

Findings, Lessons and the Way Forward

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National Land Summit
May 28, 2010
Heritage Hotel

Relevance

- Significant contributions to LAM reform:
- at the *national level* (developed policies to support LAM reform, including important laws- RESA, FPA)
- at the *LAM agency level* (built capacity and human capital and improved LAM systems and procedures, e.g. LAMS, valuation technologies)
- at the *service delivery level* (developed feasible approach for delivery of LAM services with potential for replication thru LGU-NGA partnerships)

Relevance

But LAM issues may not be the binding constraint to overall development although certainly, various and specific LAM issues, if left unaddressed, may constrain local growth.

At the local level, people and LGUs may be raising quite different LAM issues and needs from what the NGAs and donors perceive as the main LAM issues and needs. LAMP 2 was heavy on land titling but it turned out not to be the main issue with the LGUs and even some local people.

- The LGU officials and staff of NGAs at local level saw that they themselves and the local people stand to benefit from the LAM reform, and that all of them have a stake in local progress.

What factors of ISF contributed to the outcomes indicated?

- Selection of ready LGUs (with resources and commitment), which were given flexibility to determine their LAM priorities.
- At the local level, words were matched by commitment of financial resources, leadership and coordination of LAM systems within local government and to partner agencies.

- ISF benefited from LAMS and valuation technologies developed in LAMP 2.
- Local offices of partner NGAs benefiting from better equipment and LAM technologies, which enable them to deliver better services to the public, have become more cooperative and collaborative.

- Competent managerial and technical support from ISF team of LAMP 2; effective selection of technical consultants and service providers to LGUs.
- Buy-in and support given by the local sanggunians. Note: LCE had to commit budgetary resources for the ISF project and he got the cooperation of the appropriations body– the sanggunian.

How did the features of ISF contribute to the outcomes indicated?

- ISF has an attractive product to sell: a technology to produce a *digital cadastral data base* which is the platform for a range of purposes for the LGU: tax mapping, revenue collection, real property valuation and taxation; business permits and licenses; survey and titling; poverty mapping and analysis, asset/infrastructure mapping, geo hazard mapping and land use planning and management.

- The flexibility granted to the LGUs allowed them to identify their LAM priorities, with support and guidance from competent ISF team/consultants.
- But it was the LGU that defined and identified priority LAM activity.
- It is much easier to pursue reforms when they are realized to affect the well-being of the local populace.

Is ISF scalable?

Things to consider: (a) heterogeneity of LGUs; (b) varying political commitment among LGUs; (c) limited capacity of partner NGAs; (d) importance of project design, especially project risk management.

The Way Forward

- Continue with the right pathway to LAM reform: LGU-NGA partnerships, proven effectiveness of a LGU demand-driven approach compared to a an approach led from the top, at the NGA level.
- Build a strong constituency for reform starting from the local level.