

CLAMP PROGRAMS AND SERVICES I

Networking and Linkaging

Research and Publication

RESEARCH

A number of important evaluation studies have also been identified to be undertaken in house by staff and Advisers to investigate relevant indicators. These are:

- Utilization by LGUs of LAMP Information
- Impact of Titling on LGU tax base
- Tax Compliance Study in Naga city (repeat study in mid 2009) following Implementation of revised SMV

Due to the sensitive nature and complexity of other studies, the following have been identified to be contracted out to third parties:

- Market values of titled and untitled properties
- Cost to clients to secure titles, CARP and LAMP2
- Registration of subsequent transactions

RESEARCH THEMES

Policy Studies Dealing with Poverty and Land *(Specific issues/topics may include):*

- Ownership vs Stewardship (e.g. invisible owner, productive owner, indigenous peoples)
- Foreshore areas, municipal waters
- Impact of various development programs of government
- Proposed Agrarian REIT as an alternative to CARP
- Changes in land classifications

Institutional Factors in Reforming LAM *(Specific issues/topics for research may include):*

- Readiness of LGUs for Reform Initiatives
- Government offices readiness for change; consolidation/completion of efforts
- Judicial system processes that facilitate or hinder reform initiatives (judicial vs administrative)

Valuation Studies *(Specific issues/topics for research may include):*

- Comparison of application in different land classifications
- Build theoretical frameworks re: Effects of Values
- Use of GPS in lieu of area codes

Efficiency of the Land Market *(Specific issues/topics for research may include):*

- Post-titling effects; productivity, investments; costs; efficiency of services – OSS, Multiple

- Socio-economic impacts/effects
- Social equity and social justice
- Formal vs informal structure/processes/systems
- Resolution of conflicting claims – facilitating processing of titles
- Effects/impacts of the reforms to private sector/industry

Technical Concerns (*Specific issues/topics for research may include*):

- Systems in surveying
- Spatial information

Land Information Management (*Specific issues/topics for research may include*):

- Policy implications
- Institutional issues
- Errors in information
- Transitional concerns
- Custody of data
- Mechanisms for sharing data

ASSESSMENT

LAMP 1 and 2 resulted in many innovations and new systems. It is important to know what impacts these made in this sector. Assessments of all products of the activities of the project, therefore, are critical. For a thorough assessment to be done, they have to hit all levels.

There are four levels of assessment:

- the **metalevel**—which assesses the cultural values of the people, whether or not it is development oriented;
- the **macrolevel**—which assesses the macroeconomic framework;
- the **mesolevel**—which assesses the presence and activities of policies and institutions that support and provide initiatives to enhance competitiveness; and
- the **microlevel**—which assesses the capabilities of firms and the strength of their networks.

What has been acknowledged to be the most challenging in instituting reforms and in getting everyone to cooperate is the metalevel—the mindset for development. In the Philippines, while education is prized, some dimensions of culture may take the entire process of change extremely slow to move.

According to Peter Wallace, in order for the Philippines to become competitive, its people must become more concerned about the nation first and themselves second. He argued that the government must sell its policies and the need for reforms to the simple people and counter the emotional arguments of the opposition—one thing that the government is poor at.

Zeroing in on the reforms needed to make property registration easier and less costly, LAMP has begun the process of reform by systematically approaching land registration. What were produced were systems that are expected to make land registration faster and a lot more inexpensive.

The systematic approach takes on an entire municipality and performs all the processes required which ultimately ends with the release of the land title. It also introduced the one-stop-shop system to shorten the time required for land registration. The challenge at present is the mainstreaming of this reform.

A number of issues still remain, primarily due to the fact that the major reform Bills have not been passed, and there has been limited success in the implementation of some activities. Without the LARA and integration of land services, the OSS and other technologies developed and tested under LAMP may not be sustained (existing government policy not consistent with the Project vision).

Without a single land agency and a long term sector development plan (agreed by all key sector agencies) then future OSSs may not be established and roll out of mass titling to new areas may not be undertaken (insufficient government participation and ownership).

Without more involvement of regular staff from the key agencies in project implementation Project related skills and experience will be developed in contract staff who may take these skills and experiences with them when they leave the Project (insufficient government participation and ownership).