

The Initiative of the Philippines: Land Administration and Management Project

Presented by:

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**National Land Sector Summit:
*Challenges for a Sector in Transition:
Innovation and Opportunities***

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PRESENTATION OUTLINE



- I. Starting the Reform Process
- II. LAMP 1
- III. LAMP 2
- IV. What's Next?



LAND ADMINISTRATION AND MANAGEMENT (LAM) PROGRAM



LAM Program is a long term commitment of the Philippine Government which aims to alleviate poverty and enhance economic growth by improving the security of land tenure and fostering efficient land market in rural and urban areas.



PARTNER AGENCIES



DENR – Land Management Bureau
Regional Land Management Service

Land Registration Authority (LRA)

DOF - Bureau of Local Government Finance
- National Tax Research Center

Local government units

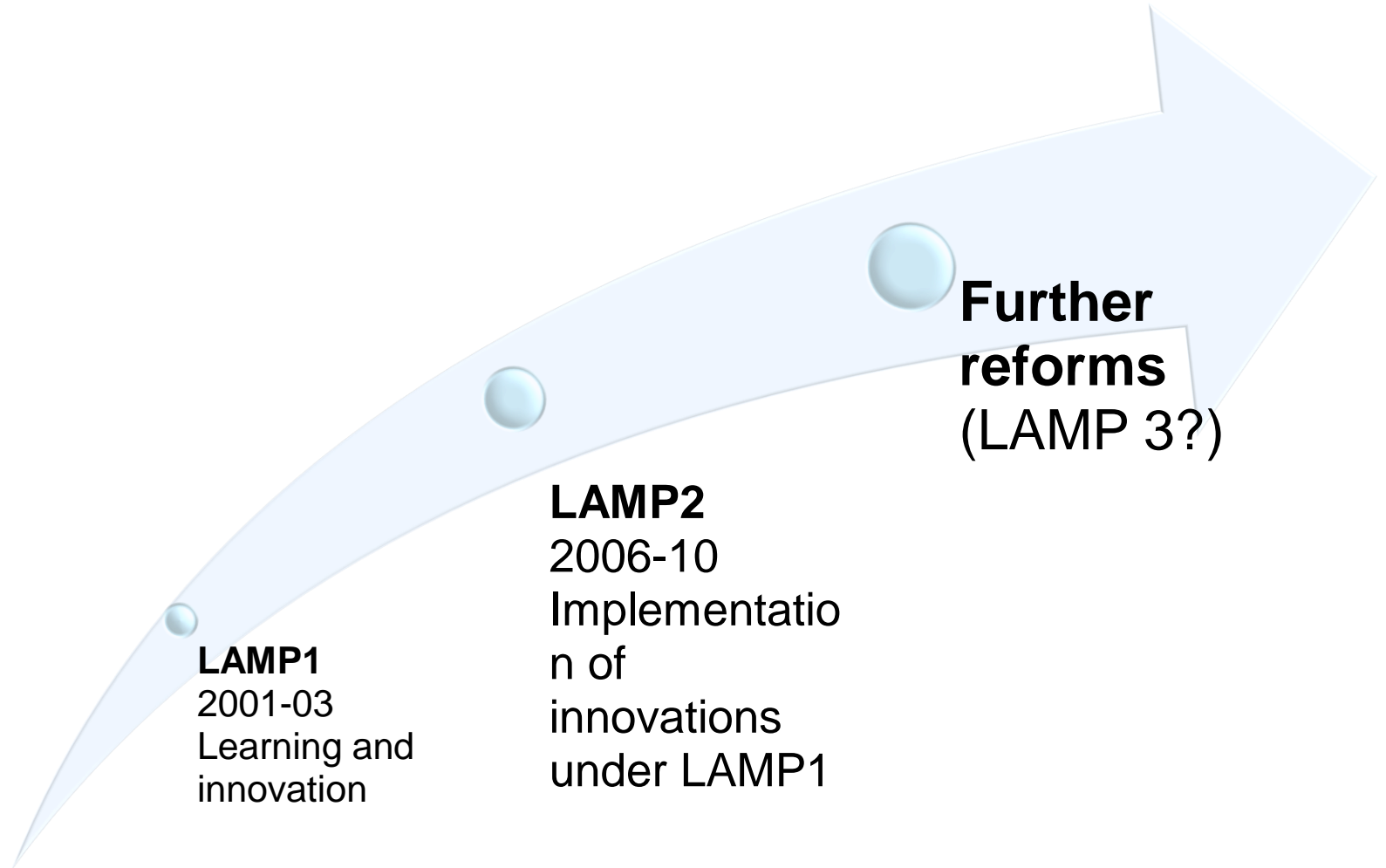
World Bank, AUSAID



Australian Government
AusAID



The Road Map



LAMP1



Learning and Innovation Loan with Technical Assistance:

- Policy Studies
- Innovations identification and development
- Prototypes on Titling and Registration, Records Management

STRATEGIC DIRECTIONS

INSTITUTIONAL STRENGTHENING

1. Provide/Strengthen leadership and management of reform
2. Remove duplication and overlap in delivery of services
3. Improve the efficiency, responsiveness, transparency and accountability of services
4. Consolidate and coordinate the production of and access to land information

LEGAL REFORMS

5. Improve administrative titling processes as a potential substitute to judicial titling
6. Reform and consolidate land administration laws
7. Clarify rights of persons occupying land to obtain a title
8. Progressively extend the Torrens Title Registry to record all rights relating to land

STRATEGIC DIRECTIONS

FEES AND TAXATION

9. Devolve responsibility for taxation of real property ownership and transfers to local government units
10. Streamline land transfers and remove disincentives to their formal registration by the Registry of Deeds
11. Progress towards cost recovery for services

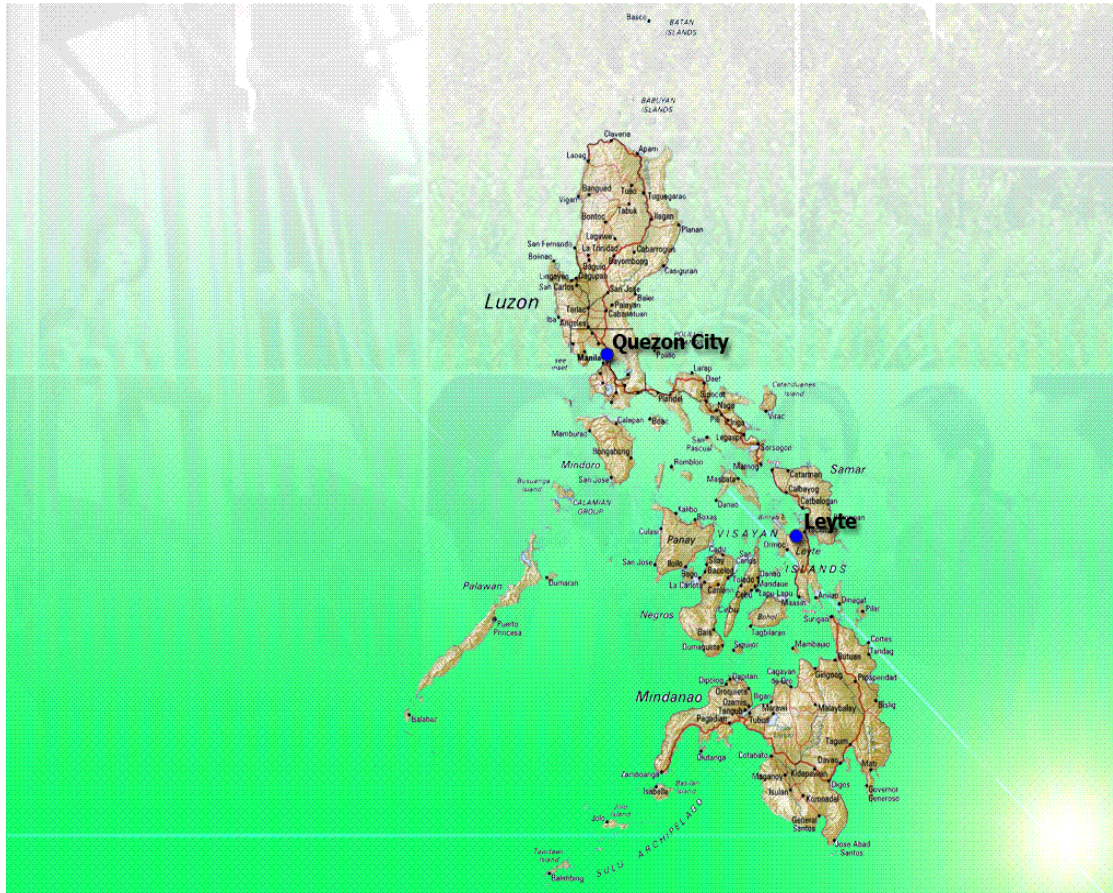
LAND VALUATION

12. Remove political intervention in the real property assessment
13. Adopt a single valuation basis for all real property taxation
14. Develop, implement and enforce uniform, best practice valuation standards

INNOVATIONS

1. Systematic approach on survey and titling
2. One Stop Shop
3. Land Records Management Strategy

LAMP1 Sites



LAMP2

...is a 5-year project built on the lessons learned and experiences gained from LAMP1

GOAL:

To reform the land administration system so that it contributes to the country's socio-economic development goals

PURPOSE:

To **accelerate** the process of land administration reform and **apply** the lessons of LAMP I in selected regions, provinces and municipalities to:

- **support** the progressive expansion of tenure security
- **adopt** of approved valuation standards and procedures through sustainable partnership agreements

COMPONENTS

Component 1: Policy Development

Component 2: Institutional Development and Capacity Building

Component 3: Tenure Security

Component 4: Property Valuation

Component 5: Project Management

POLICY REFORMS



The Land Administration and Reform Act (LARA)

The Free Patent on Residential Lands Act

The Real Estate Service Act

The Valuation Reform Act (VRA)



INNOVATIONS



- One-stop-shop for land information/services
- Cadastral Index Map (CIM)
- Systematic adjudication of land rights
- Mass appraisal for residential lands
- Formulation of valuation standards
- Adoption of LAMS
- Establishment of the CLAMP
- Innovation Support Fund (ISF)



LAMP2 Sites



FUTURE DIRECTIONS



1. Finalization of the Land Sector Development Framework
2. Formulation of the Land Sector Long-Term Development Plan
3. Mainstreaming of the innovations in our system
4. Further strengthening of institutional arrangements on land administration and management



Thank you!

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