



# Land Information System: Philippine REGALA Experience

Philippine REGALA Experience

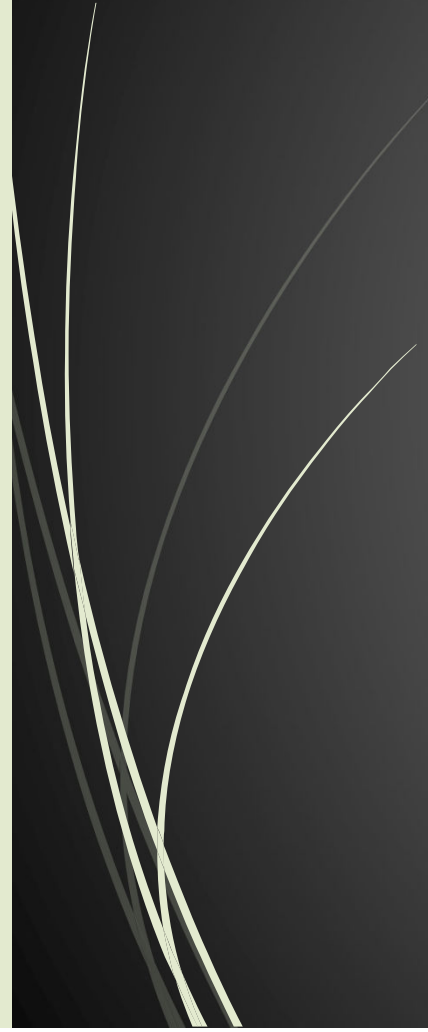
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# PRESENTATION OUTLINE

- Background on REGALA Local Government Units (LGUs)
  - State of Land Administration and Management in the Philippines
  - REGALA Assistance to LGUs
  - Impact of REGALA
  - Moving Forward
- 

# REGALA LGUs



# Roles of Agencies and LGUs in Land Administration and Management (LAM)

Agencies/LGUs	Roles
Department of Environment and Natural Resources	Undertake Cadastral Surveys, Review and approval of subdivision plans, issuance of titles through administrative process, management of public domain, processing of proclamation on government lands
Land Registration Authority/Registry of Deeds	Registration of titled properties and transactions on these, review and approval of subdivision plans, issuance of judicial titles, reconstitution of lost titles
Department of Agrarian Reform	Issues CLOA's, undertakes surveys, reviews and approves applications for land conversion
National Commission on Indigenous People	Issues CADTs and undertakes survey and delineation of ancestral domain
LGUs	Property valuation and tax mapping, collection of real property taxes, CLUP preparation, land parcel inventory, mobilization of land for informal settler families



## Why LAM is important for LGUs

- ▶ Property taxes contribute to an LGUs revenues and ability to finance investments
- ▶ RPTs most stable source of LGU revenues
- ▶ Efficiency in RPT administration and valuation depend on completeness of land inventory, good land database, and application of market based valuation
- ▶ Updated property valuation results in greater equity in tax burden, more inclusive

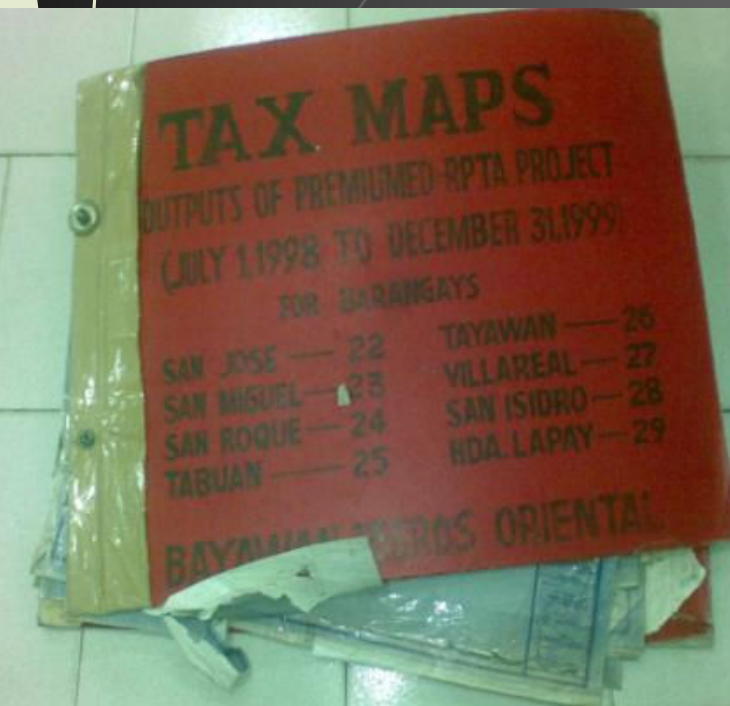


## Challenge on LAM for LGUs

- ▶ Paper based tax maps and data, not yet computerized
- ▶ No complete inventory of land parcels (number of titled and untitled parcels, lands within Alienable and Disposable Land, total number of parcels within a barangay, etc)
- ▶ Assessment rolls are not complete
- ▶ No connectivity of Departments within an LGU
- ▶ Schedule of Market Values not updated regularly
- ▶ Boundary delineation of parcels



# State of records at the LGU



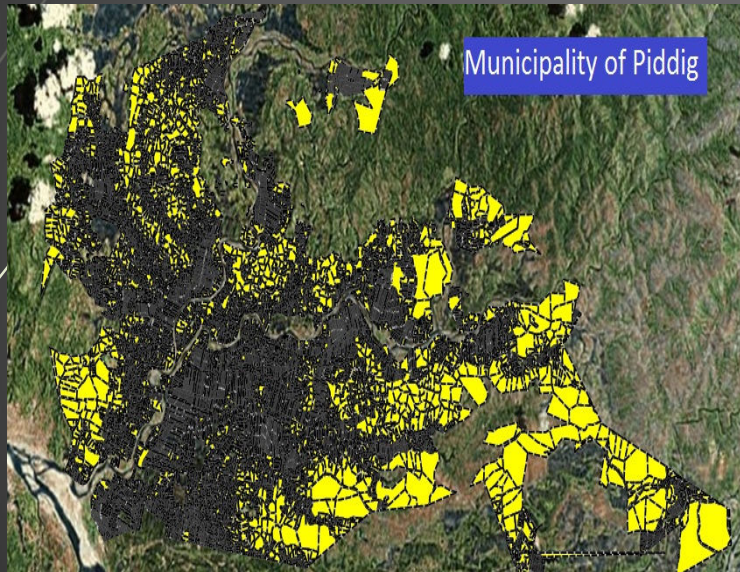
# REGALA Assistance to LGUs on the development of a Land Information System

- ▀ Trainings and On-site technical assistance were provided to REGALA LGUs





➤ Trainings and Technical Assistance were provided to REGALA LGU staff





# Enhanced Tax Revenue Assessment and Collection System (ETRACS)

- ▶ ETRACS is a computer system designed to automate the assessment and collection of real property and business taxes and other fees of an LGU
- ▶ Core Modules
  - ▶ Tax Collection Module
  - ▶ Real Property Tax Module
  - ▶ Business Permits and Licensing Module



# Manifold GIS

REGALA utilized Manifold GIS as the primary tool for storing, analyzing, manipulating, linking and outputting spatial data.

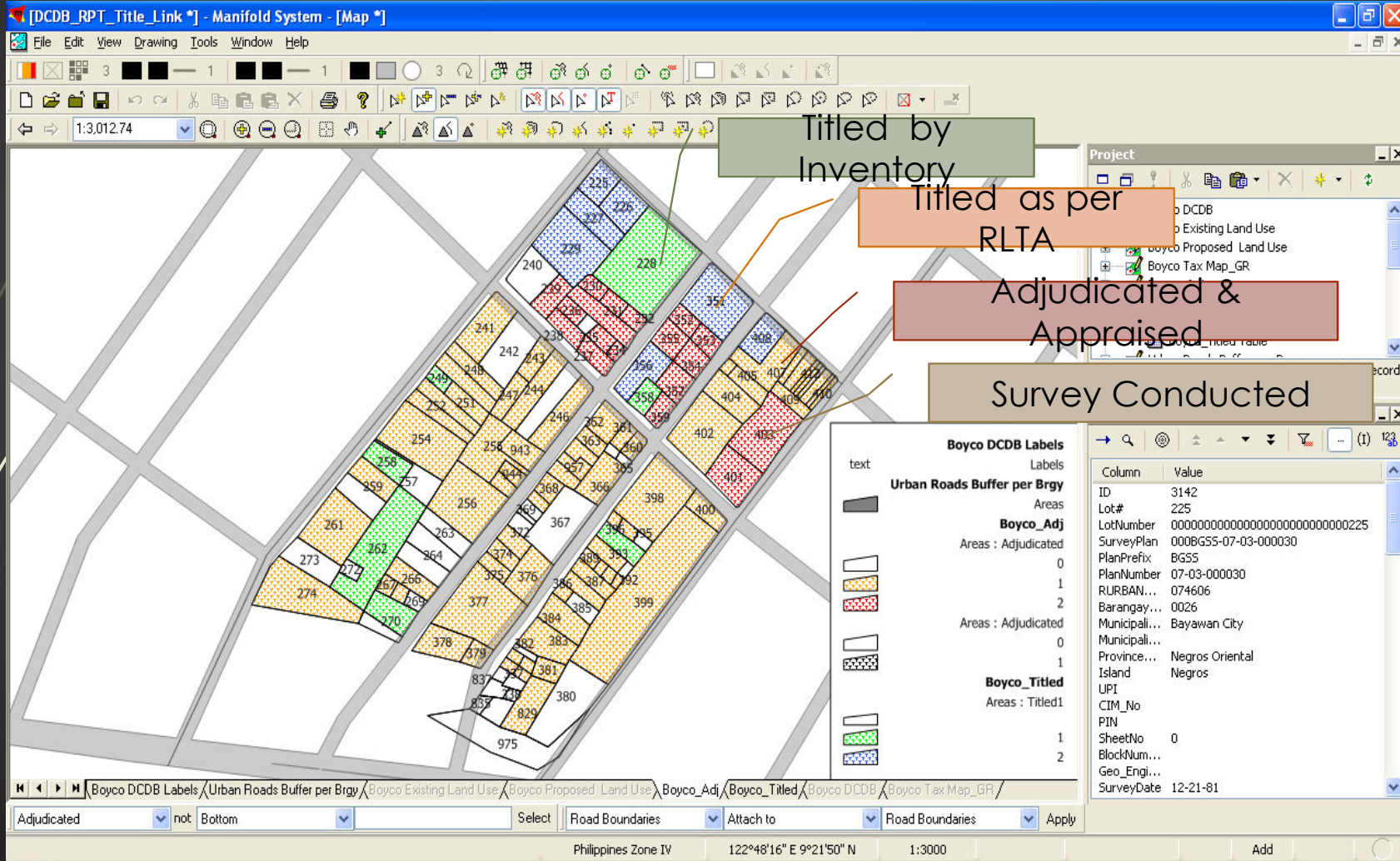
Cost Competitive

Easy to use and easy to learn

Powerful with many built-in functions  
High precision



# Tenure Improvement



# Tax Compliance

The screenshot displays the Manifold System interface with a tax map. The map shows a grid of land parcels, each labeled with a number. The parcels are color-coded: purple for 'Tax Map Sections in color', red for 'Subdivided RPU', and yellow for 'RPU with tax delinquency'. A legend in the bottom right corner identifies these colors and other features like 'Urban Roads Buffer per Brgy' and 'Boyco Tax Map\_GR'. The software interface includes a menu bar, a toolbar, a project tree on the right, and a status bar at the bottom showing coordinates and scale.

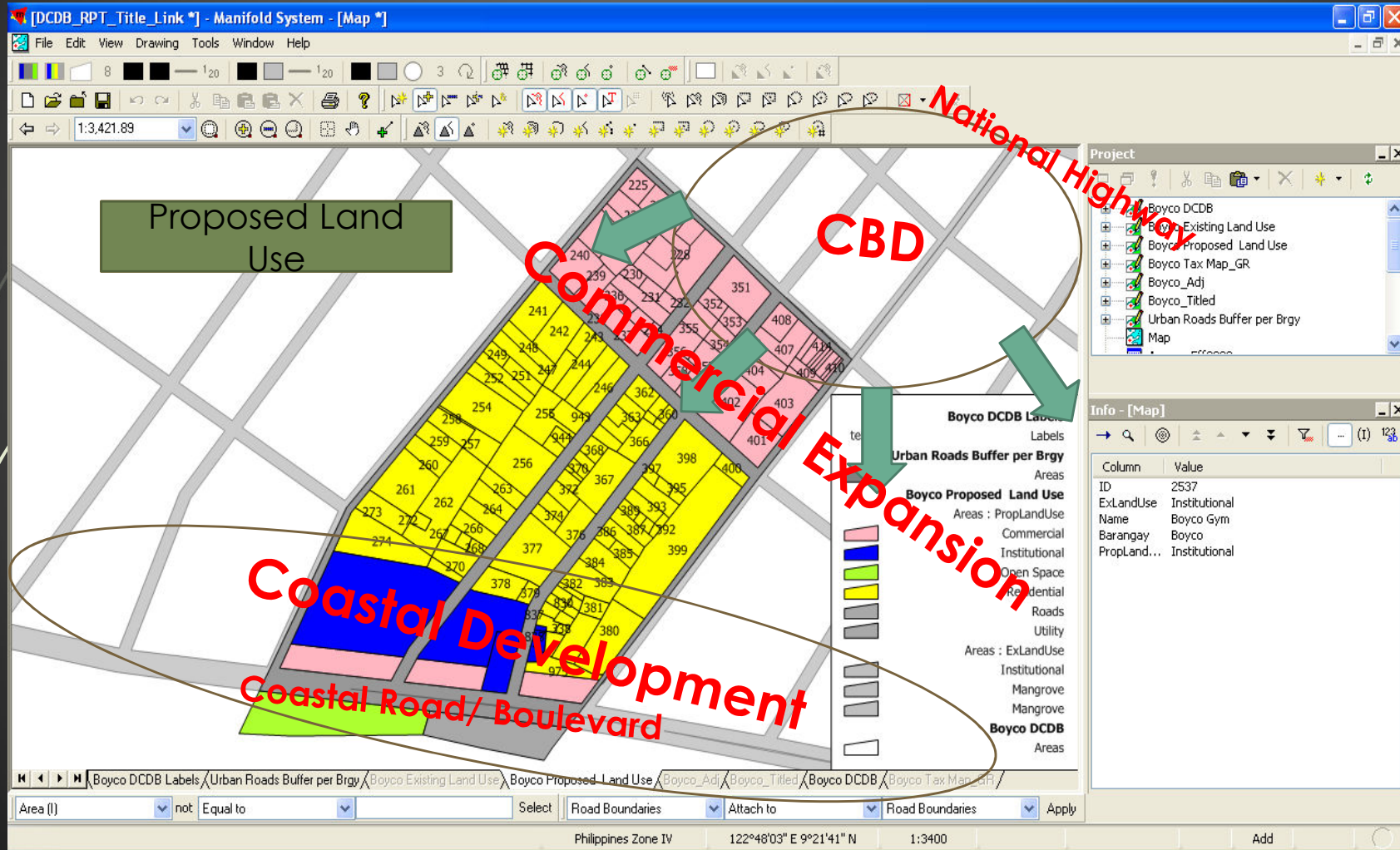
Annotations on the map:

- Tax Map Sections in color
- Subdivided RPU
- RPU with tax delinquency

Column	Value
ID	198
GR_PIN	218-06-0005-001-01
GR_Secti...	001
ASS_PIN	01
LotNumber	225
PlanPrefix	BG55
PlanNumber	07-03-000030
SurveyCl...	Fortugaleza, Corazon (CORAZON V...
BrgyName	Boyco
Remarks	
MunName	Bayawan City
BrgyCode	002
RURBAN...	074606
Mun_ID	06
ProvName	Negros Oriental
SurveyDate	12-21-81
AssArea	510
PLA_Plan...	
PLA_Type	

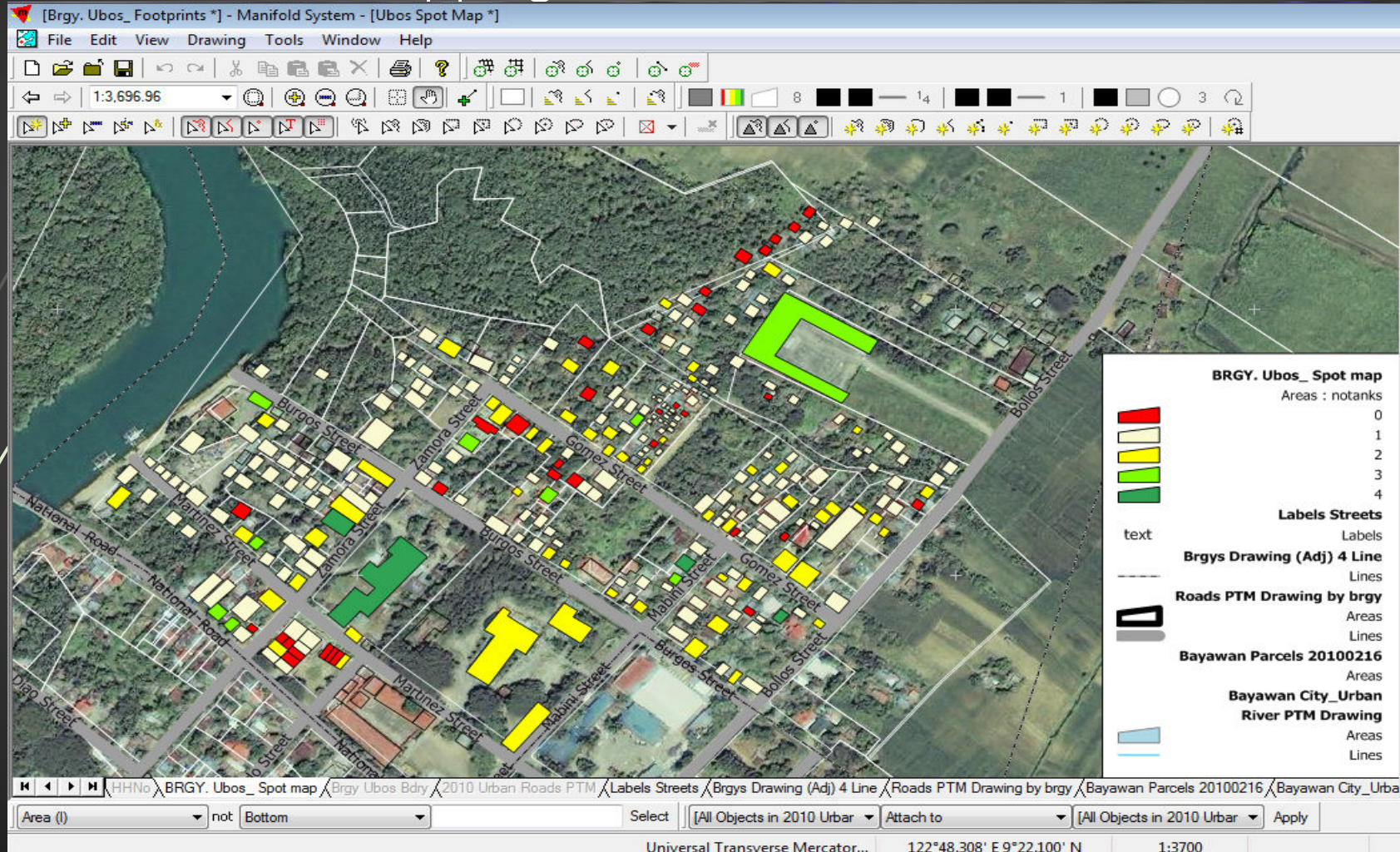


# Land Use and Management





# Digitization of building footprints to support socio-economic profiling, septage collection planning and business tax mapping





## Impact of having a Land Information System to REGALA LGUs

- ▶ Widened the tax base
- ▶ Improved local collection efficiency
- ▶ Improved local governance through the establishment of e-government systems (ETRACS, GIS) that promote transparency, efficiency, and streamlined LGU operations
- ▶ Ensured record accuracy and integrity
- ▶ Promoted informed decision making
- ▶ Public confidence to LGU



# BEFORE & AFTER

OLD MANUAL SYSTEM



COMPUTER-AIDED SYSTEM





## Moving forward

- ▶ Promoting open access to Land Information System by establishing kiosks at the LGU
- ▶ Online portal on Land Information
- ▶ Use of Drones for mapping





Thank You!