

Annex E

Achievements Against Logframe Indicators

(As of September 2004)

Activity Description	Indicators	Achievement (Performance Against Indicators)
<p>HIGHER LEVEL GOAL: Reduced poverty and enhanced economic growth by improving the security of land tenure and fostering efficient land markets in urban and rural areas</p>	<p>Increased volume and reduced cost of institutional credit</p> <p>Increased farmer access to credit</p> <p>Equal access to credit by women and men</p> <p>Increased income through higher levels of farm productivity</p> <p>Increased volume of land related investments in both the urban and rural areas</p> <p>Increased share of land markets to GDP</p> <p>Improved implementation of programs related to asset reforms</p> <p>Greater access to land by eligible men and women beneficiaries</p>	<p>To be achieved under the long term program; please refer to list of development impact indicators in Annex F</p>

<p>GOAL: Improved system of land administration and titling effectively serving the needs of the clients/users which is based on clear, coherent, consistent and gender-responsive policies and laws, and is supported by an appropriate institutional structure</p>	<p>Increasing trends in the volume of formal land transactions, and drastic reduction in the volume of informal land transactions in both the urban and rural areas</p> <p>Reduced volume of land related court cases</p> <p>Net government savings from more efficient and integrated provision of land administration services</p> <p>Reduced cost to the public to register land (both original and subsequent)</p> <p>Improved access by the public (both men and women) government and other clients to land information required for effective planning and management</p> <p>Improved government revenues from land taxes and transaction fees</p> <p>Greater transparency and accountability in land transactions</p> <p>Improved satisfaction of women and men clients from land related services by the government</p>	<p>No information available yet; please refer to list of development impact indicators in Annex F</p>
<p>PURPOSE: Government adopting agreed policy, regulatory and institutional framework required for long term LAM Program; and communities/clients within the Prototype areas have access to cost effective solutions designed to improve the protection of rights to land, and early detection, prevention of fake, double, overlapping and identification of missing titles developed through testing of alternative approaches</p>	<p>Increased number of formal land transactions and reduced volume of informal land transactions within the Prototype areas</p> <p>Reduced cost (time, money) for issuance of original titles to eligible beneficiaries within the prototype area in Leyte</p> <p>Improved efficiency in detection and prevention of fake, double and overlapping titles within the Quezon City prototype</p> <p>Reduced cost to the public (time, effort and money) in land transactions within the prototype areas</p> <p>Increased government revenue from land taxes and</p>	<p>Policy reform consolidated into the LARA Bill in the 12th and 13th Congresses, the Free Patent Amendment submitted in September 2004 to the 13th Congress, and the draft Property Valuation Reform Bill of DOF.</p> <p>Institutional change show in the creation of One Stop Shops at both prototypes under MOA's.</p> <p>Documented cases in Quezon City provide evidence of potential to increase formal transactions as land records and ownership are clarified; additional 434 titles issued in Leyte (with plan to increase to 2, 478 by end of December 2004), however potential to contribute to increased formal land transactions</p>

	<p>transaction fees within the prototype areas</p> <p>Greater transparency and accountability in land transactions within the Leyte and Quezon city prototypes</p> <p>Improved services to the public and the users of the system within the prototype area</p> <p>Community and stakeholder support to pursue the innovations introduced within the prototypes over the long term LAM Program</p> <p>Equal access and equitable benefit from land transactions by men and women</p>	<p>uncertain because of many constraints</p> <p>Systematic titling procedures and improved records management have demonstrated evidence of avoiding boundary conflicts in titling in Leyte prototype and in Quezon City, reducing activities of syndicates, avoiding issuance of double and overlapping titles and/or detection of fake and duplicate titles. Tenure security enhanced by the improved SNS process, and overlapping titles avoided by the introduction of the CIM.</p> <p>Systematic titling procedures are less costly to clients due to: (i) reduction in time to issue titles (from average of 36 months to 16 weeks); (ii) back taxes as requirement for titling has been waived; (iii) documentary evidence have been reduced; (iv) base camps enable on site processing of titles; (v) reduced cost of litigation as potential for conflicts have been reduced.</p> <p>Cost of subsequent transfers in Quezon City and other related transactions now less costly through OSS; mainly through reduction in time to complete transactions in single location</p> <p>General public now have greater access to land information through the use of CIM and cross index in Quezon City OSS, and in barangay Holy Spirit through BILIS</p> <p>DENR Secretary issued an order removing a long-standing gender bias in land titling.</p>
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		OSS Exit Survey in PIO1 provide evidence of increased satisfaction in services; perception studies and other studies provide information of positive perception of LAMP services in pilot areas ¹
<p>COMPONENT 1 Policy and regulatory changes needed to support implementation of land administration and management reform formulated, and adopted by government and key stakeholders</p>	<p>Policies developed with broad agency and stakeholder participation and consensus in the 6 key policy areas</p> <p>Policy options clearly evaluated for economic, social, environmental and gender equity implications</p> <p>Policy recommendations integrated into an overall policy and legislative framework</p> <p>Action plans and schedules developed to commence implementation, and for the long term LAM program;</p> <p>Implementation commenced where possible under existing legislation</p>	<p>Integrated policy recommendations developed with agency leadership and stakeholder participation; consensus reached on the recommendations contained in the 14 point agenda representing the key recommendations from the four AusAID funded policy studies; Study on Forest Boundary completed with Senior DENR support to recommendations;</p> <p>Land Development Process Study still being finalized</p> <p>Broad action plan developed on the Land Administration Reform Agenda; Action plan on 2 WB funded studies still to be developed</p> <p>Implementation of valuation study recommendations commenced</p>
<p>Output 1.1 Six policy studies undertaken in consultation with all key stakeholders in the priority areas of institutional arrangements, fragmented land laws and regulations, finance and fees, valuation, forest boundary delineation and the land development process</p>	<p>Recommendations made on institutional arrangements, laws, regulations and procedures</p> <p>Policies developed with broad agency and stakeholder participation and consensus in the 6 policy areas</p> <p>Policy options clearly evaluated for economic, social, environmental and gender equity implications by end of 2003</p>	<p>14 point Land Administration Reform Agenda developed based on completed studies on institutions, laws, finance and fees, and valuation</p> <p>Five out of the six policy studies completed, led by agencies and with broad stakeholder participation; only the Land Development Process study remains to be completed</p> <p>Policy options for each study evaluated for economic, social, environmental and gender implications</p>

¹ CBM and E Report, FGD in Holy Spirit; LAMP and PA-LAMP. OSS Exit Survey in PIO1, 2003 and 2004. Alesna, W. and C. Gabrillo, 2004. Land Claimants' Perception and Attitude Towards Acquiring Security of Tenure in LAMP Communities, PA LAMP Research Grants.

<p>Output 1.2 Consensus reached with government and key stakeholders on the overall policy and legislative framework required for successful implementation of the LAM reform</p>	<p>Policy recommendations and stakeholder inputs integrated into an overall policy and legislative framework</p> <p>Action plans and schedules developed to commence implementation</p> <p>Partnerships between government and key stakeholders in policy reform advocacy commenced</p> <p>Implementation of reforms by government and partner stakeholders, if possible under existing legislation</p> <p>IEC and advocacy strategies launched</p> <p>Stakeholder consultation on results of testing of alternative methods developed under the project;</p>	<p>Stakeholder inputs integrated into the 14 point agenda</p> <p>Action plan developed for the implementation of the 14 point agenda; implementation of valuation study recommendations commenced in extension phase (September 2003)</p> <p>Partnerships with NAPC (basic sectors) forged in 2003 to pursue the LAM Reform Agenda and advocate for the LAA; partnerships with other sectors (GEP, People's Legislative Advocacy Network [PLAN], Transparency and Accountancy Network [TAN]); resolutions of support from other sectors secured</p> <p>LAA Bill endorsed by 13 Congressmen and 3 Senators in 13th Congress</p> <p>Results of testing of alternative methods shared with agency and community stakeholders of prototypes</p>
<p>Output 1.3 Implementing guidelines for mainstreaming improved methods and procedures developed under LAMP issued by appropriate agencies (within current legal framework)</p>	<p>Consensus on recommended improvements and draft implementing guidelines prepared</p> <p>Implementing guidelines issued by agencies concerned;</p> <p>Orientation conducted for users and implementing units of the guidelines;</p> <p>Results of implementation reviewed and documented for further improvement.</p>	<p>Revised Draft DAO 98-12 on survey regulations prepared based on lessons from prototypes and subjected to consultations with DENR, GEP and other stakeholders</p> <p>Orientation conducted for Engineers and other industry representatives on the implications of the revised DAO</p> <p>Simulation studies on valuation implemented as a result of valuation policy study, development of standards, and creation of unit in BLGF to further work on valuation study recommendations</p>
<p>COMPONENT 2 Improved approaches for large scale registration and associated institutional and administrative</p>	<p>Replicable procedures for large scale land registration that are simplified, streamlined, cost effective, gender sensitive and acceptable to the community are developed, tested, documented and put in place</p>	<p>2 types of titling procedures fully tested (JT and FP); less attractive titling approaches partially tested and/or studied (MSP, HP)</p>

<p>arrangements developed and tested</p>	<p>Increased number of formal land transactions as a result of title issuance</p> <p>Reduced cost and time for land related transaction</p> <p>Draft implementing orders prepared to mainstream improved systems and procedures developed within current legal framework</p>	<p>Systematic adjudication process using FP developed, tested and fully documented into Operations and Training manual</p> <p>SA procedure (i) more affordable to clients; (ii) more transparent; (iii) encourages greater community participation; (iv) brings services closer to the claimants; (v) reduces incidence of conflicts; (vi) more acceptable to community; (vii) greater LGU participation, which reduces cost to government</p> <p>Policy on removing gender bias in titling issued through DAO 13, series of 2003; gender awareness training for key leaders held in selected barangays</p> <p>434 titles issued from FP pilots (additional 2, 478 expected by end of project); contribution to increasing subsequent formal land transactions not known due to some constraints²</p> <p>FP processing and approval reduced to 16 weeks from 36 months average³; back taxes waived as a requirement for title issuance; reduced transportation cost to claimants to process titles; reduced documentary evidence; all payments with official receipts</p> <p>Manual of procedures and training manuals developed; not possible to mainstream all aspects of improved procedures yet without agency commitments, support in terms of capacity building and financing</p>
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² There are factors which prevent or may discourage formalization of transfers: (i) 5 year legal restriction on transfer and sales (ii) about ___% in names of unnamed multiple heirs; (iii) about 35% are tenanted; (iv) about ___% are already under informal mortgage (prendas), low participation in titling, etc.

³ LAMP. 2003. Free Patent Baseline Study - Time Taken to Issue Titles.

		Proposals developed to remove legal impediments in titling to improve socio economic benefits
<p>Output 2.1 Appropriate land titling procedures possible under existing legislations/regulations developed, tested, and documented</p>	<p>Existing titling practices and procedures, including any barriers to efficient, effective, community acceptable title registration (including gender related issues) assessed and documented by end 2001</p> <p>Inventory of land records and establishment of land records database completed by mid 2003</p> <p>Procedures developed, tested and documented for producing and updating Cadastral Index Maps by</p> <ul style="list-style-type: none"> - Hand drawn method, mid 2002 - Scanning, end of 2003 - Orthophoto, mid 2004 <p>Approaches and procedures for Survey Control Establishment developed, tested and documented by 3rd quarter 2002</p> <p>Approaches and procedures for Cadastral Survey developed, tested and documented by mid 200</p> <p>Alternative approaches to adjudication and title issuance that are sensitive to all gender concerns developed, tested and documented in coordination with key agencies and stakeholders by end 2003</p> <ul style="list-style-type: none"> - Homestead patent issuance by end 2001 - Free patent issuance (current legislation) by end 2003 - Free patent (possible amendments) mid 2004 - Mass judicial titling (agricultural), 3rd quarter 2003 - Mass judicial titling (residential/urban) end of 2003 	<p>Completed in June 2003; report on Systematic Adjudication prepared; recommended Free Patent as the option with proposals to enhance instrument to make it applicable to residential areas and government properties, remove five year restriction on sale and transfer; clarify rights of tenants; remove gender bias; clarify FP rights over tenanted lands.</p> <p>Inventory of land records completed in September 2004 and establishment of land records database completed in March 2004.</p> <p>CIM production and updating methodologies developed and tested: (i) hand drawn in 2002; (ii) scanning in 2nd Quarter of 2002; (iii) orthophoto in 2003</p> <p>Approaches and procedures for survey control establishment developed, tested and documented in later part of 2003 to 2004 (e.g. political boundary control using GPS tested; use of survey verifiers to streamline survey review and approval and improve quality of surveys)</p> <p>Survey by administration and contracts evaluated in June 2004 and recommendations made; SNS procedures developed, tested, evaluated and documented in September 2002 and has been improved until June 2004; use of survey verifiers developed, tested, evaluated and documented in September 2002 and has been improved until June 2004; use of alternative survey methodologies tested, evaluated and documented in June 2004 (e.g. Cadastral survey by administration and contract, survey validation using SNS and GPS, Orthophoto and GPS in parcel definition)</p>

		<p>FP (agricultural) under current legislation fully tested in March 2003; no new legislation in FP HP partially tested in July 2001; but abandoned due to negative comments from communities after evaluation of initial pilots</p> <p>JT processes (agricultural [tested in the 2nd quarter of 2002] and residential [tested in November 2003])</p>
<p>Output 2.2 Best practice procedures for land title registration and records management that require legislative amendments or major institutional reform identified and documented for consideration by policy makers for the long term LAM Program</p>	<p>Problems, issues and barriers encountered in the development and testing of improved accelerated approaches identified, documented and potential solutions proposed by end 2002</p> <p>International best practice systems and procedures in land titling and associated land records management identified and proposed as options for the long term LAMP by 1st quarter 2003 describing the institutional, legislative and other changes that will be necessary before testing can be commenced</p>	<p>Documentation of problems, issues and barriers completed, and solutions proposed; draft Free Patent amendment prepared based on project experiences; ready for consultation with stakeholders and filing of draft Bill in Congress</p> <p>Recommended systematic titling procedures given current legislation documented into a Field Operations Manual and Training manual developed for use in LAMP2</p>
<p>Output 2.3 Procedures developed and tested for gender sensitive stakeholder participation and customer relations services for land administration, the OSS and other PIO1 activities</p>	<p>Communities aware of project objectives and activities and are participating fully in all related activities, agencies/staff have stronger customer focus; improved customer relations; M and E involving the community in place;</p> <p>Alternative strategies to increase community awareness and ensure equal opportunities for men and women in participating in land titling and land related transactions developed, implemented, evaluated and documented by mid 2004;</p> <p>Training courses, workshops for stakeholders to include gender awareness/analysis and participatory processes designed, conducted, evaluated and documented throughout the project life</p> <p>Strategies for community based participatory feedback</p>	<p>Communities and other important local stakeholders mobilized for titling, with stronger roles of municipal and barangay LGUs; M and E involving the community regularly undertaken in project pilots and results feed back to management and field teams</p> <p>PIO led, LGU led CRS and LGU led, NGO led, and PIO led CO/CD approaches tested in pilot barangays and results evaluated; CRS procedures using the recommended approach documented in the Field Operations Manual</p> <p>Training courses, workshops, for stakeholders: OSS – Training on OSS Operation and merge Counter, BIR Taxation, Integration of CIM to ROD and importance of CIM; For community - Training on dispute resolution, gender sensitivity training</p>

	<p>mechanism to assess LAMP strategies developed, implemented, evaluated and documented by end 2003</p> <p>Strategy for client service in the community and OSS developed, implemented, evaluated and documented by end 2003</p>	<p>Three phased CBM and E carried out in selected project pilots and results documented, discussed with management and field operations staff; CBM and E tools and processes documented in M and E Handbook</p>
<p>Output 2.4 Systems and institutional collaboration in land administration supported by simplified and streamlined procedures in an improved customer oriented environment developed and tested</p>	<p>One Stop Shop model developed with the agreement of key agencies and stakeholders by 1st quarter 2002</p> <p>OSS established with appropriate facilities and equipment and trained staff by 2nd quarter 2002</p> <p>Updated and sex-disaggregated land records management system and database established and maintained and all agencies operating within the OSS linked electronically to the database by end 2003</p> <p>CIM introduced into ROD registration processes/systems by end 2003</p> <p>Simplified and streamlined procedures for land transactions in the OSS responsive to all gender needs designed, agreed, implemented and documented by end 2003 (reduced transaction cost and time to complete land transactions)</p> <p>Improved customer satisfaction in the services</p> <p>Gender sensitive training programs for OSS operations designed, conducted, evaluated and documented throughout the project life</p> <p>Performance and operations of the OSS designed, implemented and documented</p> <p>OSS sustainability plans prepared, agreed among agencies, and tested by end of 2004</p>	<p>OSS established with appropriate facilities and equipment in May 2001 training of staff (both from LAMP and agencies) continuing</p> <p>The OSS at PIO1 has catered 7, 483 transactions from July 2002 to August 2004; 50% of which are for registration, 55% of the total clients are male and 64% of the transactions have been completed.</p> <p>Final CIM printed and integrated in OSS operation. Final CIM used as basis and updated at the OSS.</p> <p>Gender sensitive training programs for OSS operations designed</p> <p>Performance and operations of the OSS designed, implemented and documented into</p> <p>Lessons and Methodology report, and OSS Exit Survey Reports (2003 and 2004)</p> <p>Recommendations for long term LAM on OSS operations documented in Lessons and methodology Report.</p>

	Recommendations for long term LAM on OSS operations documented and available by end 2004	
COMPONENT 3 Systems, procedures and associated institutional and administrative arrangements for improved land information management that will allow access to land records information and services developed and tested	<p>Increased volume of formal land transactions within the Quezon City prototype</p> <p>Procedures in place (possible under existing system and policies) and utilized by relevant agencies for early detection of double and overlapping titles and identification of missing titles</p> <p>Procedures in place (possible under existing legislation) and utilized by communities and clients within the prototype for early detection of fake, double and overlapping titles</p> <p>Reduced transaction cost and time in land registration within the prototype barangays</p> <p>Legislative proposals identified to improve detection and resolution of fake, double and overlapping titles and the efficient reconstitution of missing titles</p> <p>Draft implementing orders prepared to mainstream improved systems and procedures developed within current legal framework</p>	<p>Documented and other known cases provide evidence of likelihood of increased formal land transactions if supported by reliable land records that are accessible to the public⁴</p> <p>CIM Development, records validation procedures tested and fully documented; not utilized by agencies yet in light of technical limitations of agencies, lack of budget, and weak appreciation of their value</p> <p>CIM and cross index installed in OSS to assist public in early detection of fake, double and overlapping titles; Barangay Integrated Land Information System (BILIS) installed in barangay Holy Spirit and Batasan Hills to facilitate community access to land information to verify ownership and detect fake, double and overlapping title</p> <p>Transactions within OSS resulted in reduced cost and time to complete (issuance of certified true copy of titles, from 1-2 working days to 1-1.5 hours; issuance of transfer certificate of title, from average of one week to average of 3 days)</p> <p>Interagency TWG formed led by LRA and with participation from community and private sector to coordinate efforts on fake title detection; Fake Titles manual developed and database of fake titles compiled from records of agencies and private sector (banks)</p>
Output 3.1 Improved procedures for the	By the end of 2003, three alternative methods of Cadastral Index Map production have been developed, tested and	Hand drawn, semi digitized, digitized (CIM GIS, scanning) and use of orthophotos in CIM production

⁴ LAMP. CBM and E Report on FGD in Holy Spirit. August 2003. Genzola, Ma Cecil. 2003. Squatter Syndicates through the Eyes of Informal Settlers. PA LAMP Research Grants. Mas, Dennis. 2004. Land Transfers in Informal Settler Communities. PA LAMP Research Grants.

<p>detection and prevention of double, overlapping titles and identification of missing titles developed, tested and documented</p>	<p>documented</p> <p>Efficient system for cross indexing land records that will detect and prevent double, overlapping titles, identify missing titles and update records in place by end of 2003</p> <p>Agencies and other clients have access to system of cross index and utilizing this for detection of double, overlapping and missing titles by end of 2004</p> <p>By end of 2004, all available titles in the prototype have been cross indexed</p> <p>Alternative procedures for Field Validation (FV) of land records evaluated and documented</p> <p>Land records secured from FV utilized in the reconstitution of missing records in ROD and plans in DENR</p> <p>Improved approaches in administrative reconstitution developed, tested and documented</p> <p>By end of 2004, CIM is being utilized by ROD as a spatial reference for land transaction</p>	<p>have been developed, tested and documented in CIM Manual</p> <p>Office validation procedures called the cross index (a cross index of TCT and tax records) using MS ACCESS developed, fully tested and documented</p> <p>Results of Office Validation in 5 barangays: 39,087 parcels (of which 38,114 title records are live and 973 title records are retired)</p> <p>Missing records: 29 survey plans from LRA; 113 survey plans from DENR; 734 TCTs from the ROD; 13,555 tax records from the LGU or 40% of CIM parcels</p> <p>Parcels without TCT records – 10,456 Known TCT records but no TCT records held by ROD – 734 Fake titles – 600 Overlapping titles - Double titles – 386 (86 in Don Enrique Heights and 300 in Barstow) Titles requiring reconstitution – 538</p> <p>Cross index system installed at OSS for use by agencies and the general public; BILIS installed at barangay Holy Spirit and Batasan Hills</p> <p>Three pilots undertaken on FV and procedures documented and evaluated as FV Manual</p> <p>FV results used to update land records database Reconstitution of titles promoted through the OSS and information campaign during FV</p> <p>CIM in place at OSS and barangay Holy Spirit and Batasan Hills for easy access by the public, for use in verification of survey plan prior to approval, and to</p>
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		<p>enable CIM to be updated with transactions in OSS and BILIS</p> <p>Manual for the prevention, detection, segregation, and disposition of fake and fraudulent titles prepared</p>
<p>Output 3.2 Systems and institutional arrangements for a streamlined, efficient and cost effective delivery of land transaction services and associated information developed, tested and documented</p>	<p>Improved access by the public to better and consistent set of land related information</p> <p>By the end of 2003, OSS is established and operating efficiently</p> <p>Time for land transactions reduced to an average of two weeks</p> <p>Reduced transaction cost (transportation) by the clients by an average of at least 50%</p> <p>Increased customer satisfaction in the services</p> <p>OSS sustainability plans prepared, agreed by concerned agencies and implemented by end of 2004</p> <p>Performance of OSS evaluated, procedures documented, lessons identified, and recommendations made for the long term LAM Program</p>	<p>CIM, Cross index in use at OSS to enable public to access reliable land records and other associated information; also used by agencies at OSS for reference</p> <p>BILIS installed in barangay Holy Spirit to facilitate community access to reliable land records and other associated land information</p> <p>OSS established and fully operational in June, 2004; (about 1000 transactions recorded as of Oct 14, 2004)</p> <p>Time taken to register transfers reduced from 1 week to 3 days (based on deed of sale of residential lots)</p> <p>Positive community feedback on OSS services (based on FGD/random interviews conducted)</p> <p>OSS sustainability plan considered by OSS TWG</p> <p>OSS performance evaluated through Activity Evaluations and Exit Survey; OSS Transactions Manual prepared; and Training Manual prepared for long term LAMP</p>
<p>Output 3.3 Community participation and customer service strategies to support outputs 3.1 and 3.2 and the long term LAM Program developed, tested and documented</p>	<p>Communities within the prototype aware, gender-sensitive and actively participating in project activities by end of 2003</p> <p>Land related issues identified by the communities and elevated to appropriate authorities for possible resolution within the scope of the Project</p> <p>Improved and gender-responsive customer services/relations within the OSS</p>	<p>FV results in Holy Spirit and in other barangays indicate communities have knowledge about LAMP; 40 % participation in FV activities;</p> <p>100 community assemblies and dialogues organized with 800 - 1000 participants (20% male and 80% female)</p> <p>Improved and gender sensitive CRS strategies undertaken based on Activity Evaluation</p>

	<p>Community core groups formed and capacitated to resolve specific land related issues in the prototype area</p> <p>Improved awareness of other stakeholders within the prototype area</p> <p>Relevant policy reforms communicated to different stakeholders and support generated</p>	<p>Results, analysis of FV results, recommendations from FGD and Informal Settlements Study</p> <p>Important land related community issues identified and assistance provided in resolution: (i) clarification of status of land i.e., OCT 333 and legitimisation of government’s position on OCT 333 and the “Public Forest Land”; (ii) resolution of barangay boundary conflicts involving 3 barangays; (iii) referral of cases pertaining to CMP and NGCHP covered areas to LAMP’s OSS</p> <p>BAGs in 5 barangays established and serving as conduits for providing additional information about LAMP; network with Pos and NGOs established to assist communities resolve land related issues</p> <p>CB activities undertaken in prototype area; community representatives involved in policy discussions of key proposals and recommendations for reform (land records management strategy improving land registration systems, mainstreaming LAMP innovations, LAA, land administration reform agenda, international best practice procedures)</p> <p>Advocacy of BILIS conducted with HOAs and Pos in the five prototype barangays</p>
<p>Output 3.4 A National Land Records Management Strategy formulated, based on lessons learned from Outputs 3.1, 3.2, 3.3 and PIO1</p>	<p>Strategy developed and agreed by all relevant stakeholders and GOP with budget requirements, action plan and schedule</p> <p>Actions not requiring changes in policies and laws are implemented</p>	<p>National Land Records management Strategy developed with support of community and other stakeholders</p> <p>Interagency TWG on NLRMS created with mandate to develop strategies for the mainstreaming of some NLRMS strategies i.e., CIM, SPIS cross index (SPIS to be adopted by DENR-NCR; LRA and DENR to develop common projection map using the CIM; City Assessors Office agreed to adopt CIM as basis for their tax map if LRA and DENR will agree to</p>

<p>COMPONENT 4 Project management, implementation, monitoring and evaluation in place</p>	<p>Efficient and effective management systems in place (project achieving outputs and objectives, and implementing activities to schedule)</p> <p>M and E system in use able to collect information needed for project management, assessing impacts/service delivery/stakeholder perceptions, and learning lessons for the next phase</p> <p>Strategy and framework developed and in place to ensure active participation of civil society in land administration and management</p> <p>Agency staff trained with the skills necessary for project implementation (number by type of training, agency and sex)</p>	<p>have common mapping system</p> <p>Planning, administrative, financial and procurement management systems in place and specified in LAMP Administrative Operations Manual; regular review of management functions held to identify and address weaknesses in project management</p> <p>M and E framework established in March 2002 and used to collect information required for effective project management, assess selected impact indicators, investigate issues requiring further analyses; and generate lessons; Integrated Lessons Report prepared</p> <p>Social Program Plan developed and implemented to improve stakeholder participation in policy formulation, consensus building and implementation of prototypes</p> <p>Gender training programs implemented; gender mainstreaming manual completed together with a handbook on social development in land administration.</p> <p>Trainings conducted, competency based training manuals developed, training of trainers conducted, and assisted in improvement of GE curriculum in coordination with universities</p>
<p>Output 4.1 Project offices established (PMO, PIO1, PIO2) with efficient, effective and accountable project administration and management systems in place</p>	<p>Project Offices fully staffed and equipped to perform roles in project implementation</p> <p>Project organization well defined and linkages, relationships, and accountabilities clearly established</p> <p>Support systems for project administration (financial, procurement, administrative) in place and operating effectively to serve the needs of project implementation</p> <p>Human Resources Management systems (HR inventory</p>	<p>Project offices established in 2000; continuing review of organizational structure, clarification of roles and functions, and assessment of management capacity conducted</p> <p>Support systems established, operating procedures defined and clearly documented in LAMP Administrative Operations Manual; similar manuals exist in PIO1 and PIO2</p> <p>HRM systems established and documented into a</p>

	and planning, HR information, recruitment and selection, induction and orientation, performance assessment, benefits and awards in place and operating effectively to serve the needs of project implementation	Manual and used by management as basis for continuing review of staff performance, organization, and recruitment
Output 4.2 Mechanisms in place for securing participation of relevant agencies in different aspects of project implementation	<p>Interagency bodies established and providing inputs to project (LAGs, TWGs, etc.)</p> <p>Issues related to agency participation in project are discussed and resolved</p> <p>Task Force/TWG performing oversight functions to project</p> <p>High level policy support is provided in the discussion of sensitive issues and in pushing for reforms</p>	<p>LAGs and TWGs established at prototypes to assist in project implementation, resolve agency participation issues, and promote cooperation under the project</p> <p>LAG in PIO2 agreed to assist in developing proposal for OSS sustainability</p> <p>Dialogues held with agencies to resolve participation issues and other policy issues impacting on operations of prototypes</p> <p>TF/TWGs established and strengthened to provide policy direction in the reform area; instrumental in submitting of Policy reform bills to Congress.</p>
Output 4.3 Project monitoring and evaluation systems and procedures established and continuously improved	<p>M and E procedures manualized and sex-disaggregated</p> <p>Progress/assessment reports prepared and submitted regularly to project management and key oversight agencies</p> <p>Reports are utilized by project management for decision making</p> <p>Lessons are documented and presented to project stakeholders</p> <p>M and E built into operational units' functions</p> <p>Impact/service delivery/stakeholders perceptions assessed</p> <p>Key agencies understand the M and E framework and how to utilize them</p>	<p>M and E Procedures developed and documented in M and E Framework and M and E Handbook</p> <p>Regular quarterly and annual assessments held to review overall project performance</p> <p>Lessons documented in LAMP Integrated Lessons report and Lessons and methodology report for PIO1; discussed and validated with stakeholders in all sites (PMO, PIO1 and PIO2)</p> <p>Monthly PMT meetings organized since October 2003 to discuss project wide issues and M and E reports</p> <p>PIO level management meetings held regularly to discuss M and E reports and other issues</p> <p>Operational units assisted in performing M and E</p>

	<p>Sufficient baseline information established for adequate evaluation</p> <p>M and E framework and system developed and functioning to capture lessons, recommendations and inputs to the design of the long term LAM Program</p>	<p>functions</p> <p>Selected impact/service delivery/stakeholders perceptions assessed through community FGDs, OSS Exit Surveys, participation study, tenancy study, mortgage study, research grants, case studies)</p> <p>Pre-OSS baseline study carried out in PIO2; Free Patent Baseline Study conducted in PIO1; and socio economic baseline of PIO1 areas conducted</p> <p>Tools and procedures developed to evaluate activities and improve procedures, generate lessons, assess risks, identify recommendations for long term LAM</p>
<p>Output 4.4 A framework and strategy developed for the active participation of civil society in land administration and management</p>	<p>Strategy and framework formulated and implemented</p> <p>Civil society actively participating in various aspects of land administration and management as a result of strategy implementation</p> <p>Increased civil society initiatives related to land administration and management</p> <p>Recommendations developed for participation of civil society in long term LAM</p>	<p>Social Program Plan formulated in May 2002 and implemented by LAMP</p> <p>Civil society actively participating in all sites (at PMO, with NAPC and other national NGOs for policy advocacy; at PIO2 for field validation; and at PIO1 to test NGO led CO) Leyte NGO partner initiated municipal-wide convergence mechanism on post-titling activities</p> <p>23 research grants awarded to NGO/academe partners to pursue studies on land administration issues/topics</p> <p>NGO interest in land administration research; NAPC BS initiatives to advocate for LAA and 14 point Agenda resulting from partnership arrangements with LAMP</p> <p>Capability Building of PO/NGO networks both new and existing partners to craft and implement advocacy plan on LAA long term agenda in the national/local level</p>

		Recommendations for civil society and academe participation in LAM program developed and documented in Social Program Plan
<p>Output 4.5 Project personnel and key collaborators trained in the skills required for successful project implementation</p>	<p>Skilled project, agency staff and key collaborators</p> <p>Relevant training plan with appropriate objectives, content and methods</p> <p>Participants' reactions, post training utility/relevance</p> <p>Number of staff trained (by sex, agency, position, etc.)</p>	<p>Project staff trained in key functional areas i.e. systematic adjudication, land records management, title records validation, land valuation, cadastral index mapping, surveying, community relations services, policy development and project management.</p> <p>Training Plan developed and approved by AusAID in 2002; updated regularly</p> <p>Post training evaluation conducted and results documented for efficiency and effectiveness</p> <p>Post training impact evaluation conducted six months after conduct of each training to gauge changes in competencies, technologies and behavior</p> <p>Study tours organized for policy decision makers (TF, Policy Study leads) and technical staff in specific policy and technical areas of LAM i.e. systematic adjudication, One Stop Shop operation and valuation.</p> <p>486 training events organized involving 965 training days for 14,324 participants (40% female, 60% male)</p> <p>GE curriculum developed with CHED and selected universities</p> <p>International Conference on Land Administration held to share international best practices and catalyze support for LAMP reforms</p>
<p>COMPONENT 5 Next phase of the longer-term LAM Program designed using project outcomes and experiences</p>	<p>Detailed design of next phase agreed by key stakeholders and documented</p> <p>Design informed by socio economic and land tenure analysis</p>	<p>LAMP2 proposal documented, approved by ICC Technical Board in June 2004; developed under direction of interagency Design Steering Committee (DSC); agreement among GOP, WB and AusAID on design elements and scope; incorporated appropriate</p>

		<p>revisions in the LAMP 2 PDD and submitted for final revision and approval by ICC.</p> <p>Studies on land markets, National Training Needs, land tenure completed to inform design; lessons from LAMP1 documented to inform design of LAMP2</p>
<p>Output 5.1 Special studies conducted to provide key information to Project Design</p>	<p>Land tenure status throughout the country assessed by August 2003</p> <p>Land markets study conducted and completed by July 2003</p> <p>National Training Needs Assessment conducted and completed by June 2003</p> <p>Relevant research studies identified, conducted and completed by September 2003</p>	<p>Land Tenure Study completed and GIS based query system developed for use and access by the general public; Training conducted on the use of system at DENR</p> <p>Land markets study completed and results discussed with relevant stakeholders; used to inform LAMP2 design and estimate financial and economic analysis</p> <p>National Training Needs Assessment completed and used as basis for LAMP2 design</p>
<p>Output 5.2 Next phase of the long-term LAM designed based on substantial learning and experience from the Project</p>	<p>Detailed design of next phase agreed upon by key stakeholders by end of September 2003</p>	<p>Design Document completed and agreed upon by stakeholders; approved by Design Steering Committee; on its final stage of approval by ICC.</p>