



Republic of the Philippines
Department of Environment and Natural Resources
LAND MANAGEMENT BUREAU

880 Estuar Building, Quezon Avenue, Brgy. Paligsahan, Quezon City
Direct Line: (02) 255-4362 Records and Knowledge Management Division
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MEMORANDUM

FOR : The Regional Executive Director
DENR MIMAROPA
Roxas Blvd., Manila

ATTENTION : The Regional RLTA Focal

FROM : The Director

SUBJECT : RESULTS ON THE CONDUCT OF GROUND VALIDATION ON
RLTA SITES FOR CY 2021

DATE : 13 OCT 2022



As the lead implementor of the Rapid Land Tenure Appraisal (RLTA) Program of the DENR, this Bureau is tasked to monitor and evaluate the activities conducted by the Region on the implementation of said program.

The LMB RLTA Team recently went to CENRO Taytay, province of Palawan, MIMAROPA, to monitor and assess the conduct of RLTA on the targeted municipality of Taytay for CY 2021 and oversee the ongoing RLTA activities.

Upon validation, a total of 1,727 workable lots have been realized. Although it is understandable that the said total will not be realized into patents immediately, this will be a basis as targets in the upcoming years for patent issuance. What is important is the generation of workable lots.

It has also come to our attention that the policy on DMC 2019-10 – Supplemental Procedures on the Issuance, Processing, and Approval of Survey Authority, Survey Plans, And Public Land Applications (PLAs) Covering Lots In The Provinces of Sarangani, South Cotabato and Palawan – somehow hindered your implementation in patent issuance in Palawan. Please note that this Office already issued a separate Memorandum regarding this matter.

Attached in this Memorandum is the detailed Travel Report with its recommendations based on the findings. These recommendations are summarized below:

1. That Regional Office to provide Geodetic Engineers from other CENROs to CENRO Taytay to the specified identified workable lots in Taytay. Many of the interviewed applicants are very much willing to apply through the RLTA program however, CENRO Taytay lacks GEs for the targeted lots arising from RLTA.
2. To include in the NLTP the remaining Barangay Taytay not included for CY 2021.

3. To update/fix LAMS Philippines in Field Offices as soon as possible and for it to be used in all offices as prescribed by policies.
4. To further discuss with LMB and DENR officials on the issue regarding policies concerned.

Please take note of these recommendations as this will also be a guide in the upcoming years of RLTA implementation.

For your information and compliance.

ATTY. EMELYNE V. TALABIS, *CESO IV*

PR





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MONITORING REPORT

Field Offices of Palawan

August 1 – 5, 2022

I. RATIONALE

Pursuant to Technical Bulleting 2018-01 which established the Rapid Land Tenure Appraisal (RLTA), and in order to fast-track the remaining Alienable and Disposable Lands of the government. Reports were also submitted to this Bureau wherein budget for the hired enumerators were used without actually hiring one. The RLTA team is persuaded to conduct ground validation to see where the budget went and if the field did hire enumerators for the gathering of data on the targeted barangays.

II. PURPOSE/OBJECTIVE OF THE TRAVEL

1. To further validate the workable lots of the targeted municipality in Palawan.
2. To validate if the CENRO conducted house to house survey through the hired enumerators.
3. To know how the field conducted the RLTA.
4. To go to the field and conduct random sampling and see the actual status of the claimants regarding their lots and applications.
5. To raise awareness to disinterested claimants regarding the importance of land titles.

III. ITINERARY OF TRAVEL

DATE	OFFICE	KEY PERSONNEL
August 1, 2022	PENRO Palawan Courtesy Call	Mr. Jhonny P. Lilang <i>Chief TSD/Chief, SEMS</i> Mr. Jimmy C. Villareal <i>LMO III/ Chief. RPS</i> Mr. David D. Dalino <i>LMO III</i> Ms. Rosemarie E. Liwag <i>LMO II</i>

		<p>Ms. Maria Laura M. Ortega <i>Special Investigator I</i></p> <p>Ms. Karla Kristine V. Aballa <i>Special Investigator I</i></p> <p>Mr. Renato Cornel <i>Forest Technician I</i></p> <p>Mr. Elegio C. Adelantar <i>Forester II</i></p> <p>Mr. Dave Balmores <i>Forester III</i></p>
August 2-3, 2022	CENRO Taytay	<p>Mr. Alan L. Valle <i>CENRO</i></p> <p>Mr. Mariano Lilang, Jr. <i>DMO IV</i></p> <p>Alexander E. Mancio <i>Senior Ecosystem Management Specialist</i></p> <p>Jones Manuel Y. Lafuente <i>SI I</i></p>
August 4, 2022	CENRO Sta. Monica	<p>Mr. Pedro A. Velasco <i>OIC- CENRO</i></p> <p>Ms. Norma D. Cayatoc <i>Forester III</i></p> <p>Ms. Eliza B. Aborot <i>LMO II</i></p>
August 5, 2022	Regional Office Exit Conference	<p>Mr. Maximo Ladrito <i>OIC, Assistant Regional Director for Technical Services (ARDTS)</i></p>

DATE	OFFICE	KEY PERSONNEL
		<p>Mr. Cezar P. Odi <i>OIC Chief, Licenses, Patents and Deeds Division (LPDD)</i></p> <p>Mr. Jonas Paolo M. Saludo <i>OIC Chief, Planning Management Division (PMD)</i></p> <p>Mr. Roman Legaspi <i>OIC Chief, Survey and Mapping Division (SMD)</i></p> <p>Ms. Erma Dumalag <i>Assistant Division Chief, LPDD</i></p> <p>Ms. Crystelle Ann Liberato</p> <p>Mr. Jeffrey Aliwalas <i>RLTA Focal</i></p>

IV. FINDINGS AND OBSERVATIONS

PENRO Palawan



Photo 1



Photo 2

Photos above show the consultations conducted in PENRO Palawan

On LAMS Philippines Implementation

PENRO Palawan reported that most of its CENROs are not using LAMS Philippines because it has not been working ever since before the pandemic started. They were supposed to seek help from the Regional Office but it did not push through because the pandemic happened. PENRO Palawan is also not using LAMS Philippines, and made their own in-house system to track applications. However, it must be noted that the use of LAMS-PLA module is prescribed.¹

LAMS Implementation has already been mainstreamed in all 16 Regions. This is a case whereby the whole province is not using LAMS. Another reason is that the designated computers used for LAMS are not working anymore or needs upgrade. There have been policies regarding the mandatory use of LAMS and the Region should not overlook this. It is true that the system needs improvement but its mandatory use and implementation should be prioritized. The Region and even the field offices must give the effort to restore the use of LAMS.

CENRO Taytay

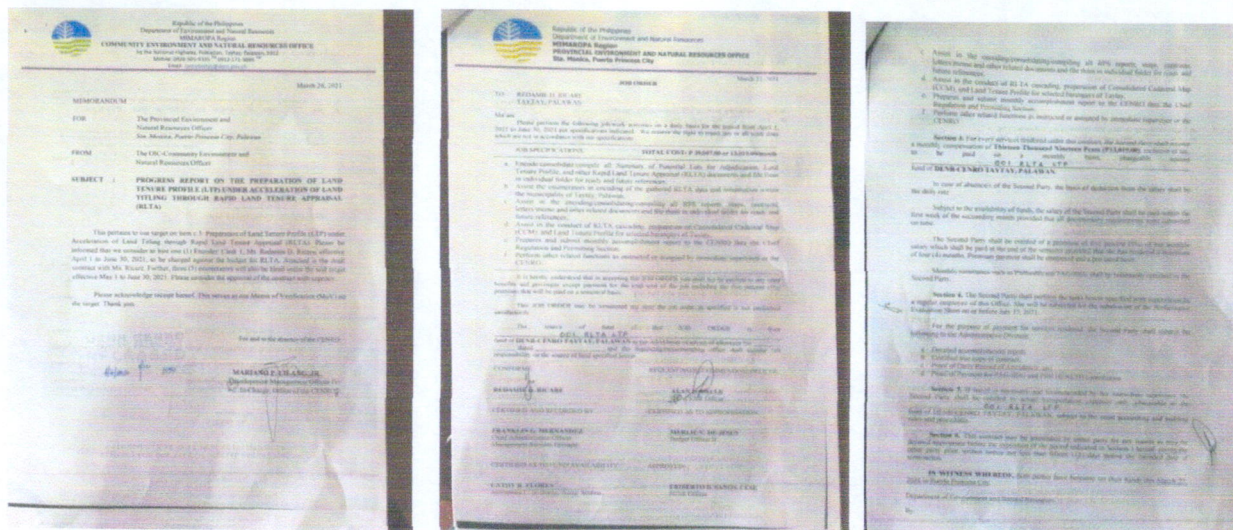


The municipality of Taytay, Palawan, which is under the jurisdiction of CENRO Taytay is the targeted municipality of RLTA for CY 2021. The team traveled to CENRO Taytay to see if they indeed hire enumerators to conduct house to house surveying as part of RLTA activities. As proof of their hired enumerators, CENRO Taytay showed us the contract of their hired enumerators.

Upon consultation with CENRO Taytay, it was found out that Taytay, Palawan was not the target for CY 2021 in the first place. Municipality of Nara was the first choice which is under the jurisdiction of CENRO Quezon. However, as claimed by CENRO Taytay, the DCDB in CENRO Quezon was not yet completed in which maps are not yet formed. With this, with the Region's permission, it prompted for them to switch to Taytay which has an established map as reference for RLTA.

On the RLTA activities, CENRO Taytay reported that because of the limited public transportation within the municipality and because of the sporadic lots, they were forced to hire enumerators with motorcycles so that the enumerators will not have a hard time in conducting the activity. The office has no vehicle for official use, hence, enumerators and investigators are forced to use their own motor vehicle and own gasoline expense.

¹ DMC 2021-07



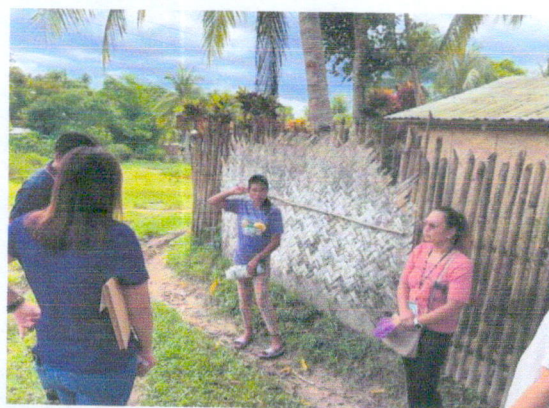
Contract of hired enumerators

CENRO Taytay also reported that its workable lots will become targets for the upcoming years, however, they have no Geodetic Engineers. They can seek assistance from the Regional Office.

House to House Field Validation

RLTA Team of LMB had to conduct house to house validation and interview in order to check if the concerned CENRO did hire enumerators to conduct RLTA. Upon evaluation, it was validated that indeed, CENRO Taytay did hire enumerators and conducted the RLTA data gathering.

House to House in Barangay Paglaum- Taytay, Palawan





Upon validation, most of the residents remembered that DENR enumerators did go their house last year asking questions pertaining to the status of their land. They are aware of the DENR's program but not fully aware in terms of costs. The DENR RLTA Team informed that that on DENR's part, everything is free and if there be costs, it is only minimal. Most of the lots of the residents interviewed are already transmitted to ROD.

House to House in Barangay Pancol, Taytay, Palawan



In the case of Brgy. Pancol, houses subject for titling are sporadic. The enumerators used their own personal motor vehicles to go house to house as public transportation are not readily available. Most of the lots here are large hectares of land. Residents are willing to subdivide their land and name it to their heirs or children to save cost.





Barangay Cataban, Taytay, Palawan

Most of the issues that arose in Barangay Cataban are issues pertaining to LGU jurisdiction. These are problems of the LGUs of Taytay and El Nido. On the aspect of RLTA, the first thing that they asked is the costing. Again, the RLTA team informed them that on DENR's part, they won't have to pay. Most of the lots in Barangay Cataban are still subject for survey. Overall, the beneficiaries of Brgy. Cataban are very much welcoming to the idea of RLTA and patent issuances.



LMB Validation of Workable Lots

The LMB RLTA Team, upon validation of the workable lots, validated a total of **1,727** workable lots for Taytay, Palawan. With these, it is recommended that these workable lots be targeted for patent issuance if not this year, in the upcoming years.

Regional Office

During the exit conference, on the issue of LAMS implementation, it was discussed that the case of LAMS implementation will be worked on this year and that personnel from Regional Office will go to Palawan to fix LAMS. It is expected that by the end of the year, LAMS must already be in use.

On RLTA implementation, it was reported that indeed, the targeted office did hire enumerators to conduct the activity. Although the enumerators are using their own vehicle/motorcycles as the office do not have available vehicles for RLTA use, they were able to conduct the house to house well. The targeted office was also well-oriented on the Technical Bulleting 2018-01 and the format to be used. However, to remind again, that as much as possible, the LTP should be left with no blanks.

Workable Lots

STATUS OF WORKABLE LOTS BASED ON PROJECT COMPLETION REPORT (PCR)			VALIDATED WORKABLE LOTS BASED ON LAND TENURE PROFILE (LTP) Total Workable Lots after LMB Desk Validation			
From Regions			Validated by LMB			
No. of Lots for Adjudication	No. of Resultant Lots	Total Workable Lots after RLTA as Submitted to LMB	Agri	Resi	Other Patent	Grand Total
680	62	742	385	354	30	769

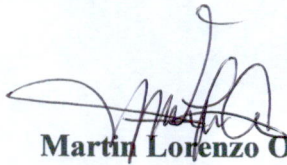
As validated by LMB, a total of 769 of workable lots have been assessed. Although it is understandable that the said total will not be realized into patents immediately, this will be a basis as targets in the upcoming years for patent issuance. The importance of this program is depicted on the total which is to realize targets needed for patent issuance.

There are 3 remaining barangays under Taytay which were not included for the 2021 target. The main reason for this is that these 3 barangays are very far away from the mainland and are situated in group of islands. Thus, it was advised that they include the 3 remaining barangays in the upcoming NLTP.

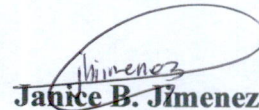
VI. Recommendations

1. Recommend Geodetic Engineers to the specified identified workable lots in Taytay. Many of the interviewed applicants are very much willing to apply through the RLTA program, however, CENRO Taytay lacks surveyors for the targeted lots arising from RLTA.
2. To include in the NLTP the remaining Barangays of the Municipality of Taytay not included for CY 2021.
3. To update/fix LAMS Philippines in Field Offices as soon as possible and for it to be used in all offices as prescribed by policies.
4. To further discuss with LMB and DENR officials on the issue regarding policies concerned.

Prepared by:

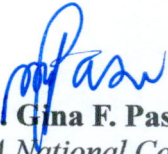


Martin Lorenzo O. Alba
Planning Officer I

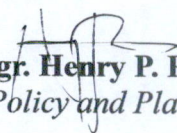


Janice B. Jimenez
Community Development Officer II

Reviewed and Noted By:



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Head, RLTA National Coordinating Unit



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