

IMPROVED LAND ADMINISTRATION AND MANAGEMENT



In order to give social equity and tenure security as one of the ENR goals and outcomes stipulated in the PDP 2017–2022, the DENR, through the Land Management Bureau (LMB) and the Regional Offices, have been prioritizing the activities in land disposition. These have also addressed the issues on claims and conflict of low revenue among LGUs.

Patent Issuance Agricultural Free Patent

The processing and issuance of free patents for agricultural and residential lands provide security of tenure to occupants, and landowners of alienable and disposable (A&D) lands through a simplified, streamlined and cost-effective process of administrative titling.

Under Republic Act No. 9176, the filing of applications for agricultural free patents has expired last December 31, 2020. However, the public was encouraged to file their agricultural free patent applications before the said deadline. A new law on removing the deadline is now in the Bicameral level of Congress. For CY 2020, the Regional Offices, through their Provincial Environment and Natural Resources Office (PENROs), have issued agricultural free patents to 16,405 individuals covering an aggregate area of 10,495 hectares, with an accomplishment rate of 124%, out of 13,189 annual target. Since CY 2010, a total of 701,813 agricultural free patents were already issued and distributed nationwide to target beneficiaries.

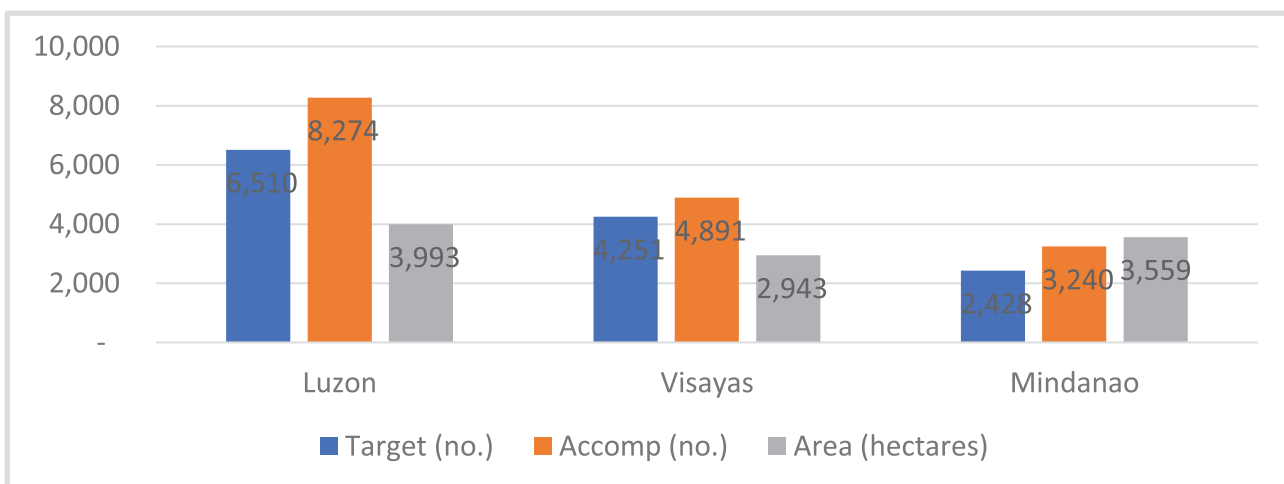


Figure 12.1 Agricultural Free Patents Issued vs targets for CY 2020

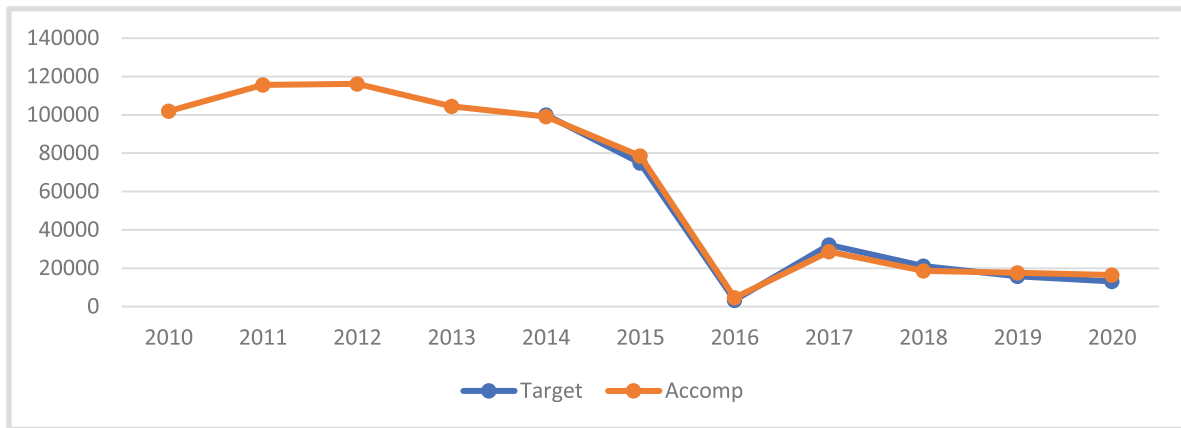


Figure 12.2 Agricultural Free Patents Issued (CY 2010 to CY 2020)

Residential Free Patent

Pursuant to Republic Act No. 10023, otherwise known as “An Act Authorizing the Issuance of Free Patent to Residential Lands,” the Department is mandated to issue free patents to untitled public A&D lands which are zoned as residential. The Department attained 99% accomplishment rate or 32,580 residential patents were issued, out of 32,810 annual target.

Since 2011, a total of 490,199 residential free patents were issued and distributed to target beneficiaries nationwide.

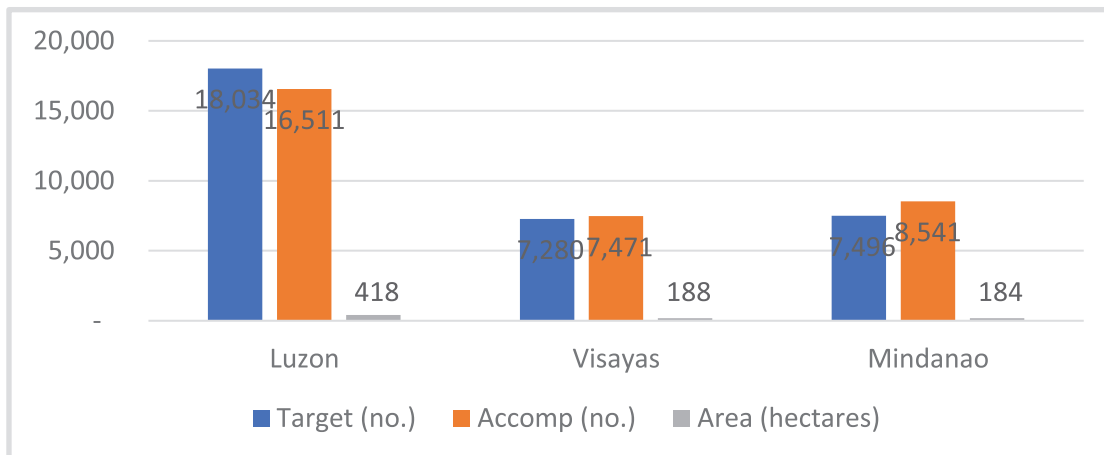


Figure 12.3 Residential Free Patents Issued vs Targets for CY 2020

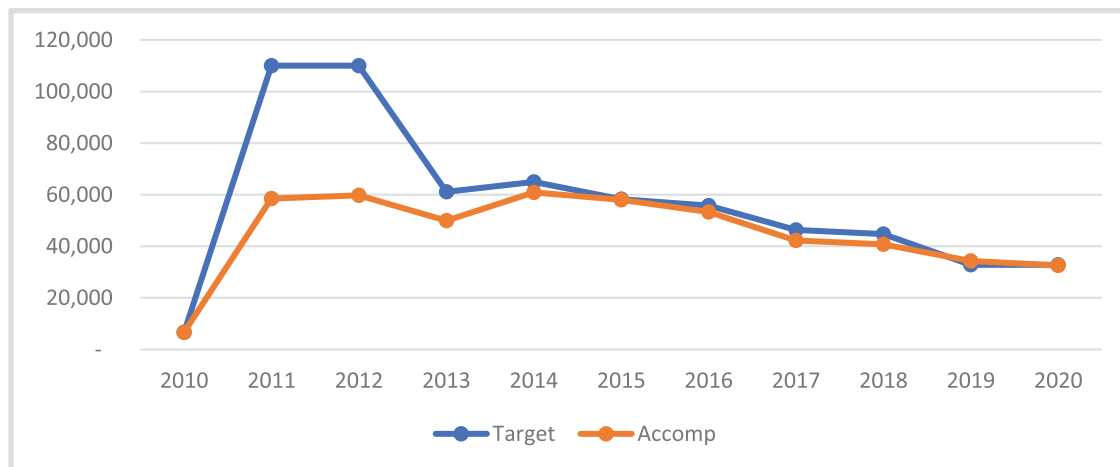


Figure 12.4 Residential Free Patents Issued (CY 2010 to CY 2020)

In terms of addressing claims and conflicts, the Department resolved/decided 666 cases nationwide with 123% accomplishment rate against the target of 542; while 178 cases or 130% of the target of 137 were settled amicably through Alternative Dispute Resolutions (ADRs).

Rapid Land Tenure Appraisal

The Rapid Land Tenure Appraisal (RLTA) is a critical activity in determining the remaining scope for the acceleration of land titling as envisioned by the government. Given that the surveying and titling activities in the country is more than 100 years now, majority of the old cadastral surveys need updating. Land tenure is dynamic (i.e. transfers from original land claimant to buyers or heirs) and the cadastral maps used by the regions in determining the remaining targets do not reflect the changes on the ground.

Even with the completion of the 2.5M hectares under the Comprehensive Agrarian Reform Program (CARP), the scope of the DENR and the current focus on residential lands, the regions still have to identify more than 100,000 hectares of untitled agricultural lands. Hence, RLTA is basically a tenure profile updating based on the result of the Land Administration and Management Project (LAMP), requiring a strong cooperation of the LGUs. The pilot testing was completed by all the regions in 2018 and 2019 resulting in the identification of an estimated 70,000 potential lots covering 20 municipalities.



Figure 12.5 DENR Region 5 held a seminar on Rapid Land Tenure Appraisal February 10, 2020 at Ninong's Hotel Function Hall, Legazpi City, February 10, 2020. (DENR/Facebook)

CY 2020 is supposed to be a banner year for the expansion of RLTA and titling activities. The activity was budgeted with PhP 450M, however, this was tagged as “for later release” and eventually affected by the 10% discontinuance for COVID-19 emergency response of the government. It was also affected by the lockdowns and community quarantines. Despite the delays and limitations in operating under the new normal, a total of 33 Memorandum of Partnership Agreements (MOPAs) with LGUs were accomplished. The RLTA was implemented in 20 municipalities, generating 298 Consolidated Cadastral Maps and 207 updated land tenure profiles. Much of the meetings and assessments were conducted through webinars.



Figure 12.6 Mock enumeration during RLTA in Region 10

Figure 12.6 shows the RLTA mock enumeration in Region 10 during the orientation which was held on July 2, 2020 in Maramag, Bukidnon. The mock enumeration activity involved process of actual gathering of data (house-to-house approach) using the Initial Land Tenure Profile (lot number, survey claimant, and tax declarant). (#TayoAngKalikasan RPAO # 07-194-2020)

In terms of the major instructions and policies issued in 2020, the following are worth highlighting:

1. Memorandum signed by Undersecretary Rodolfo C. Garcia dated January 29, 2020 entitled, "Lifting of Suspension in the Issuance, Processing, and Approval of Survey Authority, Survey Plans, and Public Land Applications (PLAs) Covering Lots in the Provinces of Sarangani and South Cotabato"

This Memorandum finally ended the Suspension Order issued by Undersecretary Demetrio Ignacio, Jr. on July 22, 2013. The lifting only covers the provinces of Sarangani except for the five (5) Government Settlement Surveys in Maasim and South Cotabato. General Santos City is recommended to be excluded as there is an ongoing investigation being conducted by the General Santos Task Force.

2. Memorandum signed by Undersecretary Jim O. Sampulna dated February 28, 2020 entitled, "Lifting of Suspension of Titling in Panglao, Bohol"

This Memorandum superseded the suspension order issued by Undersecretary Juan Miguel Cuna on December 18, 2018 which also includes other tourist spots in the country such as El Nido and Coron, Palawan; Siargao, Surigao del Norte; and Puerto Galera, Oriental Mindoro. This Memorandum exempted Siargao due to the fact that the moratorium in the remaining area is still in effect.

3. Memorandum signed by Undersecretary Jim O. Sampulna dated March 2, 2020 entitled, "Lifting of Suspension in the Issuance, Processing and Approval of Survey Authority, Survey Plans, and Public Land Applications (PLAs) Covering Lots in the Selected Municipalities in Palawan"

This Memorandum superseded the Suspension Order issued by then Undersecretary Demetrio L. Ignacio, Jr. on May 28, 2015. However, only the selected municipalities in Palawan were allowed to proceed with the titling. These are the municipalities of Culion, Rizal, Busuanga, Roxas, Taytay, Balabac, Narra, and Brookes Point. It was also emphasized in the Memorandum that all government projects within alienable and disposable lands in the entire province of Palawan can be processed along with the applications for Foreshore and Miscellaneous Leases.

4. DAO No. 2020-16 signed by Secretary Roy A. Cimatu dated December 10, 2020 entitled, "Guidelines on the Disposition of Lands formed by Accretion Adjacent to Agricultural Lands (A & D) and Management of Islets in Rivers Channels, Dried Creeks and Dried River Beds"

This order aims to provide guidelines on the disposition of lands formed by accretion adjacent to agricultural lands (A&D) and proper management of islets in river channels, dried creeks and dried river beds.

5. Pursuant to R.A No. 9176, the deadline for the filling of Agricultural Free Patent Applications will expire on December 31, 2020.

In line with this, a Memorandum entitled, "Clarification on the Acceptance and Processing of Agricultural Free Patents in Connection with the Expiration of Filing of Application on December 31, 2020 pursuant to R.A. No. 9176" was issued on November 23, 2020 signed by Atty. Ernesto D. Adobo, Jr. stating that all subsisting and new applications filed on or before December 31, 2020 shall continue to be processed for the Fiscal Year 2021. After the said deadline, the Regions can still process request for subdivision of lots for titling purposes, but may only resume acceptance of new Agricultural Free Patent Applications once the Bills proposing to extend or remove the deadline for filing has been passed into law.

Land Administration and Management System

A significant accomplishment in response to the COVID-19 pandemic was the development of different online information systems that monitor productivity, increase collaboration and improve public service.

Existing information systems were enhanced to cope with the work arrangements being implemented in the Bureau as well as in the DENR Regional Offices. Also major enhancement was done to the LMB LAMS Document Tracking System (DTS) and Public Land Applications for Taguig to enable online access by the focal persons and action officers. Moreover, connection to the DENR National Capital Region LAMS database allows online access to survey information that helps reduce the processing time for Taguig applications. In addition, the LMB can now access the survey information of DENR Regions CAR, III, CALABARZON, MIMAROPA, V and XII. Also, major enhancement was done to the LAMS-Philippines, particularly the online submission of Survey Returns through the e-Survey Plan and conduct of online verification through the LAMS-IVAS.

The Year 2020 also gave birth to different information systems that helped in the Bureau's day-to-day operations. One of these information systems is the Request Tracking System (RTS) of Land Records under LAMS Philippines. This information system was designed for tracking, verification and managing request of land status/ records at the Bureau. Its operational benefits are: 1) online request of land status/records; 2) online inquiry and monitoring of request/transaction status; 3) faster and easy retrieval of request information including its routing details; 4) can easily track and monitor request status, action taken and date and time process within a given workgroup/ unit section; and, 5) faster and easy printing of reports such as client feedback list, request transaction list and productivity report.

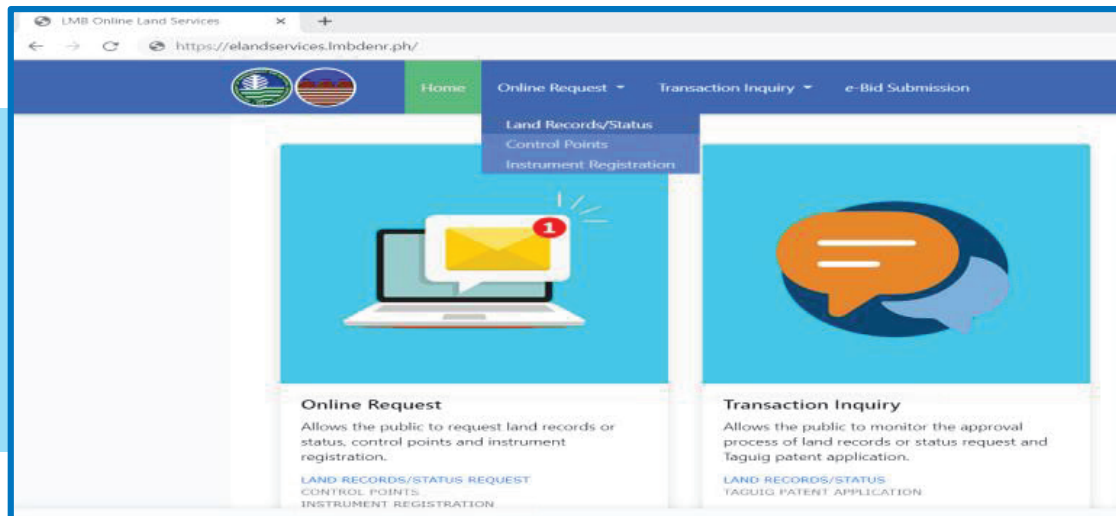


Figure 12.7 Home page for Request Tracking System (RTS) for Land Records under LAMS Philippines

Further, the ICTS came up with the Online Time and Productivity Tracking System (OTPTS). This was developed to monitor the employees' deliverables in accordance with their Divisions' approved Work and Financial Plan as the Bureau adopts the work from home scheme in compliance to CSC Memorandum Circular No. 10 s. 2020 "Revised Interim Guidelines for Alternative Work Arrangements and Support Mechanisms for Workers in the Government During the Period of State of National Emergency Due to COVID-19 Pandemic".

The primary objectives of the system were: 1) to help organize tasks or activities of every employee during the Work-from-Home arrangement; 2) to easily track the employees' tasks or deliverables to keep immediate supervisors updated on their accomplishments; and 3) to help generate attendance report of employees.

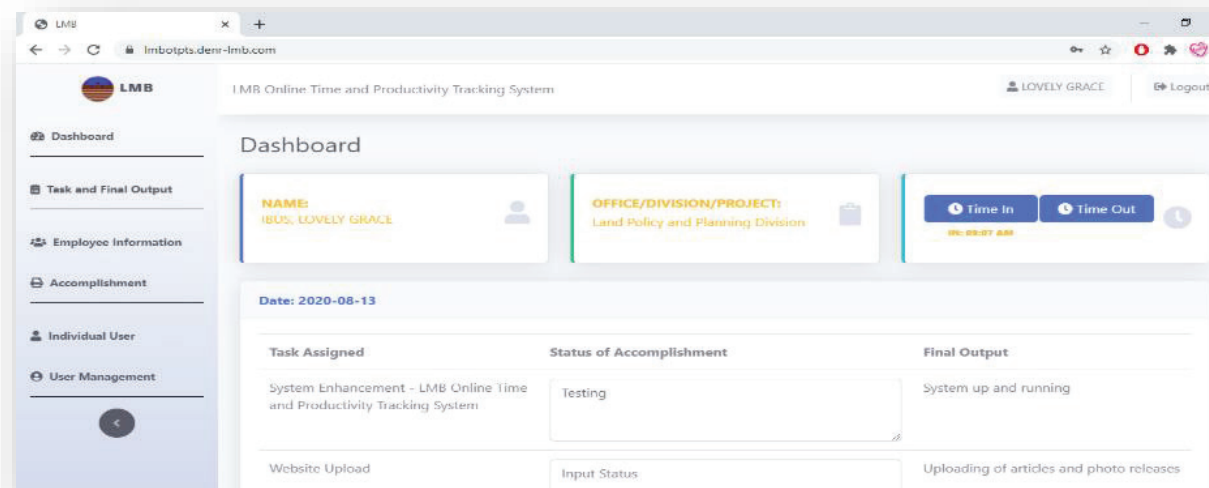


Figure 12.8 Home page for Online Time and Productivity Tracking System (OTPTS)

Another information system the ICTS developed was the Asset Management Information System (AMIS). This was designed to assist the Property Unit of the Administrative Support Staff in creating and maintaining documentation of the Property, Plant and Equipment (PPE) or the tangible longterm assets as well as other supplies. It will also provide a reliable and accurate data of valuation and costing for equipment and supplies. Further, it allows easy generation of Property Acknowledgement Receipts (PAR) and Inventory Custodian Slip (ICS).

Ways Forward

- ✚ Accelerated 10-year titling program to usher the shift towards more Land Management function
- ✚ LMB 5- year Modernization/Reorganization
- ✚ Computerized IVAS and processing of PLAs with online transaction fully functional by 2025; completed land records data capture with internet connectivity in place in all DENR Offices to operationalize LAMS transaction services
- ✚ Linkage with LRA, DAR, LGUs and NCIP
- ✚ Upgrading of Cadastral maps to a ground accurate projection
- ✚ Development of Foreshore Investment portfolio

Proposed Policies for FY 2021

- ✚ Formulation of Provincial Foreshore Investment Portfolio
- ✚ Adoption of Asset Management Policy
- ✚ Updating of the Manuals on Land Survey Procedures and Land Disposition to align with the LAMS Philippines
- ✚ Study on possible government intervention in the Land Market
- ✚ Comprehensive Review of CA 141

(Source: LMB)