i>Nonresidents</i>	0	1	1
Total	0	1	1
Category 2 – those appeared for interview but did not submit complete documents			
<i>Respondents</i>	<i>Costly</i>	<i>Willing to pay</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	1	0	1
<i>Nonresidents</i>	1	1	0
Total	2	1	1
Category 3 – those who submitted complete documents			
<i>Respondents</i>	<i>Costly</i>	<i>Willing to pay</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	1	0	1
<i>Nonresidents</i>	2	0	0
Total	3	0	1

Five respondents – two residing in the barangay and three residing outside attested that the process is costly. When asked to dissect the costs, one resident respondent claimed to have spent around 440PhP – 20PhP for the community tax certificate (CTC), 40PhP for the tax declaration (TD), 80PhP for the documentary stamp (DS), 150PhP for notarization of waivers, and 150PhP for the payment of the power of attorney (POA). A nonresident respondent said to have incurred 115PhP – 21PhP for CTC, 160PhP for DS, 4PhP for photocopying of documents, and 30PhP for the transportation costs. Another nonresident respondent acquired a cost of more or less 360PhP – 60PhP for the DS, 80PhP for the CTC, 20PhP for the reproduction of documents, and 200PhP for the attorney's fees.

It can be noted that the claimants who responded that the process is costly are mainly those who appeared for the interview but did not submit full documents (Category 2) and those who submitted complete documents (Category 3).

On the other hand, two nonresident respondents said that they are more than willing to pay any costs that they will be incurring. Four residents and one nonresident said to have not incurred any costs so far.

Table 1.1.4b The costs, problems, or difficulties in obtaining a title. On the process.

Category 1 – those who did not attend for interview				
<i>Respondents</i>	<i>Was Terminated</i>	<i>Complicated</i>	<i>Slow</i>	<i>Easy</i>
<i>Residents</i>	0	1	0	0
<i>Nonresidents</i>	1	0	0	0
Total	1	1	0	0
Category 2 – those appeared for interview but did not submit complete documents				
<i>Respondents</i>	<i>Was Terminated</i>	<i>Complicated</i>	<i>Slow</i>	<i>Easy</i>
<i>Residents</i>	0	0	1	0
<i>Nonresidents</i>	1	0	0	1
Total	1	0	1	1
Category 3 – those who submitted complete documents				
<i>Respondents</i>	<i>Was Terminated</i>	<i>Complicated</i>	<i>Slow</i>	<i>Easy</i>
<i>Residents</i>	0	0	0	2
<i>Nonresidents</i>	0	0	1	1
Total	0	0	1	3

Four respondents three from those who submitted complete documents and one from those who have not yet completed disclosed that the process is fast and easy. However, one resident respondent who has not been interviewed expressed his worry over the process saying that its too complicated. Two respondents falling into the second and third category, resident and nonresident respectively, mentioned of the process as slow. Another two nonresident respondents said that the process has been terminated, SAT has left the barangay without prior notice, thus leaving them unsure of how to pursue the application.

Table 1.1.4c The cost, problems, or difficulties in obtaining a title. On the requirements and other reasons.

Category 1 – those who did not attend for interview		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>

Category 1 – those who did not attend for interview		
<i>Residents</i>	1	0
<i>Nonresidents</i>	0	1
Total	1	1
Category 2 – those appeared for interview but did not submit complete documents		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	1	1
<i>Nonresidents</i>	1	1
Total	2	2
Category 3 – those who submitted complete documents		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	0	2
<i>Nonresidents</i>	0	1
Total	0	3

Of the four respondents who completed the documents, three of them did not find any difficulty in complying with the requirements – documentary stamp, CTC, land declaration or deed of sale, and tax declaration. One of them added that the process and the completion of requirements may be that easy but the problem lies on the costs that has been incurred or will be incurred in obtaining a title.

Of the four who appeared in the interview but did not submit complete documents, two of them found difficulty in completing it. Both mentioned that they have not obtained tax declaration yet as they first have to settle their back taxes. One of them also expressed that he yet have to search for the land declaration. The other two who hasn't submitted the documents did not find much difficulty in securing them – their failure to submit the documents can be attributed to other reasons – the termination of the process and failure to find time to do so.

A resident who failed to attend the interview also noted that he has yet to produce a certificate of land transfer.

Table 1.1.5 Weighing the benefits (B) and the costs, problems or difficulties (C) in obtaining a title.

<i>Respondents</i>	<i>B>C</i>	<i>B=C</i>	<i>B<C</i>
<i>Residents</i>	6	0	0
<i>Nonresidents</i>	6	0	0
Total	12	0	0

The twelve respondents however believed that that the benefits in applying a title would outweigh the costs, problems, or difficulties incurred.

Table 1.1.6 Reasons for noncompletion/nonparticipation in the land titling processes

Category 1 – those who did not attend for interview	
Respondents	
Residents 1	* No schedule yet (FP)
2	* No money, thats why he did not opt to be interviewed
Nonresidents	
1	* Got an important matter to attend to, he sent her daughter inste
2	* Resides far from the place (in Tacloban) and cant visit there that often. She lacks information about the interview and not even knowledgeable about the Project.
Category 2 – those appeared for interview but did not submit complete documents	
Respondents	
Residents 1	* Lacks tax declaration. Still have back taxes to settle. Lacks money to do so and proceed with the application.
2	* The process was terminated, Base Camp left the barangay - was left hanging and don't know what to do.
Nonresidents 1	
1	* Lacks tax declaration. Still have back taxes to settle. Lacks money to do so.
2	* Her daughter is attending to the requirements.
Category 3 – those who submitted complete documents	
Respondents	
Residents 1	* Waiting for the title. But might not get it, he lacks money to settle the fees.
2	* Just waiting for the processing and release of the title.
Nonresidents 1	
1	* Just waiting for the processing and release of the title.
2	* Just waiting for the processing and release of the title.

One resident respondent failed to participate in the Judicial Titling interview due to a more important endeavor to attend to. The same respondent failed to appear in the Free Patent interview because he was not notified regarding its schedule. Another resident perceived that the process would be costly and that he has meager resources to cover such costs thus intentionally disregarded the interview. One nonresident reasoned that he had an important appointment then, thus failing to join said event but has sent out his daughter to participate in his behalf. The other nonresident cited her distance from the barangay as a hindrance to her participation. She further noted that she lacks information regarding the titling processes and is not knowledgeable regarding the said Project.

For those who participated in the interview but failed to submit the required documents, the failure to secure a tax declaration and the inability to pay its back taxes hindered one resident from the completion of the titling activities. The other resident on the other hand mentioned that the process has been terminated in the area, thus terminating his schedule for interview. One nonresident stated that his failure to clear his back taxes and his subsequent failure to acquire a tax declaration bar him from further participating in the process.

The four respondents – two residents and two nonresidents who submitted full documents are just waiting for the release of their titles. One of the resident further cited that the lack of financial means to cover the fees associated in the collection of the title would impede him from collecting the same.

The barangay officials claimed that the following factors affected the participation of the land claimants. Firstly, Base Camp left the barangay without notice (Judicial Titling option), in this light the land claimants have been left hanging, unsure of what to do next. Secondly, LAMP personnel do not come on time. There were several instances wherein the land claimants have to wait for LAMP personnel to arrive in the barangay hall for the scheduled interviews. Thirdly, there were inadequacies/inconsistencies as regards to the information disseminated to them – information regarding the estimated costs/fees of titling were not relayed to them. Lastly, LAMP personnel lacks patience in explaining the titling process/requirements to the claimants.

Table 1.1.7 Future plans of securing a title

<i>Respondents</i>	<i>Yes</i>	<i>No</i>
<i>Residents</i>	6	0
<i>Nonresidents</i>	6	0
Total	12	0

When asked if they have further plans of pursuing the application, all of the twelve respondents had given an affirmative answer.

The respondents however suggest that the Project be pursued and continued. The staff and personnel should be visible and active in the locality and intensely enforce the said activities. The Project should not again be suspended or terminated without properly informing the land claimants. The good relational skills of the staff should be maintained or better yet be improved. They also recommended that information be disseminated properly and accurately. They furthered that the staff should not make pronouncements that the said land titling activity is free. Those who are residing outside the barangay should be reached and be well-informed of the activities. Moreover, the respondents suggest that the cost of titling be reduced if not be made free– from the required documents down to the payment of necessary fees. Lastly, they proposed that they be freed from paying their back taxes.

On the other hand, the barangay officials agreed to give full support to the program and have their lands titled. They suggested that a friendlier and approachable staff be assigned in the barangay. Moreover, information dissemination should be taken care of by the LAMP people and not be delegated to them. Or if the LAMP will opt to tap their services, additional training or seminars must be given to them.

Analysis

It can be noted that of the 110 untitled/workable lots in Bairan, only 56 have participated in the interviews, and only 16 subsequently completed and submitted applications. The noticeable nonparticipation or the decline in the participation rate of land claimants (from the conduct of the interview to the completion of documents) can be attributed to several factors – operational, logistical and financial in nature.

The information dissemination drive by LAMP – from the conduct of barangay assemblies, the distribution of brochures and display of posters, sending of notices, house to house visits, and the eventual involvement of the barangay officials in encouraging the land claimants and in assisting in the conduct of the activities have been overwhelming as it provided the land claimants knowledge regarding the Project. But confusion and misinformation still arose as regards to the costs or fees to be met and settled, as to what documents are actually required, and as to the continuance of the process.

Land claimants were not provided clear-cut estimates as to the costs/fees that they will be incurring. Most of the respondents even disposed of the process as a costly one. They have to shell out a seemingly large amount, firstly in the gathering and completion of necessary requirements – the documentary stamp, community tax certificate, deed of sale/declaration, tax declaration/clearance, and transportation costs. Secondly, upon completion and release of the title, certain fees have to be cleared out.

It also surfaced from the respondents, that they couldn't proceed with the process because of their inability to complete the necessary documents. Problems such as partitioning (subdivision of parcels to heirs), transfer of lands, and back taxes still haunted the land claimants. Failure to settle such, hindered them from proceeding with the process – financial constraints again hamper them from doing so. Land claimants were not informed by LAMP that certain requirements have already been waived – tax declaration/clearance for instance. Land claimants are still adamant to the basic information conveyed to them regarding the documents to be submitted.

The sudden suspension (termination as termed by the respondents) of the Judicial Titling in Bairan has also impacted on the level of participation of claimants. Information regarding it has not been disclosed to the land claimants and barangay officials. They were left uncertain of the process and of the Project itself, some even got impatient and lost interest in it.

Brgy. Bairan used to be a pilot for Judicial Titling and termination/suspension of activities was not done gracefully. For its re-entry, it could have opted for an efficient IEC intervention, social investigation/preparation and more presence from the staff to establish reconnection with the people and the barangay officials.

Participation is indeed a function of correct and sufficient information.

In the case of Brgy. Bairan, critical elements for participation in the titling activities have been forwarded: adequate understanding of the project (operational), logistical and financial capacity of the land claimants. However, these limitations are not absolute considering that LAMP is a project that is flexible and has the capacity for self-correction.

b. Canap

LAMP formally commenced in Canap in the summer of 2004. There were 204 lots in Canap sought to be issued titles under the Project. The SAT was deployed in March 2004 to carry out the adjudication activities and survey validation. Pursuant to the new procedures of the CRS approach contained in the Field Operations Manual, the barangay officials led community mobilization efforts. These consisted primarily of identification, gathering of information on claimants and validation of the same, sending of notices, the conduct of requisite barangay assemblies and subsequent interviewing. The SAT Team directly involved in Canap comprised of four members: 2 adjudicators, a Local CRS officer and a Community Relations staff.

Table 1.2.1 Land Claimant's sources of information on the land titling undertaken in the barangay

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Brochures/ Posters</i>	<i>House Visits</i>	<i>Neighbors/ Friends</i>	<i>Barangay Officials</i>	<i>TV/Radio</i>
<i>Residents</i>	5	2	1	0	2	1
<i>Nonresidents</i>	4	4	2	1	1	1
Total	9	6	3	1	3	2

All the twelve respondents in Canap have heard of the land titling activities carried out in their barangay through various ways. Five residents and four nonresidents noted and have been informed about it in the barangay assemblies held in the area. Two residents and four nonresidents have also heard about it in the brochures given to them and in the posters displayed in their barangay or municipal hall. One resident and two nonresident further claimed to have been visited by LAMP personnel and Local CRS. Two residents and one nonresident have also been notified by barangay officials. Two respondents , a resident and a nonresident, heard of the land titling activities over the television and on radio. One nonresident on the other hand marked to have been informed

by his neighbor. The respondents also noted that LAMP has been the first agency to enter the barangay and carry out such land titling program.

The barangay officials in Canap cannot recall of any land titling activity that have taken place in the vicinity except that of the LAMP-DENR. All information about titling came from the said office too.

Table 1.2.2 Land titling activities participated in by the respondents

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Interviews</i>	<i>Survey Verification</i>	<i>Collection of Documents</i>
<i>Residents</i>	5	4	2	4
<i>Nonresidents</i>	4	4	1	4
Total	9	8	3	8

It was discerned from the respondents that the land titling activities undertaken in the barangay were administered by LAMP. The respondents enumerated the various activities they have participated in. Five residents and four nonresidents were fully aware of and participated in the assemblies held in the barangay. Four residents and four nonresidents also claimed to have been interviewed. Two residents and one nonresident on the other hand were cognizant of and participated in the validation of surveys. With regards to the collection of the required documents, eight respondents started the same however two residents and two nonresidents completed the process.

The titling activities participated by the barangay officials include: identification/validation and gathering of information on the land claimants, distribution of notices, the conduct of barangay assemblies, meetings, ocular inspection and interviews. The barangay officials admitted that it was difficult to convince claimants who were residing outside and those with unpartitioned parcels because they have limited information on LAMP's titling program. Also, they experienced problems in answering questions related to fees and mode of payment. Another problem they encountered was the unkind/hostile (maisog) behavior of a certain LAMP personnel who was displeased for their inability to bring/mobilize the land claimants to the barangay hall.

Table 1.2.3 The benefits of having a land title

<i>Respondents</i>	<i>Primary Benefits</i>		<i>Secondary Benefits</i>			<i>Other Benefits</i>
	<i>Ownership/Security</i>	<i>Loan/Collateral</i>	<i>Ownership/Security</i>	<i>Loan/Collateral</i>	<i>Accurate Measurement</i>	<i>Bail bond</i>
<i>Residents</i>	5	1	0	2	1	1
<i>Nonresidents</i>	5	0	2	1	0	0
Total	10	1	2	3	1	1

When asked to identify and rank the benefits of having a title, ten out of the twelve respondents – five residents and five nonresidents viewed that ownership and/or security of tenure of lands/lots is the primary motivation of having a title (The 10 respondents ranked it first being the most significant of the benefits). Only one respondent equally ranked accessing to credits/loans as first among the benefits.

On the other hand, three respondents argued that loans or collateral is just a secondary motivation – ranking it the second among the benefits. One resident also forwarded that a title will ascertain that the measurement of the lands/lots will be accurate. And another respondent believed that a title can also serve as bail bond.

The barangay officials shared the view with most of the land claimants that security of ownership drive the people to have their lands titled.

Table 1.2.4a The costs, problems or difficulties in obtaining a title. On the costs.

Category 1 – those who did not attend for interview			
<i>Respondents</i>	<i>Costly</i>	<i>Willing to pay</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	2	0	0
<i>Nonresidents</i>	1	0	1
Total	3	0	1
Category 2 – those appeared for interview but did not submit complete documents			
<i>Respondents</i>	<i>Costly</i>	<i>Willing to pay</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	2	0	0
<i>Nonresidents</i>	1	0	1
Total	3	0	1
Category 3 – those who submitted complete documents			
<i>Respondents</i>	<i>Costly</i>	<i>Willing to pay</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	2	0	0
<i>Nonresidents</i>	1	1	0
Total	3	1	0

Of those who did not appear for interview, three respondents claimed the process to be costly. One of them believed that based on what he has heard an applicant/recipient of the title has to settle some costs/fees for 20 years. Another respondent furthered that he has to incur some costs in completing all the necessary requirements. A nonresident also added that he has to spend for the tax declaration/clearance, reproduction of documents, documentary stamp, community tax certificate, and the death certificate of his father. On the other hand, a nonresident who falls into the same category said to have not incurred any costs so far.

With regards to those who attended the interview but did not submit complete documents, three respondents believed that the process is costly. They said that certain costs are to be met in completing the process and upon the release of the title. One noted of the costs to be incurred in completing the documents (transportation costs included). A nonresident claimed to have spent 40PhP for the documentary stamps and a certain amount for the transportation costs.

Three respondents who already submitted complete documents also disposed the process as a costly one. When asked to enumerate the costs they have incurred, two respondents claimed to have spent 21PhP for the CTC, 80PhP for the documentary stamps, and a certain amount for the reproduction of documents. A nonresident also mentioned to have incurred costs – 25PhP for the CTC, 160PhP for the eight documentary stamps, 40PhP for the reproduction of documents, and a certain amount for the transportation expense (5PhP for one way). A nonresident on the other hand expressed his willingness to settle any costs along the process.

Table 1.2.4b The costs, problems, or difficulties in obtaining a title. On the process.

Category 1 – those who did not attend for interview			
<i>Respondents</i>	<i>Complicated</i>	<i>Slow</i>	<i>Easy</i>
<i>Residents</i>	1	0	0
<i>Nonresidents</i>	0	0	0
Total	1	0	0
Category 2 – those appeared for interview but did not submit complete documents			
<i>Respondents</i>	<i>Complicated</i>	<i>Slow</i>	<i>Easy</i>
<i>Residents</i>	0	0	0
<i>Nonresidents</i>	0	0	0
Total	0	0	0
Category 3 – those who submitted complete documents			
<i>Respondents</i>	<i>Complicated</i>	<i>Slow</i>	<i>Easy</i>
<i>Residents</i>	0	1	1
<i>Nonresidents</i>	0	1	0
Total	0	2	1

Two respondents belonging to the group who submitted complete documents described the process as slow. They have long been waiting for the release of their titles. To one resident who failed to appear in the interview the process is complicated. But for one resident who submitted full documents the process has been fast and easy. According to her its because she easily gathered and submitted the necessary documents.

Table 1.2.4c The cost, problems, or difficulties in obtaining a title. On the requirements and other reasons.

Category 1 – those who did not attend for interview		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	1	0
<i>Nonresidents</i>	2	0
Total	3	0
Category 2 – those appeared for interview but did not submit complete documents		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	1	0
<i>Nonresidents</i>	2	0
Total	3	0
Category 3 – those who submitted complete documents		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	0	2
<i>Nonresidents</i>	0	1
Total	0	3

Six residents, three from those who have not participated in the interview and three from those who appeared in the interview but did not submit full documents argued to have found difficulty in gathering all the necessary documents. To those who belong to the first category, one resident spoke of his age and physical incapacibilities as a hindrance to participating in the activities and in the gathering of documents. Another nonresident also mentioned that the necessary documents are with his sister who resides abroad. The said documents have not been sent to him yet and he has been waiting for it. Still another resident lacks the death certificate of his father.

For the respondents who fall to the second category, one mentioned that he couldn't comply with the requirements because he lacks money to do so. For one nonresident, she has found difficulty in proceeding with the process and in completing the requirements because the necessary documents have been taken away from her by her son. Another nonresident also expressed that they have no proof to claim that the lot in Canap belongs to them.

Three respondents belonging to the third category however did not find any difficulty in gathering the required documents.

One resident respondent also expressed his worry over back taxes and said that this also hampers him and other land claimants from undergoing the process.

Table 1.2.5 Weighing the benefits (B) and the costs, problems or difficulties (C) in obtaining a title.

<i>Respondents</i>	<i>B>C</i>	<i>B=C</i>	<i>B<C</i>	<i>Unsure</i>
<i>Residents</i>	3	2	0	1
<i>Nonresidents</i>	5	0	0	0
Total	8	2	0	1

Three residents and five nonresidents held that the benefits in having a title are far greater than the costs, problems, or difficulties in acquiring it. Two residents notwithstanding argued that the benefits in obtaining a title is tantamount to the costs, problems or difficulties that will be induced. A resident on the other extreme felt unsure whether the benefits would outweigh the costs stating that he has not yet fully undergone the process.

Table 1.2.6 Reasons for noncompletion/nonparticipation in the land titling processes

Category 1 – those who did not attend for interview	
<i>Respondents</i>	
<i>Residents 1</i>	*She didn't know about the interview. She is not sure about the process and the Project itself.
<i>2</i>	*His age and physical incapacibilities hindered him from participating. *He worries over his back taxes.
<i>Nonresidents 1</i>	*The necessary documents are with his sister who lives abroad. He has to wait for it first.
<i>2</i>	*Lacks death certificate of his father. Too busy with work and sometimes feels lazy participating in the process.
Category 2 – those appeared for interview but did not submit complete documents	
<i>Respondents</i>	
<i>Residents 1</i>	*The land is subject to the VOS program of DAR
<i>2</i>	*The lot is residential in nature and not covered by the program.
<i>Nonresidents 1</i>	*The declaration is not with her – was taken away from her by her son.
<i>2</i>	*The have no proofs to show that the lot belongs to them.
Category 3 – those who submitted complete documents	
<i>Respondents</i>	
<i>Residents 1</i>	*Just waiting for the processing and release of the title.
<i>2</i>	*Just waiting for the processing and release of the title.
<i>Nonresidents 1</i>	*Just waiting for the processing and release of the title.
<i>2</i>	*Just waiting for the processing and release of the title.

To those who failed to appear in the interview, one resident attributes it to her lack of knowledge regarding the Project, confusion regarding the process, and was uninformed about the schedule of her interview. For another, it was his age (84 years old) and physical incapacities that deterred him from getting interviewed. He further mentioned that he couldn't leave his home for there's no one to guard it but himself.

For the nonresidents, one forwarded that the required documents are with his brother who resides abroad and added that he'll proceed with the interview once he gathered all the requirements. Another nonresident reasoned that his preoccupation with his work and his seeming laziness hampered him from being interviewed.

Two residents participated in the interview but were not able to complete the documents. One said that his lands/lots are subject to the Voluntary Offer to Sell (VOS) by DAR, and the other one said that his land/lot is residential. And both are not covered by the Project. One nonresident failed to complete the documents because the declaration is not with her but was taken away from her by her son. Another nonresident said that they have no proofs or documents to show to support their claim that it's their land/lot.

Four respondents – two residents and two nonresidents who already submitted the required documents expressed that they are just waiting for the release of their titles (Operational).

The barangay officials in Canap maintain that the following reasons contributed greatly to the non-compliance and low level of participation: a) documents which do not bear the names of the current/real owners ,b)costs in securing the required documents and c) unclear or inadequate information about the fees and the payment scheme. Barangay officials claimed they were not informed that the fees could be paid in installment.

Table 1.2.7 Future plans of securing a title

<i>Respondents</i>	<i>Yes</i>	<i>No</i>
<i>Residents</i>	6	0
<i>Nonresidents</i>	5	1
Total	11	1

Eleven out of the twelve respondents expressed their desire and willingness to pursue with the application process. However a nonresident forwarded a negative reply saying that he has lost interest in having a title nor in claiming the land/lot since he has got no proofs that would validate his claim for it.

The respondents declared their appreciation of the Project saying that it be pursued as it helps the small farmers like them. However, they further suggested that good relational skills of LAMP personnel be promoted or improved. Adequate information should be relayed to the land claimants most especially on the estimated costs/fees of the titling process. They even recommended that the costs be reduced or that the whole titling process be free. Land claimants must be visited on their respective homes most especially those residing outside the barangay and convince them of the

advantages of having a title. LAMP personnel must come on time and be present on the activities as scheduled. They also furthered that the process should be hastened. Amnesty on back taxes should also be granted.

The barangay officials suggested that LAMP extend assistance in fixing the problematic documents. This means LAMP getting the documents for them in the offices concerned, partitioning and transferring parcels.

Analysis

Canap has 204 workable lots, however only 36 have participated in the interviews and 10 completed the documents. The poor participation is due to operational, logistical and financial factors.

The IEC measures of the Program reached the clients and the public however, claimants and barangay officials were unclear/unsure about the mode of payment. They claimed not to have been informed that the total cost can be paid in installment basis.

From the responses, the claimants were reluctant to come forward to complete the process because of the difficulty in getting the required documents. Most of the claimants have to partition and transfer the land to the rightful heirs. However, the desire to have the parcels partitioned/transferred is compounded by the high cost and low levels of productivity/income of the claimants.

c. Cabatianuhan

Armed with two adjudicators, a Local CRS Officer, and a Community Relations Staff, LAMP entered Cabatianuhan in the mid of 2003. There were 138 workable lots targeted by the Project to be issued with titles. Implementing the PIO1-led-CRS approach contained in the new Field Operations Manual, it sought the assistance of barangay officials in mobilizing the community to participate in the activities. In March 2004, SAT carried out adjudication and survey validation in the area. The land claimants then proceeded with the gathering of necessary documents for complete applications.

Table 1.3.1 Land Claimant's sources of information on the land titling undertaken in the barangay

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Brochure/ Posters</i>	<i>House Visits</i>	<i>Neighbors/Friends</i>	<i>Barangay Officials</i>
<i>Residents</i>	6	4	1	0	6
<i>Nonresidents</i>	5	5	1	2	3
Total	11	9	2	2	9

When asked if they are aware of the land titling activities undertaken in the area, all the twelve respondents gave an affirmative answer and furthered that all these were carried out by LAMP. When inquired about the different means on how they heard of it, eleven of them – all the six residents and five nonresidents heard of it through the assemblies that they participated in. Four residents and five nonresidents were given brochures and/or read about it through the posters posted in the barangay or municipal hall. All the six residents and three nonresidents were also informed by barangay officials. A resident and a nonresident claimed to have been visited in their homes by LAMP personnel. Two non-residents on the other hand were informed about the same by their neighbors.

The barangay officials on the other hand also noted of the land titling activities carried out by LAMP. But prior to LAMP, way back several years, it was the then Bureau of Lands who first initiated the land titling process or the cadastral survey. They added that several residents in the barangay availed of that program. It was only in 2003 that the LAMP entered the barangay and carried out their mission. According to the barangay officials, it was them who were firstly approached by LAMP and were briefed about the Project.

Table 1.3.2 Land titling activities participated in by land claimants.

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Interviews</i>	<i>Survey Verification</i>	<i>Collection of Documents</i>	<i>Core Group Formation</i>
<i>Residents</i>	6	4	1	4	1
<i>Nonresidents</i>	6	4	3	4	0
Total	12	8	4	8	1

All the respondents were able to attend the assemblies held in the barangay. Eight respondents – four residents and four non-residents have been interviewed. Three non-residents and one resident were also aware of and participated in the validation of surveys. Four residents and four nonresidents on the other hand started to comply with the requirements but only four – two residents and two nonresidents submitted complete applications. Moreover, one resident also noted of the core group formation done in the area. According to the respondents, all of these activities were undertaken by LAMP.

The barangay officials claimed to have been contacted and informed about the Project by LAMP personnel upon seating in one of their meetings. They were oriented about the Project and the land titling activities that will be held in the barangay. Through a resolution, the barangay officials expressed their support of the Project and vowed to assist in the conduct of the activities. They then started recruiting the Local CRS. The adjudicators and the Local CRS, together with the officials paid visits and sent out notices to the land claimants inside and outside the area – disseminating to them information about the Project and the activities that will be carried out. Right after the barangay assemblies, the land claimants were then scheduled for interviews. Surveys

were then validated and the lots were subjected to ocular inspections. The land claimants then were informed of the documents to collect for full application.

The barangay officials also aired out some of the problems in assisting the said activities. They found difficulties in sending out notices to those land claimants who reside outside the barangay because they were busy with their professional/business concerns and therefore, hardly stays in their homes. They also added that these activities were taking much of their times since they would go and see the claimants more than once. And furthered that LAMP never showed up to the place for a long while without informing neither the barangay officials nor the land claimants.

Table 1.3.3 The benefits of having a land title

<i>Respondents</i>	<i>Primary Benefits</i>		<i>Secondary Benefits</i>		
	<i>Ownership/Security</i>	<i>Loan/Collateral</i>	<i>Ownership/Security</i>	<i>Loan/Collateral</i>	<i>Easily Sold</i>
<i>Residents</i>	4	2	1	1	1
<i>Nonresidents</i>	6	0	0	3	0
Total	10	2	1	4	1

The respondents identified and ranked the benefits of having a title according to their significance. Four residents and all the six nonresidents asserted that having a title will primarily insure their ownership and promote security of land tenure. (They ranked ownership/security number one among the benefits they figured out.) Two respondents (residents) on the other hand declared that a title will enable them to access loans and credits. (They equally ranked access to loans/credit number one among the benefits cited.)

Three nonresidents and one resident ranked access to loans/credit second among the benefits cited. One resident also ranked ownership/security second. For another resident, a title will facilitate smooth transactions when the land/lot is sold and to him this is another secondary benefit of having a title.

Table 1.3.4a The costs, problems or difficulties in obtaining a title. On the costs.

Category 1 – those who did not attend for interview		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost so far</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	0	2
Total	2	2
Category 2 – those appeared for interview but did not submit complete documents		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost so far</i>

Category 1 – those who did not attend for interview		
<i>Residents</i>	0	2
<i>Nonresidents</i>	0	2
Total	0	4
Category 3 – those who submitted complete documents		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost so far</i>
<i>Residents</i>	1	1
<i>Nonresidents</i>	2	0
Total	3	1

Two resident respondents who failed to appear in the interview talked of the process as a costly one. Both mentioned to have already incurred more or less 100PhP. The two nonresidents on the other hand have not incurred any cost yet.

The four respondents who appeared in the interview but did not submit full documents have also not incurred any costs so far.

For the three respondents who already submitted full documents the process has been costly so far. A resident said to have incurred 20PhP for the CTC, 40PhP for the documentary stamp, and 28PhP for the transportation costs. A nonresident estimated his expenses to be around 300PhP – 80PhP for the documentary stamps, 20PhP for the CTC, 10PhP for the reproduction of documents, and other costs. Another nonresident have also incurred 20PhP for the CTC, 40PhP for the tax declaration, 80PhP for the documentary stamps, 150PhP for the notarization of waivers, and 150PhP for the special power of attorney.

Table 1.3.4b The costs, problems, or difficulties in obtaining a title. On the process.

Category 1 – those who did not attend for interview			
<i>Respondents</i>	<i>Slow to Moderate</i>	<i>Easy</i>	<i>Unsure yet</i>
<i>Residents</i>	1	0	1
<i>Nonresidents</i>	0	0	0
Total	1	0	1
Category 2 – those appeared for interview but did not submit complete documents			
<i>Respondents</i>	<i>Slow to Moderate</i>	<i>Easy</i>	<i>Unsure yet</i>
<i>Residents</i>	1	0	0
<i>Nonresidents</i>	1	0	1
Total	2	0	1
Category 3 – those who submitted complete documents			
<i>Respondents</i>	<i>Slow to Moderate</i>	<i>Easy</i>	<i>Unsure yet</i>
<i>Residents</i>	2	0	0

Category 1 – those who did not attend for interview			
<i>Nonresidents</i>	1	1	0
Total	3	1	0

Among the respondents who did not appear for interview, one resident said that the process is slow, and another resident was unsure yet of the process saying that he has to go through the entire process first and receive a title before he can describe the process.

Two residents who appeared in the interview but have not submitted complete applications mentioned of the process as slow (to moderate). One further said that its too slow that LAMP couldn't achieve the desired quota. A nonresident on the other hand is not sure yet of the pace of the process as he yet have to go through it.

Two residents and a nonresident who submitted complete applications have been waiting for the release of their titles – they disposed the process as slow. A nonresident stated otherwise saying that the process has been easy and fast for her.

Table 1.3.4c The cost, problems, or difficulties in obtaining a title. On the requirements and other reasons

Category 1 – those who did not attend for interview		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	1	1
<i>Nonresidents</i>	1	0
Total	2	1
Category 2 – those appeared for interview but did not submit complete documents		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	2	0
Total	4	0
Category 3 – those who submitted complete documents		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	0	1
<i>Nonresidents</i>	0	2
Total	0	3

Two of the four respondents who did not appear for interview found difficulty in gathering the necessary documents. One resident still lacks tax declaration, deed of sale, and an affidavit of land transfer/ownership. A nonresident on the hand responded that the

documents needed for application are with her cousin who lives abroad. She even noted that the lot is not actually hers but of her cousin.

The four respondents who appeared in the interview but did not submit complete applications disclosed to have found difficulty in gathering them. Two residents have not been able to secure a tax declaration yet. One of them furthered that the land has first to be transferred to his name. The nonresidents couldn't comply with the requirements because the needed documents are not with them but on some members of their families.

Three respondents on the other hand were able to submit complete applications with ease.

Some of the respondents further expressed their problems over their back taxes.

Table 1.3.5 Weighing the benefits (B) and the costs, problems or difficulties (C) in obtaining a title.

<i>Respondents</i>	<i>B>C</i>	<i>B=C</i>	<i>B<C</i>
<i>Residents</i>	4	2	0
<i>Nonresidents</i>	6	0	0
Total	10	2	0

Ten respondents – four residents and all the six nonresidents believed that the benefits in securing a title are far greater than the costs, problems, or difficulties incurred in obtaining such. Two resident respondents however argued that the benefits and the costs, problems, or difficulties in obtaining a title are just the same.

Table 1.3.6 Reasons for noncompletion/nonparticipation in the land titling processes

Category 1 – those who did not attend for interview	
Respondents	
<i>Residents</i> 1	*She has been waiting for the notice for interview.
2	*She got sick and couldn't delegate one to attend for her
<i>Nonresidents</i> 1	*The needed documents are not with her – its with her cousin who resides abroad. The lot is not even hers but of her cousin.
2	*Resides far from the place (in Tacloban) and cant visit there that often. She lacks information about the interview and not even knowledgeable about the Project
Category 2 – those appeared for interview but did not submit complete documents	
Respondents	

Category 1 – those who did not attend for interview	
Residents 1	*Lacks tax declaration. The land/lot is not transferred to his name yet. Their back taxes are not settled yet.
2	*Lacks tax declaration. Their back taxes are not settled yet.
Nonresidents 1	*The needed documents are not with her – its with her brother who lives far from the place.
2	*The needed documents are not with him – its with his mother and brother.
Category 3 – those who submitted complete documents	
Respondents	
Residents 1	*Just waiting for the processing and release of the title.
2	*Just waiting for the processing and release of the title. Not transferred though.
Nonresidents 1	*Just waiting for the processing and release of the title.
2	**Just waiting for the processing and release of the title.

When inquired of the reasons as to why they failed to participate in the land titling activities, one resident replied that she has not been interviewed yet and has been waiting for the notice and schedule from LAMP. Another resident also failed to participate in the interview because she had headaches and couldn't find anyone to attend in her behalf. A nonresident also stated that the necessary documents are not with him, it is with his cousin who is now living abroad. He also added that the lot he is cultivating is not really his own (but of his cousin) . Moreover, one nonresident reasoned out that she resides far away from the barangay (in Tacloban) and that she is not notified about the said program and activities thus lacking information about it .

For those who appeared in the interview but did not submit complete documents, two residents noted that they still lack the tax declaration for they couldn't afford to pay their back taxes. One of them also added that the lot is not transferred to his name yet. For the two nonresidents, the necessary documents are with the other members of their family, thus failing to complete the requirements.

On the other hand, two residents and two nonresidents already submitted complete documents and they have been waiting for the notice from LAMP as to when, where and how they could claim their titles.

For the barangay officials they perceived that the common problem or difficulty encountered by land claimants in undergoing the process can be ascribed to several factors. First, most of the land claimants lack notarized deed of sale or the lot has not been subdivided to heirs yet. Second, the land claimants lack the financial resources in undergoing the process. However, when LAMP came back after months of disappearance from the area, it was shown to them that the costs/fees that will be incurred were lessened - within the range of 600PhP-1000PhP. This prompted the barangay officials to convince once again the land claimants to have their lots titled. Third, most of the land claimants are still confronted with back taxes on their lands. Fourth, some land claimants lost

interest in undergoing the process most especially the nonresidents because of the seeming distance to the barangay. And lastly, most of the land claimants are already satisfied having their lots measured – they feel that the community recognizes and respects their boundaries thus the title is not much of a necessity.

Table 1.3.7 Future plans of securing a title

<i>Respondents</i>	<i>Yes</i>	<i>No</i>
<i>Residents</i>	6	0
<i>Nonresidents</i>	5	1
Total	11	1

Eleven out of the twelve respondents however disclosed of their plans to still proceed with the application process and secure a title in the end. One respondent further noted that he'd proceed with it as long as he has the financial means. On the contrary, one nonresident respondent is unwilling to neither undergo with the process nor obtain a title for the lot because she doesn't own it anyway.

The respondents believed that this is a good program as it helps poor people like them in obtaining a title. They however suggested that in order to encourage better participation from land claimants, information dissemination should be intensified. The processes of land titling should be well explained to the land claimants and be accelerated. LAMP personnel should exert more effort to encourage them - integrate and mingle with them well. They should also exhaust means to reach those residing outside the barangay and attend to those who find difficulty in completing the required documents. The activities should be continuous and be maintained – land claimants should not be left hanging. They also forwarded that the costs or fees to be paid be reduced. Furthermore, they propose that residential lots/lands also be included. Land claimants on the other hand should exert effort in understanding LAMP's objectives.

Analysis

As of March 31, 2004, based on the M & E Report of PIO1, only 22 of the 138 untitled lots have been interviewed. And this low participation of land claimants needs to be scrutinized and addressed. As what has transpired from the claimants/respondents and from the barangay officials, several factors/reasons hinder land claimants from further participating in the land titling processes. These reasons are either operational, logistical, financial, psychological, and legal in nature.

The different media/ways used in disseminating information regarding the Project still needs to be intensified to encourage and convince the land claimants to participate in the process. It surfaced from the interviews and discussions that distance hindered nonresidents from accessing information about the program and the activities held in the area. Nonresidents then have to be reached out personally and be notified about the Project. Notices oftentimes do not reach the land claimant. Land claimants also found

confusion on the costing and the process. They were not initially informed of the costs that will be borne out from each of them. For others the process is still slow and unclear – as regards to what requirements to comply with.

Some land claimants are also confronted with problems on their lots/lands. They could hardly secure a notarized deed of sale. Moreover, some parcels still have to be subdivided (to heirs basically) and transferred to their own names. Some also found difficulty in getting a tax declaration/clearance as they have to settle first their past due taxes.

On the other hand, there are claimants who cling to the belief that they are already secured having their lots surveyed and measured – the community already came to recognize and respect these measurements and boundaries – thus losing interest in having a title.

For most land claimants financial constraints also bar them from further participating in the process – gathering the necessary documents already costs a lot and upon release of title, certain fees must again be settled.

The land claimants may have foreseen the benefits to be far greater than the costs in obtaining a title. But the aforementioned reasons impede them from reaping the benefits of having a title – thus must be carefully addressed.

d. Patong

LAMP started in Patong in the summer of 2004. The program introduced and implemented the Free Patent. Under the Free Patent Municipal-wide approach, the PIO led CRS was used, guided by the new procedures in the Revised Field Operations Manual. Under this new procedure, the barangay officials are responsible for community mobilization and assist the LAMP personnel in the conduct of some titling activities.

A total of four Base Camp personnel focused on the execution of titling activity in the barangay.

Table 1.4.1 Respondent's sources of information on the land titling undertaken in the barangay

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Brochure/ Posters</i>	<i>House Visits</i>	<i>Neighbors/Friends</i>	<i>Barangay Officials</i>
<i>Residents</i>	6	4	3	2	5
<i>Nonresidents</i>	6	5	0	4	4
Total	12	9	3	6	9

All the respondents are fully aware of the land titling processes undertaken by LAMP in the barangay. When asked of the various ways on how they heard of it, all the twelve noted of the barangay assemblies held and they participated in. Four residents and

five nonresidents came across of it through the brochures that have been distributed to them and through the posters displayed in the barangay and municipal halls. Five residents and four nonresidents were also informed of it by barangay officials. Three resident respondents on the other hand maintained to have also been visited in their homes by LAMP personnel. Two residents and four nonresidents also heard of it from their neighbors/friends.

However, the barangay officials recalled that prior to LAMPs entry, a private groups came to offer titling activity. This was in the early 80s.

Table 1.4.2 Land titling activities participated in by the respondents

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Interviews</i>	<i>Survey Validation</i>	<i>Collection of Documents</i>
<i>Residents</i>	6	4	4	4
<i>Nonresidents</i>	6	4	4	4
Total	12	8	8	8

All the twelve respondents were also mindful of the land titling activities carried out in the barangay. All of them participated in the barangay assemblies undertaken in the area. Eight of them – four residents and four nonresidents have also been interviewed. Another eight respondents also mentioned to have participated in the validation of surveys. Of the eight respondents who started to comply with the requirements only four submitted complete applications.

According to the barangay officials, they witnessed the following titling activity in the barangay: identification/validation and gathering of information on the claimants, sending of notices, the conduct of barangay assemblies/meetings, ocular inspection and interviews. In helping the Project attain its objectives, the barangay officials spent too much time in tracing/identifying the land claimants as well as in the delivery of notices. This however interfered in their livelihood activities.

Table 1.4.3 The benefits of having a land title

<i>Respondents</i>	<i>Primary Benefits</i>		<i>Secondary Benefits</i>	
	<i>Ownership/ Security</i>	<i>Loan/ Collateral</i>	<i>Ownership/ Security</i>	<i>Loan/ Collateral</i>
<i>Residents</i>	6	0	1	3
<i>Nonresidents</i>	3	3	2	0
Total	9	3	3	3

All the six residents and the three nonresidents argued that ownership or security of land tenure is the primary benefit in having a title. The nine respondents ranked ownership/security first among the benefits they cited. Three nonresidents on the other hand expressed that a title is beneficial primarily in obtaining loans/credits. The three ranked access to loans/credit number one of the benefits mentioned.

Three residents ranked accessing to loans/credits second among the benefits of having a title. On the other hand another three residents ranked ownership/security of land tenure number two among the benefits.

Table 1.4.4a The costs, problems or difficulties in obtaining a title. On the costs.

Category 1 – those who did not attend for interview		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost so far</i>
<i>Residents</i>	0	2
<i>Nonresidents</i>	1	1
Total	1	3
Category 2 – those appeared for interview but did not submit complete documents		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost so far</i>
<i>Residents</i>	0	2
<i>Nonresidents</i>	2	0
Total	2	2
Category 3 – those who submitted complete documents		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost so far</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	2	0
Total	4	0

The three respondents who did not appear on the scheduled interview mentioned that they have not acquired any costs along the process yet. However, a nonresident who belongs to the same category said to have incurred less than 2000PhP already (for the CTC, documentary stamps, and in clearing his back taxes).

Of those who have appeared in the interview but have not submitted complete applications, two residents maintained that they have not incurred any expenses yet. The two nonresidents on the contrary already spent a certain amount. One of them expressed that he has been spending much for the transportation – in going to the municipal hall to gather the required documents. The other one estimated the costs to be around 1000PhP if the application was pursued.

The four respondents who already tendered complete applications said to have incurred certain expenses already. A nonresident already spent 25PhP for the CTC, 60PhP for the documentary stamps, and estimated his costs to be around 300PhP. Another nonresident also incurred 60PhP for the documentary stamps, 20PhP for the CTC, and a certain amount for transportation (one way costs 15PhP). A resident also argued that the process is costly but failed to account the estimated costs for it was his brother who settled it.

Table 1.4.4b The costs, problems, or difficulties in obtaining a title. On the process.

Category 1 – those who did not attend for interview			
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>	<i>Conditional</i>
<i>Residents</i>	0	0	0
<i>Nonresidents</i>	0	1	0
Total	0	1	0
Category 2 – those appeared for interview but did not submit complete documents			
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>	<i>Conditional</i>
<i>Residents</i>	1	0	0
<i>Nonresidents</i>	0	0	1
Total	1	0	1
Category 3 – those who submitted complete documents			
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>	<i>Conditional</i>
<i>Residents</i>	0	1	0
<i>Nonresidents</i>	2	1	0
Total	2	2	0

When asked about the pace of the process and the difficulties encountered in it, three respondents – two who completed the documents and the other one with lacking requirements have given an affirmative response saying that its getting faster. However one respondent who failed to attend in the interview and two respondents who already submitted full applications contrasted and described the process as slow. A nonresident also added that the flow of the process is dependent on the condition of the land/lot.

Table 1.4.4c The cost, problems, or difficulties in obtaining a title. On the requirements and other reasons.

Category 1 – those who did not attend for interview		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	2	0
Total	4	0
Category 2 – those appeared for interview but did not submit complete documents		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	2	0
Total	4	0
Category 3 – those who submitted complete documents		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>

Category 1 – those who did not attend for interview		
<i>Residents</i>	0	2
<i>Nonresidents</i>	0	2
Total	0	4

The four respondents who did not participate in the interview found difficulty in completing the necessary documents. A resident noted that she couldn't provide a tax declaration for her back taxes has to be settled first and she has not the financial resources to do so. She also added that the lot has to be subdivided and partitioned to its heirs. Another resident expressed his difficulty in securing the documents for it is with his aunt who resides far from the place. He also added that he has not secured a tax declaration yet. A nonresident also has to obtain a tax declaration and have the lot subdivided to its heirs. Still another resident expressed that his lot have first to be subdivided to its heirs.

The four respondents who appeared in the interview but failed to submit complete applications also found difficulty in gathering the requirements. The two residents declared that they still lack the tax declaration. And to do so their back taxes has to be cleared out first. One of them further said that he also lacks documentary stamps and the lot must also be subdivided. A nonresident also mentioned that the lot must be subdivided too, and he lacks money to undergo such. The other resident also found problems in completing the documents – he still has to secure a tax declaration.

The four respondents who passed all the required documents found ease in completing them.

Table 1.4.5 Weighing the benefits (B) and the costs, problems or difficulties (C) in obtaining a title.

<i>Respondents</i>	<i>B>C</i>	<i>B=C</i>	<i>B<C</i>
6 Residents	5	1	0
6 Nonresidents	6	0	0
Total	11	1	0

Eleven out of the twelve respondents – five residents and all the six nonresidents believed that the benefits in having a title are way greater than the costs, problems, or difficulties in obtaining it. On the other hand, one resident disclosed that that benefits and the costs, problems, or difficulties in having a title are just the same.

Table 1.4.6 Reasons for noncompletion/nonparticipation in the land titling processes

Category 1 – those who did not attend for interview	
Respondents	
<i>Residents 1</i>	*Was busy with work – harvesting palay. Couldn't secure a tax declaration – can't afford to settle back taxes. Uncertain of the other

Category 1 – those who did not attend for interview	
	costs/fees to be met.
	*Was not informed about the schedule of the interview. The lot has to be partitioned/subdivided first. Lacks tax declaration also.
<i>Nonresidents</i>	
1	*Was not informed about the schedule of the interview.
2	*Was not scheduled for an interview yet.
Category 2 – those appeared for interview but did not submit complete documents	
<i>Respondents</i>	
<i>Residents</i>	
1	*Busy with work, no time to secure the necessary documents – tax declaration for instance.
2	*Lacks tax declaration – no money to settle back taxes.
<i>Nonresidents</i>	
1	*The lot has to be subdivided and transferred to him first.
2	*Busy with work, no time to secure the necessary documents – tax declaration for instance.
Category 3 – those who submitted complete documents	
<i>Respondents</i>	
<i>Residents</i>	
1	*Just waiting for the processing and release of the title.
2	*Just waiting for the processing and release of the title.
<i>Nonresidents</i>	
1	*Just waiting for the processing and release of the title.
2	*Just waiting for the processing and release of the title.

As to the reason in failing to participate in the interview, one resident accounted that she's busy with work – harvesting palay and furthered that she can not afford to pay the fees and expenses in undergoing the process, and subsequently can not complete the necessary documents – tax declaration for instance. Another resident also failed to attend in the interview for he was not notified regarding it. He also noted that the lot still have to be subdivided and furthered that he will find difficulty in completing the requirements – tax declaration specifically due to lack of financial resources. The two nonresidents on the other hand have not been notified regarding it yet.

When asked about the reasons as to why they failed to complete the documents, one resident explained that she has been too busy with other things and can't find time to it. She furthered that she has found difficulty in securing a tax declaration. Another resident also raised that she still lacks the tax declaration and can't secure one for lack of money to settle her back taxes. For the two nonresidents who failed to comply with the requirements, one said that the lot has not been transferred to him and still has to be subdivided and the other clarified that he still has to secure a tax declaration only that he's too busy with work.

The four respondents who already submitted full documents are just waiting to be notified regarding the release of their titles.

The barangay officials singly pointed out the reason behind the not so encouraging level of compliance and participation in the titling activity- the nonresiding claimants. They were in agreement that these individuals hardly bother to communicate or respond to notices sent to them.

Table 1.4.7 Future plans of securing a title

<i>Respondents</i>	<i>Yes</i>	<i>No</i>
<i>Residents</i>	6	0
<i>Nonresidents</i>	6	0
Total	12	0

The twelve respondents however expressed their willingness to still pursue with the process and obtain a title in the end.

The respondents believed that this program is a valuable one and deemed that it be continued. Moreover, they feel that the land claimants should be oriented and be informed of the said project and of the land titling activities more properly and rigorously. They too proposed that the costs and the fees related to it be reduced. LAMP should widen the scope of their program and activities so as to cover and address relevant concerns such as the partitioning (subdivision) of parcels. They also recommended that strategies be developed to hasten the application process and the release of the title.

For the barangay officials, a vehicle solely for the delivery of notices be assigned by the Project. If this recommendation is not affordable, they offered their services on a condition that all their expenses are reimbursed.

Analysis

There are 167 untitled lots in Patong and only 46 have participated in the interviews and only 11 completed and submitted the documents.

The not so good level of participation of the the land claimants in the different titling steps can be attributed to logistical, financial and operational factors.

Land claimants have difficulty complying the required documents (e.g. Tax Declaration) because those in possession are living outside the municipality. Informing them of the project and the requirements would take time and money. Most of these claimants do not feel a sense of urgency in complying the documents, hence the delay in the submission of documents.

Also, some of the claimants are extremely worried about the back taxes. Most of them expressed they cant put up the needed amount to pay their past due accounts.

Lastly, while LAMP may have been efficient in formulating letters to the claimants, there must be an effort to check whether letters/notices are delivered and received on time by the addressee. This sentiment was aired by some members of the barangay council in Patong who believed that non-residents would either get the notices very late or never because tenants hardly bother to communicate to the landlords.

5. Lukay

When the Free Patent Law has lapsed, there were no other viable titling alternative but the Judicial Titling. The experience with JT has not been overwhelming as it created much delay in the release of titles. However, the Project shifted back to Free Patent when the Free Patent Law became effective in 2003. This was further encouraged by the satisfactory results in Barangay Lukay where titles have been issued at a short span of time for three and a half months.

Two adjudicators, two Local CRS Officers, and a Community Relations Staff have been employed to undertake the land titling activities in the area.

As of March 31, based on the Monitoring and Evaluation Report of PIO-1, of the 127 untitled lots in Lukay, 105 of which already completed the documents required for application. Of those who submitted full documents, 53 untitled lots have already been paid of their fees and subsequently received titles.

Table 1.5.1 Respondent's sources of information on the land titling undertaken in the barangay

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Brochure/ Posters</i>	<i>House Visits</i>	<i>Neighbors/Friends</i>	<i>Barangay Officials</i>
<i>Residents</i>	3	3	1	1	4
<i>Nonresidents</i>	4	4	2	0	1
Total	7	7	3	1	5

The eight respondents were aware of the land titling activities undertaken in the area. They have heard of it through various media. Six respondents – three living inside the barangay and three outside the area have heard of it in the assemblies they attended. Seven respondents – three residents and all the four nonresidents also heard of the land titling program through posters and brochures disseminated to them. Five of the respondents – all four residents and one nonresident have also been notified by barangay officials. Three respondents – two nonresidents and one resident also claimed to have been visited by LAMP staff and have been informed about the Project. The respondents noted that the program was solely administered by LAMP.

The barangay officials on the other hand confirmed that LAMP approached them regarding the Project and the activities that will be undertaken in the barangay. They

then drafted a resolution expressing their support of the Project and the assistance that they will be extending in launching the said activities.

Table 1.5.2 Land titling activities participated in by respondents

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Interviews</i>	<i>Survey Validation</i>	<i>Collection of Documents</i>	<i>Payment of Fees</i>	<i>Collection of Titles</i>
<i>Residents</i>	3	3	2	4	2	2
<i>Nonresidents</i>	4	4	0	4	2	2
Total	7	7	2	8	4	4

The eight respondents from Lukay were also aware of the various land titling activities undertaken in the area. Seven respondents – all four nonresidents and three residents attended in the assemblies conducted in the barangay. The seven respondents also participated in the interviews. Only two residents however recalled of the validation of surveys. All eight respondents collected, completed, and submitted full applications. However, only four respondents – two residents and two nonresidents paid fees and subsequently received titles. The respondents also cited that all these activities were firstly carried out in the barangay by LAMP.

On the other hand the barangay officials noted that the land claimants were first informed regarding the said Project. Together with the Local CRS that were recruited, they sent out notices prepared by LAMP and handed it out personally to the land claimants. However, they expressed difficulty in reaching those claimants residing outside the barangay. After the assemblies, the land claimants were then scheduled for an interview. The surveys were then validated and paid ocular visits or inspection to their respective lots. The land claimants were then advised to complete the requirements for full applications and wait for the release of their titles.

Table 1.5.3 The benefits of having a land title

<i>Respondents</i>	<i>Primary Benefits</i>		<i>Secondary Benefits</i>	
	<i>Ownership/ Security</i>	<i>Loan/ Collateral</i>	<i>Ownership/ Security</i>	<i>Loan/ Collateral</i>
<i>Residents</i>	4	0	0	2
<i>Nonresidents</i>	3	1	1	3
Total	7	1	1	5

The residents identified ownership/security of land tenure and access to loans/credits as the significant benefits of having a title. When asked to rank the said benefits, seven respondents – all four residents and three nonresidents ranked ownership/security the first or the most important among the two cited. Five of them ranked access to loans/credit second to ownership/security.

Table 1.5.4a The costs, problems or difficulties in obtaining a title. On the costs.

Category 1 – those who submitted complete documents but did not pay the fees			
<i>Respondents</i>	<i>Costly</i>	<i>Minimal</i>	<i>Not incurred any cost so far</i>
<i>Residents</i>	1	0	1
<i>Nonresidents</i>	2	0	0
Total	3	0	1
Category 2 – those who paid the fees and received titles			
<i>Respondents</i>	<i>Costly</i>	<i>Minimal</i>	<i>Not incurred any cost so far</i>
<i>Residents</i>	0	0	0
<i>Nonresidents</i>	1	1	0
Total	1	1	0

Three respondents who submitted complete documents but did not pay fees said that they have incurred much costs in undergoing the process. One resident has spent 20PhP for the CTC, 40PhP for the tax declaration, 80PhP for the documentary stamps, 150PhP for the notarization of waivers, and 150PhP for the special power of attorney. A nonresident claimed to have expended 500PhP in settling taxes and less than 100PhP for the documentary stamps. One nonresident also stated that the process is costly but failed to account the costs.

For those who who paid and received titles, one nonresident spent around 1000PhP – for the completion of documents and upon the release of the titles (cadastral cost, application fee, and registration fee). Another nonresident on the other hand mentioned to have incurred costs but minimally.

Table 1.5.4b The costs, problems, or difficulties in obtaining a title. On the process.

Category 1 – those who submitted complete documents but did not pay the fees		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	1	0
<i>Nonresidents</i>	0	1
Total	1	1
Category 2 – those who paid the fees and received titles		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	0	1
<i>Nonresidents</i>	0	1
Total	0	2

A nonresident who submitted complete documents but did not pay fees disposed that the process is slow. Two respondents who paid fees and subsequently received titles also noted of the process as slow – it took them several weeks to receive the title from the time they submitted complete applications. On the contrary, a resident who falls to the first category described the process as fast.

Table 1.5.4c The cost, problems, or difficulties in obtaining a title. On the requirements and other reasons.

Category 1 – those who submitted complete documents but did not pay the fees		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	0	1
<i>Nonresidents</i>	2	0
Total	2	1
Category 2 – those who paid the fees and received titles		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	0	0
<i>Nonresidents</i>	0	1
Total	0	0

Two nonresidents who submitted full applications but did not pay fees found difficulty in gathering the needed documents. One of them mentioned that there has been handful of requirements and that she has not the money to obtain them. The other also expressed her difficulty in collecting the requirements due to financial constraints; she also added that the lot isn't transferred to her yet. A resident who belongs to the first category and a nonresident who falls to the second expressed their ease in completing the process.

Table 1.5.5 Weighing the benefits (B) and the costs, problems or difficulties (C) in obtaining a title.

<i>Respondents</i>	<i>B>C</i>	<i>B=C</i>	<i>B<C</i>
<i>Residents</i>	4	0	0
<i>Nonresidents</i>	4	0	0
Total	8	0	0

All the eight respondents forwarded that the benefits in having a title are greater than the costs, problems or difficulties incurred in obtaining it. One of them argued that he'll settle for the land titling program of LAMP than in any other private agency because the costs to be borne out are minimal. Another respondent furthered that the Project has been a great help to them.

Table 1.5.6 Reasons for noncompletion/nonparticipation in the land titling processes

Category 1 – those who completed documents but did not pay fees	
Respondents	
Residents	1 *Just waiting for the processing and release of the title.
	2 *Busy with work. Whenever LAMP visits their home, they're not around.
Nonresidents	1 *Can't afford the fees/costs. Her sons are still studying.
	2 *Don't have the money yet to settle the fees/costs.
Category 2 – those who paid the fees and collected titles	
Respondents	
Residents	1 *Already paid the fees and collected the title.
	2 *Already paid the fees and collected the title.
Nonresidents	1 *Already paid the fees and collected the title.
	2 *Already paid the fees and collected the title.

Two nonresidents who already submitted complete documents but did not pay fees said that they couldn't afford the fees or costs. One of them furthered that her sons are studying in college and her resources are directed into it. She also mentioned that the lot she's occupying has not been transferred to her yet. A resident expressed that he has been too busy with work and can't attend to it. He further noted that whenever LAMP personnel visit their home, they're out for work. The other resident respondent on the other hand said that she has been waiting for the notice from LAMP on when, how, and where she can claim the title.

Table 1.5.7 Future plans of securing a title

Respondents	Yes	No
Residents	2	0
Nonresidents	2	0
Total	4	0

The four respondents – two residents and two nonresidents who already submitted complete documents but did not pay fees expressed their willingness to have their lots titled on a future date.

The respondents forwarded their appreciation regarding the Project. However, they suggested that information dissemination be intensified most especially to those who reside outside the barangay. They also suggested that they be given amnesty on their back taxes.

Analysis

The result of the Free Patent titling option implemented in Lukay has been overwhelming. Out of the 127 untitled lots, 105 already presented full documents required for complete applications. And as of March 31, 53 titles have already been released by LAMP and settled their fees.

The participation rate in Lukay may have been high, but then again land claimants were still confronted by problems and difficulties that impacted on their participation. One common concern among the respondents and as also mentioned by the barangay officials (who by the way were land claimants themselves) were the costs/fees that they have incurred or will be incurring in completing the whole process. Due to financial constraints, claimants could hardly complete the required documents needed for application. Once the titles were to be released, claimants have to settle certain fees.

It also surfaced from the interviews and the discussion, that the information dissemination campaign of LAMP with the help of barangay officials has been sufficient and effective. Efforts have been exerted in personally contacting and informing the claimants most especially those residing outside the area about the Project and the various activities that will be launched. The friendly stance and disposition of the LAMP personnel and the barangay officials has also been a positive factor that helped in encouraging and convincing the land claimants to have their lots titled.

Accurate information regarding the costs/fees to be borne out by land claimants in securing the titles were also relayed to them by LAMP personnel right at the start of the process. Thus land claimants have not been surprised of it and have actually prepared for it.

The process and the requirements to comply with were well explained to the claimants. They were notified of the requirements that have been waived – tax declaration for instance.

Lastly, as forwarded by barangay officials, psychological factors can also be another reason as to why the land claimants participate in the process. They were really that interested in having their lots titled.

B. Pastrana

1. Municipal Level Analysis

The pilot municipality of Pastrana is Fifth Class with a budget of P17 million. Almost half of the municipal budget is earmarked for payment of wages of municipal personnel. Only P3million is left over for the Municipal Development Fund to be shared among 29 barangays.

The major source of income for the municipality are real state taxes and business permits but without agro-industry projects, income generation is limited. Thus, Pastrana is highly dependent on its share of national internal revenue allotment. Social services delivery is limited. Furthermore, the municipal government is constrained by the need to produce local counterpart for all national projects through the Local Government Support Equalization Fund. This takes up resources for local priorities.

LAMP interventions in the municipality of Pastrana began in 2001 particularly in Barangay Macalpi-ay. However, in the four barangays covered in the study, activities started towards the second quarter of 2003.

Pastrana was chosen because the municipality is an unsurveyed, contiguous area and the commitment of the local government to carry out the project in the locality.

The Project employed community-organizing (CO) approaches in mobilizing land claimants in the titling process. In Capilla, local government unit (LGU)-led-CO approach has been utilized. In Caninoan, PIO1-led-CO approach has been used. While in the barangays of Dumarag and Cabaohan, non-government organization (NGO)-led-CO has been undertaken by the Project.

LAMP established a Base Camp in Pastrana. It is composed of 6 adjudicators, 7 Community Organizers, 4 survey staff and 5 computer Operators.

Table 2. Participation rates in selected pilots in Pastrana as of March 31, 2004

<i>Barangay [total lots]</i>	<i>No. of Untitled Lots</i>	<i>No. of Lots with Interview [%]</i>	<i>No. of Complete Applications [%]</i>
Capilla	52	51 [98%]	7 [13%]
Caninoan	118	114 [97%]	8 [7%]
Dumarang	114	*	*
Cabauhan	234	*	*

Source: M & E Unit, PIO-1

*data not available

Cabaohan, Dumarag, Capilla, and Caninoan have a land area of 3, 879, 145 square meters. These are composed of both residential and agricultural lands, titled and untitled.

As of March 31, of the 52 untitled lots in Capilla, 98 percent of which (or 51) have their respective owners been interviewed. 13 percent of which (or 7) have their required documents completed.

In Caninoan, of the 118 untitled lots, 114 (or 97%) already have their owners interviewed. Only 7 percent (or 8) of the untitled lots receive their titles.

There are 114 and 234 untitled lots in Dumarag and Cabaohan respectively. However, data on the number of lots interviewed and those with complete documents are not yet available.

For the municipality of Pastrana as represented by the four selected barangays, two groups were identified: (1) those who did not submit complete documents required for complete applications; and (2) those who submitted complete documents. For each level, two residing respondents and two non-residing claimants were drawn from each of the four barangays selected. A total of 64 respondents-claimants from Pastrana were studied.

From the perspective of the land claimants and barangay officials, the following factors/reasons for seemingly low participation were given substantial attention:

Capacity and affordability of land claimants to produce notarized and registered deeds. Obtaining the said documents as evidence of ownership is difficult since most of the parcels are inherited and owners are living below poverty line.

Failure of the LAMP people to inform them that certain documentary requirements have been waived such Tax Declaration, documentary stamp and community tax.

For the Base Camp staff and PIO management, the low participation levels in the different titling steps is strong influenced by the following:

Capacity of the claimants to prove ownership. Most of the claimants could not meet the required documents because it is expensive produce notarized and registered deeds or to partition and transfer parcels to current owners.

The haphazard work of the contracted surveyor. The contracted surveyor has been unable to deliver accurate SNS thereby delaying the completion of documents.

Some of the barangay officials are either tenants or administrators of affected lots. In some areas, barangay officials due to their assigned “responsibility”, are reluctant to communicate/inform the landowners who are living outside the barangay regarding the titling program, process and requirements for fear of losing the land/income.

2. Barangay Level Analysis

a. Caninoan

LAMP entered in Barangay Caninoan sometime in March 2003 through the Free Patent titling option. Using the Integrated Field Approach, it employed the PIO1 led Community Organizing. This CO approach draws in community organizing principles to improve the participation of the LGU and the community in all stages of systematic registration of land claims and in the post titling phase.

For Caninoan, one adjudicator and local volunteer were involved in the execution of the titling activities.

Table 2.1.1 Respondent's sources of information on the land titling undertaken in the barangay

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Brochure/ Posters</i>	<i>House Visits</i>	<i>Neighbors/Friends</i>	<i>Barangay Officials</i>
<i>Residents</i>	4	4	3	0	4
<i>Nonresidents</i>	4	3	3	2	3
Total	8	7	6	2	7

The eight respondents were cognizant of the various land titling activities undertaken in the barangay. They heard of the land titling program of LAMP through the barangay assemblies they participated in. All the four residents and three nonresidents also heard of the same through the brochures distributed to them and through the posters displayed in the barangay/municipal hall. Six of them – three residents and three nonresidents also claimed to have been visited by LAMP personnel. All the residents and three nonresidents also mentioned to have been approached and notified by the barangay officials.

The barangay officials claimed that in the early 80s, a private group attempted to convince them to have their lands titled. However, it was received not quite well by the people.

Table 2.1.2 Land titling activities participated in by the respondents

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Interviews</i>	<i>SNS</i>	<i>Collection of Documents</i>	<i>Team Building</i>
<i>Residents</i>	4	3	2	3	1
<i>Nonresidents</i>	4	3	2	3	0
Total	8	6	4	6	1

The respondents enumerated the various activities that they attended in the barangay. All the eight respondents participated in the interviews. Six of them – three

residents and three nonresidents claimed to have been interviewed. Two residents and two nonresidents recalled to have participated in the SNS. Six respondents – three residents started to collect the documents but only four – two residents and two nonresidents completed it. One resident respondent also noted of the core-group formation/team building held in the area.

The barangay officials noted the following titling activities in the barangay: validation and gathering of information on claimants, sending of notices, conduct of barangay assemblies/meetings. SNS and conduct of interviews.

Table 2.1.3 The benefits of having a land title

<i>Respondents</i>	<i>Primary Benefits</i>	<i>Secondary Benefits</i>	
	<i>Ownership/ Security</i>	<i>Loan/ Collateral</i>	<i>Easily Sold</i>
<i>Residents</i>	4	1	0
<i>Nonresidents</i>	4	3	1
Total	8	4	1

When asked to identify and rank the benefits of having a title, all the eight respondents cited and ranked ownership/security of land tenure first among the benefits they thought of. Of the eight, four ranked access to loans/credit second among the benefits. One resident also mentioned that having a title fosters ease in transaction when sold.

For the barangay officials, security/proof of ownership is the substantial benefit derive from having a titled land.

Table 2.1.4a The costs, problems or difficulties in obtaining a title. On the costs.

Category 1 – those who did not submit complete documents		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	0	1
<i>Nonresidents</i>	0	2
Total	0	3
Category 2 – those who submitted complete documents		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	2	0
Total	4	0

The four respondents who already submitted complete documents mentioned to have incurred costs. A resident said to have spent 100PhP on the tax declaration. The other resident paid 100PhP for the documentary stamps and 25PhP for the CTC. A nonresident claimed to have spent 40PhP for the documentary stamps. And still another nonresident estimated her costs so far to be around 100PhP.

On the other hand, the three respondents – two nonresidents and one resident who failed to submit complete documents have not incurred any costs so far.

Table 2.1.4b The costs, problems, or difficulties in obtaining a title. On the process.

Category 1 – those who did not submit complete documents		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	0	1
<i>Nonresidents</i>	0	0
Total	0	1
Category 2 – those who submitted complete documents		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	1	1
<i>Nonresidents</i>	2	0
Total	3	1

Three respondents who already passed full applications found the process to be fast. However two respondents – one falling into category one and the other into category 2 complained regarding the pacing of the process – saying that it is slow.

Table 2.1.4c The cost, problems, or difficulties in obtaining a title. On the requirements and other reasons.

Category 1 – those who did not submit complete documents		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	0	0
Total	2	0
Category 2 – those who submitted complete documents		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	0	2
<i>Nonresidents</i>	0	2

Category 1 – those who did not submit complete documents		
Total	0	4

The four respondents who already submitted full applications did not find any difficulty in gathering the requirements. However, two residents who have not complied with the requirements yet have found difficulty in gathering them. One mentioned that the lot is disputed saying that other parties are also claiming for it, and that the lot has not been transferred to him yet. The other resident also reasoned that the lot has first to be partitioned and added that it is also mortgaged. He also has to secure a tax declaration/clearance.

Table 2.1.5 Weighing the benefits (B) and the costs, problems or difficulties (C) in obtaining a title.

<i>Respondents</i>	<i>B>C</i>	<i>B=C</i>	<i>B<C</i>
<i>Residents</i>	4	0	0
<i>Nonresidents</i>	4	0	0
Total	8	0	0

The eight respondents believed that the benefits in having a title would outweigh the costs, problems and difficulties incurred along the process.

Table 2.1.6 Reasons for noncompletion/nonparticipation in the land titling processes

Category 1 – those who did not submit complete documents	
Respondents	
<i>Residents 1</i>	*The lot is disputed – other party is claiming for it. Not transferred yet.
<i>2</i>	*The lot has to be partitioned. The lot has been mortgaged.
<i>Nonresidents 1</i>	*LAMP has not given him application form yet. He is uncertain/unsure of the process.
<i>2</i>	*Has not submitted application yet. The land has to be transferred first.
Respondents - those who submitted complete documents	
<i>Residents 1</i>	*Lacks money to collect title. Just waiting for the processing and release of the title. The lot has not been paid of its back taxes.
<i>2</i>	*Just waiting for the processing and release of the title.
<i>Nonresidents 1</i>	*Just waiting for the processing and release of the title.
<i>2</i>	*Just waiting for the processing and release of the title.

When inquired about the reasons or factors for their noncompletion of required documents, one resident forwarded that the land is under dispute saying that other parties are trying to reclaim it from them. He furthered that the lot has not yet been transferred to

his ownership. Another resident mentioned that the lot has to be partitioned and added that the same has been mortgaged. She also lacks tax declaration as he first has to settle his past due taxes. One nonresident stated that he has not been given nor received any application form. He also added that he is uncertain of the Project and unsure of the process and the documents to gather. For the other resident his failure from further participating in the process can be attributed to his inability to obtain a certificate of transfer for his lot.

The four respondents who already handed down their complete applications are just waiting for further notice regarding the release of their titles. One resident however argued that financial constraints would hinder him from collecting the title, as costs/fees have to be paid. The lot is also confronted with back taxes.

According to the barangay officials, the following reasons/factors were responsible for low compliance/participation. One, claimants cannot afford the costs for obtaining documents such as documentary stamp, community tax, photocopying, back taxes and fare. Two, claimants either do not know what offices to go or are intimidated to approach people in government offices.

Table 2.1.7 Future plans of securing a title

<i>Respondents</i>	<i>Yes</i>	<i>No</i>
<i>Residents</i>	4	0
<i>Nonresidents</i>	4	0
Total	8	0

All the eight respondents expressed their desire to pursue the process and be released of their titles.

The respondents also aired out their gratitude to LAMP saying that theirs has been a good Project as it offers a titling alternative favorable to them. However, they suggested that the Project and the processes be explained to them deeply. They also averred that the process be hastened and that good relational skills be observed by LAMP personnel. Moreover, LAMP should also extend their services so as to cover areas such as land transfer and partitioning.

The barangay officials suggested that LAMP should initially assume all the costs to be incurred and actively help in fixing/obtaining the lacking required documents.

Analysis

In Caninoan, of the 118 untitled lots, 114 or 97% already have their owners interviewed. Only 8 or 7% of the untitled lots have received their titles. The poor participation rate in this barangay could be attributed to the incapacity of the claimants to

produce evidence of ownership. Since most of the lands have been acquired through inheritance, they still have to be partitioned and transferred to the current owners. Another mentioned that he couldn't show any documents because its mortgaged while the other insisted on his inability to secure transfer documents.

b. Capilla

LAMP commenced its titling activities in Capilla in March 2003. The titling option that was offered to the people was the Free Patent. Inspired by the Local Government Code of 1991, which mandates local government units to control supervise initiatives and activities in its area, it utilized the Using the LGU-led community organizing approach aimed at establishing a mechanism that will strengthen the LGU structure for titling and land management.

Table 2.2.1 Respondent's sources of information on the land titling undertaken in the barangay

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Brochure/ Posters</i>	<i>House Visits</i>	<i>Neighbors/Friends</i>	<i>Barangay Officials</i>
<i>Residents</i>	4	4	3	0	3
<i>Nonresidents</i>	2	3	3	1	1
Total	6	7	6	1	4

The eight respondents have given multiple answers when asked how they heard of the land titling activities undertaken by LAMP in the barangay. Six respondents – all four residents and two nonresidents attended the assemblies conducted and were oriented about the Project. Seven respondents – all four residents and three nonresidents were able to read of the Project in the brochures given to them and in the posters displayed in the barangay/municipal hall. Six respondents – three residents and three non-residents noted to have been visited in their homes by LAMP staff/Local CRS. Three residents and a nonresident have also been approached by barangay officials.

Table 2.2.2 Land titling activities participated in by the respondents

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Interviews</i>	<i>SNS</i>	<i>Collection of Documents</i>	<i>Team Building</i>
<i>Residents</i>	4	3	3	4	1
<i>Nonresidents</i>	2	3	3	4	0
Total	6	6	6	8	1

The respondents participated in the various activities carried out in the area. Six of them – all four residents and two non-residents attended in the assemblies called in by LAMP. Three residents and three nonresidents said to have been interviewed. Six respondents also recalled to have joined in the SNS. All the eight respondents started to collect the necessary documents, however only four respondents – two residents and two nonresidents submitted complete applications. One resident further mentioned of the team -building activity held in the area.

Table 2.2.3 The benefits of having a land title

<i>Respondents</i>	<i>Primary Benefits</i>		<i>Secondary Benefits</i>		
	<i>Ownership/ Security</i>	<i>Loan/ Collateral/ Livelihood</i>	<i>Loan/ Collateral</i>	<i>Accurate Measure</i>	<i>Easily Sold/ Passed</i>
<i>Residents</i>	2	2	2	1	1
<i>Nonresidents</i>	4	0	2	0	1
Total	6	2	4	1	2

The respondents were able to identify and rank the benefits of having a title. Six of them – all four nonresidents and two residents cited and ranked ownership/security of land tenure number one among the benefits they mentioned. Four of them further singled out and ranked access to loans/credit second among the benefits given. For two residents, they believed that access to loans/credit ranks the most significant of benefits. Other respondents argued that accurate measurement of lots, ease in selling the lot and in passing to heirs are some of the secondary benefits of securing a title.

Table 2.2.4a The costs, problems or difficulties in obtaining a title. On the costs.

Category 1 – those who did not submit complete documents		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	1	1
<i>Nonresidents</i>	0	2
Total	0	3
Category 2 – those who submitted complete documents		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	2	0
Total	4	0

The four respondents who submitted full applications disclosed to have incurred costs along the process. A resident already spent 50PhP for the tax declaration, 25PhP for

the barangay clearance, 25PhP for the CTC, and 300PhP for the documentary stamps. Another resident estimated his costs to be around 2000PhP – 40PhP for the reproduction of documents, 25PhP for the CTC, 50PhP for the tax declaration, 80PhP for the documentary stamps, and for the transportation expenses and in settling his back taxes. A nonresident recalled to have shelled out 80PhP for the documentary stamps, and a certain amount for the transportation and other documents. The other nonresident estimated his expenses to be around 800PhP – for photocopying the documents, CTC, documentary stamps, deed of sale.

On the other hand, three respondents who have not submitted complete documents have not acquired any costs yet.

Table 2.2.4b The costs, problems, or difficulties in obtaining a title. On the process.

Category 1 – those who did not submit complete documents		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	0	1
<i>Nonresidents</i>	0	1
Total	0	2
Category 2 – those who submitted complete documents		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	1	1
Total	3	1

Table 2.2.4c The cost, problems, or difficulties in obtaining a title. On the requirements and other reasons.

Category 1 – those who did not submit complete documents		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	1	0
Total	3	0
Category 2 – those who submitted complete documents		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	0	2
<i>Nonresidents</i>	1	1
Total	1	3

Table 2.2.5 Weighing the benefits (B) and the costs, problems or difficulties (C) in obtaining a title.

<i>Respondents</i>	<i>B>C</i>	<i>B=C</i>	<i>B<C</i>
<i>Residents</i>	2	2	0
<i>Nonresidents</i>	3	1	0
Total	5	3	0

Five respondents – three nonresidents and two residents contended that the benefits in having a title would outweigh the costs, problem and difficulties. Three respondents however asserted that the benefits in obtaining a title equates its costs, problems and difficulties.

Table 2.2.6 Reasons for noncompletion/nonparticipation in the land titling processes

Category 1 – those who did not submit complete documents	
<i>Respondents</i>	
<i>Residents</i> 1	*Lacks special power of attorney and tax declaration.
2	*The lot was mortgaged. Got back taxes. Lacks money to gather the documents.
<i>Nonresidents</i> 1	*Lot is disputed (their boundaries).
2	*Lacks money to secure all the documents.
Category 2 – those who submitted complete documents	
<i>Respondents</i>	
<i>Residents</i> 1	*Just waiting for the processing and release of the title.
2	*Just waiting for the processing and release of the title.
<i>Nonresidents</i> 1	*Just waiting for the processing and release of the title.
2	*Just waiting for the processing and release of the title.

The inability of the four respondents to secure some necessary documents hindered them from further participating in the process. A resident lacked a special power of attorney and a tax declaration. The other resident declared that his lot has been mortgaged. Moreover, he has got back taxes to arrange and he lacks money to do so and to complete the other required documents. A nonresident vented his problem regarding the disputes on boundaries with his neighbor. The other nonresident also raised her financial constraints to gather the requirements.

The four respondents who already complied with the requirements are just waiting for further notice on when, how, and where they can get their titles.

A barangay official confided that the most common problem the land claimants in the area are confronted with is the cost/fees of obtaining the necessary requirements. He furthered that most land claimants still have to clear out their back taxes. Moreover, certain lots/lands are still subject to partitions/subdivisions (to heirs).

Table 2.1.7 Future plans of securing a title

<i>Respondents</i>	<i>Yes</i>	<i>No</i>
<i>Residents</i>	4	0
<i>Nonresidents</i>	4	0
Total	8	0

All eight respondents are more than willing to pursue with the land titling process and have their lots titled.

The respondents recognized the significance of the Project and the value of the titles. However certain suggestions must be addressed to encourage better participation from land claimants. The respondents proposed that the titling be free or the costs be lessened as this mainly impedes land claimants from pursuing with the process. Certain requirements must also be waived as it adds additional burdens to them. They also recommend that certain strategies be devised to hasten the processing of applications. Problems on past due taxes must also be addressed.

Analysis

Based on the March 31 M & E Report of PIO1, of the 52 untitled lots in Capilla, 98 percent of which have already been interviewed. But only seven were able to complete the necessary documents.

Most of the land claimants of Capilla reside outside the area. And this has created a further challenge to LAMP personnel and the LGU to intensify their information dissemination drive to reach out to nonresidents. The information campaign and the community organizing approach may have been that effective as LAMP and the LGU were able to mobilize a very high participation rate of land claimants in activities such as assemblies, interviews and SNS.

Along the land titling process, as evident in the aforementioned figures, land claimants found difficulty in gathering and completing the necessary documents – only seven tendered full applications. Failure to comply with the requirements barred them from further pursuing with the program and secure a title.

As forwarded by the respondents and barangay official, financial constraint is the primary reason as to why the land claimants are not able to submit full applications or further pursue with the process.

Moreover, land claimants still worry about the back taxes on their lands. The inability to pay their past due taxes deter them from securing a tax declaration which is among the requirements.

Certain documents – the tax declaration for instance have already been waived. But it would seem that the land claimants were not informed of this development.

Most of the parcels in Capilla are still faced with problems on partitions or subdivisions (to heirs).

c. Cabauhan

LAMP began its Free Patent titling in Barangay Cabauhan sometime in December 2003. Using a bottom-up approach, the titling activities were being facilitated by a contracted NGO. This NGO-led community organizing focuses on the formation of a people's organization to spearhead and sustain the titling activities.

An adjudicator assisted the contracted NGO in carrying out the titling activity.

Table 2.3.1 Respondent's sources of information on the land titling undertaken in the barangay

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Brochure/ Posters</i>	<i>House Visits</i>	<i>Neighbors /Friends</i>	<i>Barangay Officials</i>	<i>Radio</i>	<i>NGO</i>
<i>Residents</i>	4	2	3	1	2	1	1
<i>Nonresidents</i>	4	3	3	1	1	1	0
Total	8	5	6	2	3	2	1

The respondents noted the various means on how they have learned about the Project and the land titling process employed in the area. All eight respondents heard of it through the assemblies they participated in. Six respondents recalled to have been visited by LAMP and Local CRS in their respective homes. Five respondents – two residents and three nonresidents have been given brochures or have read of it through the posters exhibited in the barangay/municipal hall. The other respondents have also been informed by barangay officials, NGO and through the radio.

The barangay officials claimed that in the past a private group went to the barangay offering titling program but was just ignored by the resident. As to titling activity sponsored by LAMP, they volunteered that it was only through them that they came to know/familiarize such government program.

Table 2.3.2 Land titling activities participated in by the respondents

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Interviews</i>	<i>SNS</i>	<i>Collection of Documents</i>
<i>Residents</i>	4	4	4	3
<i>Nonresidents</i>	4	3	3	3
Total	8	7	7	6

LAMP has initiated several activities in the barangay to carry out the land titling process. All eight respondents witnessed and participated in the assemblies conducted. Seven of them – four residents and three nonresidents took part in the interview. Seven respondents – four residents and three nonresidents were also present in the SNS. Six respondents started collecting the necessary documents but only four completed the application.

Barangay officials were one in saying that the following titling activity took place in the barangay: identification and gathering of land claimants information, sending of letters, conduct of barangay assemblies and meetings, SNS and interview. In their effort to assist the titling activity, they claimed to have spent so much time and resources in contacting claimants living outside the community.

Table 2.3.3 The benefits of having a land title

<i>Respondents</i>	<i>Primary Benefits</i>		<i>Secondary Benefits</i>	
	<i>Ownership/ Security</i>	<i>Loan/ Collateral</i>	<i>Accurate Measurement</i>	
<i>Residents</i>	4	2	0	
<i>Nonresidents</i>	4	1	1	
Total	8	3	1	

The respondents were asked to identify and subsequently rank the benefits of having a title from the most significant to the less significant. All eight respondents mentioned and ranked ownership/security of land tenure number one among the benefits they cited. Access to loans/credits was ranked number two by three respondents. One respondent mentioned and ranked accurate measurement number two among the benefits forwarded.

For the barangay officials, getting a titled lot mean security of ownership.

Table 2.3.4a The costs, problems or difficulties in obtaining a title. On the costs.

Category 1 – those who did not submit complete documents		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	1	0
Total	3	0
Category 2 – those who submitted complete documents		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	2	0
Total	4	0

Seven respondents – three among those who did not submit full documents and the four who submitted complete applications have incurred costs in pursuing with the process.

A resident without complete documents estimated his expenses to be around 600PhP - 450PhP for the tax declaration for other requirements (eg documentary stamp, CTC). A nonresident who falls to the same category also acquired the following costs – 64PhP for the documentary stamps, 15PhP for the CTC, 250PhP for the special power of attorney, and a certain amount for the reproduction of documents. The other resident on the other hand may not have incurred any costs so far but still perceived the process to be costly saying that she has to spend an amount for the documents.

A resident who tendered complete applications mentioned to have incurred more or less 1000PhP. Another resident estimated his costs to be around 250PhP – 160PhP for the documentary stamps, 25PhP for the CTC, and 50PhP for transportation. A nonresident also spent nearly 200PhP – 25PhP for the CTC, 64PhP for the documentary stamps, and 16PhP for the reproduction of documents. The other nonresident said to have acquired the following – 88PhP for the documentary stamps, 25PhP for the CTC, 8PhP for the photocopying of documents, and 120PhP for the transportation expense.

Table 2.3.4b The costs, problems, or difficulties in obtaining a title. On the process.

Category 1 – those who did not submit complete documents		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	0	0
<i>Nonresidents</i>	1	0
Total	1	0
Category 2 – those who submitted complete documents		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	1	1

Category 1 – those who did not submit complete documents		
<i>Nonresidents</i>	2	0
Total	3	1

Three of the four respondents who submitted complete documents observed that the process has been fast. Only one resident with full applications disposed the process as slow.

Table 2.3.4c The cost, problems, or difficulties in obtaining a title. On the requirements and other reasons.

Category 1 – those who did not submit complete documents		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	1	0
Total	3	0
Category 2 – those who submitted complete documents		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	1	1
<i>Nonresidents</i>	0	2
Total	0	3

Of the four respondents who failed to submit complete documents, three noted to have found difficulty in gathering all the required documents. The lack of tax declaration and the result of the solar transit hindered one from further participating in the process. He also mentioned that the employees at the municipal hall have not been attentive to the documents that he's been looking for. Another resident still lacks the tax declaration, documentary stamps, CTC, and waiver. She has not the money to secure all the requirements. A nonresident on the other hand said that the necessary documents are not with him but with her mother who is still in Manila.

Three respondents who submitted full applications however declared their ease in gathering the documents. A resident who also belongs to this category confessed that the land has not been transferred to him yet – they have to settle first their past due taxes.

Table 2.3.5 Weighing the benefits (B) and the costs, problems or difficulties (C) in obtaining a title.

<i>Respondents</i>	<i>B>C</i>	<i>B=C</i>	<i>B<C</i>
<i>Residents</i>	4	0	0
<i>Nonresidents</i>	4	0	0
Total	8	0	0

All eight respondents regarded the benefits in having a title to be far greater than the costs, problems, and difficulties encountered or to be encountered.

Table 2.3.6 Reasons for noncompletion/nonparticipation in the land titling processes

Category 1 – those who did not submit complete documents	
Respondents	
Residents 1	*Lacks tax declaration and transit survey result. Can't afford to settle back taxes (2888PhP)
2	*Lacks money to obtain all the documents – tax declaration, CTC, documentary stamps. Money is not even sufficient to buy foods.
Nonresidents 1	*The documents are with his mother.
2	*The lot is not transferred yet. Got back taxes to settle.
Respondents - those who submitted complete documents	
Residents 1	*Just waiting for the processing and release of title.
2	*Just waiting for the processing and release of title.
Nonresidents 1	*Just waiting for the processing and release of title.
2	*Just waiting for the processing and release of title.

A resident respondent has not been able to proceed along with the application process due to his failure to comply with the requirements. He is unable to secure a tax declaration – his back taxes worth 2888PhP must first be settled. He has also been waiting for the result of the transit survey. Another resident expressed his inability to gather the needed documents and to move on with the application due to financial constraints. She can't afford to obtain a tax declaration, CTC, and documentary stamps – her money is not even sufficient to buy them food. A nonresident cannot also move on with the process because the documents are not in his possession – it's with his mother who is still in Manila. For the other nonresident, the lot has not been transferred to his ownership still. He added further that the past due taxes on the lot must also be settled.

The four respondents who already submitted complete applications are just waiting for the processing and release of their titles.

Based on their interaction with the land claimants in the barangay, the barangay officials learned that the two serious factors for the non-compliance of documents among the claimants are: Costs in securing the necessary documents as well as difficulty in contacting claimants residing outside the municipality.

Table 2.3.7 Future plans of securing a title

<i>Respondents</i>	<i>Yes</i>	<i>No</i>
<i>Residents</i>	4	0
<i>Nonresidents</i>	4	0
Total	8	0

The eight respondents disclosed their future plans of obtaining a title – saying that they are willing to go on with the process and have a title in the end.

However, to encourage better participation from them, the respondents propose that information dissemination be maintained or intensified. LAMP staff should come on time on scheduled activities. In the conduct of surveys or SNS, LAMP must make sure that the claimants are present. They also proposed that LAMP should help land claimants in obtaining the requirements, since they have not the means (financial) to do so. The process must also be hastened so as to avoid delays in the release of titles. Amnesty on back taxes must also be imposed. Furthermore LAMP should widen their scope so as to cover partitioning and subdivision of lots. On the other hand, land claimants should also pay attention to LAMP personnel.

The barangay officials strongly feel that for the level of participation to improve, LAMP has to shoulder all the costs first and actively reach out to claimants.

Analysis

Of the four barangays covered in Pastrana, Barangay Cabauhan has the most number of untitled lots. However, at the time of the conduct of the study no data was available on the number of lots with interviewed claimants and with complete applications.

In this barangay, claimants hardly have the means to secure evidence proving ownership of the land. Fees or costs for obtaining community tax receipts, documentary stamps, Tax Declarations, Certificates of Transfer, payment of real estate property taxes, as well as postage, photocopying and transportation expenses eat up the meager resources of the claimants thereby causing to lose interest in getting a title. The claimants opined that their income is not even sufficient to provide nutritious/balanced meals for the entire household on any given day. It would clearly be impractical for them to be spending a huge amount for a document, and take for granted the survival of the members of the family.

d. Dumarag

LAMP introduced the Free Patent titling option in Barangay Dumarag in December 2003. Employing the bottom-up approach, the titling activities was being facilitated by a contracted NGO which primarily builds the capacity of the local government unit to implement the titling and post titling activities.

Table 2.4.1 Respondent's sources of information on the land titling undertaken in the barangay

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Brochure/ Posters</i>	<i>House Visits</i>	<i>Barangay Officials</i>
<i>Residents</i>	3	4	2	3
<i>Nonresidents</i>	4	4	2	0
Total	7	8	4	3

Barangay assemblies and brochures/posters have been the primary source of information for seven respondents – three residents and four nonresidents regarding the Project and the activities to be carried out in the barangay. Two residents and two nonresidents also declared to have been visited in their homes by LAMP personnel and Local CRS and have been informed about the said Project. Three residents also heard of it through their barangay officials.

The barangay officials on the other hand confirmed that it was them who were firstly approached by LAMP and the NGO (WESLEDEF) regarding the said Project. LAMP, the NGO, and the barangay officials came to an agreement to carry out the land titling activities in the area.

Table 2.4.2 Land titling activities participated in by the respondents

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Interviews</i>	<i>SNS</i>	<i>Collection of Documents</i>
<i>Residents</i>	3	4	3	4
<i>Nonresidents</i>	4	4	3	4
Total	7	8	6	8

The eight respondents were also mindful of the various land titling activities undertaken in the barangay. Seven respondents – three residents and all four nonresidents participated in the assemblies conducted in the area. All eight respondents were able to attend in their scheduled interviews. Six of them – three residents and three nonresidents were able to proceed with the SNS. All the respondents started to gather the necessary documents, however only two residents and two nonresidents were able to complete the requirements needed for full applications.

The barangay officials on the other hand assisted in the activities that were launched in the area. They first sent out notices to the land claimants residing in the area. The nonresidents on the other hand were taken care of by the NGO and LAMP. It took them two weeks to inform the land claimant of the Project and the assembly to be held. After the assembly, they were then tasked to validate the claimants in the barangay. Interviews were then scheduled. The SNS and monumenting then followed. The land claimants then started to complete the documents.

Table 2.4.3 The benefits of having a land title

<i>Respondents</i>	<i>Primary Benefits</i>		
	<i>Ownership/ Security</i>	<i>Loan/ Collateral</i>	<i>Easily Passed</i>
<i>Residents</i>	4	0	1
<i>Nonresidents</i>	4	1	0
Total	8	1	1

The eight respondents identified and ranked ownership/security of land tenure as the most significant benefit of having a title. One of them further stated and ranked access to loans as a secondary benefit in securing a title. Another respondent also mentioned that a title would facilitate smooth and easy transfer of lot (to heirs).

Table 2.4.4a The costs, problems or difficulties in obtaining a title. On the costs.

Category 1 – those who did not submit complete documents		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	1	1
<i>Nonresidents</i>	1	0
Total	2	1
Category 2 – those who submitted complete documents		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	2	0
Total	4	0

Two respondents who failed to submit complete documents and all four respondents who already submitted complete applications have incurred costs in proceeding with the land titling process.

A resident with incomplete documents estimated his cost to be around 600PhP – 20PhP for the documentary stamp, 300PhP for the notarization, and other expenses. A nonresident who falls to the same category said to have acquired costs of around 500PhP – 140PhP for the tax declaration, 84PhP for the documentary stamps, 25PhP for the CTC, and 300PhP for the notarization.

On the other hand, a resident with full application already spent 25PhP for the CTC, 88PhP for the documentary stamps, and 10PhP for the reproduction of documents. For another resident who belongs to the same group recalled to have incurred 88PhP for the documentary stamps, 27PhP for the CTC, more than 500PhP for the affidavit, and a certain amount for photocopying certain documents. A nonresident who already submitted complete requirements calculated her costs to be around 1000PhP - 84PhP on documentary stamps, 25PhP for the CTC, 300PhP for the notarization, and 50PhP for the tax declaration. The other resident also acquired the following costs – 25PhP for the CTC, 80PhP for the documentary stamps, 400PhP for the special power of attorney, and 200PhP for the transportation expense.

A resident who failed to tender complete applications have not incurred any cost so far.

Table 2.4.4b The costs, problems, or difficulties in obtaining a title. On the process.

Category 1 – those who did not submit complete documents		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	1	1
<i>Nonresidents</i>	1	0
Total	2	1
Category 2 – those who submitted complete documents		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	1	1
<i>Nonresidents</i>	0	1
Total	1	2

Three respondents – two of them with complete applications and the other one with lacking documents claimed that the process has been slow. On the other hand three respondents – two of them still lacking some documents and the other one with complete application observed that the process has been moving fast. The furthered that the pacing is also dependent on the condition of the land.

Table 2.4.4c The cost, problems, or difficulties in obtaining a title. On the requirements and other reasons.

Category 1 – those who did not submit complete documents		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	0	1
Total	2	1

Category 1 – those who did not submit complete documents		
Category 2 – those who submitted complete documents		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	0	2
<i>Nonresidents</i>	0	2
Total	0	4

All four respondents who already completed their applications noted to have found ease in gathering the requirements. On the other hand, two respondents with incomplete applications expressed their difficulty in obtaining some of the requirements. One reasoned that the birth certificate of her mother is still with her and still has to be notarized. The other respondent claimed that the lack of money hinders him from securing the necessary documents.

Table 2.4.5 Weighing the benefits (B) and the costs, problems or difficulties (C) in obtaining a title.

<i>Respondents</i>	<i>B>C</i>	<i>B=C</i>	<i>B<C</i>
<i>Residents</i>	3	1	
<i>Nonresidents</i>	3	1	
Total	6	2	

Six respondents – three residents and three nonresidents argued that the benefits in having a title would outweigh the costs, problems and difficulties incurred or to be incurred.

Table 2.4.6 Reasons for noncompletion/nonparticipation in the land titling processes

Category 1 – those who did not submit complete documents	
<i>Respondents</i>	
<i>Residents 1</i>	*Lacks mother's death certificate (still has to be notarized).
<i>2</i>	*Lacks money to secure documents – tax declaration, deed of sale, etc.
<i>Nonresidents 1</i>	*Lacks waiver, death certificate of parents, deed of sale, and documentary stamps.
<i>2</i>	*Lacks waiver from siblings (heirs).
Respondents - those who submitted complete documents	
<i>Residents 1</i>	*Just waiting for the processing and release of title.
<i>2</i>	*Just waiting for the processing and release of title.
<i>Nonresidents 1</i>	*Just waiting for the processing and release of title.
<i>2</i>	*Just waiting for the processing and release of title.

The failure of the four respondents to submit documents for full application hinders them from further participating in the land titling process. One resident claimed that he has not submitted the death certificate of her mother – he has to have it notarized

first. The other resident expressed his difficulty in securing requirements such as tax declaration and deed of sale due to lack of money. A non-resident mentioned that still has to comply with other requirements such as waivers, death certificate of parents and deed of sale. The other nonresident also lacks waivers from her siblings.

The four respondents who already submitted full documents for full applications are just waiting for the processing and the release of their titles.

According to the barangay officials, the lack of money is the primary constraint of land claimants in undergoing the process. Land claimants could hardly afford to buy the food they eat, how much more the documents required for application. Rather than purchase documentary stamps, CTC and other documents, land claimants would rather shell out their 100Php on laundry soap, petroleum, rice and viand to survive the day.

The nonresident claimants, the officials believed, have not been participating in the activities because of the costs that will be incurred – transportation costs most especially. The barangay officials also opined that the land claimants are confused of the process and the documents to present, and some of them do not understand it at all. Moreover, the problem over back taxes, dispute over boundaries, partitions/subdivisions still haunt them.

Table 2.4.7 Future plans of securing a title

<i>Respondents</i>	<i>Yes</i>	<i>No</i>
<i>Residents</i>	4	0
<i>Nonresidents</i>	4	0
Total	8	0

All eight respondents expressed their willingness to further undergo with the process and have their lots titled in the near future.

They forwarded their appreciation about the Project and suggested that it be continued to help small land claimants like them.

The barangay officials suggested that LAMP and the NGO should exert more effort in enforcing the said Project. A close coordination between them and the NGO and LAMP should be encouraged.

Analysis

In the data presented above for Barangay Dumarag, it surfaced that certain factors – financial, logistical, and operational in nature impacted on the participation of land claimants in the titling process.

The respondents and the barangay claimants were one in saying that financial constraints prevent land claimants from further continuing with the application process. The land claimants could hardly afford to incur costs and secure the documents required – CTC, documentary stamps, reproduction of documents, and transportation costs.

The land claimants are also confronted with back taxes on their lots/lands. The inability to settle such restrains them from obtaining a tax declaration.

Confusion over the process and the documents to present arose among land claimants as noted by barangay officials. They also observed that LAMP and the NGO are not well coordinated with their actions.

Land disputes over boundaries, unpartitioned lots (to be subdivided to heirs) are among the problems that confront land claimants.

c. Dagami

1. Municipal Level Analysis

Dagami is a 5th class municipality with a land area of 160.0 sq. km. It has sixty five (65) barangays. Agriculture is the major economic activity. Almost 74% of the total land area is devoted to rice, coconut, corn vegetables and rootcrops. In 2001, Dagami had an income of 23,598,570.71, the greatest bulk of its monies come from the Internal Revenue Allotment.

LAMP started its activities in Dagami, Leyte in 2001 through the Judicial Titling option. However, after the reenactment of the Free Patent Law, which was more client-friendly, it decided to abandon the former and chose Free Patent as a titling option for Dagami.

In November 2001, LAMP established a Base Camp in Dagami and pulled out in December 2003.

The municipality of Dagami was chosen because it is a surveyed area, limited timberland, accessible and large percentage of untitled properties.

As of February 27, of the total of 861 untitled lots, only 52 have been issued titles. In the 10 barangays, the four barangays of Sirab, Calutan, San Benito, and Digahunan, have a relatively low levels of claimants' participation as evident in the low rate of interviews, completion of application, payments of fees, and the issuance of titles.

Table 3. Participation rates in pilots in Dagami as of February 27,2004

<i>Barangay [total lots]</i>	<i>No. of Untitled Lots</i>	<i>No. of Lots with Interview [%]</i>	<i>No. of Complete Applns [%]</i>	<i>Fees Paid [%]</i>	<i>Titles Issued [%]</i>
Maliwaliw	36	32 [88%]	31 [68%]	7 [19%]	7 [19%]
Cabuloran	30	28 [93%]	19 [63%]	4 [13%]	4 [13%]
Caluctogan	81	55 [68%]	52 [64%]	3 [4%]	3 [4%]
Abaca	184	125 [68%]	53 [29%]	17 [9%]	17 [9%]
Banayon	133	90 [68%]	57 [43%]	10 [7%]	10 [7%]
Victoria	140	68 [49%]	48 [34%]	5 [4%]	5 [4%]
Sirab	84	42 [50%]	23 [27%]	0 [0%]	0 [0%]
San Benito	53	24 [45%]	11 [21%]	1 [2%]	1 [2%]
Calutan	50	21 [42%]	10 [20%]	0 [0%]	0 [0%]
Digahungan	70	27 [39%]	18 [26%]	5 [7%]	5 [7%]
Total	861	512 [59%]	322 [37%]	52 [6%]	52 [6%]

Source: Status Report, M & E Unit, PIO-1

The four barangays of Sirab, Calutan, San Benito, and Digahungan has a total land area, both residential and agricultural and title and untitled, of 3, 595, 264.19 square meters.

In the case of Sirab, 50 percent (or 42 lots) of the total of 84 untitled lots were already interviewed. 23 of which completed their documents/applications. None paid required fees and no titles have been released.

Of the 50 untitled lots in Calutan, only 21 lots have their owners been interviewed. Only 10 completed their documents/application. Neither paid required fees nor received titles.

In San Benito, 24 of the 53 untitled lots have their owners been subjected to interviews. 11 of them completed their documents/application. But only one (or 2% of the untitled lots) has been issued a title.

On the other hand, in Digahungan, 39 percent of the 70 untitled lots (or 27 lots) have been interviewed. 18 of which completed their documents/applications and 5 lots paid fees and have their titles released.

For the municipality of Dagami as represented by the four barangays selected, four groups were identified: (1) those who did not appear for interview; (2) those who appeared in the interview but did not submit complete documents; (3) those who submitted complete documents but did not pay the fees; and (4) those who paid the fees and received the title. For each level, two residing and two non-residing respondents-claimants were randomly picked from each of the four barangays selected. A total of 64 respondents-claimants for Dagami were covered.

From the four barangays covered, the claimants and barangay officials point to a number of factors/reasons behind the reduced or poor participation level:

1) Difficulty and affordability of claimants in getting the essential documents to prove ownership of the land. Since most of the lands were acquired through inheritance and has not been partitioned and subdivided, adjudication stops. Also, settling the same would require enormous resources comparable to a new land purchase.

2) Erroneous survey. Dagami's cadastral survey utilized both numerical and graphical means that generated confusion and sometimes conflict among landowners in the municipality. In several instances, the records in the Assessors and other offices do not match. Some lot numbers are either missing or are being occupied by more than one person.

The Dagami Base Camp staff and PIO 1 management see the following to have greatly contributed to the less desirable participation level:

1) Erroneous Survey. As has been mentioned, the survey in the area utilized two different means which resulted in chaotic records. Such condition delays the production of documents.

2) Incapacity and unaffordability of claimants to produce the necessary documents to show proof of ownership of the land. Aside from the erroneous survey, claimants do not have the required documentary evidence in their hands. Some of them are with other members of the family who live outside the municipality. Also, claimants shared that the fees are too high that it will require some time before they can put up the entire amount to complete the process.

3) The shift created confusion, loss of interest and complicated the whole titling process. Claimants were expecting that JT documents were enough for the FP application but got dismayed to discover otherwise. Also, they developed a "wait and see" attitude fearing that LAMP might again decide to suspend or abandon Free Patent and introduce another option.

Based on the above conditions, the following are suggested to raise the level of participation:

1) Employ the CO approach. The land claimants themselves are the primary beneficiaries of the said Project. However said claimants must not be viewed as a mere passive recipient of anti-poverty programs. The CO approach will neutralize the prevailing dole-out mentality/dependence on government by the communities to better their conditions.

2) Improve relations with ROD and CENRO to fast track release of documents.

3) Decentralize processing of application in the Base Camp. To hasten the processing of land title applications some base camp personnel must be given full authority to settle disputes. On the other hand, Base Camps must be equipped with a functional database management system to meet the information needs of the office so that quick and sound decisions can be reached.

4) Review/simplify the IEC materials to enable the claimants to understand the program. There is a prevailing observation that the brochures and pamphlets being distributed are not being read since most of the people in the rural area are not the reading public rather the “hearing/listening” one.

2. Barangay Level Analysis

a. Calutan

Table 3.1.1 Respondent's sources of information on the land titling undertaken in the barangay

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Brochure/ Posters</i>	<i>House Visits</i>	<i>Neighbors/Friends</i>	<i>Barangay Officials</i>
<i>Residents</i>	8	8	3	1	2
<i>Nonresidents</i>	8	7	5	1	1
Total	16	15	8	2	3

The sixteen respondents were aware of the land titling program undertaken by LAMP in the area. All of them were informed about it through the assemblies they participated in. All eight residents and seven nonresidents were also given brochures and have read of the Project in the posters displayed in the barangay/municipal hall. Eight respondents – five nonresidents and three residents claimed to have also been visited by LAMP and local CRS.

The barangay officials on the other hand claimed to have been firstly approached by LAMP staff regarding the Project before they conducted actual field operations. In one or two of their barangay sessions, LAMP personnel joined in it and briefed them regarding the program and the activities to be undertaken in the area. They in the end expressed their support to the Project and to the LAMP personnel in holding the set of activities.

Table 3.1.2 Land titling activities participated in by the respondents

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Interviews</i>	<i>Survey validation</i>	<i>Completed Documents</i>	<i>Paid Fees</i>	<i>Collected Title</i>

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Interviews</i>	<i>Survey validation</i>	<i>Completed Documents</i>	<i>Paid Fees</i>	<i>Collected Title</i>
<i>Residents</i>	8	6	3	4	2	2
<i>Nonresidents</i>	8	6	3	4	2	2
Total	16	12	6	8	4	4

The respondents also participated in some (if not all) of the activities undertaken by LAMP in the barangay. All sixteen respondents claimed to have attended in the assemblies called in by LAMP. Twelve respondent – six residents and six nonresidents proceeded with the interviews. Six of them – three residents and three nonresidents recalled to have participated in the survey validation. The respondents then started collecting the necessary documents. Eight of them were able to submit complete applications. Only four respondents – two residents and two nonresidents settled the fees and subsequently received titles.

The barangay officials on the other hand recalled the various activities they have undertaken. A local CRS was selected and recruited from among those recommended by them. The land claimants were formally informed of the Project through the sets of assemblies conducted. The barangay officials played a great role in sending out notices to the land claimants and in mobilizing them to participate in the different activities to be launched in the area. The land claimants were then scheduled for an interview. The barangay officials assisted in the conduct of the interviews. The land claimants then proceeded to the validation of surveys. After which, land claimants started gathering documents and eventually submitted complete applications. They then waited for further notice from LAMP regarding the processing and release of their titles.

Table 3.1.3 The benefits of having a land title

<i>Respondents</i>	<i>Primary Benefits</i>	<i>Secondary Benefits</i>		
	<i>Ownership/ Security</i>	<i>Loan/ Collateral</i>	<i>Easily Passed/Sold</i>	<i>Taxation Purposes</i>
<i>Residents</i>	8	2	2	0
<i>Nonresidents</i>	8	0	0	1
Total	16	0	2	1

All sixteen respondent identified and ranked ownership or security of land tenure as the most significant benefit of having a title. Two of them cited and ranked access to loan/credit number two among the benefits. Two respondents also mentioned that having a title facilitates easy transactions when the lot/land is sold. A nonresident also mentioned another benefit of obtaining a title – it facilitates better collection of taxes.

Table 3.1.4a The costs, problems or difficulties in obtaining a title. On the costs.

Category 1 – those who did not appear for interview		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost yet</i>

Category 1 – those who did not appear for interview		
<i>Residents</i>	1	0
<i>Nonresidents</i>	0	2
Total	1	2
Category 2 – those who attended the interview but did not submit complete documents		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	1	0
<i>Nonresidents</i>	2	0
Total	3	0
Category 3 – those who submitted complete documents but did not pay fees		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	2	0
Total	4	0
Category 4 – those who paid fees and collected titles		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	2	0
Total	4	0

As respondents move along with the land titling process, the more that they feel and realize how costly it is to complete it. For two residents who haven't appeared in the interview, no costs have been acquired yet. One resident who falls to the same category however already spent on CTC, DOS, and on reproduction of certain documents.

Two nonresidents and a resident who appeared in the interview but failed to complete the needed documents also mentioned to have incurred certain expenses. A resident already shelled out 25PhP for the CTC. A nonresident already spent around 500PhP – 60PhP on documentary stamps, 25PhP on CTC, and 200PhP on transportation. The other nonresident who belongs to the same group have also incurred costs at around 200PhP – 20PhP for the CTC, 60PhP+ for the documentary stamps, and a certain amount in obtaining history of land.

All four respondents who already submitted full documents but did not pay corresponding fees also disclosed to have acquired certain costs. A resident calculated his costs to be around 3000PhP. The other resident mentioned to have spent more or less 2000PhP. A nonresident also accounted his expenses – 60PhP for the documentary stamps, 30PhP for the CTC, 3PhP for photocopying certain documents, 20PhP (one way) for the fare, and 160PhP for the tax declaration among others. The other nonresident on the other hand also acquired costs totaling to around 3000PhP – 28PhP for the CTC,

75PhP for the documentary stamps, 80PhP for the death certificate, and 300PhP for the affidavit among others.

The respondents who already settled their fees and subsequently received titles on the other hand have incurred more costs. A resident and a nonresident calculated their costs to be more or less 2000PhP. Another nonresident summed up his costs and arrived at around 3000PhP – 60PhP for the CTC, 180PhP for the documentary stamps, 2000PhP for the notarization of documents, a certain amount for the tax and tax declaration and for the photocopying of documents.

Table 3.1.4b The costs, problems, or difficulties in obtaining a title. On the process.

Category 1 – those who did not appear for interview		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	0	0
<i>Nonresidents</i>	0	0
Total	0	0
Category 2 – those who attended the interview but did not submit complete documents		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	1	0
<i>Nonresidents</i>	0	0
Total	1	0
Category 3 – those who submitted complete documents but did not pay fees		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	0	0
<i>Nonresidents</i>	0	2
Total	0	2
Category 4 – those who paid fees and collected titles		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	0	0
<i>Nonresidents</i>	2	0
Total	2	0

Two nonresidents who belong to the third category thought that the process has been slow. Three respondents on the other hand noted that the process (Free Patent) is getting faster or much faster than the previous option (Judicial Titling).

Table 3.1.4c The cost, problems, or difficulties in obtaining a title. On the requirements and other reasons.

Category 1 – those who did not appear for interview

Category 1 – those who did not appear for interview		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	0	0
Total	2	0
Category 2 – those who attended the interview but did not submit complete documents		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	1	1
<i>Nonresidents</i>	0	0
Total	1	1
Category 3 – those who submitted complete documents but did not pay fees		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	0	1
<i>Nonresidents</i>	0	2
Total	0	3
Category 4 – those who paid fees and collected titles		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	0	0
<i>Nonresidents</i>	0	2
Total	0	2

The five respondents who already submitted complete documents – three from the third category and two from the fourth did not find much hassle in gathering the required documents. On the contrary, three residents who falls to the first and second categories found difficulty in completing the requirements. Financial constraints hindered them from complying said requirements.

Table 3.1.5 Weighing the benefits (B) and the costs, problems or difficulties (C) in obtaining a title.

<i>Respondents</i>	<i>B>C</i>	<i>B=C</i>	<i>B<C</i>
<i>Residents</i>	7	1	0
<i>Nonresidents</i>	7	1	0
Total	14	2	0

Fourteen out of the sixteen respondents contended that the benefits in obtaining a title are way greater than the costs, problems or difficulties encountered. The other two respondents on the other hand believed that the benefits and the costs, problems or difficulties incurred in having a title are just the same.

Table 3.1.6 Reasons for noncompletion/nonparticipation in the land titling processes

Category 1 – those who did not appear for interview	
Respondents	
Residents 1	*Lacks money to cover the costs/fees.
2	*The lot still has to be partitioned.
Nonresidents 1	*Its just a small parcel. Mortgaged too. Also lacks money to secure the requirements.
2	*They just purchased the lot. The previous owner has to be interviewed – and they're waiting for him to arrive in the area.
Category 2 – those who attended the interview but did not submit complete documents	
Respondents	
Residents 1	*Lacks money to cover the costs/fees. The lot still has to be partitioned.
2	*Lacks documentary stamps. Got no time to submit it.
Nonresidents 1	*Too old and cant attend to the activities.
2	*No lot number yet – waiting for the result from LAMP.
Category 3 – those who submitted complete documents but did not pay fees	
Respondents	
Residents 1	*Just waiting for the processing and release of the title.
2	*Title is already at ROD. Haven't paid yet. No money yet.
Nonresidents 1	*Just waiting to be notified by LAMP.
2	*Just waiting for the processing and release of title.
Category 4 – those who paid fees and collected titles	
Respondents	
Residents 1	*Received title already.
2	*Received title already.
Nonresidents 1	*Received title already.
2	*Received title already
Total	*Received title already.

The lack of money to cover the perceived costs/fees in applying for a title hindered one resident from participating in the activities launched by LAMP particularly in the interview. Another resident failed to appear in the said activity saying that the lot they are occupying must first be repartitioned. The failure of a nonresident to be interviewed can be attributed to lack of financial resources. She further maintained that the lot is just small and that it has been mortgaged also. The other nonresident declared that the they just purchased the lot and that the original owner must first be interviewed.

Different explanations have been forwarded by four respondents as to why they missed to submit complete applications. One resident reasoned that he lacks the money to gather the needed documents. He also added that the lot must also be subdivided or repartitioned to heirs. Another resident was found to have been lacking documentary stamps. He has not been able to submit it to LAMP due to lack of time to attend to it. A nonresident on the other hand claimed that his age and physical incapacities restrain him from gathering the documents and from participating in the Project. The other nonresident has been waiting for the result from LAMP with regards to her query over his lot number.

The four respondents already submitted full applications but have not paid fees yet. A resident and two nonresidents have been waiting for the processing and release of their titles. They are waiting for the notice from LAMP as to the fees they would be paying and the schedule of the release of their titles. Another resident also noted that the title is already at ROD, only that he has not the financial means to settle the fees.

Four respondents already received titles and cleared out their fees.

The barangay officials on the other hand argued that there are various reasons as to why land claimants do not participate actively in the land titling process. They pointed out that financial constraint is the primary reason why claimants do not push through with the application – they lack money to gather the requirements and to settle several costs/fees. They also mentioned that the surveys have been erroneous. They also added that there have been confusion regarding the requirements and the costing (the seemingly effect of the shift from JT to FP). Land claimants also worry about their back taxes.

Table 3.1.7 Future plans of securing a title

<i>Respondents</i>	<i>Yes</i>	<i>No</i>
<i>Residents</i>	6	0
<i>Nonresidents</i>	5	1
Total	11	1

The eleven respondents who have not submitted complete applications yet expressed their desire and willingness to still undergo the process and consequently receive a title. One respondent however declined to move on with the process for now. She held that the lot is under mortgage and furthered that the land is just small and has no money to spend for the documents.

A couple of suggestions have been forwarded by the respondents in an attempt to encourage a better participation from land claimants. They propose that the Project still be pursued. However, they further suggested that the lots be re-surveyed as the past surveys have been erroneous. They also agreed that the costs be reduced if not be made free and that the payment be made in installment basis. LAMP should also devise

strategies to hasten the process and to avoid delays in the release of titles. Inexperienced staff must also be replaced. And that other areas be covered by the Project also.

Analysis

Based on the February 27 M and E Report of PIO1, of the 50 untitled lots in Calutan, only 21 lots have been interviewed. Only 10 completed their documents/application. Neither paid required fees nor received titles. However, upon actual fieldwork, it was found out that there were claimants who already settled fees and collected titles.

In the case of Calutan, land claimants were confronted with several factors that impede on their participation. Primary among these is the lack of money. As land claimants proceed along with the different activities, costs are continuously and increasingly incurred – from transportation costs, to the costs in gathering the documents, and to the costs in settling titling fees (on release of titles). Even land claimants who have not fully undergone the titling process yet (eg those who did not participate in the interview) already perceived that the process would be costly. These actual costs and 'perceived' costs hindered land claimants from further pursuing the process.

The shift from Judicial Titling to Free Patent options has created much confusion and uncertainty among land claimants. Confusion and uncertainty with regards to the process and to the requirements. Land claimants found the JT process to be complicated (and costly) as they have to approach various agencies and to gather handful of requirements. It has also caused much delays in the release of titles. Moreover, the ungraceful exit or 'silence' of LAMP in Calutan when they were deciding to suspend the JT option has left the land claimants hanging and uncertain of what to do and how to proceed with the process. This has further caused loss of interest with the Project and in having their lots titled and distrust to LAMP. When LAMP reentered the area carrying with them the FP option, some claimants were now reluctant to patronize said program for fear that the same course of fate as with JT would happen again.

Land claimants still worry about certain documents that have already been waived with the FP in implementation. Land claimants still cling to the belief that notarized documents, tax declaration/clearance, and documentary stamps for instance are still required now with the FP option. This has fostered questions regarding the depth and effectiveness of the information dissemination drive of LAMP.

Moreover, as pointed out and suggested by some respondents and the barangay officials resurvey of the area must be undertaken as past surveys have been erroneous. Aside from this, some lots in Calutan are still subject for repartition and transfer. These preconditions must first be settled in order to encourage better participation from claimants.

b. Digahungan

Table 3.2.1 Respondent's sources of information on the land titling undertaken in the barangay

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Brochure/ Posters</i>	<i>House Visits</i>	<i>Neighbors/ Friends</i>	<i>Barangay Officials</i>	<i>Local CRS</i>
<i>Residents</i>	8	7	6	1	1	4
<i>Nonresidents</i>	7	4	5	0	0	6
Total	15	11	11	1	1	10

When asked on how they have heard of the land titling program undertaken by LAMP, the respondents have given multiple responses. Fifteen out of the sixteen respondents got acquainted of the Project when they participated in the assemblies carried out in the area. Eleven of them – seven residents and four nonresidents also found out of it in the brochures given to them and in the posters displayed in the barangay and municipal halls. Eleven of them claimed to have been visited by LAMP and were informed about the Project. Ten respondents – six nonresidents and four residents were also notified by the Local CRS.

The barangay officials remembered that the only titling activity that was done was the cadastral survey either by the DENR or the LGU. As to the most the recent titling program, they were one in saying that only LAMP entered in their barangay and was responsible for the information drive.

Table 3.2.2 Land titling activities participated in by the respondents

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Interviews</i>	<i>Survey Validation</i>	<i>Completed Documents</i>	<i>Paid Fees</i>	<i>Collected Title</i>
<i>Residents</i>	8	6	3	4	2	2
<i>Nonresidents</i>	7	6	3	4	2	2
Total	15	12	6	8	4	4

Of the 16 respondents, all eight residents and seven nonresidents participated in the assemblies conducted in the area. Only twelve of them were able to proceed with the interview. Three residents and three nonresidents were present during the validation of surveys. Only eight however, four residents and four nonresidents, were able to submit complete applications. Among the eight, two residents and two nonresidents were able to pay the fees and collected titles subsequently.

Table 3.2.3 The benefits of having a land title

<i>Respondents</i>	<i>Primary Benefits</i>	<i>Secondary Benefits</i>
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	<i>Primary Benefits</i>		<i>Secondary Benefits</i>	
	<i>Ownership/ Security</i>	<i>Easily Sold</i>	<i>Loan/ Collateral</i>	<i>Easily Sold</i>
<i>Residents</i>	7	1	1	0
<i>Nonresidents</i>	8	0	0	1
Total	15	1	1	1

When asked to identify the different benefits of having a title – the respondents mentioned ownership or security of land tenure, ease in land selling transactions, and access to loans or credit – serves as collateral. Fifteen respondents – all eight nonresidents and seven residents ranked ownership as the most significant among the benefits they mentioned. However, one resident mentioned of the ease in transactions as the most important benefit of a title. For one resident and nonresident, access to loans or collateral and easy transactions in selling lot are just secondary benefits.

The barangay officials identified the following titling activities that occurred in the community: validation of claimants, sending of notices, conduct of barangay assemblies, survey and interview, recommendation of local CRS and the renting of space/office by the LAMP. They however, claimed to have assisted the LAMP personnel in its day to day activities and did not encounter unmanageable problems.

Table 3.2.4a The costs, problems or difficulties in obtaining a title. On the costs.

Category 1 – those who did not appear for interview		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	1	1
<i>Nonresidents</i>	0	2
Total	1	3
Category 2 – those who attended the interview but did not submit complete documents		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	1	1
<i>Nonresidents</i>	1	1
Total	2	2
Category 3 – those who submitted complete documents but did not pay fees		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	2	0
Total	4	0
Category 4 – those who paid fees and collected titles		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	1	0

Category 1 – those who did not appear for interview		
Total	3	0

One among those who did not show up for the interview already incurred 25PhP for the CTC, and a certain amount for the reproduction of documents and transportation costs. The other three respondents however have not incurred any cost so far.

Two respondents who attended the interview but did not tender full applications already shelled out money in complying with certain requirements. One resident estimated his cost to be within the range of 500PhP and 1000PhP – 50PhP for the CTC, 87PhP for the tax declaration, and some amount for the documentary stamps and other expenses. A nonresident revealed to have spent around 500PhP. The two respondents who belong to this category claimed otherwise stating that they have not acquired any costs yet.

Table 3.2.4b The costs, problems, or difficulties in obtaining a title. On the process.

Category 1 – those who did not appear for interview		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	1	0
<i>Nonresidents</i>	1	0
Total	2	0
Category 2 – those who attended the interview but did not submit complete documents		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	1	1
<i>Nonresidents</i>	1	0
Total	2	1
Category 3 – those who submitted complete documents but did not pay fees		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	1	1
<i>Nonresidents</i>	1	1
Total	2	2
Category 4 – those who paid fees and collected titles		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	1	1
<i>Nonresidents</i>	1	0
Total	2	1

When asked about the pacing of the process, two respondents who failed to participate in the interview disposed of it as fast – referring to the Free Patent option.

Two among those respondents who were present in the interview but failed to submit full applications observed that the process has become faster. One resident argued that it has been slow-paced because of their inability to easily secure the required documents.

Two respondents who belong to the third category also maintained that the process has been fast. The other two respondents on the other contrary noted of it to have been slow.

Two respondents who already collected their titles also concluded that the process has been speedy. One resident on the other hand regarded it to be slow saying that LAMP has been lax on the latter part.

Table 3.2.4c The cost, problems, or difficulties in obtaining a title. On the requirements and other reasons.

Category 1 – those who did not appear for interview		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	0	0
<i>Nonresidents</i>	0	0
Total	0	0
Category 2 – those who attended the interview but did not submit complete documents		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	1	1
<i>Nonresidents</i>	2	0
Total	3	1
Category 3 – those who submitted complete documents but did not pay fees		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	1	0
<i>Nonresidents</i>	0	1
Total	1	1
Category 4 – those who paid fees and collected titles		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	0	2
<i>Nonresidents</i>	0	1
Total	0	0

Three respondents who fall into the second category have found difficulty in gathering the required documents. A resident still has to secure a waiver. A nonresident

also couldn't provide the history of ownership of land. The other nonresident has first to settle her past due taxes – the lack of money deters her from complying such.

A nonresident who already passed complete requirements submitted that he found difficulty in gathering said documents due to financial difficulties.

Two among those respondents who were already issued titles have found ease in collecting the documents.

Table 3.2.5 Weighing the benefits (B) and the costs, problems or difficulties (C) in obtaining a title.

<i>Respondents</i>	<i>B>C</i>	<i>B=C</i>	<i>B<C</i>
<i>Residents</i>	8	0	0
<i>Nonresidents</i>	7	1	0
Total	15	1	0

When asked to weigh the benefits and the costs, problems or difficulties in securing a title, fifteen respondents asserted that the former is far greater than the latter. One respondent however believed that the benefits and the costs in obtaining a title are just equal.

Table 3.2.6 Reasons for noncompletion/nonparticipation in the land titling processes

Category 1 – those who did not appear for interview	
<i>Respondents</i>	
<i>Residents</i> 1	*Unaware of the schedule of the interview.
2	*Not transferred yet.
<i>Nonresidents</i> 1	*The lot is not transferred and subdivided yet.
2	*Was not scheduled for any interview yet
Category 2 – those who attended the interview but did not submit complete documents	
<i>Respondents</i>	
<i>Residents</i> 1	*Lacks waiver.
2	*The lot is just a small parcel anyway.
<i>Nonresidents</i> 1	*Lacks money to cover costs/fees. There are handfuls of requirements.
2	*Lacks money to secure the documents. Has past due taxes.
Category 3 – those who submitted complete documents but did not pay fees	
<i>Respondents</i>	
<i>Residents</i> 1	*No money to settle the fees.
2	*No money to settle fees – has to wait for the harvest of copra.
<i>Nonresidents</i> 1	*Was not given any notice yet as to how much to pay.
2	*Waiting for LAMP. He's too old to go to the office.

Category 1 – those who did not appear for interview	
Category 4 – those who paid fees and collected titles	
Respondents	
Residents 1	*The lot is titled already.
2	*The lot is titled already.
Nonresidents 1	*The lot is titled already.
2	*The lot is titled already.

A resident failed to appear in the interview because he was not notified about its schedule. The other resident and a nonresident also failed to participate in the said interview because the lot they are claiming has not been transferred to their ownership yet. The other nonresident on the other hand has not been scheduled for an interview.

For the four residents who appeared in the interview, their failure to seek out the required documents prevent them from further participating in the process. One resident still lacks waiver. The other resident on the other hand was not able to submit the requirements for she has lost interest in it claiming that her lot is just a small parcel anyway. The inability of two nonresidents to obtain required documents was due to financial constraints – lack of money to cover the costs/fees. The other nonresident further averred that his past due taxes is another problem which hampers his application.

The two residents who fall into the third category already submitted full applications but failed to settle their fees due to lack of money. On the other hand, the two nonresidents have been waiting to be notified by LAMP regarding the estimated amount needed to clear out the titling fees.

Based on their experience and feedback from the claimants, the barangay officials strongly feel that the following factors may have contributed to the limited participation: a) most of the lots are unpartitioned and have multiple heirs who are not living in the community, b) claimants do not possess the essential documents showing ownership of the land.

Table 3.2.7 Future plans of securing a title

Respondents	Yes	No
Residents	6	0
Nonresidents	4	2
Total	10	2

Twelve out of 16 sixteen respondents have not received titles on their lots yet. Ten out of the twelve are more likely to pursue the process and eventually receive a title.

On the other hand, two of them have given a negative response, one of them saying that he already spent a large sum of money for the JT requirements and has already lost her interest in the process.

The barangay officials were in agreement that the claimants are still interested to have their lands titled however LAMP should do away with certain notarized or registered documents.

The land claimants expressed their appreciation of the Project. The further suggested certain measures to encourage better participation from land claimants. Certain strategies must be employed by LAMP to hasten the process. They proposed that the lots be re-surveyed or that LAMP must have its own surveyor. Requirements must also be lessened. The costs/fees must also be reduced. Pay later policy must be instituted by LAMP. On the other hand, land claimants must also pursue the Project.

Analysis

As of December 2003, of the 70 workable lots in the Digahugan, 27 have been interviewed and 18 have completed applications. The not so satisfying level of compliance or participation is either due to administrative lapse on the assigned LAMP personnel. Claimants are waiting to be updated of their status especially to be interviewed. There must be a regular review/evaluation of the status of each claimant. Another is the incapacity of obtaining the essential documents due to lack of money. LAMP has yet to go back to the barangays to inform the claimants that certain documents have been waived and therefore a reduction in the costs. Also, LAMP has to take advantage of what the Free Patent Law allows by trying to do away with notarized or registered deeds instead pursue or require affidavits.

c. San Benito

Table 3.3.1 Respondent's sources of information on the land titling undertaken in the barangay

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Brochure/ Posters</i>	<i>House Visits</i>	<i>Barangay Officials</i>	<i>Local CRS</i>
<i>Residents</i>	8	8	1	5	1
<i>Nonresidents</i>	8	6	2	2	5
Total	16	14	3	7	6

All sixteen respondents have been informed about the Project through various means or media. A common source of information regarding the said Project among all respondents were the assemblies held and participated in by them. Fourteen out of sixteen respondents were also able to gather information about the program from the brochures

disseminated to them and through the posters displayed in the barangay and municipal halls. Seven respondents – five residents and two nonresidents have been approached and notified about the same by barangay officials. The presence of local CRS also served as a source of information about the land titling activities among five nonresidents and one resident. Two nonresidents and a resident were also cognizant of the house visits conducted by LAMP personnel.

According to the barangay officials, it is not the first time that titling activities have been done in the barangay. In fact, they claimed that a cadastral survey has been done and people in the barangay are beneficiaries of the Free Patent Law prior to LAMP's initiative. As to the current titling program, they were one in saying that information were primarily sourced from the LAMP people.

Table 3.3.2 Land titling activities participated in by the respondents

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Interviews</i>	<i>Survey Validation</i>	<i>Completed Documents</i>	<i>Paid Fees</i>	<i>Released Title</i>
<i>Residents</i>	8	6	3	4	2	2
<i>Nonresidents</i>	8	6	3	4	2	2
Total	16	12	6	8	4	4

To complete the titling process, LAMP has undertaken various activities to be participated in by land claimants/applicants. The assemblies held by LAMP in the barangay have been well attended by all the sixteen respondents. Interviews to land claimants were also administered by LAMP. Twelve respondents – six residents and six nonresidents appeared in the said scheduled activity. Six respondents – three residents and nonresidents proceeded with the validation of surveys. Eight of them completed the documents required and submitted full applications . However, only 4 respondents - two residents and two nonresidents paid fees and were released of titles.

Barangay officials cited the following activities in their vicinity: validation of claimants, sending of notices, conduct of barangay assemblies, meetings, interview and survey. However, in their effort to help the program and the claimants, they got frustrated each time the claimants do not show up during meetings or in the survey validation.

Table 3.3.3 The benefits of having a land title

<i>Respondents</i>	<i>Primary Benefit</i>	<i>Secondary Benefits</i>		
	<i>Ownership/ Security</i>	<i>Loan/ Collateral</i>	<i>Easily Sold</i>	<i>Bail Bond</i>
<i>Residents</i>	8	1	0	0
<i>Nonresidents</i>	8	4	1	1
Total	16	5	1	1

Ownership or security of tenure has been identified and ranked number one by all sixteen respondents as the most significant of the benefits mentioned in having a title. Access to loans/credits was ranked second by five respondents. For two nonresidents having a title will facilitate ease in transactions when sold and can serve as a bail bond. They were equally ranked second among the benefits given.

The barangay officials shared that security of ownership is the primary benefit one gets from a titled land.

Table 3.3.4a The costs, problems or difficulties in obtaining a title. On the costs.

Category 1 – those who did not appear for interview		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	1	1
<i>Nonresidents</i>	0	2
Total	1	3
Category 2 – those who attended the interview but did not submit complete documents		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	2	0
Total	4	0
Category 3 – those who submitted complete documents but did not pay fees		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	1	0
Total	3	0
Category 4 – those who paid fees and collected titles		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	2	0
Total	4	0

Three respondents who failed to show up in the scheduled interview revealed that they have not incurred costs so far. On the other hand, one resident belonging to the same category already spent 20PhP for the CTC, and some amount for the reproduction of documents among others.

For the four respondents who appeared in the interview but failed to submit complete documents, certain costs have been acquired in pursuing the process. A resident

recalled the following expenses: 60PhP for the documentary stamps, 30PhP for the CTC, and some amount for the reproduction of ceratin documents. Another resident calculated his costs to be around 800PhP. A nonresident accounted to have spent more or less 500PhP – 60PhP for the documentary stamps, 60PhP for the tax declaration, 27PhP for the CTC, 50PhP for the photocopying of documents, and some amount for the death certificate.

For the three respondents who submitted complete applications but failed to pay fees, proceeding with the process entails a lot of costs. A resident noted to have expended 60PhP for the documentary stamps and 30PhP for the CTC among others. The other resident recalled to have spent around 400PhP – 100PhP for the documentary stamps and 25PhP for the CTC among others. A nonresident also recalled to have incurred around 300PhP – 62.50PhP for the tax declaration, 25PhP for the CTC, 50PhP for the death certificate, 60PhP for the documentary stamps and 20PhP for the reproduction of documents among others.

Four respondents who already settled the fees and received titles claimed to have shouldered much costs. A resident estimated the costs incurred to be more or less 500PhP – 60PhP for the documentary stamps, 25PhP for the CTC, 167PhP for the history of land, and 20PhP for the reproduction of certain documents. The other resident recalled to have spent nearly 1000PhP. A nonresident also calculated his costs at around 2000PhP – 30PhP for the CTC, 40PhP for the documentary stamps, 6PhP for the reproduction of documents, more than 200PhP for the tax declaration, and titling fees of around 1000PhP. The other nonresident noted to have acquired costs of around 3000PhP – 21PhP for the documentary stamps, 25PhP for the CTC, 100PhP for the death certificate, more than 1000PhP for the taxation, and more than 150PhP for the history of ownership among others.

Table 3.3.4b The costs, problems, or difficulties in obtaining a title. On the process.

Category 1 – those who did not appear for interview		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	0	1
<i>Nonresidents</i>	0	0
Total	0	1
Category 2 – those who attended the interview but did not submit complete Documents		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	0	2
<i>Nonresidents</i>	1	0
Total	1	2
Category 3 – those who submitted complete documents but did not pay fees		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	0	2

Category 1 – those who did not appear for interview		
<i>Nonresidents</i>	1	0
Total	1	2
Category 4 – those who paid fees and collected titles		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	0	1
<i>Nonresidents</i>	0	1
Total	0	2

Seven out of the 16 respondents – two respondents who already paid the fees and collected titles, 2 respondents who submitted complete documents but did not pay fees, two respondents who appeared in the interview but failed to submit complete documents and a respondent who missed the interview described the process as slow-paced. On the contrary two respondents who fall into the second and third category observed that the process has been fast.

Table 3.3.4c The cost, problems, or difficulties in obtaining a title. On the requirements and other reasons.

Category 1 – those who did not appear for interview		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	1	0
<i>Nonresidents</i>	0	0
Total	1	0
Category 2 – those who attended the interview but did not submit complete Documents		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	2	0
Total	4	0
Category 3 – those who submitted complete documents but did not pay fees		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	0	1
<i>Nonresidents</i>	0	1
Total	0	2
Category 4 – those who paid fees and collected titles		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	0	1
<i>Nonresidents</i>	0	1

Category 1 – those who did not appear for interview		
Total	0	2

Four respondents who fall into category 3 and 4 noted to have gathered the required documents with easy. On the other hand, four respondents who attended the interview but did not submit complete documents expressed their difficulties in gathering certain requirements. Two respondents still lacks history of land. And as one respondent mentioned, the original owners of the lot are already dead and no one could testify about its history. Another resident was found lacking in special power of attorney – she has no money to comply such. Two nonresidents on the other hand lack affidavit of partition and tax receipt.

Table 3.3.5 Weighing the benefits (B) and the costs, problems or difficulties (C) in obtaining a title.

<i>Respondents</i>	<i>B>C</i>	<i>B=C</i>	<i>B<C</i>
<i>Residents</i>	4	3	0
<i>Nonresidents</i>	5	3	0
Total	9	6	0

For nine respondents – five nonresidents and four residents, the benefits of having a title are far greater than the costs, problems or difficulties in obtaining them. For six respondents, the benefits of having a title are just tantamount to the costs, problems, and difficulties incurred.

Table 3.3.6 Reasons for noncompletion/nonparticipation in the land titling processes

Category 1 – those who did not appear for interview	
<i>Respondents</i>	
<i>Residents</i> 1	*No money yet.
2	*Unable to secure land history – they bought the parcel, and the original owner is already dead.
<i>Nonresidents</i> 1	*Too busy with work. Been cultivating the land for 40 years now, yet no conflict arises. Handful of requirements.
2	*Not transferred to him yet. Too busy with work.
Category 2 – those who attended the interview but did not submit complete Documents	
<i>Respondents</i>	
<i>Residents</i> 1	*Lacks special power of attorney. No money to obtain lacking documents.
2	*Lacks money to cover costs/fees. Handful of requirements. Been going to the municipal times for so many times.
<i>Nonresidents</i> 1	*Lacks waiver and affidavit of partition. Too busy with work and lacks

Category 1 – those who did not appear for interview	
	money to settle the costs/fees. Also lacks tax declaration.
2	*Lacks tax receipt. No money yet.
Category 3 – those who submitted complete documents but did not pay fees	
Respondents	
Residents 1	*Just waiting for the processing and release of the title. Waiting also for the estimated costs/fees.
2	*Just waiting for the processing and release of the title. Waiting also for the estimated costs/fees.
Nonresidents 1	*Was not notified yet regarding the costs/fees to be paid.
2	*Can't attend to it, busy with the election/politics.
Category 4 – those who paid fees and collected titles	
Respondents	
Residents 1	*Received title already.
2	*Received title already.
Nonresidents 1	*Received title already.
2	*Received title already.

The lack of money hindered one respondent from appearing in the interview and from further participating in the process. The other resident mentioned to have not obtained a history of the land – the original owners are already dead and no one could testify to its history thus deciding not to appear in the interview lest the said document be secured. A nonresident was not also able to show up in the interview because she has been too busy with work. She further argued that a title is not quite necessary since she's been cultivating the land for 40 years now and she's still secure with it. She also said that the handful of requirements also hamper her participation in the process. For the other nonresident, he has also been too busy with work thus missing the interview. He also noted that the land has not been transferred yet to his ownership.

The failure of four residents to submit complete documents can be attributed to certain factors. One resident declared that he lacks a special power of attorney – and further said that lack of money deters him from securing the document. The other resident also mentioned lack of money as a hindrance in completing the requirements. He also mentioned that the handful of requirements also impede him from further participating in the process. A nonresident claimed that he couldn't provide waivers and an affidavit of partition for she's too busy with work and lacks money to do so. The other resident lacks tax receipt and she couldn't secure it for lack of money.

The two residents and a nonresident who already submitted complete applications are just waiting for the processing and release of their titles. They were not able to settle the fees also because they were not yet notified by LAMP regarding the costs/fees that they would clear out upon receiving the titles. The other nonresident has been too busy with the elections and can't attend to the titling activities in the meantime.

For the barangay officials, the reasons why compliance or participation is low is due to the fact that most of the lands were acquired through inheritance and has not been partitioned/subdivided yet. Settling it would mean resources more or less equivalent to the price of a new lot. Another factor pointed out is that claimants are discouraged/reluctant in obtaining the documents because they do not know where to go and government offices would not readily attend to their needs. This means going back to the said offices several times which add up to the fees that they have to save.

Table 3.3.7 Future plans of securing a title

<i>Respondents</i>	<i>Yes</i>	<i>No</i>
<i>Residents</i>	4	2
<i>Nonresidents</i>	4	2
Total	8	4

Eight among the twelve respondents who have not received titles yet expressed their willingness to further pursue with the application and have their lots titled in the near future. The other four respondents on the other hand have given a negative response saying that if the constraints be addressed – lack of money, lack of time, and lacking documents they'll pursue having a title.

Barangay officials expressed satisfaction of the commitment displayed by the LAMP personnel to reach the claimants. But they suggested to have another survey since the current one is erroneous and problematic.

Analysis

As of December 2003, San Benito has 53 workable or untitled lots. Twenty four (24) have been interviewed and 11 have complete applications.

In San Benito, the factors or reasons for less desirable level of compliance and participation is due to: One, LAMP's failure to inform the claimants of recent policy change that no longer requires certain documents before processing the application. Returning to the barangay or writing the claimants that certain documents have been waived would have relieved the claimants from financial woes and might return to the Base Camp for the completion of the titling process. Two, considering the difficulty and costs in securing documents because these parcels are unpartitioned and with multiple heirs, LAMP should now entertain affidavits or corroborative evidences instead of asking for notarized/registered deeds.

d. Sirab

Table 3.4.1 Respondent's sources of information on the land titling undertaken in the barangay

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Brochure/ Posters</i>	<i>House Visits</i>	<i>Barangay Officials</i>
<i>Residents</i>	8	6	5	6
<i>Nonresidents</i>	8	6	2	3
Total	16	12	7	9

The information of land claimants regarding the land titling activities undertaken by LAMP in the area came from various sources/media. All sixteen respondents participated in the assemblies formed in the area and heard of the Project from it. Twelve respondents also claimed to have gained knowledge about the said program through the brochures given to them and the posters they have seen in the barangay/municipal halls. Seven of them also noted to have been visited and informed about the titling process in the area by LAMP personnel and Local CRS. Nine respondents on the other hand recalled to have been notified by barangay officials.

When LAMP entered Sirab, it was the barangay officials whom they first approached and were informed of the Project and the activities to be undertaken in the area. The barangay officials then drafted a resolution expressing their support of the Project and the commitment to assist them in the conducts of land titling activities.

Table 3.4.2 Land titling activities participated in by the respondents

<i>Respondents</i>	<i>Barangay Assemblies</i>	<i>Interviews</i>	<i>Survey Validation</i>	<i>Collection of Documents</i>	<i>Paid Fees</i>	<i>Released Titles</i>
<i>Residents</i>	8	6	2	4	2	2
<i>Nonresidents</i>	8	6	2	4	2	2
Total	16	12	4	8	4	4

Among the various activities participated in by the respondents are the barangay assemblies, interviews, survey validation, and the completion and submission of requirements. All the sixteen respondents attended the barangay assemblies undertaken in the barangay. Twelve of them – six residents and six nonresidents then proceeded with the interview. Only four respondents – two residents and nonresidents however recalled to have been present during the validation of surveys. The respondents started collecting the necessary documents but only eight of them – four residents and nonresidents completed and submitted full applications. Four respondents on the other hand paid their fees off and subsequently received titles. All of these activities were said to have been administered by LAMP.

The barangay officials also noted of the various activities carried out in the area. The barangay officials first validated the list of claimants. Then notices were sent out to them informing them of the Project and the activities to be undertaken in the area. Land claimants were then assembled in the barangay hall and were formally oriented about the program. Surveys were then validated. Schedules for interviews were then set. The claimants then started completing the requirements. Fees were then paid and titles have been released.

Table 3.4.3 The benefits of having a land title

<i>Respondents</i>	<i>Primary Benefits</i>	<i>Secondary Benefits</i>	
	<i>Ownership/ Security</i>	<i>Loan/ Collateral</i>	<i>Bail Bond</i>
<i>Residents</i>	8	0	0
<i>Nonresidents</i>	6	1	1
Total	14	1	1

When asked to identify the benefits of having a title, the respondents mentioned ownership or security of land tenure, access to loans/credit, and serves as bail bond. The respondents then ranked the benefits from the most significant to the least significant. Fourteen respondents argued that the number one benefit of having a title is ownership or security of land tenure. One of them ranked access to loans/credit second among the benefits. Another nonresident also equally ranked bail bond as a secondary benefit of having a title.

Table 3.4.4a The costs, problems or difficulties in obtaining a title. On the costs.

Category 1 – those who did not appear for interview		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	0	2
<i>Nonresidents</i>	0	2
Total	0	4
Category 2 – those who attended the interview but did not submit complete documents		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	1	1
<i>Nonresidents</i>	2	0
Total	3	1
Category 3 – those who submitted complete documents but did not pay fees		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	2	0
Total	4	0

Category 1 – those who did not appear for interview		
Category 4 – those who paid fees and collected titles		
<i>Respondents</i>	<i>Costly</i>	<i>Not incurred any cost yet</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	2	0
Total	4	0

As respondents move along with the land titling process, the costs/fees incurred gets higher. For the four respondents who failed to participate in the interview, no costs have been acquired so far.

One among those who appeared in the interview but failed to submit full documents has not incurred any cost yet. But the three others disclosed to have incurred such. A

The four respondents who submitted complete documents but did not pay fees claimed that the process has been costly.

The four respondents who paid fees and collected titles also declared that they have incurred much costs in completing the process.

Table 3.4.4b The costs, problems, or difficulties in obtaining a title. On the process.

Category 1 – those who did not appear for interview		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	0	2
<i>Nonresidents</i>	0	0
Total	0	2
Category 2 – those who attended the interview but did not submit complete documents		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	2	0
<i>Nonresidents</i>	0	2
Total	2	2
Category 3 – those who submitted complete documents but did not pay fees		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	0	0
<i>Nonresidents</i>	0	1
Total	0	1
Category 4 – those who paid fees and collected titles		

Category 1 – those who did not appear for interview		
<i>Respondents</i>	<i>Fast</i>	<i>Slow</i>
<i>Residents</i>	0	2
<i>Nonresidents</i>	1	0
Total	1	2

Two respondents who fall under category 4 observed that the process has been slow-paced. One respondent who belongs into the third category also described the process as slow. Two respondents from category 2 and another two respondents from category 1 also contended the same.

On the other hand, three respondents – one from the fourth group and two from the second category viewed the process as fast.

Table 3.4.4c The cost, problems, or difficulties in obtaining a title. On the requirements and other reasons.

Category 1 – those who did not appear for interview		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	1	0
<i>Nonresidents</i>	0	0
Total	1	0
Category 2 – those who attended the interview but did not submit complete Documents		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	1	0
<i>Nonresidents</i>	0	0
Total	1	0
Category 3 – those who submitted complete documents but did not pay fees		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	0	2
<i>Nonresidents</i>	1	1
Total	1	3
Category 4 – those who paid fees and collected titles		
<i>Respondents</i>	<i>Difficult to gather</i>	<i>Easily gathered</i>
<i>Residents</i>	0	2
<i>Nonresidents</i>	0	2
Total	0	4

Only one among the four respondents who failed to participate in the interview found difficulty in gathering the requirements.

Among those who attended in the interview but failed to submit full documents, one resident respondent declared that he has found difficulty in completing them.

Three among the four respondents who already submitted full documents but failed to settle the fees disclosed to have gathered them with ease. On the hand, a nonresident who belongs to the same category gathered the requirements with difficulties.

The four residents who already paid the fees and subsequently received titles have also gathered the documents without much difficulty.

Table 3.4.5 Weighing the benefits (B) and the costs, problems or difficulties (C) in obtaining a title.

<i>Respondents</i>	<i>B>C</i>	<i>B=C</i>	<i>B<C</i>
<i>Residents</i>	6	2	0
<i>Nonresidents</i>	6	2	0
Total	12	4	0

The twelve respondents believed that the benefits in obtaining a title would outweigh the costs, problems, and difficulties incurred and will be incurred. For the other four respondents, the benefits and the costs are just of the same weight.

Table 3.4.6 Reasons for noncompletion/nonparticipation in the land titling processes

Category 1 – those who did not appear for interview	
<i>Respondents</i>	
<i>Residents</i> 1	*Has to wait for the other siblings to be around.
2	*The documents are not with him. Mortgaged and lacks money to settle fees.
<i>Nonresidents</i> 1	* Was scheduled for an interview but they (LAMP) didn't arrive.
2	* Been busy with work.
Category 2 – those who attended the interview but did not submit complete Documents	
<i>Respondents</i>	
<i>Residents</i> 1	* Not transferred and subdivided yet.
2	* Lacks money to obtain the documents.
<i>Nonresidents</i> 1	* Not yet sure of the lacking document(s) - wife attends to it.
2	*
Category 3 – those who submitted complete documents but did not pay fees	

Category 1 – those who did not appear for interview	
Respondents	
Residents 1	* No money yet, has to wait for the harvest of copra
2	* Lacks money to settle fees in BIR.
Nonresidents 1	* Been sick, can't attend to it.
2	* Wife is sick.
Category 4 – those who paid fees and collected titles	
Respondents	
Residents 1	*The lot is already titled.
2	*The lot is titled already.
Nonresidents 1	*The lot is titled already.
2	*The lot is titled already.

One resident mentioned that he still has to wait for his siblings and seek out their permission before he can proceed with the application process. This is the reason why he failed to attend in the scheduled interview. The other resident who also failed to show up in the interview said that the documents are not with him. He also added that the lot has been mortgaged and that he lacks money to cover the costs/fees.

The inability to secure certain requirements for complete applications barred four respondents from further proceeding with the process. One declared the lot has not been subdivided and transferred to his ownership yet. The lack of money deterred there other resident from obtaining all the required documents. A nonresident on the other hand is not aware of the requirements and furthered that he also doesn't know which document is lacking. He mentioned that it was his wife who has been attending to it.

A resident who already submitted full applications but failed to settle the fees disclosed that she has no money yet to settle those fees. She first has to wait for the harvest of her copra. The other resident also maintained that he lacks money to pay for those fees. The two other nonresidents on the other hand have been sick and neglected to attend to it.

The remaining four respondents on the other hand already settled their fees and eventually received titles.

The barangay officials on the other hand expressed their concern over the previous surveys conducted saying that they were erroneous. They also claimed that financial constraints still restrain land claimants from completing the needed documents and from settling the titling fees. Moreover they also felt that the shift from JT to FP has rendered them confusion over the process and the requirements.

Table 3.4.7 Future plans of securing a title

<i>Respondents</i>	<i>Yes</i>	<i>No</i>
<i>Residents</i>	6	0
<i>Nonresidents</i>	5	1
Total	11	1

Of the twelve respondents who have not received their titles yet , eleven expressed their willingness to still proceed with the application and have their lots titled in the near future.

Analysis

Based on the February 27 M and E Report of PIO1, in the case of Sirab, 42 of the total of 84 untitled lots were already interviewed. 23 of which completed their documents/applications. None of them paid fees and no titles have been released. However, recent results showed that certain land claimants in the barangay already paid for their fees and received their titles.

For the land claimants, and as validated by the barangay officials, meager financial resources have been a primary obstacle in their participation in the land titling processes. The lack of money restrains them from obtaining the needed documents. They may have realized the value of a title and they may be willing to pursue with the application, but when confronted with this particular constraint their hopes of securing a title vanishes.

The shift from JT to FP has also impacted on the level of participation of claimants in the land titling activities. The land claimants were first exposed to the complicated, slow-paced and costly process and the numerous requirements of the JT option. The land claimants then expressed their dissatisfaction with that particular alternative. Then came the sudden disappearance of LAMP. The land claimants were adversely affected by that move – they were left uncertain of what to do with the documents they gathered. They have already incurred much cost. LAMP then reentered the place, carrying with them the FP option. But the experience with JT has not been favorable to the land claimants. Fear that the same would happen, the land claimants became reluctant in participating with it.

Confusion still arose with the FP option. Land claimants are still unaware that certain documents were already waived – corroborative affidavits in replacement for notarized documents are now acceptable, and tax clearance and documentary stamps are no longer required.

Land claimants also worry about the fees to be met upon release of titles. They too are unaware that the mode of payment can now be in installment basis – not one shot, as they believed it to be.

It also surfaced from the interview with land claimants and barangay officials that past surveys conducted were erroneous – exchange in lot numbers were highly present. Moreover, most lots are still subject for transfer and repartition. These issues should be addressed too.

6. Implications of the Findings

Perhaps, it is not premature to draw implications for the country's newest titling program. Dominant reasons or factors for low participation emerged with which PIO 1 and LAMP 2 should take into serious consideration. The findings of the study seem to indicate that LAMP is moving slowly towards its avowed goal of securing property rights and poverty reduction. Below are some implications by which current and future strategies may be improved.

6.1 To LAMP2 and long term LAMP

It may take some time before the numerous poor claimants in the three areas to enjoy the fruits of the titling program. The land claimants have rich and strong desire to have a title but poor in capacity to shoulder the costs for the essential documents for a secure title. Also, they have slimmer chance of benefiting from the new land administration system because of their poor material and technical resources. A title may make the poor feel good but it may not immediately, not even in the very near future favor the interests and concerns of the poor.

While LAMP intends to assist people with insecure land rights to acquire formal and secure title to their land, the results of the study revealed that most claimants do not intend to maximize the economic value of their land once they have gotten titles or established rights. This is because most of the claimants do not have assets necessary to take advantage of the opportunity offered by growth. This however, will not lead to increased income and food security both in the household level and in the communities.

The CO approach should be considered seriously so that claimants and barangays become more informed of the land titling options, processes, uses and abuses of title for collateral and be able to make informed decisions about the development of their land.

The present IEC does not explain clearly to the community about costs, back taxes, documentary stamps, cadastral costs, etc., which has created

misinformation/confusion about titling requirements thereby affecting their completion and participation in the different steps.

To secure property rights for the poor land claimants, it is important that documentary requirements be waived/reduced to bring down costs.

6.2 To PIO1 operations

1. The different approaches do not have discernible impact on participation particularly in the acquisition of title. Impact of the approaches may be felt on the goal of poverty reduction or the post titling needs of the community.

2. The Free Patent Law accepts/allows the execution of affidavit in cases with unclear ownership evidence. The problem, however, is that PIO has not considered the use of affidavits to ease the burden or difficulty to establish relationships with previous claimants especially if the current claimant is not the original survey claimant.

3. Erroneous/defective cadastral survey in the study sites was common. This survey needs to be corrected first before one can proceed with titling.

4. The non-resident claimants are generally materially capable to produce documents and shoulder costs. However, they are rather indifferent or difficult to convince compare to the residing claimants.

5. The barangays are willing and capable of assuming responsibilities/activities except when it requires funding. Participation to a certain extent is influenced by the performance of barangay officials who are the key persons in mobilizing the community to be involved in titling activities. Crucial elements are the commitment and skills of the community leaders to work in common direction with the LAMP implementers.

6. Titling is about people, not technology. Most of the titling activities deals with people, the issue of the LAMP staff's "identification" with the stakeholders is relevant. "Affinity" with claimants, barangay officials and residents contribute to the overall successful implementation of the program in the community. Recruited staff needs to change and adapt.

8. The project is strongly influenced by bureaucratic and cultural environment. It is imperative to review existing procedures and then simplify and streamline where appropriate.

8. Existing information (such as validated claimants list) may not be sufficient, updated or correct and therefore not adequate for providing an accurate picture on the status of each parcel/untitled lot. Collating and gathering information is not enough.

7. Conclusion and Recommendations

As a general conclusion, of the factors cited as having influenced the low level of compliance/participation in the different titling steps, a) financial resources, b) difficult and numerous documentary requirements and c) lacking information on the Project, the activities and its schedule, requirements, costing and mode of payment constrained the claimants from finishing the titling process.

Thus, it is important for PIO 1 to identify areas and work to ensure a desirable level of participation of claimants ahead. Achieving a favorable level of participation requires:

a) Team data analysis and social investigation of the villages must be stressed. The Base Camp staff should undertake social investigation together as a team building activity and data collection should be followed by a joint analysis by the PIO-1 and Base Camp staff. This is necessary to chart out strategy for implementing the titling process.

b) Base Camp personnel should be encouraged to immerse – live in the communities or visit the villages more frequently – in order to acquire a good grasp of the local situation and happenings and improve relations with the villagers/ claimants, as well as to hasten the validation of reports or data.

c) In the implementation of the program, the personnel involved must adopt realistic time frames and achievable targets, considering the situations at hand. They have to allow for fallbacks and interval between steps to catch up on any backlog.

d) Information dissemination must prevail. Standardized and “ indigenized” IEC materials must be produced and should be made available especially during the conduct of barangay assemblies. Issuance of pronouncements and instructions should be consistently made to Base Camp personnel regarding pertinent issues i.e. Fees, estimate costs, modes of payment and documents to be submitted. Clear efforts should be made to return to the barangays to disseminate information regarding recent memoranda or policy changes.

e) The use of affidavits over notarized/registered deeds/documents must be seriously explored and utilized by the Base Camp staff. The Free Patent Law allows/accepts corroborative evidence in the form of affidavits from community members.

f) Create a functional database. This would include land-related information, Barangay Profiles, Social Profiles, Land Tenure Profiles, lists of claimants, etc. The said

data must be efficiently categorized to meet the information needs of the office. The effective use of this information depends on how the data is stored, organized, presented and accessed.

g) The Base Camp staff must be provided with a comprehensive grasp of the approaches and its processes. The lessons learned in the parallel implementation of the project in other areas must be distilled and drilled on personnel to cover all kinds of contingencies. While the idea of putting together teams composed of the older staff and new recruits promotes the flow of gained experiences, the unwieldy ways to which the older staff members are used to must be shed off while the newer staff have to internalize the program. Joint orientation and training of Base Camp personnel must be regularly undertaken to ensure they have common understanding of the approaches or processes.

h) Provide Coaching and Cross Learning. In view of the limited preparation provided to the staff in the field, mentoring on the job should be provided by PIO-1. To this end, it is recommended that a monthly tactic sessions be institutionalized to discuss what is working, what is not and why. The different Base Camp teams should be brought together every two months to learn from each other's implementation experiences.

i) The proper and effective ratio of the staff assigned to the number of barangays or number of untitled lots must be arrived at thru consultation.

j) Capability-building training for the barangay officials regarding the program and key processes must be conducted. Participation is a function of information, therefore local governments need to fully understand the project before they can actively support it. The mayors and the barangay captains must be clearly briefed about the project and the provisions of the MOA, including those that relate to their responsibilities in institutionalizing LAMP in their municipality. If they are to be tapped to complement the social marketing side of the project, a single-encounter orientation or meeting is clearly inadequate.

k) The role and accountability of each stakeholder particularly at the barangay level must be clearly defined at the outset. Considering the level of education and skills of the local leaders, there is a need to coach them on governance processes / tools since they invaluablely facilitate in the implementation of the project.

l) Adequate logistical support must be on hand. At present, Base Camps are not receiving timely support in terms of supplies, and per diems/travelling allowances for the SAT Leaders. During interviews the field staff shared concerns on delayed salaries or traveling allowances. In sum, they should be provided better logistical and administrative support which translates to greater motivation in the field.

m) Absentee land claimants with other people tilling their land should be strongly encouraged to pursue and formalize the arrangement through long term lease arrangement.

n) The CO approach should be continuously employed. This particular approach ensures the building of community/organizational structures and social capital that sustain initiatives. Claimants and stakeholders become involved in the titling process and start to interact with government organizations, private sector and voluntary organizations to address their problems, interests, needs and concerns.

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