

# Annex A

## List of Activity Reports

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### I. STUDIES

#### A. Policy Studies

TITLE OF DOCUMENT	DATE
Land Valuation Policy Study Report - Volume 1, 2	June 2002
Land Laws and Regulations Policy Study - Volume 1, 2	July 2002
Fees and Finance Policy Study	18 July 2002
Institutional Arrangement Policy Study	July 2002
Policy Studies Integration Report	August 2002
Land Laws and Regulations Policy Study Vol 1	July 2002
Land Laws and Regulations Policy Study Vol 2	July 2002
Policy Studies Integration Report	October 2002
Institutional Arrangements Policy Study	June 2002
Institutional Arrangements Policy Study (Annexes)	
Forest Boundary Delineation Policy Study	February 2002
Executive Summary of AusAID-Financed Policy Studies Report	
Land Valuation Study - Interim Report	July 2003
Land Valuation Study Report 2003	17 October 2003
Land Markets Study for the LAMP (Inception Report)	April 2003
Land Markets Study for the LAMP (Draft Final Report)	January 2004
Land Markets Study for the LAMP (Final Report)	May 2004
Social Assessment II, Part I, Study of the LAMP	
Social Assessment of the Urban Prototype. Social Assessment II, Part I , Study of the LAMP	
Social Assessment II, Part I, Study of the LAMP (Annexes)	
Land Valuation	October 2003
National Training Needs Assessment Study for LAMP	16 June 2003
Mortgage Study for LAMP PIO1 Areas	August 2004
The Land Tenure Study (Preliminary Information)	July 2004
Land Development Process Study (Inception Report)	
Land Policies for Growth and Poverty Reduction	
Land Tenure Study: Data Gathering & Analysis	July 2003
Proposal to Undertake a Study on the Effectiveness of Cooperatives in Assessing Financial Packages and Government Assistance	27 April 2004

### II. REPORTS

#### A. Plans

TITLE OF DOCUMENT	DATE
Annual Plan 2001 - 2002	November 2001
Mobilization Plan	December 2001
Interim Training Plan	January 2002
Annual Plan 2002 - 2003	10 February 2002
PA-LAMP Training Strategy and Plan	April 2002
LAMP Social Program Plan	July 2002

Consensus Building Plan for Policy Development	July 2002
Draft PA LAMP Plan for Gender Mainstreaming	30 September 2002
Plan for Gender Mainstreaming	February 5, 2003
Annual Plan 2002 - 2003	31 March 2003
Review of the LAMP Social Program Plan	July 2003
Draft Annual Plan 2003 - 2004	October 2003
Draft Annual Plan 2004 - 2005	June 2004
Gender Mainstreaming Plan of LAMP for the Extension Period	Oct 2003 - Dec 2004
PA LAMP Technical Assistance (Annual Plan 2001 - 2002)	December 2001
LGU Community Organizing Implementation Plan Ver. 3	30 June 2003

## B. Periodic Reports

TITLE OF DOCUMENT	DATE
2001 Annual Report	2001
Annual Report 2003	2003
TA Reports for the September Quarter 2002	
TA Report for the December Quarter 2002	December 2002
Mid Term Interim Report - Social Assessment II Part I Study of the LAMP	April 2003
TA's Monthly Report	May 2002
Accomplishment Report	August 2002
Project Status Report PIO1 (2nd semester)	2001
Accomplishment Report (1st Quarter 2002)	2002

## C. Project Reports

TITLE OF DOCUMENT	DATE
Proposed LAMP Terms of Reference for Project Preparation	
Project Preparation Report	Feb & Sept 20, 2000
Project Appraisal Document	June 2001
Project Design Document (Phase 1)	August 2004
Project Design Document (LAMP II)	September 2004
LAMP - Project Completion Report (PCR)	19 May 1998
Monitoring and Evaluation Strategy and Tools	21 May 2002
Mid-Term Review of Systematic Registration	
Inception Report	November 2001
Effective Project Design (Using the LogFrame Approach)	26 July 2004
LAMP II Work-In-Progress Design Document	August 2004
LAMP II Integrated Lessons Report	
LAMP Project Extension Program	
Introducing Innovations in Land Administration and Management: Lessons and Experiences from LAMP	
Executive Summary Key Findings from LAMP I & Recommendations for LAMP II	

## D. Activity Reports

TITLE OF DOCUMENT	DATE
Final Report for Output 2.1, Activity 11 - Systematic Registration	30 June 2002
Final Report on Survey Control Activities as Part of Activity 11	18 July 2002

Transfer of Titles and Support Services: Realities on the Ground Prototype 1 (Leyte)	October 2002
A Review of the Community Relations Services of PIO 1	November 2002
Output 2.2, Activity 21 - Systematic Registration Final Report	December 2002
Cadastral surveys, Land Parcel Mapping, Land Records Database, and One Stop Shop as Part of Activity 21	December 2002
First Status Report on Land Document Registration	December 2002
Parcel-Based Systematic Land Rights Registration: Options with Reference to Comparative Examples from other Jurisdictions	December 2002
Survey Control Recommendations for LAMP II in Rural Situations as Part of Activity 21	12 January 2003
Output 2.2, Report of Technical Assistance to Prototype 1 in Activity 21	22 January 2003
Cadastral Survey and Mapping Report for Output 2.1, Activity 11	June 2002
Design of TA Activities in Output 2.2	November 2002
Brief Initial Report on Surveys and Mapping	April 2003
Surveys and Mapping Report Output 2.2, Activity 25	June 2003
Interim Report: LGU Community Organizing Capilla, Pastrana, Leyte	30 June 2003
Land Titling using Community Organizing Process Output 2.3, Activity 26	June 2003
Systematic Registration Report on Output 2.2, Activity 25 - Vol. 1, 2	30 June 2003
Report of Technical Assistance to PIO1 on Output 2.2, Activity 25	27 June 2003
Coordination of Systematic Registration Activities	October 2002
Coordination of Judicial Titling Activities	November 2002
Management Meetings and Outcomes Volume 1 - July and August 2002	November 2002
Management Meetings and Outcomes Volume 2 - September to December 2002	December 2002
Coordination of Systematic Registration Activities in 2003	February 2003
Second Assignment on Orthophoto Mapping	December 2003
Output 2.2, Activity 34 - Systematic Registration Adviser Final Report	31 March 2004
Exit Survey for LAMP PIO1 One-Stop-Shop	August 2004
GPS and OPM Pilot Testing Barangay Canino-an, Pastrana, Leyte	20 September 2004
Systematic Registration Adviser's Summary Report, Output 2.2, Activity 49	24 September 2004
Review of the PIO1 One Stop Shop	13 September 2004
Executive Summary PIO 2 Report - Activity 13	June 2002
Final Report for Output 3.1 Activity 13	June 2002
Final Report on Survey Control Activities as Part of Activity 13	17 July 2002
Cadastral Survey and Mapping Report for Output 3.1, Activity 13	June 2002
Surveying Control Recommendations for LAMP II in Urban Situations as Part of Activity 22	15 December 2002
Land Parcel Mapping in PIO 2 - Activity 22	December 2002
Executive Summary PIO 2 Report - Activity 22	December 2002
Final Report for Output 3.3 - Activity 22	December 2002
National Strategy on Land Records Management	February 2003
Final Report on National Strategy on Land Records Management	June 2003
Orthophoto Mapping Report	July 2003
Land Records Validation (Deliverable 27)	June 2003
Executive Summary Deliverable 27	June 2003
Community Relations Services in PIO2 - Deliverable 28	June 2003
Cross Index One Stop Shop System Specification	06 March 2003
Second Assignment on Orthophoto Mapping	November 2003
Orthophoto Mapping Report (Third Assignment)	20 May 2004
Executive Summary for Deliverble 36	31 March 2004

Analysis of the PIO1 and PIO2 Databases/Cross Index	August 2004
Final Report on Land Record Management	October 2004
Tour report (Study Tour 1)	
Completion Report (Study Tour 2)	Nov.-Dec. 2002
Lao and Thailand Technical Study Tour Final Report ( Study Tour 3)	March 2003
Study Tour for Senior Managers of the Land Administration Sector and Project	April 2003
Technical Officers on the Management of a One Stop Shop (Study Tour 4)	
Report on LAMP QAP Symposium #7 on Benchmarking Land Administration	
Benefits in Functional Coordination and Land Data Sharing	19 February 2004
Documentation Report PIO2 Planning and Evaluation Workshop	14-15 June 2001
Documentation Report on CRS Strategy Development Workshop	May31-June 1, 2001
Documentation Report on Local Advisory Group Consultative Workshop PIO1	21 September 2001
Documentation Report on LGU/PO/NGO. Partnership Development Workshop	September 2001
Documentation Report on NGO/PO/LGU Partnership Development Workshop PIO1	11-20 Sept. 2001
Documentation Report on Year-End Assessment and Planning Workshop	17-19 Dec. 2001
Documentation Report LAMP Assessment Workshop First Quarter	3 April 2002
Introduction to LAMP - PIO I - Land Titling	November 2003
Cadastral Surveying Report	December 2003
Review of the Operation and Effectiveness of the QAP	June 2004
Review of Activity 11 [Output 2.1] PMO/PIO1 Joint Evaluation of Progress of TA And Counterparts	23 May 2002
Briefing Kit for Study Tour # 2	18 Nov-1 Dec 2002
Review of Systematic Registration PIO1 Macalpi-ay Pilot	October 15-16, 2001
Review of Systematic Registration PIO1	September 26-27, 2001
Bidding Documents for the Provision of Cadastral Survey Works for the Municipality of Pastrana, Province of Leyte	
Bidding Documents for the Provision of Cadastral Survey Works for the Municipality of Dagami, Province of Leyte	
Survey Control Recommendations for LAMP II in Rural Situations as Part of Activity 21	December 4, 2002
Report on Benchmarking Visit to Thailand	March 2001
Training Report on Community-Based Monitoring and Evaluation	June 14, Aug 28&Sept 6,'04
Training Coordinator's Report	
Strategic Planning Workshop on CRS for LAMP-PIO2	March 5-7,2002
Transfer of Titles and Support Services: Realities on the Ground PIO1	July 2002
Design of TA Support for PIO1 for the period July to December 2003, Activity 34 - Output 2.2	08 September 2003
PIO1 Report - for the Period July to December 2003	December 2003
Factors for Participation of Land Claimants in the Land Titling Activites of PIO1	August 2004
PIO2 CRS and FV Procedures and Outputs from April to September 2004	28 September 2004
Future Directions for Land Document Registration	May 2003
Future Directions for Land Document Registration	May 2003
Review of M&E System	November 2002
Informal Settlement Consultancy	July 2003
LAMP Consensus Building Activities with Civil Society Organizations	August 2003
The Consensus Building Process	August 2003
CIM/GIS Development	August 2003

Review of the M&E system and Its Operation	September 2003
Review of Activity 11 [Output 2.1] PMO/PIO 1 Joint Evaluation of Progress of TA and Counterparts	23 May 2002
Final Review of the M&E System	September 2004
Training/Workshop on Community-based Monitoring and Evaluation (CBM&E)	17-18 Nov 2003
Summary Report of the Consultation and Consensus Building for Policy Studies	Feb to August 2002
Review of Systematic Registration	
Bidding Documents for the Provision of Cadastral Survey Works for the Municipality Of Santa Fe, Province of Leyte	
Darangpan Han LAMP Listenership Survey (CRS) PIO 1	May 2002
PMO: Trancending the Workgroup Culture	17-19 August 2002
Land Tenure Status Report. Book 2 - Process Description and Data Analysis	September 2004

#### E. Model/Framework

TITLE OF DOCUMENT	DATE
Institutional Framework	March 2002
Monitoring and Evaluation Framework	
Feasibility and Design (Terms of Reference)	
Valuing Diversity and Widening Access: A Best Value Consensus Building Framework	December 2001
Community Relations Services Framework for PIO2	October 2002

#### F. Consolidated Report

TITLE OF DOCUMENT	DATE
Consolidated Report, 2001 - 2003	2001 - 2003
Consolidated Report, 2001 - 2004	Jan 2001 - Apr 2004

#### G. Progress Report

TITLE OF DOCUMENT	DATE
Progress Report LGU Community Organizing - Activity 26, Output 2.3	30 October 2003
Progress Report Land Titling Using Community Organizing Process - Activity 26, Output 2.3	October 2003
1st Progress Report (Composite Report)	
2nd Progress Report (Composite Report)	July 2001
3rd Progress Report (Composite Report)	February 2002
4th Progress Report (Composite Report)	5-12 August 2002
5th Progress Report (Composite Report)	7-17 February 2003
6th Composite Report	
7th Composite Report	Oct 2003-Apr. 2004
PMO Conduct of NGO - Led Community Organizing to Support Land Titling Activities in LAMP - PIO1	January 2004
Composite Report Outline	
Summary Report of the Consultation and Consensus Building for Policy Studies in Period February to August 2002	09 October 2002
Social Development under Integrated Pilot, Progress Report (Deliverable 39)	August 2004
Institutional Arrangements Policy Study Progress Report	18 August 2002

#### H. Missions Report

TITLE OF DOCUMENT	DATE
Aide Memoire	Aug 23-Sept 1, 1999
Aide Memoire	Jan 31-Feb 5, 2000
Aide Memoire	Feb 7-15, 2000
Aide Memoire	March 13-22, 2000
Aide Memoire	Nov 15 - Dec 6, 2000
Aide Memoire	Jan 25-30, 2001
Aide Memoire	July 18-25, 2001
Aide Memoire	August 5-12, 2001

#### J. Evaluation Report

TITLE OF DOCUMENT	DATE
Preliminary Evaluation of Administrative Titling	March 2003
Evaluation of Community Relations Service Pilots	May 19, 2004
Evaluation of Community Participation - PIO2	October 2003
PIO2 Final Evaluation Report	31 December 2003
Evaluation Report on PIO2 CRS/SD Procedures and Outputs	03 May 2004
HRD and Training Annual Evaluation Report	December 2002
Year 2 HRD and Training Evaluation Report	August 2003
Activity Evaluation Reports PIO II	
Systematic Adjudication Team (Activity Evaluation Report PIO 1)	
Lessons and Methodology Report	March 2004
PIO 1 Activity Evaluation Reports	

#### K. Other Reports

TITLE OF DOCUMENT	DATE
Key Documents Prepared by Institutional Arrangements Adviser	20 December 2002
Key Documents Prepared by Land Law Adviser	21 March 2003
Key Documents Prepared by Institutional Arrangements Adviser	April to June 2003
Free Patent Amendment Bill Report	August 2004
Review of Laws, Policies and Institutional Set-up on Tenancy in the Philippines	August 2004
Free Patents Management Tool	November 2002
Judicial Titling: Material for Cadastral Officers and Commissioners of Court	15 November 2002
Standard Bid Evaluation Form	
Philippines-Australia Land Administration and Management Project-Quality Assurance Panel	
Development of Systems Design Based on the User Needs Analysis for Land Tenure Study	February 2003
Draft Standards for Philippine Systematic Adjudicators	
TOR for World Bank Funded Studies	November 2002
Informal Policy Note	
MOA Between PMO.PIO1.PIO2	August 2001
Philippine LAM Project Legal Opinion on the Loan Agreement	
Executive Order No. 192	
NEDA Board Approval of LAMP Project and Policy Statement	

Standard Bidding Documents	
Loan Agreement	November 2001

### III. MANUALS

#### A. Training Manual

TITLE OF DOCUMENT	DATE
Project Cycle Management. <i>Training Handbook</i>	May 1999
Training Manual	April 2002
A Good Practice Guide to the Competency Based Approach to Technical and Vocational Education and Training	June 2002
Training Manual Summary	10 July 2002
A Good Practice Guide to the Functional Analysis Approach for Development of Competency Standards and Linked Curriculum Development for Training	November 2002
Training Manual (First Draft)	December 2001
Training Manual on Geographic Information System (GIS) MapInfo Professional	
The Competency or Standards-Based Approach to Education and Training (Primer)	September 2003
The Competency Standards-Based Approach to Education and Training	May 2004
Training Games for Managing Change	
Requirements for the Competency Based Approach to Training in the LAMP	November 2002
Quick Guide to the HRD Forms of PA LAMP (duplicate)	June 2002
A Good Practice Guide to Competency Based Assessment and the Development of Assessor Guides	November 2002
An Introduction to the Competency Based Approach to Technical and Sub Professional Training and Development	March 2003
Perspectives on Strategic Human Resource Management (Discussion Outline)	
Training Manual for One Stop Shop	
Training Manual for Office Validation	
Training Manual on Cadastral Index Mapping	

#### B. Procedures Manual

TITLE OF DOCUMENT	DATE
Procedure Manual for Urban and Rural Cadastral Index Map	30 June 2003
Procedure Manual for Urban and Rural Cadastral Index Map Production	30 June 2002
Field Validation Procedure Manual	20 June 2002
Office Validation Procedure Manual	24 June 2002
Procedural Manual for PIO 2 OSS	December 2002
Fake Title Identification Procedure Manual	13 February 2002
Office Validation Procedure Manual - Version 3	March 2004
Manual of Procedures for Quezon City One Stop Shop	
Procedural Manual for the Development of Cadastral Index Map (CIM) Through GIS	

#### C. Operations Manual

TITLE OF DOCUMENT	DATE
GPS Guidelines and Receiver Operation Manual	22 June 2002
GPS Guidelines and Receiver Operation Manual	22 June 2002
GPS Processing and Adjustment Manual	November 2002
Report on Judicial Titling: SAT Training and Operations Manual	18 November 2002

GPS Processing and Adjustment Manual Ver.1.6	31 May 2003
Judicial Titling: SAT Operations Manual Volume 1	June 2003
Operations Manual for Free Patents Activity 25	31 March 2004
Field Operations Manual	March 2004
Administrative Operations Manual	
LAMP The Manual of Operations	
GIS/CIM Operation Manual for Prototypes 1 & 2, Version 1	July 2003
Cross Index User Manual	30 June 2002
PIO 2 Manual of Operations	September 2002
Administrative and Operational Manual	
One Stop Shop Operations Manual	

#### D. Financial Manual

TITLE OF DOCUMENT	DATE
LAMP Financial Management Manual	September 15, 2001
Financial Management Manual	

#### E. Activity Manual

TITLE OF DOCUMENT	DATE
Manual of procedures in Prevention, Detection, Segregation, and Disposition of Fake / Spurious and Fraudulent Titles	September 2004
Manual on Land Records (Management-Prototype II)	April 27, 2001
Manual on Systematic Land Adjudication and Registration	May 16, 2002
GPS Guidelines & Receiver Operation	
A Reference Guide on the Land Tenure Study	February 2003
LAMP GPS Processing & Adjustment Manual	
Manual for Densification of the Geodetic Network to Support Land Records Management and Cadastral Surveying	30 June 2002
Land Records Management Manual - PIO 2	11 July 2001
Community Relations Handbook Land Records Management - Participatory Tools and Techniques for Prototype 2	June 2003
User Manual PIO2 Tracking/Cross Index System	March 2004
User Manual PIO2 Cross Index	30-Jun-02
Gender Mainstreaming Handbook	August 2004
M&E Handbook	

#### IV. REFERENCES

TITLE OF DOCUMENT	DATE
Country Briefing Paper (Women in the Philippines)	December 1997
HRD General Conditions For Fixed-Spread Loans	September 1999
AusGuidelines	
Guidelines Procurement Under IBRD	
Build-Own-Operate Agreement	
Resolution 99-01	1999 - 2001
Introduction to Program Evaluation (Participant Workbook)	
Human Resource Information System (Clients Manual)	
New Zealand Qualifications Framework and Human Resource Management Standards	2004
The Encyclopedia of Group Activities	



The Encyclopedia of Icebreakers	
How to Be a Better Team Builder	
Land Titling Experience in Asia	
Training Games for Managing Change	
Tools for Effective Presentations	
Land Titling - The Big Picture	
Guidelines Selection and Employment of Consultants by World Bank Borrowers	
Draft Competency Standards for Systematic Adjudicators Community/Customer Relations Service Officers Human Resource Practitioners	
Land Administration Guidelines of the United Nations Economic Commission for Europe Replacement Cover Page Subic Bay Area Municipal Development Project Training and Curriculum Guide	
HR Information System Ver 2.0	
Training and Competitiveness: An Asian Firm Perspective	January 2004
Organizing Communal Irrigators' Associations (Initial Operations of the Bagting-Siclong (Laur) Irrigation System	

### Reports of Prototype Implementation Office 1

TITLE OF DOCUMENT	DATE
1st Quarter Report	2002
2nd Quarter Report	2002
3rd Quarter Report	2002
1st Status Report on Land Titling Document Registration as part of Activity 2.1	Dec '02
Documentation Report - Review of Systematic Registration, Brgy. Libertad, Palo, Leyte	9/1/2000
Documentation Report LAMP Assessment Workshop 1st Quarter (Hotel Alejandro, Tacloban City)	4/3/2002
Documentation Report: CRS Field Preparation Training	Oct. 02
Documentation Report: Review of Systematic registration (Macapilay)	15-16Oct01
Final Report for Output 2.1 Activity 11 (Systematic Registration)	30-Jun-02
LAMP PIO 1 3rd quarter 2003, Documentation Report	
LAMP Report on Local Advisory Group Consultative Workshop (Marabut Park, Marabut, Samar)	SEPT 01
LGU Community Organizing Capilla, Pastrana (Interim report)	June O3
Policy Studies Integration Report	2-Aug
Report to AusAID - technical Assistance for Prototype 1 for the period July-December 2003	Dec. 03
Report to PMO on Land Titling Options (SA Issues, Pilot Outcomes)	10/27/2001
Status of Systematic Registration Activities	SepOct01

### Reports of Prototype Implementation Office 2

TITLE OF DOCUMENT	DATE
1st Quarter Report	2002
2nd Quarter Report	2002
3rd Quarter Report	2002
Completion Report Manila, Philippines and Bangkok, Thailand	March 2001
Monitoring and Evaluation Framework	August 2001
Review of M&E System Establishment and Operations	November 2002
Evaluation of Procedures Tested and Innovations Introduced to Improve Land	

Administration and Management	
Community Perception Report (Brgy Holy Spirit)	
Training Report on Community-based Monitoring and Evaluation (CBM&E)	September 2004

# ANNEX B

## REVISED LOGICAL FRAMEWORK

PDD CODE	NARRATIVE SUMMARY	VERIFIABLE INDICATORS	MEANS OF VERIFICATION	ASSUMPTIONS
Goal	<b>To alleviate poverty and enhance economic growth by improving the security of land tenure and fostering efficient land markets in rural and urban areas, through the development of and efficient system of land titling and administration which is based on clear, coherent and consistent policies and laws, and is supported by an appropriate institutional structure</b>	Increased confidence in the security of titles by landholders and credit providers; increased number of formal land transactions; increased acceptance/use of land/property as security for loans; increased farmer access to credit; higher levels of farm investment; increased government revenue from land taxes and transaction fees; greater transparency and accountability in land transactions	Social surveys of users/community; relevant agency records; surveys of banks/credit providers; farmer surveys; agency tax and fee revenues; user surveys/case studies	That there are suitable conditions for continued economic growth. That the development of efficient systems of land titling, land record management and administration will improve the delivery of services to users/landholders, foster efficient land markets, and promote rural credit and investment (that there are not other critical constraints).
Purpose	<b>To formulate land administration and management policy and regulatory changes, and to test alternative approaches designed to improve the protection of rights to land, and improve the effectiveness, transparency and efficiency of land administration</b>	Agreement reached on policy and legislative framework for land administration and management; legislation drafted and institutional reforms implemented; land titling, land record management and administrative procedures developed that are efficient, cost-effective, transparent and acceptable to the community	Policy and legislative framework paper; draft bills; schedule of reforms; manuals of systems and procedures; records of unit costs; system audits; user and community surveys	That improvements in land administration, and the issuance of land titles with integrity, will increase the security of people's land rights (i.e. social benefits will occur). That improved land titles will be of such integrity and value that they can be widely used as collateral, strengthening investment in land and its use in the property market (i.e. economic benefits will occur). That improved transparency and effectiveness in land administration will increase public and business confidence in the integrity of land titles and land transactions (i.e. social and economic benefits will occur). That improved land administration will be able to protect the land rights and land use of vulnerable/marginal groups. That improved land administration and management procedures will make transactions more transparent and accountable and with less opportunity for graft and corruption.
Component One	<b>POLICY STUDIES</b> <b>Component Objective:</b> <b>To formulate and approve policy and regulatory changes needed to support implementation of the subsequent phase of</b>	Policies developed with broad agency and stakeholder participation and consensus in the 6 key policy areas; policy options clearly	Policy study papers/documentation; approved actions plans and schedules; M&E of plan	That the senior executives of the key stakeholder institutions will achieve consensus to significant improvements with an

PDD CODE	NARRATIVE SUMMARY	VERIFIABLE INDICATORS	MEANS OF VERIFICATION	ASSUMPTIONS
	<b>the LAM Program</b>	evaluated for economic, social and environmental consequences; policy recommendations integrated into an overall policy and legislative framework; action plans and schedules developed to commence implementation, and for the longer-term LAM program; implementation commenced where possible under existing legislation	implementation against schedules and policy impact indicators (economic/ social/ environmental)	action plan for implementation. That the views of non-government stakeholders will be sought and considered. That improvements within the authority level of each institution can be commenced during the project. That agreed changes beyond the authority level of individual agencies are forwarded to higher levels of government for action with the support of stakeholder agencies. That the policy studies be adequately informed by lessons from the prototypes, and will canvas the full range of options.

## OUTPUTS

1.1	<b>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 demarcation, and the land development process; recommending changes to institutional arrangements, laws, regulations and procedures, and assessing the potential economic, social and environmental impacts of these changes on stakeholder groups</b>	Policies developed with broad agency and stakeholder participation and consensus in the 6 key policy areas; policy options clearly evaluated for economic, social and environmental consequences	Policy study papers/documentation;	That the designated lead agency for each policy study will provide leadership and the study will be completed within a reasonable time frame. That agencies & other stakeholders involved will make specialist staff available to participate as required That agencies can co-operate to produce a report with options and recommendations and can "own" the results.
1.2	<b>Agreement reached on the overall policy and legislative framework required for successful implementation of the LAM Program, and a schedule for the reforms/amendments established and commenced where appropriate</b>	Policy recommendations integrated into an overall policy and legislative framework; action plans and schedules developed to commence implementation, and for the longer-term LAM program; implementation commenced where possible under existing legislation	Policy and legislative framework documentation; approved actions plans and schedules; M&E of plan implementation against schedules and policy impact indicators (economic/ social/ environmental)	That agencies & other stakeholders involved will make specialist staff available to participate as required. That agencies & other stakeholders can build consensus to changes required and commence planning to implement the changes. That individual agencies and stakeholders will commence change implementation within their authority level. That agreement/approval will be reached on the overall

PDD CODE	NARRATIVE SUMMARY	VERIFIABLE INDICATORS	MEANS OF VERIFICATION	ASSUMPTIONS
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policy and legislative framework in time for the next phase.

Component **Prototype 1 - LAND TITLING AND ADMINISTRATION**

Two

<b>To develop improved approaches for large-scale land registration and associated institutional and administrative arrangements that are simplified, streamlined, cost-effective and acceptable to the community</b>	Streamlined, affordable and replicable procedures for large scale land registration developed, tested and documented; community acceptance of procedures and interest in acquiring titles; reduced conflict over landownership; increased use of title deeds as security for loans; increased rural investment	Land titling records; procedure manuals; staff training records & evaluations; formal/informal community surveys; surveys of credit providers	That the different agencies can co-operate operationally via the OSS, and with the community, to issue land titles expeditiously and can agree to improvements in methods. Any required changes in the regulatory regime will be implemented by an agency within its authority level, and any required change in law will be supported by all agencies and forwarded to the relevant bodies for consideration. That the community see land titles as a priority with clear net benefits. That rural land titles will be acceptable to credit providers as security for loans. That farmers will take out loans to increase rural investment and production.
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**OUTPUTS**

2.1	<b>Appropriate land titling procedures developed, tested and documented as manuals or guidelines (able to be implemented under existing legislation/regulations)</b>	Streamlined, affordable and replicable procedures for large scale land registration developed, tested and documented; community acceptance of (satisfaction with) procedures; unit costs and time for titling; number of titles issued; no. agency staff trained (by agency and sex)	Land titling records; procedure manuals; unit cost analyses and time/resource comparisons; staff training records & evaluations; formal/informal community surveys	That the community is involved to such a level that it sees the procedures are transparent, and are satisfied with the titles issued. That agencies & other stakeholders involved will make specialist staff available to participate as required. That appropriate methods of land titling can be developed and agreed to, that are affordable to both the agencies and the landholder, and are suitable for large scale initial land titling throughout the country. That there are opportunities under the existing policy and legislative framework to significantly improve the efficiency and cost-effectiveness of land titling procedures.
2.2	<b>Best-practice procedures for land title registration and records management (that require legislative amendments or major</b>	Best-practice procedures recommended/documentated; issues and options clearly evaluated with stakeholder impacts;	Report of best-practice procedures; reports/minutes of stakeholder workshops	That best-practice recommendations will be acceptable to (supported by) key stakeholders and decision-makers

PDD CODE	NARRATIVE SUMMARY	VERIFIABLE INDICATORS	MEANS OF VERIFICATION	ASSUMPTIONS
	institutional reform) identified and documented for consideration by policy makers for the longer-term LAM Program	legislative/institutional requirements identified		
2.3	<b>Procedures developed and tested for effective stakeholder participation and customer relations/services for land registration, the OSS and other PIO 1 activities</b>	Community aware of project objectives and activities; agencies/staff have stronger customer focus; improved customer service/relations; M&E involving the community; procedures/recommendations documented for longer-term LAM Program	Community surveys; staff surveys/appraisals; review of M&E system/methods; project reports	That titling activities are conducted in such a way that the processes are transparent, socially and gender sensitive, and enjoy community confidence and participation. Those being issued with titles are not required to pay any unofficial fees and adverse social impacts are avoided. That agencies will be interested and motivated to develop customer focussed/service strategies and implement them.
2.4	<b>Systems developed and tested for institutional collaboration in land record management and the administration of land transactions, supported by simplified and streamlined procedures in an improved customer-oriented environment</b>	OSS established and operating efficiently; reduced time taken for land transactions; less steps/stops for customers; increased customer satisfaction with services	Project records and observations; OSS/agency records; customer surveys; comparisons against a pre-OSS baselines	That personnel at the operational level from the different agencies can improve coordination and operations via the OSS, so that initial land titles of high integrity can be issued to landholders quickly. That institutional collaboration through the OSS will result in significantly improved services for users.
Component <b>Prototype 2 - LAND RECORDS AND INFORMATION MANAGEMENT</b>				
Three	<b>To develop and test alternative approaches for land record management and associated institutional and administrative arrangements that will improve the protection of rights to land and public confidence in the system</b>	Increased confidence in titles by investors, landholders and credit providers (and associated increased formal transactions); reduced incidence of fake and duplicate titles; eventual reduced land litigation; increased no. and % of formal land transactions	Transaction comparisons against baselines/controls; KAP surveys of land holders and credit providers; informal surveys and feedback from NGOs and community stakeholders; LRA/ROD records; court records; project reports	That the different agencies can co-operate operationally via the OSS, and with community involvement to validate land titles expeditiously and agree to improvements in methods. That any anomalies identified in past titling do not act as a catalyst for social or political agitation. Any required changes in the regulatory regime will be implemented by the agency with the authority and any required change in law will be supported by all agencies and forwarded to the relevant bodies for consideration. That improved land administration will be able to protect the land rights and land use of vulnerable/marginal

PDD CODE	NARRATIVE SUMMARY	VERIFIABLE INDICATORS	MEANS OF VERIFICATION	ASSUMPTIONS
				groups.
<b>OUTPUTS</b>				
3.1	<b>Improved land record management systems and procedures developed, tested and documented</b>	Increased detection of fake, duplicate and missing titles; systems for cross indexing land records established and in use; digitized CIMs on spatial framework routinely updated; efficiency gains through new procedures (reduced person-time taken for steps/transactions by agencies involved)	LRA/ROD records; project records and observations or agency practices; efficiency audits; comparisons against baseline data	That cooperation with the BOO project at LRA will be effective. That sufficient records exist in agencies or are held by the public to allow a determination on the quality of a significant number of titles over the project area. That agencies & other stakeholders involved will make specialist staff available to participate as required. That appropriate and affordable methods of improving the integrity of existing land titles suitable for large scale country wide implementation can be developed and agreed upon by stakeholders. That improved land records management and administration will increase the number of formal transactions (and result in accountable and transparent land transactions and increase government revenues from land transactions).
3.2	<b>Systems and institutional arrangements for streamlined, efficient and cost-effective delivery of land transaction services and associated information developed and tested</b>	OSS established and operating efficiently; reduced time taken for land transactions; less steps/stops for customers; increased customer satisfaction with services	Project records and observations; OSS/agency records; customer surveys; comparisons against pre-OSS baselines	That personnel at the operational level from the different agencies can improve coordination and operations via the OSS so that the quality of land titles can be improved, and a single series of land parcel maps developed.
3.3	<b>Community participation and customer services strategies developed and tested to support Outputs 3.1 and 3.2, and the longer-term LAM Program</b>	Community aware of project objectives and activities; agencies/staff have stronger customer focus; improved customer service/relations; M&E involving the community	Community surveys; staff surveys/appraisals; review of M&E system/methods	That agencies are interested in (and motivated towards) improving customer relations and developing a customer focus. That the title validation activities are conducted such that the process is transparent & the community is involved and supportive. That titleholders are not required to pay any unofficial fees. That any anomalies in past titling discovered during title validation does not act as a catalyst for wide ranging disputes and unrest.
3.4	<b>A national land records management strategy formulated, based on</b>	Strategy agreed by all relevant stakeholders and GOP with budget, action plan	Review strategy documents and stakeholder	That agencies & other stakeholders involved will make specialist staff

PDD CODE	NARRATIVE SUMMARY	VERIFIABLE INDICATORS	MEANS OF VERIFICATION	ASSUMPTIONS
	lessons learned from Outputs 3.1, 3.2 and 3.3 (and PIO 1)	and schedule	comments/workshop outcomes	available to participate as required. That agencies & other stakeholders can build consensus to changes required and commence planning to implement the changes. That individual agencies and stakeholders will commence change implementation within their authority level.

Component **PROJECT MANAGEMENT**  
Four

<b>To ensure efficient and effective management, implementation, monitoring and evaluation of the project</b>	Efficient and effective management systems in place (project achieving outputs and objectives, and implementing activities to schedule); M&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; strategy and framework developed and in place to ensure active participation of civil society in land administration and management; agency staff with the skills necessary for project implementation (no. trained by type of training, agency and sex);	Assessments of project systems, outputs and activities by the QAP (and Joint Missions); review of M&E framework, methods and outcomes; project records and reports; review of participation strategy and framework and its outcomes; consultation with relevant stakeholder groups, NGOs, POs/CBOs; project training records and evaluations	That GOP participating agencies and staff sustain interest and the capacity to participate effectively in the project. That the development partners, GOP, WB and AusAID continue to work together effectively.
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**OUTPUTS**

4.1	<b>Project offices established (PMO, PIO 1 and PIO 2) with efficient, effective and accountable project management systems in place</b>	Efficient and effective management systems in place (project achieving outputs and objectives, and implementing activities to schedule)	Assessments of project systems, outputs and activities by the QAP (and Joint Missions)	That adequate and appropriate staff are provided by GOP/partner agencies for implementation
4.2	<b>Project monitoring and evaluation systems and procedures established and maintained</b>	M&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	Review of M&E framework, methods and outcomes; project records and reports	That the key agencies cooperate and are interested in M&E
4.3	<b>A framework and strategy developed for the active participation of civil society in land administration and management</b>	Strategy and framework developed and documented; active participation of civil society in pilot activities as the result of testing the framework/strategy	Review of strategy/framework documentation; consultation with relevant stakeholder groups, NGOs, POs/CBOs	That there are groups who are sufficiently interested in land administration and management to sustain active participation
4.4	<b>Project personnel and key collaborators trained in the skills required for successful project</b>	Skilled project, agency staff and other key collaborators; relevant training plan with appropriate objectives,	Consultation with participants; training files, records and evaluations	That appropriate staff are selected to fill positions and attend training



PDD CODE	NARRATIVE SUMMARY	VERIFIABLE INDICATORS	MEANS OF VERIFICATION	ASSUMPTIONS
	<b>implementation</b>	content, and methods; participants' reactions, post-training utility/relevance; no's trained (by sex, agency, position etc)		
Component	<b>PREPARATIONS FOR NEXT PHASE</b>			
Five	<b>To design the next phase of the longer-term LAM Program using project outcomes and experiences</b>	Detailed design of next phase agreed by key stakeholders and documented; design informed by socio-economic and land tenure analyses	Review design document and key studies/analyses	That the implementation of the first phase is successful. That the GOP, WB and donors continue to support the longer-term LAM Program.
<b>OUTPUTS</b>				
5.1	<b>A socio-economic baseline study conducted to provide key information for the project design</b>	Socio-economic baseline study carefully designed and conducted; a comprehensive analysis of impacts/changes within and outside prototype barangays;	Review of study methodology findings	That key socio-economic impacts/changes have the opportunity to be realised to allow comparisons with baselines and controls
5.2	<b>A system developed for the analysis of the status of land tenure throughout the Philippines</b>	System designed, tested and operational; manual/procedures documented; staff trained (no. by agency, position, sex)	Observations of database and system in use; review of documentation; training files and records	That available data is of sufficient accuracy and completeness. That data can be collected and entered in the time available
5.3	<b>The next phase of the long-term LAM Program designed based on the outcomes and experience of the project</b>	Detailed design of next phase agreed by key stakeholders and documented	Review design document; review minutes of workshops/meetings and stakeholder feedback	That the results/lessons/impacts from pilot activities are available before the design study is conducted. That there is agreement, broad institutional support and GOP resolve to implement the LAM Program. That LAMP is a success and that development bank and donor support continues.

# ANNEX C

## REVISED UNIFIED PROJECT LOGICAL FRAMEWORK

### Land Administration and Management Project

NARRATIVE SUMMARY	VERIFIABLE INDICATORS	MEANS OF VERIFICATION	ASSUMPTIONS/RISKS
<p><b>HIGHER LEVEL GOAL :</b> 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><b>GOAL :</b> 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>	<ul style="list-style-type: none"> <li>• Increased volume and reduced cost of institutional credit</li> <li>• Increased farmer access to credit</li> <li>• Equal access to credit by women and men</li> <li>• Increased income through higher levels of farm productivity</li> <li>• Increased volume of land related investments in both the urban and rural areas</li> <li>• Increased share of land markets to GDP</li> <li>• Improved implementation of programs related to asset reforms</li> <li>• Greater access to land by eligible men and women beneficiaries</li> <li>• 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</li> <li>• Reduced volume of land related court cases</li> <li>• Net government savings from more efficient and integrated provision of land administration services</li> <li>• Reduced cost to the public to register land (both</li> </ul>	<ul style="list-style-type: none"> <li>• Records of banks and other credit providers</li> <li>• Socio economic surveys</li> <li>• GDP figures and other related statistics</li> <li>• Performance reports of programs related to asset reforms</li> <li>• Surveys of land distribution experiences by selected men and women beneficiaries</li> <li>• Transaction records within the Registries of Deeds</li> <li>• Surveys of informal land transactions in representative areas</li> <li>• Court records</li> <li>• DBM data and comparison of government budget provision before and after the creation of an integrated land agency</li> <li>• Surveys of clients using the register (before and after the institutional and administrative reforms are in place)</li> <li>• Agency records</li> <li>• ROD, BIR and LGU records on collections from land related transactions</li> <li>• Customer satisfaction surveys</li> <li>• Comparison of pre and post project records of OSS, ROD</li> <li>• Client surveys</li> <li>• Number of fake, double and overlapping titles detected</li> <li>• Agency feedback on the use</li> </ul>	<ul style="list-style-type: none"> <li>• Suitable conditions for continued economic growth</li> <li>• Other market distortions will not severely affect the land market in a negative way</li> <li>• Changes in leadership will not affect the pace and nature of reforms</li> <li>• Government commitment will be sustained to put in place the reforms required</li> <li>• Other stakeholders will continue to support the reform proposals until a stable system and policies are in place</li> <li>• Agencies concerned will continue to</li> </ul>

<p><b>PURPOSE:</b> 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>	<ul style="list-style-type: none"> <li>• original and subsequent)</li> <li>• Improved access by the public (both men and women) government and other clients to land information required for effective planning and management</li> <li>• Improved government revenues from land taxes and transaction fees</li> <li>• Greater transparency and accountability in land transactions</li> <li>• Improved satisfaction of women and men clients from land related services by the government</li> </ul>	<p>of database and prototype records/information to support fake title detection and prevention</p> <ul style="list-style-type: none"> <li>• Client surveys</li> <li>• Records of BIR, RODs and LGUs in Leyte and Quezon City prototypes</li> <li>• Customer satisfaction surveys</li> <li>• Records of stakeholders' meetings, workshops and other initiatives to lobby for reforms</li> </ul>	<p>support the implementation of the Prototypes</p> <ul style="list-style-type: none"> <li>• Strong high level policy commitment to the policy reforms</li> <li>• GOP budget counterpart will be available and on time</li> <li>• There is seamless transition from the learning and innovation phase to the next phase</li> <li>• Cost effective solutions identified within the current policy, institutional and regulatory framework will be enough to demonstrate the feasibility of proceeding to the next phase of LAM implementation</li> </ul>
<p><b>OUTPUTS :</b></p> <p>1. Policy and regulatory changes needed to support implementation of land administration and management reform formulated, and adopted by government and key stakeholders</p>	<ul style="list-style-type: none"> <li>• Increased number of formal land transactions and reduced volume of informal land transactions within the Prototype areas</li> <li>• Reduced cost (time, money) for issuance of original titles to eligible beneficiaries within the prototype area in Leyte</li> <li>• Improved efficiency in detection and prevention of fake, double and overlapping titles within the Quezon City prototype</li> <li>• Reduced cost to the public (time, effort and money) in land transactions within the prototype areas</li> <li>• Increased government revenue from land taxes and transaction fees within the prototype areas</li> <li>• Greater transparency and accountability in land transactions</li> </ul>	<ul style="list-style-type: none"> <li>• Policy study papers/reports</li> <li>• Process documentation of consensus building activities</li> <li>• Approved action plans and schedules</li> <li>• Stakeholder evaluation of policy reform activities</li> <li>• M and E of plan implementation against schedules and policy impact indicators (economic, social, environmental)</li> </ul> <ul style="list-style-type: none"> <li>• Policy study papers/documentation</li> <li>• Documentation on consultation workshops with stakeholders</li> <li>• Documents assessing and evaluating economic, social, environmental and gender equity implications of the proposed policy studies and proposed reforms</li> </ul>	<ul style="list-style-type: none"> <li>• Designated lead agency for each policy study will provide leadership</li> </ul>

<p>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>	<ul style="list-style-type: none"> <li>• within the Leyte and Quezon city prototypes</li> <li>• Improved services to the public and the users of the system within the prototype area</li> <li>• Community and stakeholder support to pursue the innovations introduced within the prototypes over the long term LAM Program</li> <li>• Equal access and equitable benefit from land transactions by men and women</li> <li>• Policies developed with broad agency and stakeholder participation and consensus in the 6 key policy areas</li> </ul>	<ul style="list-style-type: none"> <li>• Documentation of all policy advocacy activities</li> <li>• Approved action plans and schedules</li> <li>• M and E of plan implementation against schedules and policy impact (economic/social/environmental)</li> <li>• Reports and documentation of workshop results;</li> <li>• Copies of implementing orders/guidelines</li> <li>• M and E reports</li> </ul>	<ul style="list-style-type: none"> <li>• Studies will be completed within a reasonable time frame</li> <li>• Agencies and other stakeholders will make specialist staff available to participate as required</li> </ul>
<p>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>	<ul style="list-style-type: none"> <li>• Policy options clearly evaluated for economic, social, environmental and gender equity implications</li> <li>• Policy recommendations integrated into an overall policy and legislative framework</li> <li>• Action plans and schedules developed to commence implementation, and for the long term LAM program;</li> <li>• Implementation commenced where possible under existing legislation</li> </ul>	<ul style="list-style-type: none"> <li>• Manual of Operations/Procedures</li> <li>• Pilot reports</li> <li>• TA reports</li> <li>• CBME reports</li> <li>• Meetings/workshops/consultations documentation</li> <li>• Draft implementing orders</li> <li>• Evaluation reports, TA reports, Documentation of workshops and meetings</li> </ul>	<ul style="list-style-type: none"> <li>• Different agencies can cooperate via the OSS and with the communities to issue land titles expeditiously and can agree to improvements in methods/processes</li> <li>• Required funding will be made available and on time</li> </ul>
<p>1.3 Implementing guidelines for mainstreaming improved methods and procedures</p>	<ul style="list-style-type: none"> <li>• Recommendations made on institutional arrangements, laws, regulations and procedures</li> <li>• Policies developed with broad agency and stakeholder participation and</li> </ul>	<ul style="list-style-type: none"> <li>• Inventory report, land records database manual, running/operational computer based land records database system</li> <li>• Manual of procedures, best practice guidelines, M and E</li> </ul>	

<p>developed under LAMP issued by appropriate agencies (within current legal framework)</p> <p>2. Improved approaches for large scale registration and associated institutional and administrative arrangements developed and tested</p> <p>2.1 Appropriate land titling procedures possible under existing legislations /regulations developed, tested, and documented</p>	<p>consensus in the 6 policy areas</p> <ul style="list-style-type: none"> <li>• Policy options clearly evaluated for economic, social, environmental and gender equity implications by end of 2003</li> <li>• Policy recommendations and stakeholder inputs integrated into an overall policy and legislative framework</li> <li>• Action plans and schedules developed to commence implementation</li> <li>• Partnerships between government and key stakeholders in policy reform advocacy commenced</li> <li>• Implementation of reforms by government and partner stakeholders, if possible under existing legislation</li> <li>• IEC and advocacy strategies launched</li> <li>• Stakeholder consultation on results of testing of alternative methods developed under the project;</li> <li>• Consensus on recommended improvements and draft implementing guidelines prepared</li> <li>• Implementing guidelines issued by agencies concerned;</li> <li>• Orientation conducted for users and implementing units of the guidelines;</li> <li>• Results of implementation</li> </ul>	<p>reports, TA reports, minutes of meetings and workshops</p> <ul style="list-style-type: none"> <li>• Manual of Procedures, Best Practice guidelines, M and E reports, TA reports, minutes of meetings and workshops</li> <li>• Manual of Operations, Best Practice Guidelines, M and E reports, TA reports, minutes of meetings and workshops, approved Cadastral maps</li> <li>• Manual of Operations, Best practice procedures, M and E reports, TA reports, minutes of meetings and workshops, land titles issued (where processes are completed)</li> <li>• Evaluation report of outcomes, problems, issues, lessons and recommendations for streamlining; TA reports, documentation of workshops/meetings/consultations</li> <li>• TA reports, documentation of stakeholder workshops/consultations, proposals for legislative reforms required documented and endorsed to PMO</li> <li>• Community surveys, staff surveys/appraisal, review of</li> </ul>	<ul style="list-style-type: none"> <li>• Key agencies are willing to give access to records</li> <li>• Proposed amendment to Free Patent Law passed within 2003</li> <li>• Office of Solicitor General cooperates fully</li> </ul>
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<p>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>reviewed and documented for further improvement.</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Increased number of formal land transactions as a result of title issuance</li> <li>• Reduced cost and time for land related transaction</li> <li>• Draft implementing orders prepared to mainstream improved systems and procedures developed within current legal framework</li> <li>• 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</li> <li>• Inventory of land records and establishment of land records database completed by mid 2003</li> <li>• Procedures developed, tested and documented for producing and updating Cadastral Index Maps by <ul style="list-style-type: none"> <li>- Hand drawn method , mid</li> </ul> </li> </ul>	<p>M and E system</p> <ul style="list-style-type: none"> <li>• Strategy paper, M and E reports, Pilot evaluation reports; TA reports; documentation of stakeholder workshops/consultation meetings</li> <li>• Documentation and evaluation of training/workshops conducted</li> <li>• CBME design, documentation and evaluation reports, outcome reports from CB M and E</li> <li>• Strategy paper, M and E reports, exit surveys, CBME reports</li> <li>• Agency agreements on the OSS Operations Manual, minutes of meetings/workshops/consultations,</li> <li>• Operational OSS, M and E reports</li> <li>• Operational database system, database Manual, M and E reports</li> <li>• Manual of Procedures, Records of transactions using CIM, M and E reports</li> <li>• Manual of Procedures/Operations, M and E reports, documentation reports, front desk operations report</li> <li>• Training design, documentation reports, M and E reports</li> </ul>	<ul style="list-style-type: none"> <li>• Key agencies are willing to cooperate</li> </ul>
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<p>2.3</p> <p>Procedures developed and tested for gender sensitive stakeholder participation and customer relations services for land administration, the OSS and other PIO1 activities</p>	<ul style="list-style-type: none"> <li>- 2002 Scanning, end of 2003</li> <li>- Orthophoto, mid 2004</li> <li>• Approaches and procedures for Survey Control Establishment developed, tested and documented by 3<sup>rd</sup> quarter 2002</li> <li>• Approaches and procedures for Cadastral Survey developed, tested and documented by mid 2004</li> <li>• 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</li> </ul>	<ul style="list-style-type: none"> <li>• Documentation reports of stakeholder workshops, exit surveys, M and E reports</li> <li>• Documentation reports of stakeholder workshops, M and E reports</li> <li>• Sustainability plan, MOA among agencies, M and E reports</li> <li>• Documentation of OSS experience, lessons learned and recommendations for long term LAM</li> <li>• Transaction comparison against baselines</li> <li>• Manuals of Procedures</li> <li>• Exit surveys and client satisfaction surveys</li> <li>• Sex-disaggregated land transactions</li> </ul>	<ul style="list-style-type: none"> <li>• Agencies are willing to cooperate on the testing of institutional arrangements</li> <li>• Officials and staff of agencies are open to change that will allow the testing to take place</li> <li>• Any required change in law will be supported by agencies and forwarded to relevant bodies for consideration</li> </ul>
<p>2.4</p> <p>Systems and institutional collaboration in land administration supported by simplified and streamlined procedures in an improved customer oriented environment</p>	<ul style="list-style-type: none"> <li>- Homestead patent issuance by end 2001</li> <li>- Free patent issuance (current legislation) by end 2003</li> <li>- Free patent (possible amendments) mid 2004</li> <li>- Mass judicial titling (agricultural), 3<sup>rd</sup> quarter 2003</li> <li>- Mass judicial titling (resident</li> </ul>	<ul style="list-style-type: none"> <li>• Reports on comparison of methods</li> <li>• Operations Manuals/Guidelines for cost effective methods and procedures</li> <li>• Project records, activity evaluation reports</li> </ul>	<ul style="list-style-type: none"> <li>• Sufficient records exist in the agencies or are held by the public to allow determination on the quality of significant number of titles over the area</li> <li>• Significant numbers of title holders needing reconstitution are residing in the prototype area</li> </ul>

<p>developed and tested</p> <p>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>	<p>ial/urban ) end of 2003</p> <ul style="list-style-type: none"> <li>Problems, issues and barriers encountered in the development and testing of improved accelerated approaches identified, documented and potential solutions proposed by end 2002</li> <li>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 1<sup>st</sup> quarter 2003 describing the institutional, legislative and other changes that will be necessary before testing can be commenced</li> <li>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;</li> <li>Alternative strategies to increase community awareness and ensure equal opportunities for men and women in participating in land titling and land related transactions</li> </ul>	<ul style="list-style-type: none"> <li>Project records and observations</li> <li>OSS/agency records</li> <li>Customer surveys</li> <li>Comparisons against pre-OSS baselines</li> <li>Sustainability plan and MOA to implement plan</li> <li>Project reports</li> <li>Documentation of experiences, lessons and recommendations for the long term LAM</li> <li>Report of CBM and E</li> <li>Documentation reports of community based activities</li> <li>Project records on the effectiveness of IEC materials produced and disseminated</li> <li>Documentation reports on the number of community networks tapped and mobilized for CRS and other project activities</li> <li>Documentation reports on various stakeholders workshops conducted</li> <li>Project records on the number of community consultations and dialogues conducted</li> </ul>	<ul style="list-style-type: none"> <li>Other agencies accept the CIM as the base map</li> <li>Change in leadership within other agencies will not weaken their support to OSS</li> <li>Positions of relevant agencies on the status of the prototype area remain consistent and unified</li> <li>Unfavorable court decisions affecting significant portions of the communities within the prototype area will not undermine credibility of the project</li> </ul>
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<p>3.1 Improved procedures for the detection and prevention of double, overlapping titles and identification of missing titles developed, tested and documented</p>	<p>developed, implemented, evaluated and documented by mid 2004;</p> <ul style="list-style-type: none"> <li>• Training courses, workshops for stakeholders to include gender awareness/analyses and participatory processes designed, conducted, evaluated and documented throughout the project life</li> <li>• Strategies for community based participatory feedback mechanism to assess LAMP strategies developed, implemented, evaluated and documented by end 2003</li> <li>• Strategy for client service in the community and OSS developed, implemented, evaluated and documented by end 2003</li> <li>• One Stop Shop model developed with the agreement of key agencies and stakeholders by 1<sup>st</sup> quarter 2002</li> <li>• OSS established with appropriate facilities and equipment and trained staff by 2<sup>nd</sup> quarter 2002</li> </ul>	<ul style="list-style-type: none"> <li>• Strategy document</li> <li>• Stakeholders' comments on the draft strategy</li> <li>• Workshop reports</li> <li>• Project reports</li> <li>• Agency implementing orders and issuances and reports on compliance</li> <li>• Assessments of project systems, outputs and activities by the QAP (and Joint Missions)</li> <li>• Review of M and E framework, methods and outcomes</li> <li>• Project records and reports</li> <li>• Review of participation strategy and framework and its outcomes</li> <li>• Consultation reports with relevant stakeholder groups, NGOs, Pos/CBOs</li> <li>• Project training records and evaluations</li> <li>• Manuals developed, project reports and records</li> </ul>	<ul style="list-style-type: none"> <li>• Concerned agencies will support implementation of actions not requiring changes in legislation</li> <li>• GOP participating agencies and staff sustain interest and the capacity to participate effectively in the project</li> <li>• Development partners, GOP, WB and AUSAID continue to work together effectively</li> <li>• Adequate and appropriate staff are provided by GOP/partner agencies for project implementation</li> </ul>
<p>3.2 Systems and institutional arrangements for a streamlined, efficient and cost effective delivery of land transaction services and associated</p>	<ul style="list-style-type: none"> <li>• 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</li> </ul>		

<p>information developed, tested and documented</p> <p>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>	<ul style="list-style-type: none"> <li>• CIM introduced into ROD registration processes/systems by end 2003</li> <li>• Simplified and streamlined procedures for land transactions in the OSS responsive to all gender needs designed, agreed, implemented and documented by end 2003</li> <li>• (reduced transaction cost and time to complete land transactions)</li> <li>• Improved customer satisfaction in the services</li> <li>• Gender sensitive training programs for OSS operations designed, conducted, evaluated and documented throughout the project life</li> <li>• Performance and operations of the OSS designed, implemented and documented</li> <li>• OSS sustainability plans prepared, agreed among agencies, and tested by end of 2004</li> <li>• Recommendations for long term LAM on OSS operations documented and available by end 2004</li> </ul>	<ul style="list-style-type: none"> <li>• Records of discussion with agencies</li> <li>• MOAs</li> <li>• Task Force/TWG minutes of meetings</li> <li>• Directives/issuances by agencies</li> <li>• M and E framework document</li> <li>• Periodic assessments and feedback of information</li> <li>• Project reports and records</li> <li>• M and E Process Evaluation</li> <li>• Monitoring reports</li> <li>• Activity evaluation reports, documentation of lessons learned workshops</li> <li>• M and E Process Evaluation reports</li> <li>• Perception studies, field reviews, social assessments, CBM and E</li> <li>• Formal and informal feedback of the oversight agencies</li> <li>• Baseline studies</li> <li>• M and E Framework</li> </ul>	<ul style="list-style-type: none"> <li>• Key agencies appreciate the LIL nature of the project</li> </ul>
<p>3.4 A National Land Records Management Strategy formulated, based on lessons</p>	<ul style="list-style-type: none"> <li>• Increased volume of formal land transactions within the Quezon city prototype</li> </ul>	<ul style="list-style-type: none"> <li>• Consultation with participants</li> <li>• Training files and reports</li> <li>• Training impact evaluation</li> </ul>	<ul style="list-style-type: none"> <li>• Civil society groups will sustain their interest in land administration and management issues</li> </ul>

<p>learned from Outputs 3.1, 3.2, 3.3 and PIO1</p> <p>4. Project management, implementation, monitoring and evaluation in place</p> <p>4.1 Project offices established (PMO, PIO1, PIO2) with efficient, effective and accountable project administration and management systems in place</p>	<ul style="list-style-type: none"> <li>• 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</li> <li>• 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</li> <li>• Reduced transaction cost and time in land registration within the prototype barangays</li> <li>• Legislative proposals identified to improve detection and resolution of fake, double and overlapping titles and the efficient reconstitution of missing titles</li> <li>• Draft implementing orders prepared to mainstream improved systems and procedures developed within current legal framework</li> <li>• By the end of 2003, three alternative methods of Cadastral Index Map production have been developed, tested and documented</li> <li>• 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</li> <li>• Agencies and other clients have access to system</li> </ul>	<ul style="list-style-type: none"> <li>• Design document</li> <li>• Copies of relevant studies/reports</li> <li>• Study results/reports</li> <li>• Review of study methodology findings</li> <li>• Observations of land tenure database and system in use</li> <li>• Training files and records</li> <li>• Design document</li> <li>• Minutes of workshops/meetings and stakeholder feedback on the design</li> </ul>	<ul style="list-style-type: none"> <li>• The implementation of the first phase will be successful</li> <li>• The GOP, WB and other donors will continue to support the long term LAM Program</li> <li>• Results of the study will be sufficient to design the next phase</li> </ul>
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<p>4.2 Mechanisms in place for securing participation of relevant agencies in different aspects of project implementation</p>	<p>of cross index and utilizing this for detection of double, overlapping and missing titles by end of 2004</p> <ul style="list-style-type: none"> <li>• By end of 2004, all available titles in the prototype have been cross indexed</li> <li>• Alternative procedures for Field Validation (FV) of land records evaluated and documented</li> <li>• Land records secured from FV utilized in the reconstitution of missing records in ROD and plans in DENR</li> </ul>		
<p>4.3 Project monitoring and evaluation systems and procedures established and continuously improved</p>	<ul style="list-style-type: none"> <li>• Improved approaches in administrative reconstitution developed, tested and documented</li> <li>• By end of 2004, CIM is being utilized by ROD as a spatial reference for land transaction</li> <li>• Improved access by the public to better and consistent set of land related information</li> <li>• By the end of 2003, OSS is established and operating efficiently</li> <li>• Time for land transactions reduced to an average of two weeks</li> </ul>		
<p>4.4 A framework and strategy developed for the active participation of civil society in</p>	<ul style="list-style-type: none"> <li>• Reduced transaction cost (transportation) by the clients by an average of at least 50%</li> <li>• Increased customer satisfaction in the services</li> </ul>		

land administrati on and managemen t	<ul style="list-style-type: none"> <li>• OSS sustainability plans prepared, agreed by concerned agencies and implemented by end of 2004</li> </ul>		
4.5 Project personnel and key collaborators trained in the skills required for successful project implementation	<ul style="list-style-type: none"> <li>• Performance of OSS evaluated, procedures documented, lessons identified, and recommendations made for the long term LAM Program</li> </ul>		
5. Next phase of the longer-term LAM Program designed using project outcomes and experiences	<ul style="list-style-type: none"> <li>• Communities within the prototype aware, gender-sensitive and actively participating in project activities by end of 2003</li> <li>• Land related issues identified by the communities and elevated to appropriate authorities for possible resolution within the scope of the Project</li> <li>• Improved and gender-responsive customer services/relations within the OSS</li> </ul>		
5.1 Special studies conducted to provide key information to Project Design	<ul style="list-style-type: none"> <li>• Community core groups formed and capacitated to resolve specific land related issues in the prototype area</li> <li>• Improved awareness of other stakeholders within the prototype area</li> <li>• Relevant policy reforms communicated to different stakeholders and support generated</li> </ul>		
5.2 Next phase of the long-term LAM designed based on substantial	<ul style="list-style-type: none"> <li>• Strategy developed and agreed by all relevant</li> </ul>		

<p>learning and experience from the Project</p>	<p>stakeholders and GOP with budget requirements, action plan and schedule</p> <ul style="list-style-type: none"> <li>• Actions not requiring changes in policies and laws are implemented</li>   <li>• Efficient and effective management systems in place (project achieving outputs and objectives, and implementing activities to schedule)</li> <li>• 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</li> <li>• Strategy and framework developed and in place to ensure active participation of civil society in land administration and management</li>   <li>• Agency staff trained with the skills necessary for project implementation (number by type of training, agency and sex)</li>   <li>• Project Offices fully staffed and equipped to perform roles in project implementation</li>   <li>• Project organization well defined and linkages, relationships, and accountabilities</li> </ul>		
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	<p>clearly established</p> <ul style="list-style-type: none"> <li>• Support systems for project administration (financial, procurement, administrative) in place and operating effectively to serve the needs of project implementation</li> <li>• Human Resources Management systems (HR inventory 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</li> <li>• Interagency bodies established and providing inputs to project (LAGs, TWGs, etc.)</li> <li>• Issues related to agency participation in project are discussed and resolved</li> <li>• Task Force/TWG performing oversight functions to project</li> <li>• High level policy support is provided in the discussion of sensitive issues and in pushing for reforms</li> <li>• M and E procedures manualized and sex-disaggregated</li> <li>• Progress/assessment reports prepared and submitted regularly to project</li> </ul>		
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	<p>management and key oversight agencies</p> <ul style="list-style-type: none"> <li>• Reports are utilized by project management for decision making</li> <li>• Lessons are documented and presented to project stakeholders</li> <li>• M and E built into operational units' functions</li> <li>• Impact/service delivery/stakeholders perceptions assessed</li> <li>• Key agencies understand the M and E framework and how to utilize them</li> <li>• Sufficient baseline information established for adequate evaluation</li> <li>• M and E framework and system developed and functioning to capture lessons, recommendations and inputs to the design of the long term LAM Program</li> <li>• Strategy and framework formulated and implemented</li> <li>• Civil society actively participating in various aspects of land administration and management as a result of strategy implementation</li> <li>• Increased civil society initiatives related to land administration and management</li> <li>• Recommendations developed for participation of civil society in long term LAM</li> </ul>		
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	<ul style="list-style-type: none"> <li>• Skilled project, agency staff and key collaborators</li> <li>• Relevant training plan with appropriate objectives, content and methods</li> <li>• Participants' reactions, post training utility/relevance</li> <li>• Number of staff trained (by sex, agency, position, etc.)</li> <li>• Detailed design of next phase agreed by key stakeholders and documented</li> <li>• Design informed by socio economic and land tenure analysis</li> <li>• Land tenure status throughout the country assessed by August 2003</li> <li>• Land markets study conducted and completed by July 2003</li> <li>• National Training Needs Assessment conducted and completed by June 2003</li> <li>• Relevant research studies identified, conducted and completed by September 2003</li> <li>• Detailed design of next phase agreed upon by key stakeholders by end of September 2003</li> </ul>		
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# ANNEX D: COMPARISON BETWEEN LOGFRAME REVISED FOR THE EXTENSION PROPOSAL WITH PREVIOUS LOGFRAME

CODE	ORIGINAL NARRATIVE SUMMARY	CODE	REVISED NARRATIVE SUMMARY
<b>Goal</b>	To alleviate poverty and enhance economic growth by improving the security of land tenure and fostering efficient land markets in rural and urban areas, through the development of an efficient system of land titling and administration which is based on clear, coherent and consistent policies and laws, and is supported by an appropriate institutional structure	<b>Higher Level Goal</b>	Reduced poverty and enhanced economic growth by improving the security of land tenure and fostering efficient land markets in urban and rural areas
		<b>Goal</b>	Improved system of land administration and titling effectively serving the needs of the clients/users which is based on clear, coherent and consistent policies and laws, and is supported by an appropriate institutional structure
<b>Purpose</b>	To formulate land administration and management policy and regulatory changes, and to test alternative approaches designed to improve the protection of rights to land, and improve the effectiveness, transparency and efficiency of land administration	<b>Purpose</b>	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
<b>Component One</b>	<i>POLICY STUDIES</i> Component Objective: To formulate and approve policy and regulatory changes needed to support implementation of the subsequent phase of the LAM Program	<b>Output 1</b>	Policy and regulatory changes needed to support implementation of land administration and management reform formulated, and adopted by government and key stakeholders
<b>Outputs</b>		<b>Sub-outputs</b>	
<b>1.1</b>	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 demarcation, and the land development process; recommending changes to institutional arrangements, laws, regulations and procedures, and assessing the potential economic, social and environmental impacts of these changes on stakeholder groups	<b>1.1</b>	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
<b>1.2</b>	Agreement reached on the overall policy and legislative framework required for successful implementation of the LAM Program, and a schedule for the reforms/amendments established and commenced where appropriate	<b>1.2</b>	Consensus reached with government and key stakeholders on the overall policy and legislative framework required for successful implementation of the LAM reform
		<b>1.3</b>	Implementing guidelines for mainstreaming improved methods and procedures developed under LAMP issued by appropriate agencies (within current legal framework)

<b>CODE</b>	<b>ORIGINAL NARRATIVE SUMMARY</b>	<b>CODE</b>	<b>REVISED NARRATIVE SUMMARY</b>
<b>Component Two</b>	<b>PIO 1 – LAND TITLING AND ADMINISTRATION</b>	<b>Output 2</b>	
	To develop improved approaches for large-scale land registration and associated institutional and administrative arrangements that are simplified, streamlined, cost-effective and acceptable to the community		Improved approaches for large scale registration and associated institutional and administrative arrangements developed and tested
<b>Outputs</b>		<b>Sub-outputs</b>	
<b>2.1</b>	Appropriate land titling procedures developed, tested and documented as manuals or guidelines (able to be implemented under existing legislation/regulations)	<b>2.1</b>	Appropriate land titling procedures possible under existing legislations/regulations developed, tested, and documented
<b>2.2</b>	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 longer-term LAM Program	<b>2.2</b>	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
<b>2.3</b>	Procedures developed and tested for effective stakeholder participation and customer relations/services for land registration, the OSS and other PIO 1 activities	<b>2.3</b>	Procedures developed and tested for gender sensitive stakeholder participation and customer relations services for land administration, the OSS and other PIO1 activities
<b>2.4</b>	Systems developed and tested for institutional collaboration in land record management and the administration of land transactions, supported by simplified and streamlined procedures in an improved customer-oriented environment	<b>2.4</b>	Systems and institutional collaboration in land administration supported by simplified and streamlined procedures in an improved customer oriented environment developed and tested
<b>Component Three</b>	<b>PIO 2 – LAND RECORDS AND INFORMATION MANAGEMENT</b>	<b>Output 3</b>	
	To develop and test alternative approaches for land record management and associated institutional and administrative arrangements that will improve the protection of rights to land and public confidence in the system		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
<b>Outputs</b>		<b>Sub-outputs</b>	
<b>3.1</b>	Improved land record management systems and procedures developed, tested and documented	<b>3.1</b>	Improved procedures for the detection and prevention of double, overlapping titles and identification of missing titles developed, tested and documented
<b>3.2</b>	Systems and institutional arrangements for streamlined, efficient and cost-effective delivery of land transaction services and associated information developed and tested	<b>3.2</b>	Systems and institutional arrangements for a streamlined, efficient and cost effective delivery of land transaction services and associated information developed, tested and documented
<b>3.3</b>	Community participation and customer service strategies developed and tested to support Outputs 3.1 and 3.2, and the longer-term LAM Program	<b>3.3</b>	Community participation and customer service strategies to support outputs 3.1 and 3.2 and the long term LAM Program developed, tested and documented
<b>3.4</b>	A national land records management strategy formulated, based on lessons learned from Outputs 3.1, 3.2 and 3.3 (and PIO 1)	<b>3.4</b>	A National Land Records Management Strategy formulated, based on lessons learned from Outputs 3.1, 3.2, 3.3 and PIO1

<b>CODE</b>	<b>ORIGINAL NARRATIVE SUMMARY</b>	<b>CODE</b>	<b>REVISED NARRATIVE SUMMARY</b>
<b>Component Four</b>	<b>PROJECT MANAGEMENT</b>	<b>Output 4</b>	
	To ensure efficient and effective management, implementation, monitoring and evaluation of the project		Project management, implementation, monitoring and evaluation in place
<b>Outputs</b>		<b>Sub-outputs</b>	
<b>4.1</b>	Project offices established (PMO, PIO 1 and PIO 2) with efficient, effective and accountable project management systems in place	<b>4.1</b>	Project offices established (PMO, PIO1, PIO2) with efficient, effective and accountable project administration and management systems in place
		<b>4.2</b>	Mechanisms in place for securing participation of relevant agencies in different aspects of project implementation
<b>4.2</b>	Project monitoring and evaluation systems and procedures established and maintained	<b>4.3</b>	Project monitoring and evaluation systems and procedures established and continuously improved
<b>4.3</b>	A framework and strategy developed for the active participation of civil society in land administration and management	<b>4.4</b>	A framework and strategy developed for the active participation of civil society in land administration and management
<b>4.4</b>	Project personnel and key collaborators trained in the skills required for successful project implementation	<b>4.5</b>	Project personnel and key collaborators trained in the skills required for successful project implementation
<b>Component Five</b>	<b>PREPARATIONS FOR NEXT PHASE</b>	<b>Output 5</b>	
	To design the next phase of the longer-term LAM Program using project outcomes and experiences		Next phase of the longer-term LAM Program designed using project outcomes and experiences
<b>Outputs</b>		<b>Sub-outputs</b>	
<b>5.1</b>	A socio-economic baseline study conducted to provide key information for the project design	<b>5.1</b>	Special studies conducted to provide key information to Project Design
<b>5.2</b>	A system developed for the analysis of the status of land tenure throughout the Philippines		
<b>5.3</b>	The next phase of the long-term LAM Program designed based on the outcomes and experience of the project	<b>5.2</b>	Next phase of the long-term LAM designed based on substantial learning and experience from the Project

# Annex E

## Summary of Main Recommendations from the Policy Studies

### A. Institutional Arrangements Study

Institutional arrangements for the future delivery of land administration services should be capable of:

- servicing either the present (dual) titling processes or a single process;
- improving services to users of the system through lower costs, faster services and/or improved access to services;
- permitting a clear separation of land administration functions from other, unrelated, functions and activities;
- merging like functions/resources where these are currently overlapping/duplicated across agencies;
- removing inter-agency barriers to the land information flows and integrated data bases needed to support efficient land administration;
- providing a clear institutional focus for leadership and management of long-term reform of the land administration system.

The present institutional arrangements have demonstrably failed to meet these criteria. The options considered for the future performance of functions currently delivered by LMB/regional land services, NAMRIA and LRA/ROD have been: <sup>1</sup>

- current institutional arrangements, but modified to co-locate some services requiring direct access by the public ('One Stop Shops');
- merging of functions within an existing Department;
- establishment of an autonomous Land Administration Authority to undertake all of the relevant functions

The third option - establishment of an autonomous Land Administration Authority - is clearly the superior option when evaluated against the above criteria. It is consistent with calls by stakeholders for establishment of a single land administration agency. It is a model that has operated successfully in other countries using the Torrens System of land titling hence there is ample experience on which to draw in implementing it. The proposed reform agenda for institutional arrangements has the establishment of this Authority as its centerpiece. It also aims, through a proposed trial multi-year titling program, to achieve a better mix of disciplines and incentives for the efficient delivery of services.

### Strategic Directions

- Strengthen leadership and management of reform.
- Remove duplication and overlap in delivery of land administration services.

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<sup>1</sup> For reasons provided in the Institutional Arrangements Policy Study no substantive changes are contemplated for the foreseeable future in responsibilities for land-related functions currently performed by DAR and NCIP.

- Improve the efficiency, responsiveness, transparency and accountability of services.
- Consolidate and coordinate production of/access to land info.

### **Key Recommendations of the Institutional Arrangements Study**

1. A single agency should be responsible for the core land administration functions of: land mapping and survey; land classification; land information; disposition of alienable and disposable public land; first-time issue of certificates of title; registration of certificates of title and title transactions; verification and approval of subdivision plans; all cadastral land records; and land valuation standards and methods.
2. This agency should take the form of an autonomous Land Administration Authority (LAA) with the following key features:
  - established by Act of Congress (or, possibly, by Executive Order) specifying the LAA's charter, powers and functions;
  - headed by a Board, appointed by the President, including representation of users of land administration services;
  - exercising statutory powers in relation to land administration functions and valuation standards;
  - fully merging like functions within the LAA structure;
  - having 'Shop Front' service centers at Provincial/City levels.
3. The LAA should have a clear mandate to lead and manage long-term reform of the land administration system.
4. Consideration should be given to attaching the LAA to *either* a major 'client' of the land administration system (e.g. HUDCC, DAR) *or* to the Office of the President for the purpose of policy oversight.
5. When established, the LAA should undertake a trial multi-year program for the identification, disposition and titling of alienable and disposable land incorporating a range of features providing a better mix of disciplines and incentives for the delivery of services.
6. Negotiated output targets, inputs, performance auditing arrangements and other features of the trial program should be incorporated in a Service Level Agreement between the LAA Board and DBM.

### **Outcomes**

- A single institutional focus for the leadership, management and coordination of reform of the land administration system.
- Institutional arrangements and operating procedures for land administration that are: strongly focused on serving the needs of the public; fully merged in a single agency; and efficient, responsive, transparent and publicly accountable.

### **B. Land Administration Laws Study**

There is an abundance of laws governing the administration of land, especially relating to alienable and disposable land. The laws are administered by different agencies. Much of the law is outdated and supports processes and procedures that are not in keeping with international best practice. In particular, the laws and processes to provide secure title to persons in long term possession and occupation of land have not served the community well.

Operating an efficient and equitable land administration system under this framework has been difficult and has resulted in long delays in adjudication and registration of land rights, and in considerable jurisdictional overlap and duplication of functions. There has been a much greater emphasis on the use of the overloaded Court system for land registration matters than in many other countries.

The laws and regulations to support the future delivery of land administration services should:

- be clear, concise, consistent and coherent;
- facilitate and ensure the provision of secure land ownership;
- provide for simple, quick and inexpensive land administration processes.

### **Strategic Directions**

- Abolish judicial processes for the issue and registration of land titles in favor of simple administrative processes.
- Reform and consolidate land administration laws.
- Clarify the rights of persons occupying land to obtain titles.
- Progressively extend the Torrens Title register to become a comprehensive record of all rights relating to land.

### **Key Recommendations of Land Administration Laws Study**

1. The following matters, currently required to be dealt with by the Courts, should be dealt with initially by simple administrative processes:
  - confirmation of incomplete or imperfect title;
  - reconstitution of lost or destroyed certificates of title;
  - removal of reservations on reconstituted titles;
  - replacement of lost or destroyed duplicate certificates of title;
  - amendment and alteration of certificates of title.
2. The current Free Patent process for confirmation of incomplete or imperfect title should be replaced by a simple process based on the issue of a certificate of title to landholders who can establish possession and occupation for a fixed period.
3. The confirmation of incomplete or imperfect title should be based on possession for the same period as provided in the Civil Code for prescription in good faith (i.e. 10 years).
4. In assessing the period of possession of land for the purpose of confirmation of title, possession and occupation prior to classification of the land as alienable and disposable should be taken into account.
5. Rights over titled land based on prescription should be recognized.
6. All registered rights of ownership should be evidenced by one document to be known as a Certificate of Title.

7. In carrying out the amendments to the law to give effect to these (and other) recommendations, the opportunity should be taken to rationalize and codify the laws on public land disposition and land registration.

### **Outcomes**

- Award of titles to land based wherever possible on evidence of long-term, peaceful, community-accepted occupation and use of land.
- Titles to land established by administrative procedure only, subject to rights of appeal to the Courts.
- One Certificate of Title and one Register of Titles recording all rights relating to land.

### **C. Taxes and Fees Study**

There is a need to revise the tax structure so that landholders can play a more dynamic and productive role in the economy, and government can raise more revenue.

The preferred long-term strategic direction is to maximize local government responsibility for the taxation of real property ownership and transfers. This would further the nation's stated goal of empowering local communities. It can also lower transaction costs in both time and money, and reduce opportunities and incentives for informality. Key recommendations (1) and (2) below represent interim steps along the road to implementation of this overall strategic direction.

### **Strategic Directions**

- Devolve responsibility for taxation of real property ownership and transfers to local government.
- Streamline land transfers and remove disincentives to their formal registration by the Register of Deeds.
- Progress towards cost recovery for land administration services.

### **Key Recommendations of Taxes And Fees Study**

1. Agree to halve the current rate of Capital Gains Tax on property transactions and then review the future of Capital Gains Tax and Documentary Stamp Tax in two years' time with a view to possibly exempting property transactions from these taxes.
2. As part of the review included in (1), consider the possibilities for increasing local government flexibility to vary the rates of the Real Property Tax and Transfer Tax.
3. Confirm that payment of back taxes is not a prerequisite for issuance of a first land title.
4. Remove the requirement for payment of property taxes as a prerequisite for registration of a transfer of title.
5. When revenue have risen sufficiently to make LGUs more self-reliant, retain all RPT revenue in the community in which it is raised, i.e. the municipality or city, rather than being shared with the province. This would mean modifying the Local Government Code to make RPT a municipal tax.
6. When revenues have risen sufficiently to make LGUs more self-reliant, reformulate the IRA, linking it to some measure of LGUs' fiscal performance.



7. Increase all land administration fees that currently do not recover operating costs (except those associated with first-time titling).

### **Outcomes**

- A clearer division of land-related fiscal responsibilities between national and local governments.
- Lower costs, in both money and time, for land transactions.
- Improved cost recovery for land administration services.

### **D. Land Valuation Study**

There is a compelling need to develop a reliable basis for the assessment of real property taxes and eliminate the current duplication of effort involved in applying different valuation methodologies at the national and local levels. The increasing politicization of the valuation processes for taxation purposes must also be addressed if fairness and equity are to be achieved in real property taxation. More generally, the multiplicity of land valuation methods used for different purposes should be rationalized through the development and enforcement of uniform standards within government.

The establishment of a central appraisal unit with adequate enforcement powers is essential to reform in these areas. Such a unit would also be expected to play a leading role in supporting the strengthening of the appraisal profession in the Philippines.

### **Strategic Directions**

- Remove local government political intervention in processes for assessment of property values.
- Adopt a single valuation basis for all real property taxation.
- Develop, implement and enforce uniform, best practice, valuation standards within government.

### **Key Recommendations of Land Valuation Study**

1. Establish a Central Appraisal Unit within the proposed Land Administration Authority exercising statutory powers to develop valuation standards, regulate valuation practices within government, and encourage development of the appraisal profession.
2. Develop and implement one market-based land valuation system to be used for all property taxation purposes.
3. Pending implementation of Recommendation (2), require the BIR and LGUs to commit to regular review of real property valuations for taxation purposes.
4. Amend the Local Government Code to allocate responsibility for appointment of Provincial and City Assessors to the proposed Central Appraisal Unit, and to repeal the position of Municipal Assessor.
5. Amend the Local Government Code to allocate responsibility for preparation and approval of the Schedule of Market Values to Assessors, subject to a compliance report by the Central Appraisal Unit.

### **Outcomes**

- Uniform valuation standards and methods within the government sector consistent with international standards.
- One valuation system for property taxation purposes based on objective standards and methods.
- Property tax revenues based on current property market values

# ANNEX F

## LIST OF STUDIES COMPLETED

Year 2003 Manila

Title	Scholar	Objective	Output/Outcome
1. Land Administration and Management in Urbanizing Local Government Units	Deanna Lijauco	This study intends to assess the major land administration and management issues found in urbanizing areas. This study hopes to present strategies to solve land administration and management issues in urbanizing areas. It will also highlight the roles and initiatives of the LGUs. It will also present recommendations and action items to address the issues and problems. Finally, this study also explores the effects of land administration and management efforts to the growing informal sector in urbanizing areas.	<ol style="list-style-type: none"> <li>1. What is the LGUs level of appreciation of LAM?</li> <li>2. How are they addressing the LAM issues?</li> <li>3. What are the initiatives they are doing?</li> <li>4. How do national government agencies and LGUs coordinate their efforts?</li> </ol>
2. Land and Land-related Issues in the Philippines: An annotated Bibliography	Elisea S. Adem	The objective of this research is to provide a comprehensive overview of everything that has been investigated about land and land related issues in the Philippines. The product of this research will be useful in many ways to potential users. It will enable researchers to explore the subject to further research. It will serve as a guide in building upon the works of other and hopefully, in the conduct of problem-oriented, forward-looking and policy-relevant research. For policymakers, it will increase their awareness of the range and scope of research on land and land-related issues, which they can utilize in the formulation of policies, programs, projects and strategies on LAM.	

<p>3. Proposal for Thorough Study of Water Delivery and Land Tenure in Payatas B and Three other areas</p>	<p>Denis P. Murphy, Urban Poor Associates</p>	<p>There are many types of land tenure in Payatas B, ranging from titles to CMP contracts, to areas that have no documentation. Probably there will be different levels in the quality of water delivery. It is necessary to improve water and other basic services in places like Payatas B and similar areas in Dis. II because this will increase poor people's interest in an commitment to land tenure security programs. This may specially be true of the very poorest families who often do not really envision themselves becoming land owners or lessees. Improvement in services may create such vision. This possibility should be examined. In addition to studying the various relations that exist between land&amp; water, UPA will attempt to improve the delivery systems.</p>	
<p>4. Rational Land and Building Valuation vs. Fair Market Values: GIS-Based Comparative Analysis</p>	<p>May Celine Thelma Vicente</p>	<p>This research will map out rationalized land and building valuation along the largest agglomeration of slums and squatters in Quezon City. These schemes and algorithms shall be compared with the informal land market or fair market values. The intention is to verify how skewed or biased are fair market land and building values and/or how these do not adequately reflect standards. The problem of valuation needs to be analyzed more deeply through the help of mapping. Rationale land and building values should be compared with fair market values using 3-D maps.</p>	

<p>5. Four Presidents, the Quest for Land Ownership: Barangay Santolan, Pasig City</p>	<p>David Leonides Yap</p>	<p>The objective of the study would be to compare actual land procurement procedures and/or utilization practices against those specified in certain laws and used by government and private land agencies. The study aims to document case studies of both formal and informal processes resorted to by informal settlers, private individuals and/or groups, local government &amp; national government agencies in acquiring the public land. The findings may be used by LAMP in comprehending actual procedures used to by various groups in acquiring public land.</p>	
<p>6. Squatter Syndicates through the Eyes of Informal Settlers</p>	<p>Maria Cecil Genzola</p>	<p>The objective of the study is to take a very close look at one squatter community in particular &amp; create a comprehensive picture of the important features of the community. The research will collect data from personal interviews with urban poor community members who are currently or who have in the past paid money to a squatter syndicate. An observation of their current life situation, as well as the circumstances if their history in the community will attempt to paint the social setting of their dependence on syndicates. It will seek to understand from the viewpoint of the respondents the immediate implications of bringing the urban poor into the fields of the formal system &amp; how to make the transition to best practices part of the cultural habit.</p> <p>The research doe not propose to design a model for reform based on the information it will gather. It is expected to substantiate the recommendations made by LAMP and it will help those who draft the reformed</p>	

		policies to create practical and relevant solutions.	
7. Exploring the Feasibility of Intermediate Tenure Instruments to Assure the Security of Tenure of Urban Poor Communities	Simon Peter Gregorio	<p>The study will examine the feasibility of introducing intermediate systems of tenure &amp; property rights in urban areas. Intermediate systems of tenure &amp; property rights are already operative in agricultural &amp; upland areas such as homesteads, free patents, community Based Forest Management Agreement, etc. the study shall explore if the features &amp; provisions of these intermediate tenure instruments can be applied with the modifications into urban areas &amp; if they are acceptable to different stakeholders. The result of the study shall be the basis for making recommendations on:</p> <ul style="list-style-type: none"> <li>• The type of tenurial instrument deemed to be most acceptable to the urban poor;</li> <li>• The design of a tenurial instrument, its elements &amp; features that would be culturally, socially &amp; financially acceptable &amp; easy to administer;</li> <li>• Reforms in existing laws &amp; policies to institutionalize such instruments; and</li> <li>• An institutional arrangement for administering, recording &amp; tracking transactions involving these instruments.</li> </ul>	

<p>8. Social and Institutional Dynamics of Settlement in Informal Settler Communities</p>	<p>Leland Joseph dela Cruz</p>	<p>This study seeks to examine the formal and informal rules that must be followed by person who decides to move into and fully occupy a lot or a person who decides to expand existing land holding in an informal settlers' community. This will involve an examination of relevant laws and ordinances but also informal rules and procedures. This study will help to enhance understanding of current formal and informal practices in land administration on the level of communities.</p>	
<p>9. Surveying the Foreshore: A scoping study on Foreshore Lands</p>	<p>Alfredo Bernarte, Jr.</p>	<ul style="list-style-type: none"> <li>• Review the laws and policies pertaining to foreshore lands in the Philippines;</li> <li>• Identify issues, data gaps and policy gaps concerning the foreshore lands;</li> <li>• Characterize the effects of the present situation (legislation, practices and historical circumstances) on foreshore lands (in terms of ideal state, potential, ecological importance and utilization) and its uses;</li> <li>• identify potential full research studies on foreshore lands based on the findings of the scoping done</li> </ul>	
<p>10. Land Management Issues and Concepts of Land Tenure Security in Upland Areas in Northern Luzon : The Case of Mayoyao, Ifugao Provinces</p>	<p>David Leonides Yap</p>	<ul style="list-style-type: none"> <li>• To understand the dynamics (underlying issues and concerns) of different government programs and laws and how these affect concepts of land tenure security and land management in upland areas.</li> </ul> <p>Specific objectives:</p> <ul style="list-style-type: none"> <li>- identify issues and concerns that result from the interplay of various government programs and laws;</li> <li>- determine impacts of changing land uses and resulting land management strategies</li> </ul>	

		<p>on land tenure in the area;</p> <ul style="list-style-type: none"> <li>- establish land management policies at the national, regional, provincial and municipal levels; and</li> <li>- recommend appropriate policies that would integrate indigenous land use and settlement planning concepts to mainstream policies on land development and utilization</li> </ul>	
11. Comparative Study of the BIR Zonal Values and Fair Market Values of Local Government Units	Raul T Punzalan	<ul style="list-style-type: none"> <li>• Determine the rationale and objectives for the formulation of the BIR's zonal values and LGU's schedule of fair market values;</li> <li>• Determine the methods used in the establishment of values from preparation to approval; and</li> <li>• Determine the application of values in taxation, sales transactions and estimating the true values of land.</li> </ul>	
12. Impacts of Squatter Resettlement on Land Values Real Estate Development and their markets. The case of the Sapang Palay Resettlement Project in San Jose Del Monte, Bulacan	Jaylou Marie Hernandez	<ul style="list-style-type: none"> <li>• To analyze the impacts of the SPRP on land values, locational patterns of private sector real estate development and its market;</li> <li>• To describe the land use planning interventions of the LGU in addressing the impacts of SPRP;</li> <li>• To summarize the findings resulting from the analysis of the impacts of the SPRP on land values, private sector real estate development and its target market, and the ;land use planning interventions of the LGU; and</li> <li>• To draw lessons learned from the SPRP and the SJDM experience.</li> </ul>	
13. Foreshore Occupation and Terminal Security	Chito Dugan	<ul style="list-style-type: none"> <li>• Document formal and informal use and users of foreshore areas;</li> </ul>	



		<ul style="list-style-type: none"> <li>• Document trend of foreshore occupation and migration pattern;</li> <li>• Identify issues in foreshore occupation;</li> <li>• Review existing tenurial tool in foreshore areas</li> </ul>	
14. Land Transfers in Informal Settler Communities	Dennis Mas	<ul style="list-style-type: none"> <li>• Know how informal settlers perceive their occupancy rights;</li> <li>• Know who are the players and what are their roles;</li> <li>• Find out the reasons of informal settlers in buying and selling of rights on a site which they do not own;</li> <li>• Determine and document the mechanisms, processes, procedures, transaction flows, terms and conditions as well as the documentation practiced; and</li> <li>• Compare and analyze the implications of land transfer practices and processes of these settlers in the formal local administration and management system.</li> </ul>	

Leyte

Title	Scholar	Objective	Output/Outcome
1. Acceptability of Land Titles as Collateral in Credit Markets	Ludito V. Ramirez	<ul style="list-style-type: none"> <li>• Ascertain the level of acceptability of the different titles as collateral in formal and informal credit services;</li> <li>• Examine and compare the operations, processes and requirements of the formal and informal credit sources;</li> <li>• Identify the landowners' [perceptions on the processes, requirements and use of land titles as collateral to access credit;</li> <li>• Estimate the level of access of land owners to credit facilities;</li> <li>• Ascertain the</li> </ul>	

		respondents' intention to use land titles as loan collateral and probability that these titles will be used to access credit.	
2. Cost of Land Titling in the Leyte LAMP Municipalities	Dr. Rotacio Gravoso	<ul style="list-style-type: none"> <li>• To compare the costs between the sporadic and systematic land titling schemes (judicial titling, free patent);</li> <li>• To document the cost to clients of availing other forms of titles (homestead patent, miscellaneous sales patent, agricultural lease, and agricultural sales patent)</li> </ul>	
3. Land Claimants' Perception and Attitude towards acquiring security of tenure in LAMP communities	Dr. Wilfreda T. Alesna	<p>The study aims to determine the information environment needs &amp; perceptions on land titling among selected land claimants in the LAMP-covered municipalities in Leyte</p> <p>The objectives are:</p> <ul style="list-style-type: none"> <li>• Will find out the information needs of respondents on land titling;</li> <li>• Assess the respondents' perceptions on land titling;</li> <li>• Describe the information environment of the respondents;</li> <li>• Find out the respondents' socio-demographic characteristics; and</li> <li>• Determine the relations between the respondents' socio-demographic characteristics, information environment, &amp; their knowledge, attitude &amp; perceptions on land Titling.</li> </ul>	

<p>4. A review on Existing Mechanisms and Structures in the Resolution of Land-Related Disputes on Rural Areas</p>	<p>Daniel Ariaso</p>	<p>This study attempts to ascertain the existing mechanisms &amp; structures employed in the resolution of land-related disputes in rural areas. Specifically, it seeks to identify the different types &amp; extent of effectiveness &amp; efficiency of existing mechanisms &amp; structures in the resolution of land-disputes. Inputs would be identified to help strengthen LAMP-related activities.</p>	<p>The expected output of the study include:</p> <ul style="list-style-type: none"> <li>• Different types of land-related disputes;</li> <li>• Models &amp; extent of effectiveness &amp; efficiency of mechanisms &amp; structures in the resolution of land-related disputes; and</li> <li>• Recommendations to strengthen the implementation of LAMP-related activities.</li> </ul> <p>Positive chain of contributions would be afforded to the Philippine Government especially the DENR, officials of LAMP &amp; LGUs, mediators &amp; parties concerned in land-related disputes.</p>
<p>5. Women and Land Rights in LAMP Pilot Municipalities in Leyte</p>	<p>Bernardo G. Amores</p>	<p>The study would ascertain the level of knowledge &amp; practices on land rights of women in the six (6) pilot LAMP pilot municipalities in Leyte. The objectives of the study are to determine the following:</p> <ul style="list-style-type: none"> <li>• The demographic profile of women in terms of age, educational qualification, income, number of children, tenure of land farmed, years of experience as farmer; crop's planted, ownership of land;</li> <li>• The level of knowledge of women &amp; land laws in the areas of ownership &amp; inheritance;</li> <li>• The practices on land rights of women in the aspects of security of women to household land, access upon legal separation, access to land upon death of spouse &amp; right of female household</li> </ul>	<p>The expected outputs of the study are demographic profile of women in the six municipalities of Leyte, level of knowledge of women on land rights, practices of land rights of women &amp; an intervention scheme for women land ownership.</p>

		<p>members to inherit land; and</p> <ul style="list-style-type: none"> <li>Relationship between selected characteristics of the respondents &amp; their level of knowledge on land rights.</li> </ul>	
6. A Study on Land Valuation Practices in LAMP Pilot Municipalities in Leyte	Jennifer O. Tupas -Salas	<p>This study will document existing formal &amp; informal practices in the process of implementing the Land Valuation Policies that will yield the extent of the land valuation policy implementation &amp; enforcement. An assessment of similarities &amp; differences on the practices that is perceived to be a very bug input in the goal of the LAMP of the government to create a Unified Land Valuation Systems.</p>	
7. Goals and Aspirations and Expressed Needs in the context of Farming: A Post-Titling Scenario	Dennis Ravas and Ervina Espina	<p>This study sees land titling as simply the first step towards enhanced economy starting off at the rural areas. Expressed needs, goals &amp; aspirations in the context of developing fully their principal capital (private lands) in both individual &amp; collective voices – as directed to self-actualization is something the government cannot ignore.</p> <p>The objective of this study are:</p> <ul style="list-style-type: none"> <li>To select specific LAMP locales where land ownership is enjoined most by farmers directly toiling the land for maximum productivity.</li> <li>To interview these land owners on how relevant land titling to them in order to maximize their productivity in both short term &amp; long term goals; and</li> <li>To assess how responsible are the farmers with regards to land titling efforts of LAMP.</li> </ul>	

<p>9. The Social Capital of LAMP Communities in Leyte</p>	<p>Ladylyn Lim Mangada</p>	<p>The study will look in to the Social Capital of LAMP communities in Leyte. It will look into the collective experiences &amp; practices of community leaders &amp; villagers' that indicate collective problem solving and democratic participation/civiness as well as the factors that could strengthen/affirm &amp; weaken the same.</p>	<p>The study will answer the following questions:</p> <ul style="list-style-type: none"> <li>• What are the forms &amp; examples of Social Capital in LAMP pilot areas in Leyte?</li> <li>• What are the factors/conditions that attribute for the rise &amp; weakening of social cooperativeness/collective action?</li> <li>• What are the collective actions of the communicating groups that contribute to problem solving &amp; democratic participation?</li> </ul>
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# ANNEX G

## LIST OF TRAINING EVENTS

EVENT TITLE	DATE		VENUE	PAX	
1st HRD Process Evaluation Workshop	9-Apr-02	9-Apr-02	UP Bahay ng Alumni	6	5
2nd HRD Process Evaluation and Training	6-Jun-02	7-Jun-02		7	6
PIO1 Quarterly Assessment Workshop	2-Jul-02	3-Jul-02	Vic-mar Beach Resort	27	18
PIO2 Quarterly Assessment Workshop	2-Jul-02	6-Jul-02		16	12
PIO1 Land Records Mgt. & Integration Workshop	8-Jul-02	8-Jul-02	Hotel La Rica	22	13
Action Planning Phase1	23-Aug-02	23-Aug-02		19	11
Process Evaluation Workshop	29-Aug-02	1-Sep-02		5	6
Capability Bldg. Program for the PA-LAMP HRD Team	11-Sep-02	13-Sep-02		4	5
Integrative Workshop for the Cross Cutting Functions of SD, M&E, Gender, CRS and HRD	18-Sep-02	20-Sep-02		8	13
Palo Residential Judicial Titling Planning Workshop	1-Oct-02	2-Oct-02	MacArthur Resort	22	8
PMO 3rd Quarter Assessment Workshop	7-Oct-02	8-Oct-02	Sulo Hotel	10	14
Integrated Quarterly Assessment	14-Oct-02	16-Oct-02	Sulo Hotel	21	31
SD-CRS Process Evaluation Workshop	6-Nov-02	8-Nov-02	Sabin Resort	18	15
CIM Lessons Learned	7-Nov-02	7-Nov-02			
PIO 2 OSS-TWG Cross Visit	19-Nov-02	22-Nov-02	LAMP OSS Conference Room	14	7
CO-CD Workshop	27-Nov-02	29-Nov-02		18	14
4th HRD Process Evaluation Workshop	6-Dec-02	6-Dec-02	Asia Stars Hotel	4	8
Systematic Adjudication Team Review Workshop	6-Dec-02	6-Dec-02	CAP Mansion	0	0
Activity Evaluation M&E (OV)	10-Dec-02	10-Dec-02		11	7
Activity Evaluation M&E (CIM)	11-Dec-02	11-Dec-02		10	7
M&E Process Evaluation Documentation Follow-up Workshop	12-Dec-02	13-Dec-02		5	9
CO-CD Planning Workshop	13-Dec-02	13-Dec-02	Leyte Park Hotel	11	11
Administrative & Finance Workshop	16-Dec-02	17-Dec-02	Edsa Horizon Hotel	17	22
Activity Evaluation/ Assessment Workshop	6-Jan-03	8-Jan-03	Hotel Alejandro	32	18
Assessment Report Presentation & Planning	8-Jan-03	9-Jan-03	PAWB	18	12
PMO Assessment	9-Jan-03	10-Jan-03	PAWB	8	19

Integrated Year-End Assessment	14-Jan-03	17-Jan-03	Sulo Hotel	17	26
Workshop on the Review of 6 Months	16-Jan-03	16-Jan-03	OSEC Conference Room	4	7
TVRU - Lessons Learned	23-Jan-03	24-Jan-03	LRA-LAMP Office	7	4
Lessons Learned	4-Feb-03	4-Feb-03	SEAMEO - Innotech	7	5
Mid- Term Review Mission	10-Feb-03	10-Feb-03	OSEC Conference Room	15	17
Second Project Coordination Meeting	12-Feb-03	12-Feb-03	OSEC Conference Room	7	4
5th HRD Process Evaluation	12-Mar-03	13-Mar-03	SEAMEO - Innotech	3	7
Workshop on Lessons Learned	17-Mar-03	18-Mar-03	SEAMEO - Innotech	20	9
M&E Process Evaluation Workshop	19-Mar-03	19-Mar-03	SEAMEO - Innotech	10	4
Strategic Planning	20-Mar-03	20-Mar-03	Richville Mansion	2	5
Gender Sensitizing LAMP's Logframe	31-Mar-03	31-Mar-03	LAMP Conference Room	1	5
Revisiting the Logframe	15-Apr-03	15-Apr-03	SEAMEO - Innotech	15	15
Control & Political Boundary Survey Review WS	8-May-03	8-May-03	CAP Mansion	24	9
Cadastral Survey Review WS	9-May-03	9-May-03	CAP Mansion	31	9
CY 2003 Reprogramming & Extension Period Planning	12-May-03	13-May-03	LAMP Conference Room	5	7
Judicial Titling Leveling Off w/Judges & Legal Staff	13-May-03	13-May-03	Hotel Alejandro	16	19
LGU Led CRS Review WS	14-May-03	14-May-03	CAP Mansion	22	20
Organizational Assessment WS	15-May-03	15-May-03	SEAMEO - Innotech	11	9
Review on Judicial Titling	15-May-03	16-May-03	CAP Mansion	30	25
3rd M&E Process Evaluation WS	22-May-03	23-May-03	SEAMEO - Innotech	4	11
Organizational Assessment -PIO 1	23-May-03	1-Jun-03	OSS Office, Leyte	7	8
Orientation & Operational Planning WS	23-May-03	24-May-03	Bislig Beach Resort	19	16
1st PCU Process Evaluation WS	5-Jun-03	6-Jun-03	SEAMEO - Innotech	2	7
2nd SSU Process Evaluation WS	5-Jun-03	6-Jun-03	SEAMEO - Innotech	7	10
Generation & Refinement of Lessons from PIO 1 Operations	9-Jun-03	11-Jun-03	OSS Conference Room	9	15
Review of LGU Led CO	11-Jun-03	11-Jun-03	DENR Multi-Purpose Hall	9	12
Process Evaluation on the CIM Database Linkage	12-Jun-03	12-Jun-03	SEAMEO - Innotech	21	6
Free Patent Review WS	17-Jun-03	17-Jun-03	CAP Mansion	23	18
CRS Pilot Integrated Review	18-Jun-03	18-Jun-03	OSS Conference Room	14	13
Lessons Learned for Developing Improved Land Records	19-Jun-03	20-Jun-03	SEAMEO - Innotech	24	25
Strategic work Force Planning	21-Jun-03	27-Jun-03	OSS Leyte	3	5
OSS Review WS	23-Jun-03	23-Jun-03	CAP Mansion	21	13
Presentation of Outcomes - Orthophoto Mapping	25-Jun-03	25-Jun-03	SEAMEO - Innotech	14	6
Policy Studies Process Evaluation WS	30-Jun-03	30-Jun-03	SEAMEO - Innotech	11	14



Stakeholders WS on Effectiveness of CRS Program	30-Jun-03	30-Jun-03	SEAMEO - Innotech	11	13
CB Process in LAMP	1-Jul-03	1-Jul-03	DENR Mgt. Conference Room	8	10
LAMP Evaluation Workshop	2-Jul-03	3-Jul-03	SEAMEO - Innotech	17	21
6th HRD Process Evaluation WS	7-Jul-03	7-Jul-03	Sulo Hotel	4	9
M&E Writeshop	7-Jul-03	9-Jul-03	Cuidad Christia	6	12
Fake Titles TWG 1st Meeting	23-Jul-03	23-Jul-03	Hotel Rembrandt	27	6
Process Evaluation LAG Workshop	29-Jul-03	29-Jul-03	Hotel Rembrandt	30	10
WS Presentation on LAMP Social Program Plan	20-Aug-03	21-Aug-03	SEAMEO - Innotech	17	16
Process Evaluation & Data Analysis Training WS	25-Aug-03	26-Aug-03	SEAMEO - Innotech	10	7
Fake Titles 2nd TWG Meeting	27-Aug-03	27-Aug-03	SEAMEO - Innotech	26	7
PIO 2 CIM Unit Cross Visit PIO 1	27-Aug-03	30-Aug-03	OSS Palo, Leyte	7	3
WS to Develop Project Contingency Plan	29-Aug-03	29-Aug-03	DENR Conference Room	5	9
Strategic Planning & Review of Judicial titling	8-Sep-03	8-Sep-03	Hotel Alejandro	14	13
SAT Process Evaluation Workshop	3-Oct-03	3-Oct-03	OSS Conference Room	10	9
PIO 1 Quarterly Assessment Workshop	9-Oct-03	10-Oct-03	DENR Multi Purpose Room	21	19
PMO Quarterly Assessment Workshop	13-Oct-03	14-Oct-03	PAWB	7	18
PMT Meeting/Workshop	28-Oct-03	29-Oct-03	PAWB	7	24
Free Patent Review WS	20-Nov-03	20-Nov-03	Hotel Alejandro	23	15
Integrated Activity Evaluation CO-CRS Approaches	2-Dec-03	3-Dec-03	Hotel Alejandro	25	20
PMO Year - End Assessment Workshop	8-Jan-04	9-Jan-04	PAWB	9	20
PIO 2 Year - End Assessment Workshop	8-Jan-04	9-Jan-04	LRA - Conference Room	12	11
M&E Process Evaluation Workshop	12-Jan-04	13-Jan-04	PAWB	4	6
Review WS of LAMP -NAPC Basic Sector	14-Jan-04	15-Jan-04	Free Patent Conference Room	12	7
PIO 1 Year - End Assessment Workshop	15-Jan-04	16-Jan-04	DENR Multi Purpose Room	12	16
PMT Meeting/Workshop	20-Jan-04	21-Jan-04	Century Imperial Suites	18	7
Evaluation of LAMP's Financial System: A Convergence Approach	26-Jan-04	27-Jan-04	SEAMEO - Innotech	6	13
PIO 1 Planning Meeting	2-Feb-04	2-Feb-04	OSS Conference Room	11	8
PMT Meeting/Workshop	12-Feb-04	13-Feb-04	Sulo Hotel	9	9
LAMP Consensus Building Assessment	16-Feb-04	17-Feb-04	Sulo Hotel	13	8
Fake Titles TWG Meeting	23-Feb-04	23-Feb-04	Sulo Hotel	24	9
7th HRD Process Evaluation Workshop	27-Feb-04	27-Feb-04	LAMP Conference Room	1	11
Compilation of LAMP I Lessons	28-Feb-04	28-Feb-04		10	12
Orientation on LAMP Operations in Pastrana, Leyte	16-Mar-04	16-Mar-04	ABC Hall, Pastrana	27	16
PMT Meeting/Workshop	19-Mar-04	20-Mar-04	Palo, Leyte	13	5

Fake Titles Workshop	24-Mar-04	24-Mar-04	Sulo Hotel	18	12
Orientation WS on LAMP's Land Admin Reform Agenda for SHDA	26-Mar-04	26-Mar-04	Shangri-la Hotel, Makati	22	20
CRS Stakeholders Workshop	29-Mar-04	30-Mar-04	Hotel Alejandro	23	24
PIO2 1st Quarter Assessment	1-Apr-04	1-Apr-04	Hotel Rembrandt	14	15
Review of Process & Activity Implemenation of SAT in Sn Miguel	6-Apr-04	6-Apr-04	San Migual Base Camp	17	10
1st Quarter Assessment	15-Apr-04	16-Apr-04	La Rica Hotel, Tacloban City	15	18
Review of Process & Activity Implemenation of SAT in Pastrana	17-Apr-04	17-Apr-04	Pastrana Base Camp	26	20
PHILSSA-LAMP Assessment of Joint Project	20-Apr-04	20-Apr-04	PAWB	14	15
Financial Management Audit	20-Apr-04	20-Apr-04	OSS Conference Room	0	2
Support Services Process Eval WS and Ops Manual Writeshop	21-Apr-04	23-Apr-04	Rembrandt Hotel	9	19
Workshop on Organizing the Reqts for Long-Term OSSIS	23-Apr-04	23-Apr-04	EMB	11	5
Technical Meeting re Problems and Issues in Cadastral Survey Verif Process	23-Apr-04	23-Apr-04	OSS Conference Room	17	7
PMO Quarterly Assessment Workshop	26-Apr-04	27-Apr-04	SEAMEO - Innotech	0	0
Fake Titles Meeting	28-Apr-04	28-Apr-04	Sulo Hotel	23	14
9th PMT Meeting/workshop	4-May-04	5-May-04	Hotel Rembrandt	14	9
Activity Evaluation for CIM	12-May-04	12-May-04	PAWB	9	11
Writeshop on Detection & Segregation of Fake & Fraudulently Issued Titles	17-May-04	17-May-04	LRA - Conference Room	16	19
Activity Evaluation Workshop on the Cadastral Survey Procedure	17-May-04	18-May-04	Hotel Alejandro	20	15
Policy Advocacy Final Process Evaluation	20-May-04	22-May-04	Imperial Palace	9	7
OSS Activity Evaluation	21-May-04	21-May-04	Hotel Alejandro	20	15
TF LARA End Project Evaluation	24-May-04	27-May-04	Ciudad Christhia, San Mateo Rizal	11	7
Writeshop on Detection & Segregation of Fake & Fraudulently Issued Titles	26-May-04	26-May-04	LRA - Conference Room	17	11
LAG General Meeting	28-May-04	28-May-04	Hotel Rembrandt	21	9
Writeshop on PIO2 Manuals	2-Jun-04	4-Jun-04	Gems Hotel	13	13
9th WB-AusAID Supervision Mission	7-Jun-04	11-Jun-04	Hotel Alejandro	17	8
Continuation of Training Manual Writing	9-Jun-04	11-Jun-04	OSS Conference Room	10	10
Wrap-up Meeting	11-Jun-04	11-Jun-04	Annabel's Restaurant	20	10
Review of Inception Report	11-Jun-04	11-Jun-04	Office of the Prototype Manager	6	5
Fake Titles Meeting	11-Jun-04	11-Jun-04	Hotel Rembrandt	25	18
Mid-Term Review Workshop of Integ. Field Ops for Systematic Adjudication	22-Jun-04	22-Jun-04	Hotel Alejandro	24	21
Fake Titles Meeting	23-Jun-04	23-Jun-04	Hotel Rembrandt	19	11
Training on Document Tracking System for OSS	24-Jun-04	24-Jun-04	OSS Conference Room	14	16
NGO-led CO Activity Evaluation Workshop	28-Jun-04	29-Jun-04	Hotel Alejandro	17	13

Finalization of Training Manual for Social Devt	30-Jun-04	3-Jul-04	OSS Conference Room	5	3
Workshop for Project Design Proposal for PIO2 Expansion	1-Jul-04	1-Jul-04	LRA - Conference Room	14	10
Lessons Discussions	5-Jul-04	5-Jul-04	LAMP Conference Room	5	8
Activity Evaluation WS on the CIM and Land Records Dbase	8-Jul-04	9-Jul-04	College Assurance Plan, Tacloban City	12	12
Field Review for the BILIS	9-Jul-04	9-Jul-04	Brgy. Holy Spirit	9	4
10th PMT Meeting	10-Jul-04	10-Jul-04	OSEC Conference Room	14	22
Discerning Breakthroughs in Land Records Mgt: An Assessment WS	15-Jul-04	16-Jul-04	Hotel Rembrandt	12	13
Fake Titles Meeting	21-Jul-04	21-Jul-04	Hotel Rembrandt	20	10
2nd Qtr. Assessment WS	22-Jul-04	23-Jul-04	Hotel Alejandro	11	15
Discussion on the Lessons Summary Report	26-Jul-04	27-Jul-04	OSS Conference Room	27	20
PIO2 Integration Workshop	4-Aug-04	4-Aug-04	PAWB	11	7
Preliminary Presentation of the Integrated Concepts on the Project Proposal for the ILIS	6-Aug-04	6-Aug-04	LRA - Conference Room	9	9
M&E Process Evaluation Workshop	9-Aug-04	10-Aug-04	Century Imperial Suites	7	8
LAG Sub-Committee Mtg on Brgy Boundary Delineation for LAMP-PIO2	13-Aug-04	13-Aug-04	Quezon City Hall	18	13
PMO 2nd Qtr Assessment Workshop	17-Aug-04	17-Aug-04	LAMP Conference Room	8	10
OSS Activity Evaluation	18-Aug-04	18-Aug-04	OSS Conference Room	8	9
Project Level Review of Draft Integrated Lessons	19-Aug-04	21-Aug-04	Sulo Hotel	22	12
LAM Reform, Advocacy & Partnership Lessons	24-Aug-04	24-Aug-04	Sulo Hotel	22	15
Prototype Lessons Validation Workshop	30-Aug-04	30-Aug-04	Hotel Alejandro	35	25
Meeting in Preparation for PCR Writeshop	1-Sep-04	1-Sep-04	PMO Conference Room	2	8
OSS-TWG Monthly Meeting	6-Sep-04	6-Sep-04	OSS Conference Room	10	9
Prototype Lessons Validation Workshop	6-Sep-04	7-Sep-04	Hotel Alejandro, Tacloban City	35	25
LAG Sub-Committee Mtg on Brgy Boundary Delineation for LAMP-PIO2	7-Sep-04	7-Sep-04	Quezon City Hall	17	13
PCR Writeshop	8-Sep-04	10-Sep-04	Days Hotel	11	8
Fake Titles Meeting	10-Sep-04	10-Sep-04	SEAMEO Innotech	15	11
BILIS Presentation	11-Sep-04	11-Sep-04	Brgy Batasan	10	10
Management Operations, Administrative and Training Manual Writeshop	11-Sep-04	28-Sep-04	OSS Conference Room	12	9
BILIS Presentation	12-Sep-04	12-Sep-04	Brgy Commonwealth	13	7
ILRIS to Swede Survey	14-Sep-04	14-Sep-04	OSS Conference Room	5	7
NLRMS-TWG Meeting	15-Sep-04	15-Sep-04	OSS Conference Room	8	1
LAMP Project Management Lessons Validation WS with Stakeholders	15-Sep-04	15-Sep-04	SEAMEO Innotech	15	22
8th HRD Process Evaluation	16-Sep-04	17-Sep-04	Sulo Hotel	1	12

11th PMT	22-Sep-04	22-Sep-04	OSEC Conference Room	13	7
CRS Activity Evaluation	27-Sep-04	27-Sep-04	LRA - Conference Room	3	7
LAG General Assembly	30-Sep-04	30-Sep-04	PAWB	15	5
OSS Meeting	6-Oct-04	6-Oct-04	OSS Conference Room	12	7
3rd Quarter Assessment Workshop	7-Oct-04	7-Oct-04	Hotel Alejandro, Tacloban City	13	14
Upwelling Conclusions and Recommend on Records Validation Results in Brgy. Holy Spirit: Participative Workshop	13-Oct-04	13-Oct-04	Patent Room, Legal Services DENR	8	6
Workshop on Identifying Resolutions on Gaps and Inconsistencies between CIM & Database	14-Oct-04	14-Oct-04	PAWB	9	10
Fake Titles Meeting	18-Oct-04	18-Oct-04	PAWB	12	12
Developing a Common Index Map: A Convergence of Efforts	22-Oct-04	22-Oct-04	PAWB	11	6
OSS TWG Monthly Meeting	26-Oct-04	26-Oct-04	OSS Conference Room	8	8
Workshop on CIM Preparation with Focus on the Technical Side	26-Oct-04	26-Oct-04	OSS Conference Room	3	0
Transition Planning Workshop	3-Nov-04	4-Nov-04	PAWB	17	9
LAG Sub-Committee Mtg on Brgy Boundary Delineation	4-Nov-04	4-Nov-04	LRA - Multipurpose Hall	12	10
Fake Titles Meeting	10-Nov-04	10-Nov-04	LRA - Conference Room	16	14
Transition and Handover Planning Workshop	11-Nov-04	12-Nov-04	OSS Conference Room	21	16
OSS Organizational Management Planning Workshop I	16-Nov-04	17-Nov-04	OSS Conference Room	23	11

TOTAL(JAN03-JUNE04)	5,327	3,911	9,238	615
TOTAL(JAN04-AUG04)	2,530	1,964	4,494	309
TOTAL (2002)	2,577	1,769	4,346	291
TOTAL (2003)	3,371	2,411	5,782	366
TOTAL (2004)	3,364	2,538	5,902	405
<b>GT</b>	<b>9,312</b>	<b>6,718</b>	<b>16,030</b>	<b>1,062</b>

## ANNEX H

### Summary of Performance Ratings in LAMP

#### SUMMARY OF PERFORMANCE RATINGS

Performance Areas	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Management and Contracting		X			
Activity Objectives	X				
Activity Achievements		X			
Development Impact			X		
Poverty Reduction			X		
Environmental Impact	X				
Gender Impact	X				
Cost Benefit Analysis		X			
Value for Money		X			
Activity Monitoring		X			
Technical assistance, training and capacity building		X			
Procurement			X		
Financial management			X		

Risk Management		<b>X</b>			
Activity Management					
- Joint Coordinating Committee		<b>X</b>			
- Government of the Philippines		<b>X</b>			
- Interagency Coordinating Committee/Presidential task Force		<b>X</b>			
DENR		<b>X</b>			
LRA/ROD PIO2 PIO1		<b>X</b>		<b>X</b>	
DAR		<b>X</b>			
DOF	<b>X</b>				
NEDA		<b>X</b>			
DBM		<b>X</b>			
LGU		<b>X</b>			
AusAID	<b>X</b>				
World Bank		<b>X</b>			
Australian Managing Contractor		<b>X</b>			
Recipients/beneficiaries		<b>X</b>			
Sustainability			<b>X</b>		
<b>Financial Sustainability</b>					
Policy Refrom			<b>X</b>		
Systematic Titling			<b>X</b>		
Records Management			<b>X</b>		
One Stop Shop			<b>X</b>		
Valuation			<b>X</b>		

<b>Technical Sustainability</b>					
Systematic Titling		<b>X</b>			
Records Management			<b>X</b>		
One Stop Shop		<b>X</b>			
Valuation	<b>X</b>				
<b>INSTITUTIONAL SUSTAINABILITY</b>					
Policy Reform			<b>X</b>		
Systematic Titling		<b>X</b>			
Records Management			<b>X</b>		
One Stop Shop			<b>X</b>		
Valuation		<b>X</b>			