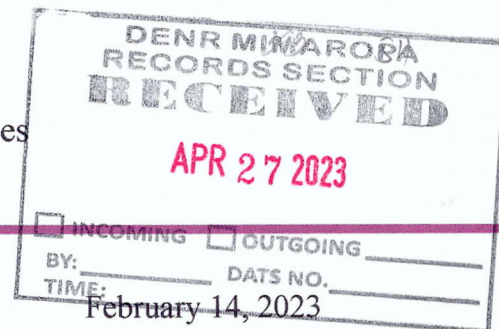




Republic of the Philippines
Department of Environment and Natural Resources
PENRO Marinduque



MEMORANDUM

FOR : The Regional Executive Director
DENR MIMAROPA Region

ATTENTION : The Chief, Licenses, Patents and Deeds Division

FROM : The OIC- PENR Officer

SUBJECT : **PROJECT COMPLETION REPORT IN THE
IMPLEMENTATION OF RAPID LAND TENURE APPRAISAL
(RLTA) IN THE MUNICIPALITY OF TORRIJOS, PROVINCE OF
MARINDUQUE C.Y. 2022**

Respectfully submitted herewith is project completion report on the implementation of Rapid Land Tenure Appraisal in the Municipality of Torrijos, Marinduque for C.Y. 2022.

Based on the generated Land Tenure Profile of the Municipality of Torrijos, a total of One Hundred Forty-two (142) lots both agricultural and residential were inventoried ready for titling.

For your information and record.


IMELDA M. DIAZ



PROJECT COMPLETION REPORT ON THE IMPLEMENTATION OF RAPID LAND TENURE APPRAISAL IN THE PROVINCE OF MARINDUQUE CALENDAR YEAR 2022

I. EXECUTIVE SUMMARY

Rapid Land Tenure Appraisal is the process of obtaining a clear picture of the land tenure situation on the ground before operation for systematic adjudication are entered into. It is intended to determine the workable lots in a particular area and is being undertaken to generate the interest of concerned barangays to support the implementation of land titling program. It is in consonance with LMB Technical Bulletin No. 1, Series of 2018 and DAO 2011-06, Series of 2011.

Republic Act 11573, dated July 16, 2021 as implemented by DAO 2021-38, the continuation of land titling program for agricultural lands, while Republic Act 10023 as implemented by DAO 2010-12 provides for the issuance of Free Patent over residential lands. These two (2) laws provide the impetus on land titling of the country.

The province of Marinduque is one of the provinces of MIMAROPA Region which is considered as the geographical center of the Philippine archipelago by the Luzon Datum of 1911, the mother of all Philippine geodetic surveys. Municipality of Torrijos, the project area, is the sixth town of Marinduque which consists of twenty five (25) barangays with a total land area of 21,430 hectares.

Based on statistics (SRS), municipality of Torrijos has minimal potentials lots for systematic adjudication since considerable number of lots in the municipality are covered by title under CARP/CLOA and Free Patents. Further, the Torrijos has started the GIS database on tax mapping thus, it will facilitate data sharing between DENR and LGU of Torrijos.

II. ACCOMPLISHMENT

Rapid Land Tenure Appraisal (RLTA) in the municipality of Torrijos was implemented by PENRO – Marinduque during the First and Second Quarter of CY 2022. First, we conducted coordination with the key official of LGU Torrijos.

Second, signing of MOPA and cascading of the activity with concerned LGU officials and other stakeholders from National Government Agencies (NGAs) was undertaken at the ABC Session Hall of Torrijos, Marinduque on March 17, 2022. The guests and participants who attended the event were Mayor Hon. Lorna Q. Velasco, Mayor of Torrijos, Mr. Leonardo Mendoza, Register of Deeds, Ms. Marieta Romana, BIR Head, Engr. Rodrigo Opis, Provincial Assessor, Ms. Alicia Palma, Municipal Assessor of Torrijos, Engr. Eugenia DL. Cruzado, Municipal Planning and Development Coordinator, and the twenty five (25) Punong Barangays of the municipality of Torrijos.

We were able to hire one (1) Community Development Assistant (CDA) and four (4) Enumerators for the conduct of the activity. Necessary training was provided to them prior to the implementation of the activities.



MILESTONES IN THE IMPLEMENTATION OF RLTA PROGRAM

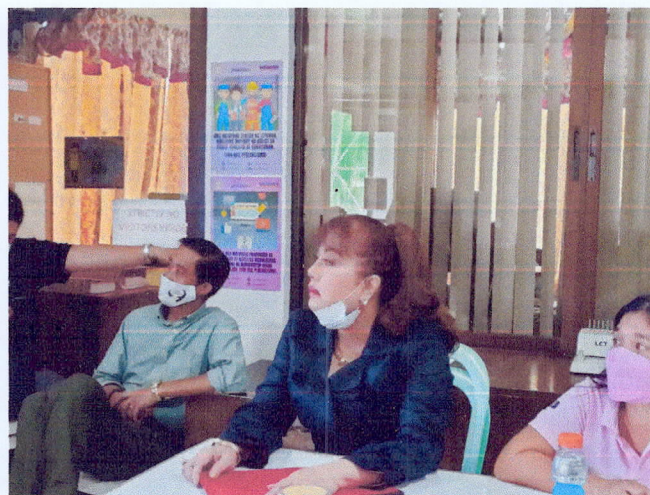
➤ MOPA SIGNING



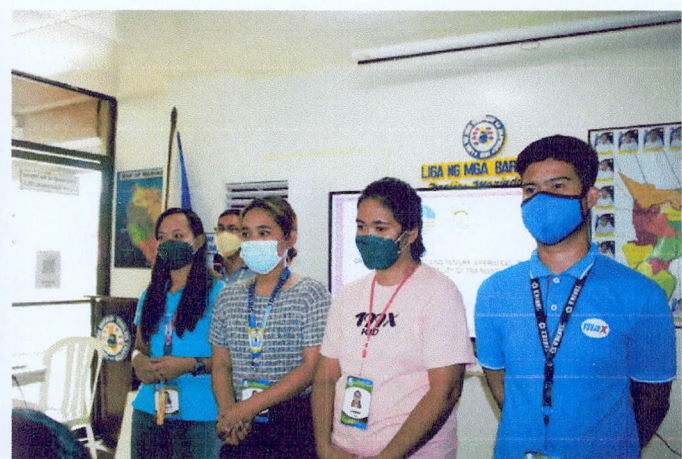
Pictures showing PENR Officer Imelda M. Diaz, Chief of Technical Services Division Ms. Cynthia U. Lozano and Mayor Lorna Q. Velasco and Vice Mayor Roberto De Galicia during the signing of Memorandum of Partnership Agreement (MOPA).



➤ **Orientation with Partner LGUs and other concerned National Government Agencies.**



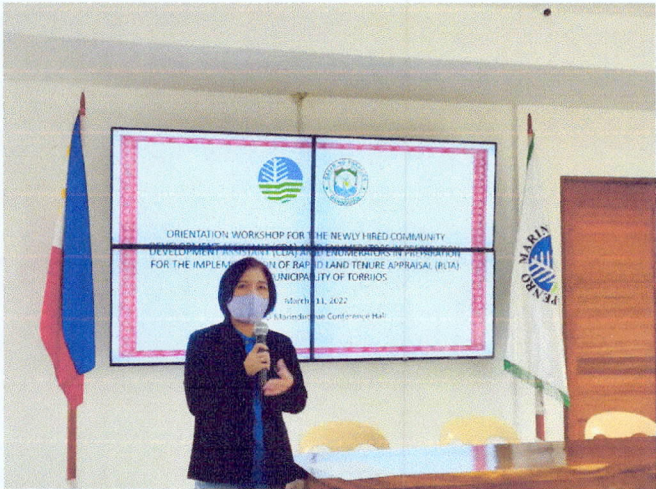
Pictures taken during Cascading on Rapid Land Tenure Appraisal (RLTA) Program conducted on March 17, 2022 at ABC Session Hall, Torrijos, Marinduque. Mayor Lorna Q. Velasco and key Officials of the Municipality including the twenty-five (25) Punong Barangays attended the activity.



Pictures showing PENRO Imelda M. Diaz, PENRO-Marinduque staff and the newly hired Enumerators together with the twenty-five (25) Punong Barangays of Torrijos who attended the Orientation/Cascading activity.



➤ **Orientation Workshop for the newly-hired contractual personnel (Enumerators).**



Pictures taken during the Orientation Workshop of the newly-hired Enumerators and CDA conducted on March 11, 2022 at PENRO Conference Room.

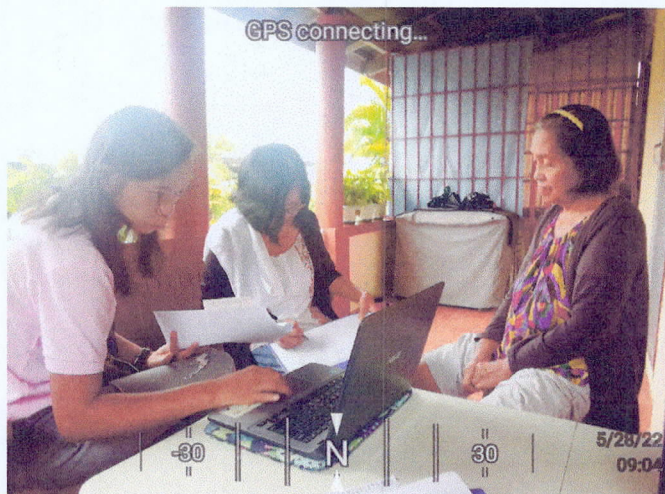
➤ **Conduct of Barangay Assembly and House-to-House interview/validation of ILTP.**





Geotagged photos taken during the conduct of Barangay Assembly facilitated by the RLTA Enumerators and representative from the Municipal Assessor of Torrijos.





Geotagged photos taken during the House-to-House validation by the enumerators.



Republic of the Philippines
Department of Environment and Natural Resources
PENRO Marinduque

Table 1

RAPID LAND TENURE APPRAISAL (RLTA) ACCOMPLISHMENT DENR-PENRO MARINDUQUE September 30, 2022										
Activity	Physical			Financial						
	Target	Accomplish ment	%	Allotment	Obligation	Dis- bursement	% Budget Utilization Rate (BUR)			Remarks
A	B	C	d=c/b*10 0	E	F	g	O/A	D/O	D/A	
1. Preparation of Consolidated Cadastral Map (CCM)	1 CCM prepared	25	100%							Regional Target
2. Preparation of Land Tenure Profile (LTP)	25 LTPs per barangay prepared	25	100%	612,000.00	612,000.00	612,000.00	100%	100%	100%	
3. Training/Orientation of LGUs, CDAs and Enumerators	1 training orientation conducted	1	100%							
4. Project Monitoring and supervision										
TOTAL				612,000.00	612,000.00	612,000.00	100%	100%	100%	

Table 2

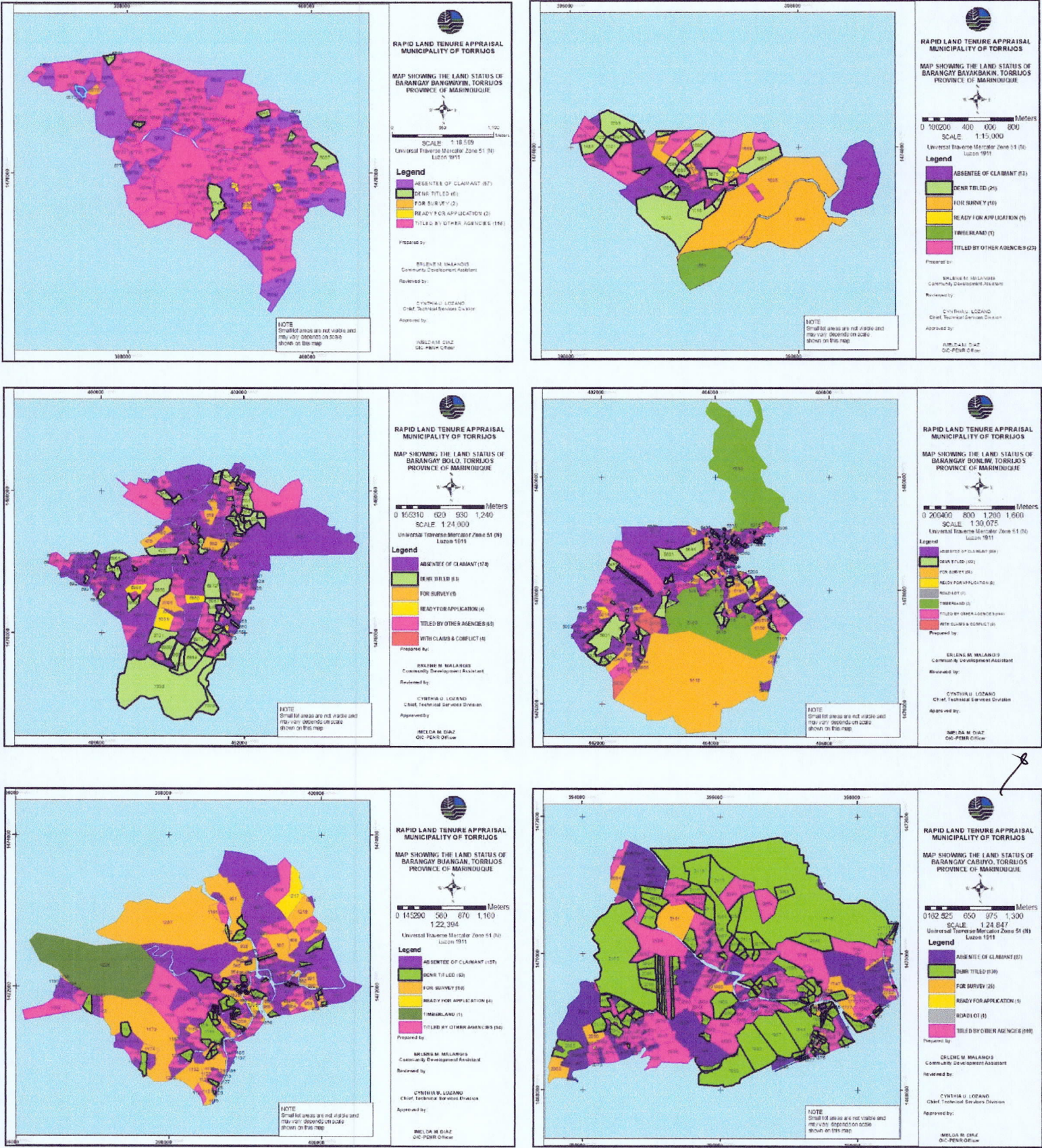
NO	BARANGAY	TITLED LOTS										VALIDATED LOTS																				UNTITLED LOTS										TOTAL NUMBER OF UNUTILIZED LOTS	TOTAL NUMBER OF VALIDATED LOTS
												PROBLEMATIC LOTS										WORKABLE LOTS										UNPATENTABLE LOTS											
												WITH CLAIMS & CONFLICT				ABSENTEE OF CLAIMANT				WITHIN 40 METER				TOTAL L	FOR SURVEY				READY FOR APPLICATION				TOTAL L	ROAD LOTS	CREEK RIVER	TIMBER LAND	SEASIDE/ISLAND	TOTAL					
		RESIDENTIAL	AGRICULTURAL	OTHER MODES	TOTAL	RESIDENTIAL	AGRICULTURAL	OTHER MODES	TOTAL	RESIDENTIAL	AGRICULTURAL	OTHER MODES	TOTAL	RESIDENTIAL	AGRICULTURAL	OTHER MODES	TOTAL	RESIDENTIAL	AGRICULTURAL	OTHER MODES	TOTAL																						
RESIDENTIAL	AGRICULTURAL	AL	OTHER MODES	TOTAL	RESIDENTIAL	AGRICULTURAL	AL	OTHER MODES	TOTAL	RESIDENTIAL	AGRICULTURAL	AL	OTHER MODES	TOTAL	RESIDENTIAL	AGRICULTURAL	AL	OTHER MODES	TOTAL	TOTAL L	RESIDENTIAL	AGRICULTURAL	AL	OTHER MODES	TOTAL	TOTAL L	ROAD LOTS	CREEK RIVER	TIMBER LAND	SEASIDE/ISLAND	MP	TOTAL											
1	BANGWAYIN	0	6	0	6	0	156	0	156	162	0	0	0	0	1	56	0	57	0	0	0	0	57	0	2	0	2	0	2	1	3	5	0	0	0	0	62	224					
2	BAYAKBAKIN	0	21	0	21	0	23	0	23	44	0	0	0	0	0	13	0	13	0	0	0	0	13	0	10	0	10	0	1	0	1	11	0	0	1	1	25	69					
3	BOLO	2	61	0	63	0	68	1	69	132	0	4	0	4	2	168	4	174	0	0	0	0	178	0	9	0	9	0	4	0	4	13	0	0	0	0	191	323					
4	BONLIV	26	97	0	123	11	132	1	144	267	3	5	0	8	42	179	5	226	0	0	0	0	234	8	28	0	36	0	2	0	2	38	1	0	3	0	4	278	543				
5	BUANGAN	4	59	0	63	7	87	0	94	157	0	0	0	0	30	127	0	157	0	0	0	0	157	5	45	0	50	2	2	0	4	54	0	0	1	1	212	369					
6	CABUYO	10	118	2	130	22	178	0	200	330	0	0	0	0	9	87	2	98	0	0	0	0	98	0	25	0	25	0	1	0	1	26	1	0	0	0	1	125	455				
7	CAGPO	0	55	1	56	1	24	0	25	81	0	1	0	1	0	36	1	37	0	0	0	0	38	0	13	0	13	0	1	0	1	14	0	0	2	2	54	135					
8	DAMPULAN	0	9	3	12	0	15	2	17	29	0	0	0	0	0	16	0	16	0	0	0	0	16	0	12	0	12	0	0	0	0	12	10	0	9	0	19	47	76				
9	KAY DUKE	1	54	1	56	0	79	0	79	135	0	0	0	0	3	121	2	126	0	0	0	0	126	0	26	0	26	0	38	0	38	64	0	0	2	1	3	193	329				
10	MABUHAY	0	87	1	88	0	44	0	44	132	0	3	0	3	1	75	2	78	0	0	0	0	81	0	11	0	11	0	0	0	0	11	0	0	0	0	92	224					
11	MAKAWAYAN	11	77	3	91	1	102	0	103	194	0	6	0	6	1	75	0	76	0	0	0	0	82	0	7	0	7	0	2	0	2	9	12	4	1	0	17	108	302				
12	MALIBAGO	4	67	1	72	14	275	1	290	362	0	4	0	4	43	184	4	231	0	0	0	0	235	5	32	0	37	1	0	2	3	40	1	0	49	0	50	325	687				
13	MALINAO	1	40	0	41	0	17	0	17	58	0	0	0	0	1	56	0	57	0	0	0	0	57	0	21	0	21	0	1	0	1	22	0	0	0	0	79	137					
14	MARANILIG	5	51	1	57	6	186	7	199	256	0	1	0	1	18	123	5	146	0	0	0	0	147	1	13	0	14	2	2	0	4	18	1	0	3	0	4	169	425				
15	MARLANGA	2	61	0	63	2	101	0	103	166	1	1	0	2	2	153	2	157	0	0	0	0	159	4	43	0	47	0	3	0	3	50	0	0	0	0	209	375					
16	MATUYATUYA & SUHA	36	182	2	220	9	57	0	66	286	0	4	0	4	27	124	17	168	0	0	0	0	172	9	45	0	54	1	4	1	6	60	0	0	0	0	0	232	518				
17	NANGKA	1	31	1	33	1	186	0	187	220	0	0	0	0	1	64	3	68	0	0	0	0	69	0	24	0	24	3	9	1	13	37	6	0	2	0	8	113	333				
18	PAKASKASAN	0	59	0	59	0	33	0	33	92	0	1	0	1	0	121	0	121	0	0	0	0	122	0	28	0	28	0	5	0	5	33	1	0	0	0	1	156	248				
19	PAYANAS	0	12	5	17	3	128	42	173	190	0	0	0	0	4	75	3	82	0	0	0	0	82	0	30	1	31	0	5	0	5	36	0	0	28	0	28	146	336				
20	POBLACION	32	141	22	195	6	2	1	9	204	3	4	0	7	160	32	35	227	0	0	0	0	234	56	17	0	73	33	4	1	38	111	3	0	0	0	3	348	552				
21	POCTOY	13	46	4	63	33	73	0	108	169	1	2	0	3	38	71	5	114	0	0	0	0	117	6	36	1	43	1	2	1	4	47	1	0	0	0	1	165	334				
22	SIBUYAO	1	47	18	66	18	141	37	196	262	3	0	0	3	13	51	0	64	0	0	0	0	67	3	34	0	37	0	4	0	4	41	0	0	13	0	13	121	383				
23	TALAWAN	0	7	8	15	0	20	22	42	57	0	0	0	0	0	12	0	12	0	0	0	0	12	0	9	0	9	0	0	0	0	9	0	0	40	0	40	61	118				
24	TIGMI	32	103	0	135	21	123	0	144	279	0	0	0	0	33	163	3	199	0	0	0	0	199	0	33	0	33	0	0	0	0	33	0	0	0	0	0	232	511				
TOTAL		181	1491	73	1745	155	2250	114	2519	4264	11	36	0	47	429	2182	93	2704	0	0	0	0	2751	97	553	2	652	43	92	7	142	794	37	4	154	1	196	3741	8005				

Table 3

PROVINCE	Division (No. of Mns. & Orgs.)	Barangays (No. of Mns.)	Target (LTP submitted to LGU)	Accomp	Remainder of RLTA Division (CCM)	Number of Lots not Included in CCM	TITLED LOTS				UNTITLED LOTS																TOTAL NUMBER OF UNUTILIZED LOTS	TOTAL NUMBER OF VALIDATED LOTS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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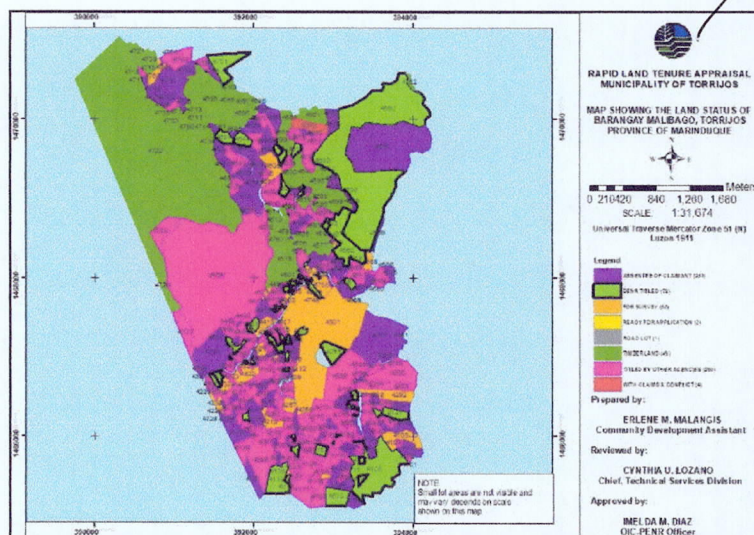
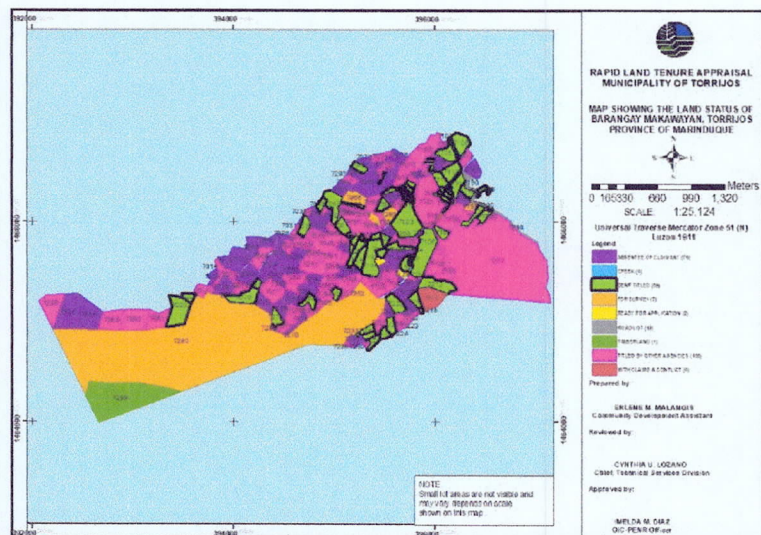
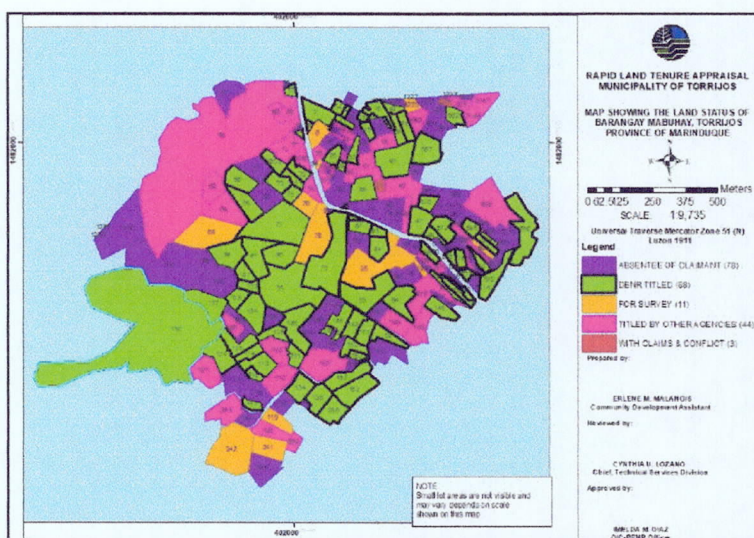
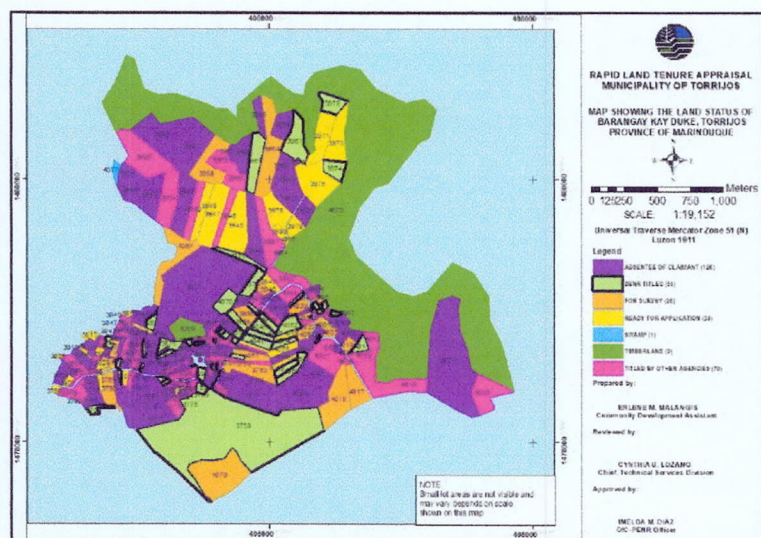
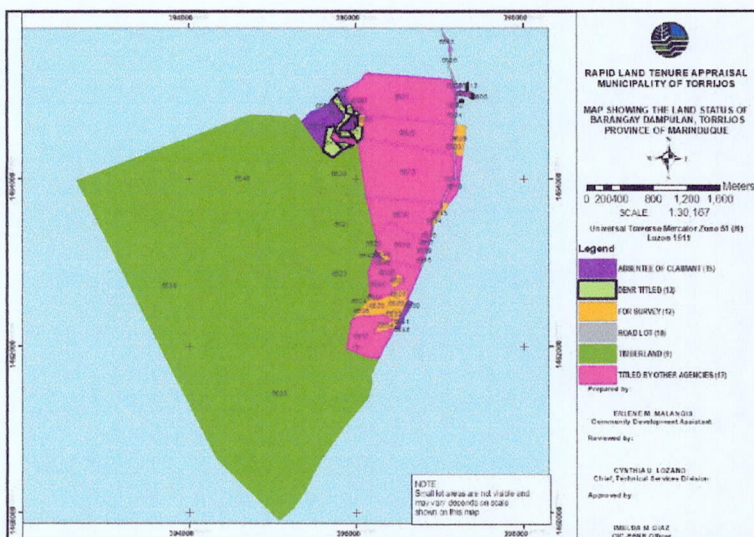
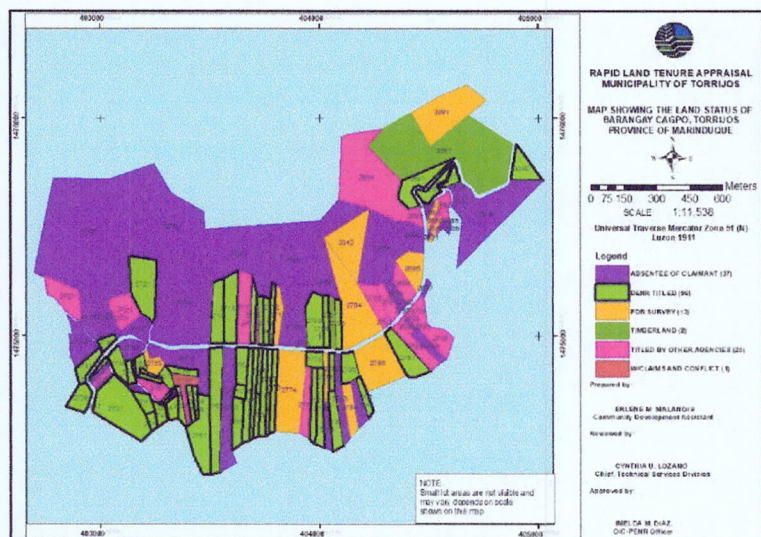


Consolidated Cadastral Maps



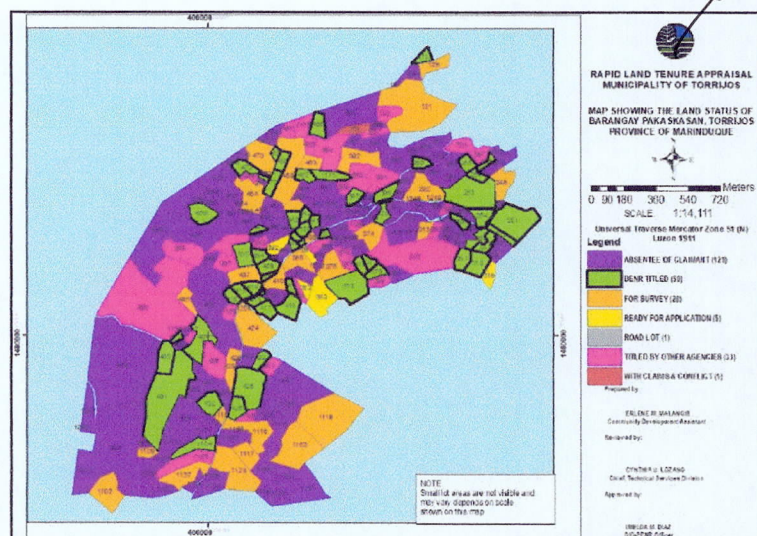
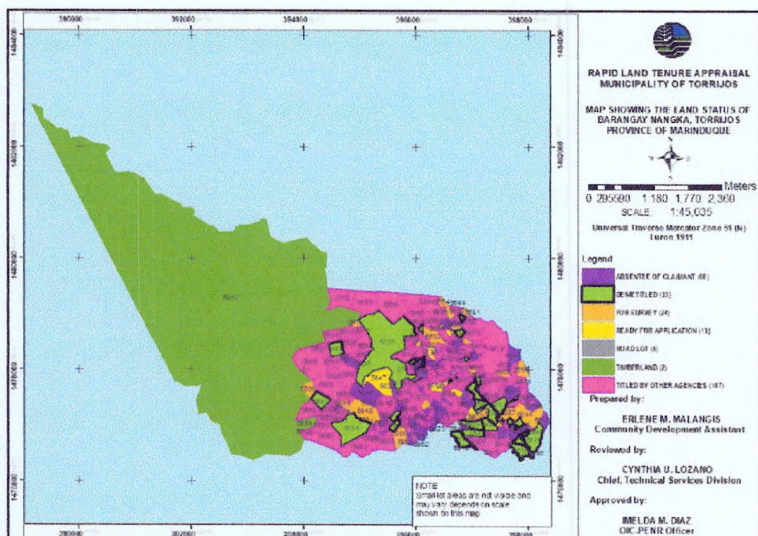
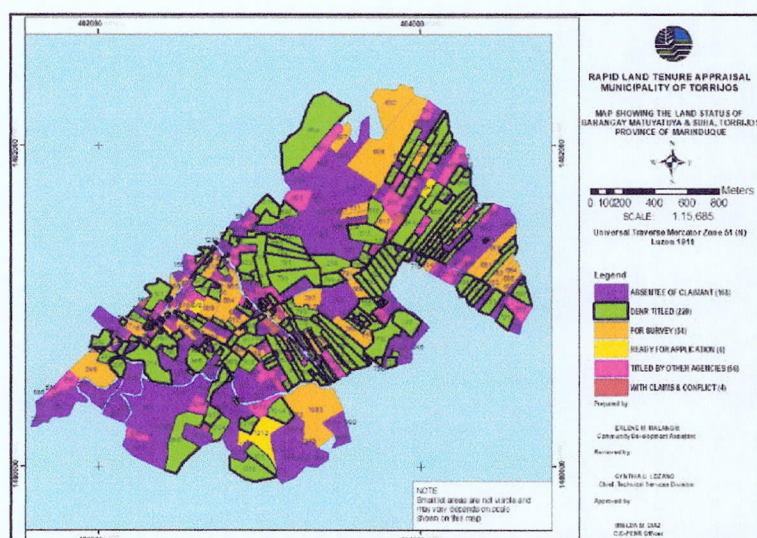
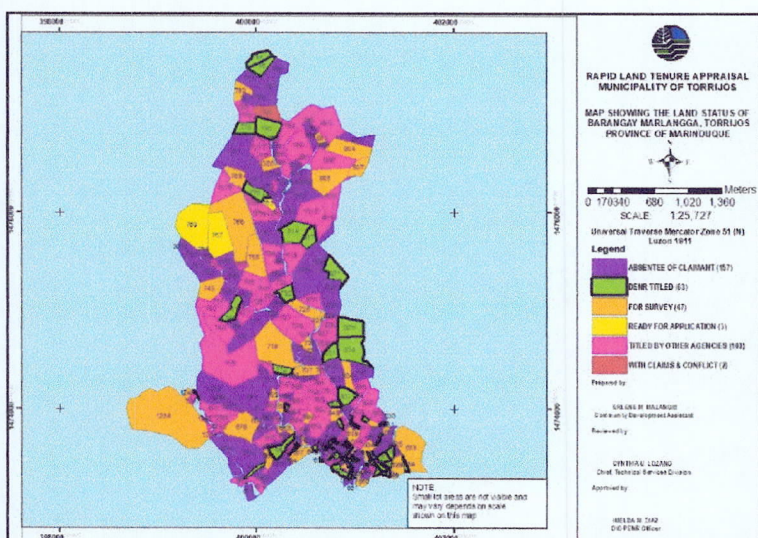
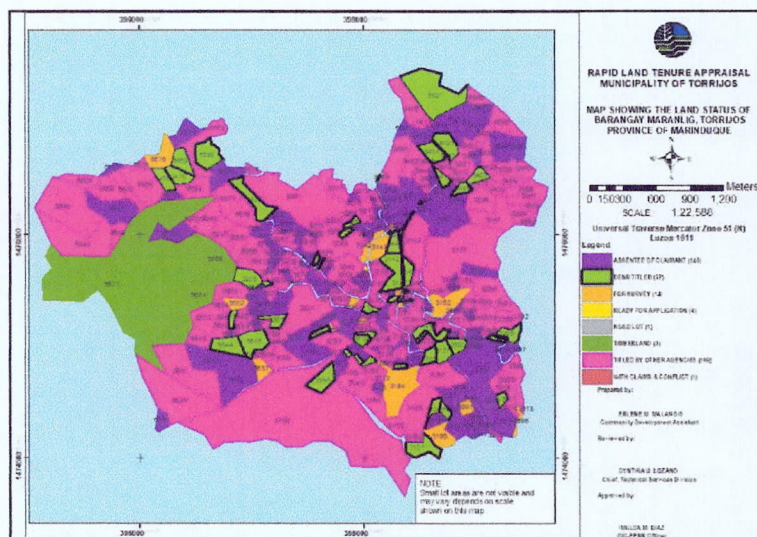
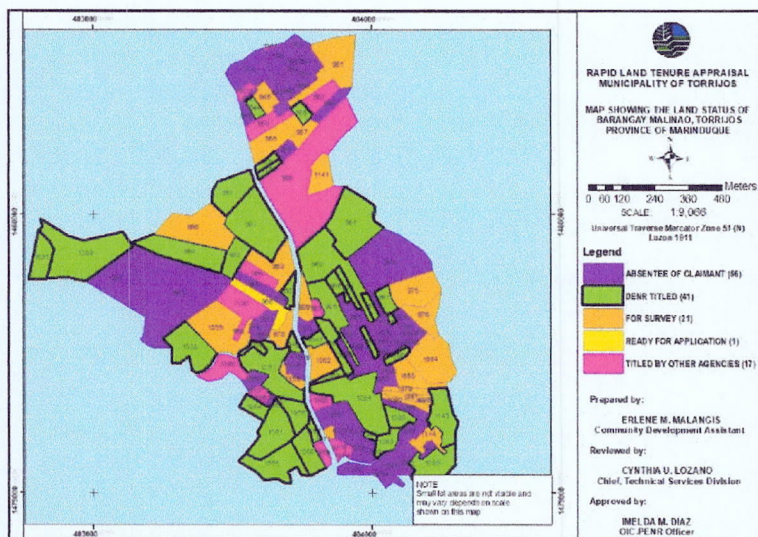


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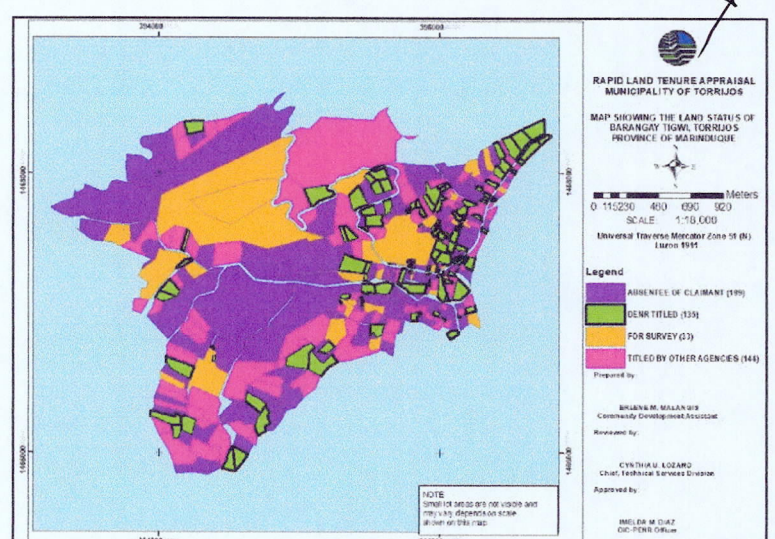
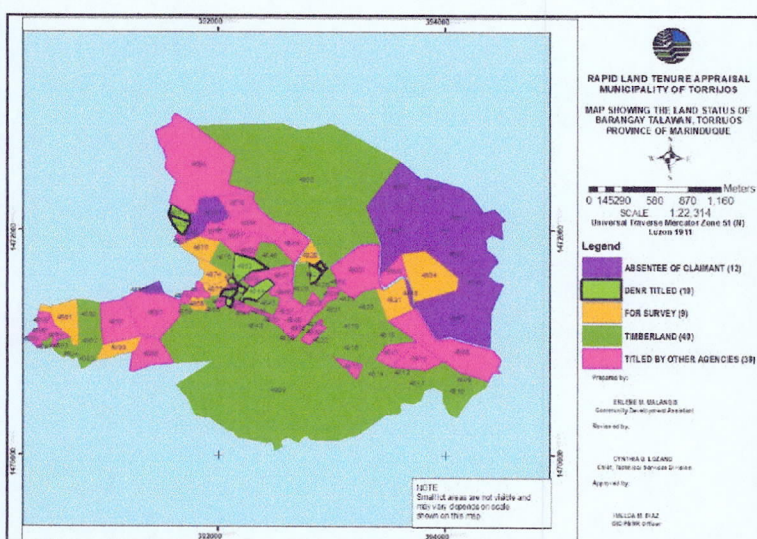
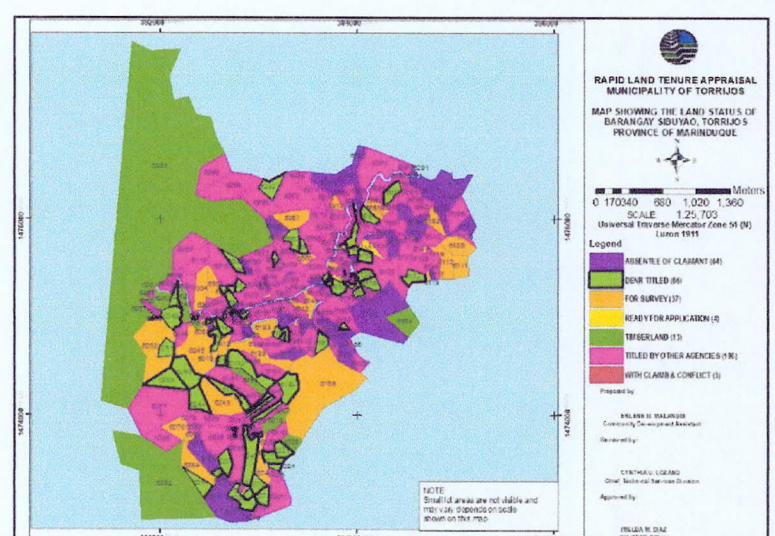
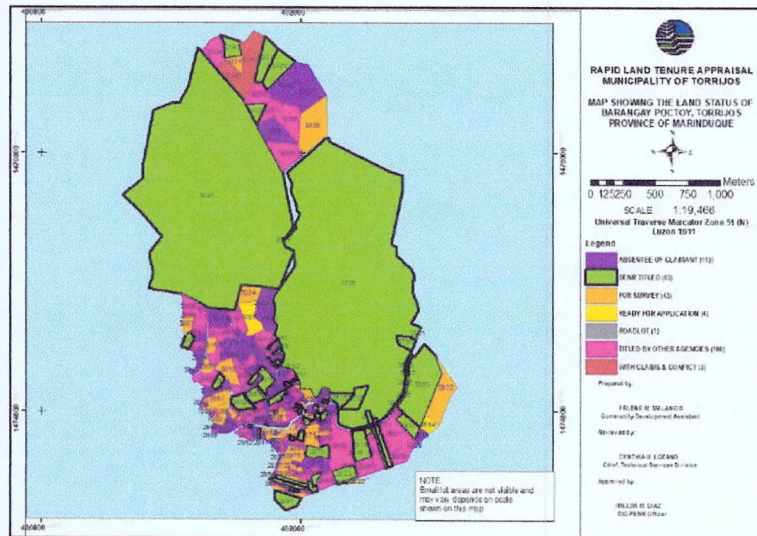
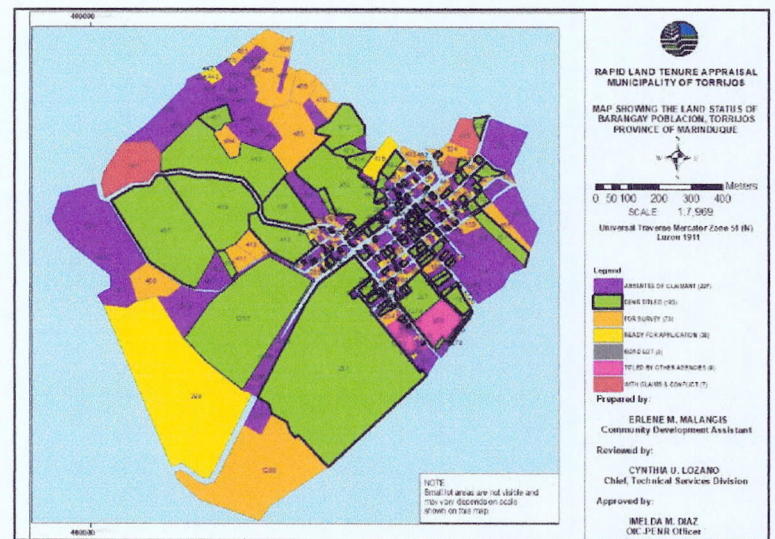
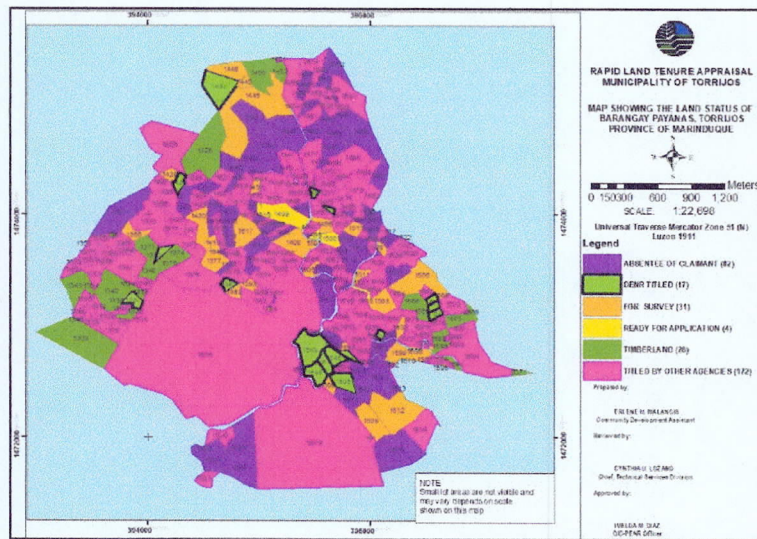


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1. Factors that Facilitated/Hindered the Attainment of Targets

- 1.1 Through collaborated efforts by the staff and personnel of the Patents and Deeds Unit, the support of the Chief, Regulation and Permitting Section, the Chief, Technical Services Division and the PENR Officer lead to the attainment of all targets under RLTA;
- 1.2 Proper training of the newly hired Community Development Assistant and Enumerators contributed to the success of the implementation of the program. Almost all of the newly hired contractual personnel were experienced CDA and Enumerators previously employed with the Philippine Statistics Authority (PSA) and Department of Social Welfare and Development (DSWD), respectively.
- 1.3 Close monitoring of activities being undertaken in the field particularly during barangay assembly meetings was undertaken to assure the success of the activity.

2. The factor that affected the implementation of the program was the Covid-19 pandemic wherein there were instances that limited number of land owners attended the general assembly meeting in some barangays. Likewise, during house-to-house validation, our personnel sometimes were not entertained in fear of Covid-19 virus. Some land owners are not residents in the municipality.

3. Strategies Initiated

- 3.1 The strategy we employed in order for us to meet the target on time was proper orientation/coordination with the concerned Heads of Local Government Units (LGUs) and other concerned National Government Agencies (NGAs). The LGU concerned provided service vehicle to our personnel during field work activities.
- 3.2 Likewise, we were able to gain support and assistance from the Municipal Government of Torrijos particularly from the Municipal Assessor's Office, Municipal Planning and Development Office, Municipal Environment and Natural Resources Office and from the twenty five (25) Punong Barangays and Barangay Councils of Torrijos which helped us a lot in the success of the program.

III. RECOMMENDATIONS

1. Considering that some of the lots (agricultural/residential) subjected to inventory/appraisal need subdivision survey, it is recommended that budget for the purpose be allocated based on the number of lots to be subdivided.
2. Setting of targets for systematic adjudication should be based on the number of lots which are ready for titling excluding those without document of transfer and absentee claimants.
3. RLTA should be immediately funded and cascaded to other municipalities as basis for Systematic Adjudication. SA should be done immediately after the conduct RLTA to maintain momentum for DENR-LGU partnership in land titling and the beneficiaries could feel the impact of the implementation of land titling program. *ef*



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