



**Asia-Pacific
Housing Forum
Manila**



Organized by



Land Policy Breakthroughs in Asia Pacific: What Philippines can Learn

By Rebecca Ochong: Habitat for Humanity International

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LAND POLICY

“An official statement by a government of its intentions and plans regarding the conservation, use, and allocation of land, but does not have the force of law.” - EU



DIFFERENT APPROACHES TO LAND POLICY

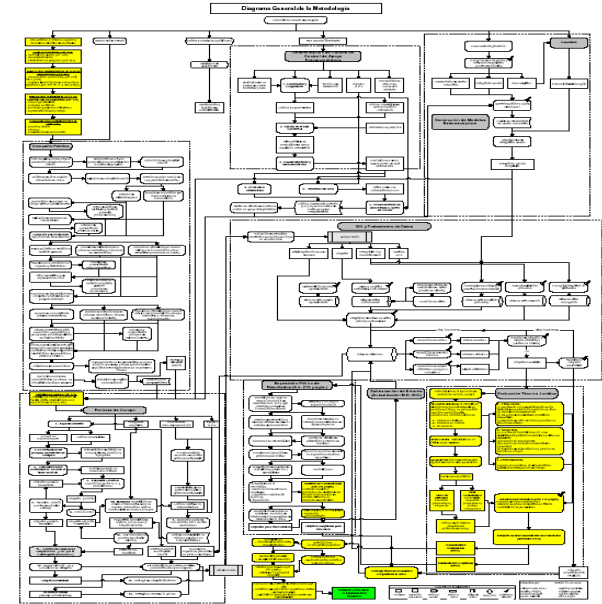
**Land as commodity:
market-based
approach**

**Land as a human
right: human rights-
based approach**

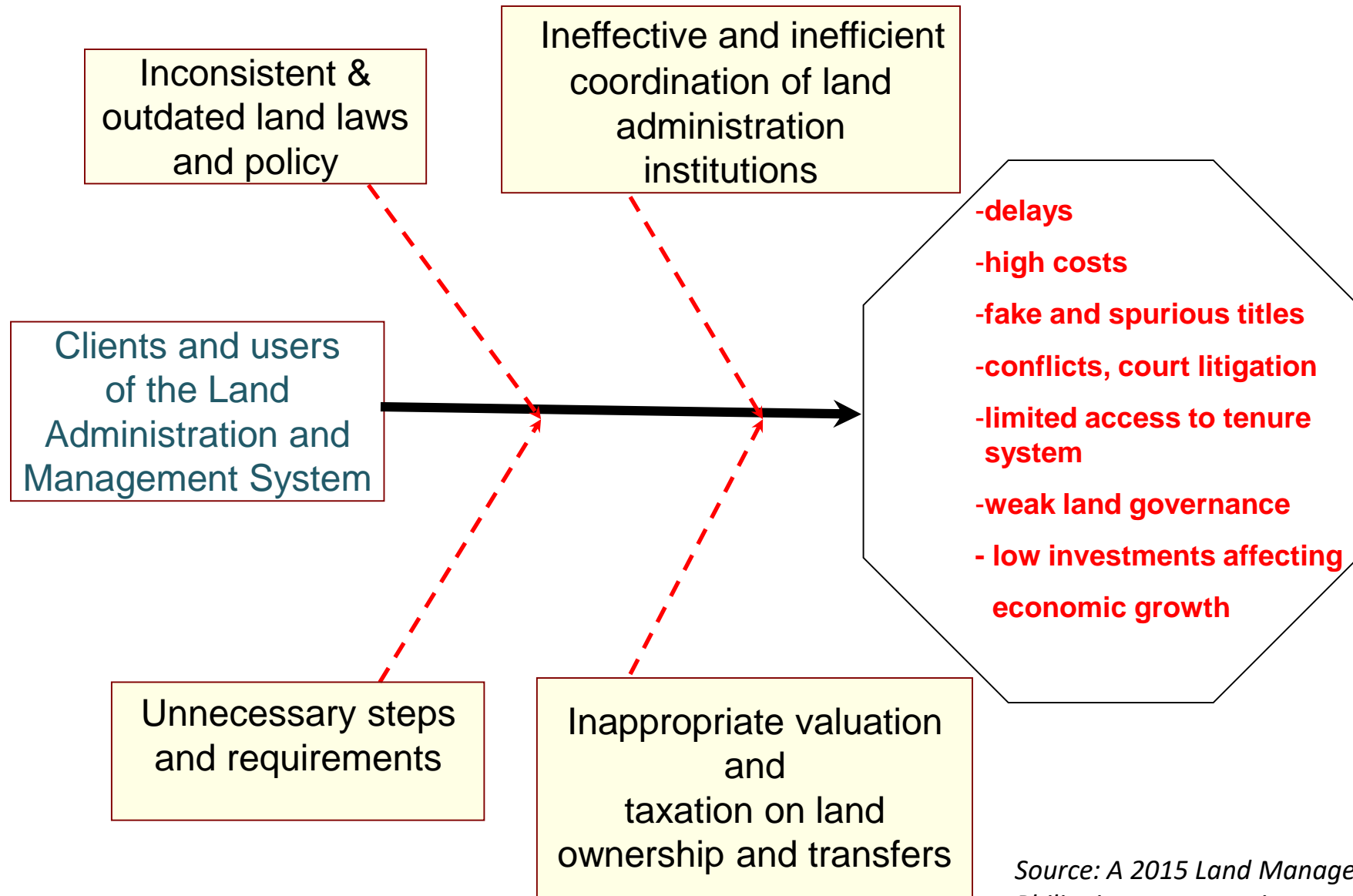
**Pro-poor or anti-
poor land policy?**

KEY LAND CHALLENGES IN THE AP REGION

- Access to land/tenure insecurity
- Women's tenure security and access to land and resources
- Incomplete or outdated legal and regulatory frameworks
- Outdated technology that makes land demarcation, regularization and titling a lengthy and expensive process
- Dispersion and overlap of responsibilities across different institutions;
- Rapid urbanization and urban growth
- The impact of climate change and natural disasters on tenure security
- Islamic tenure and principles

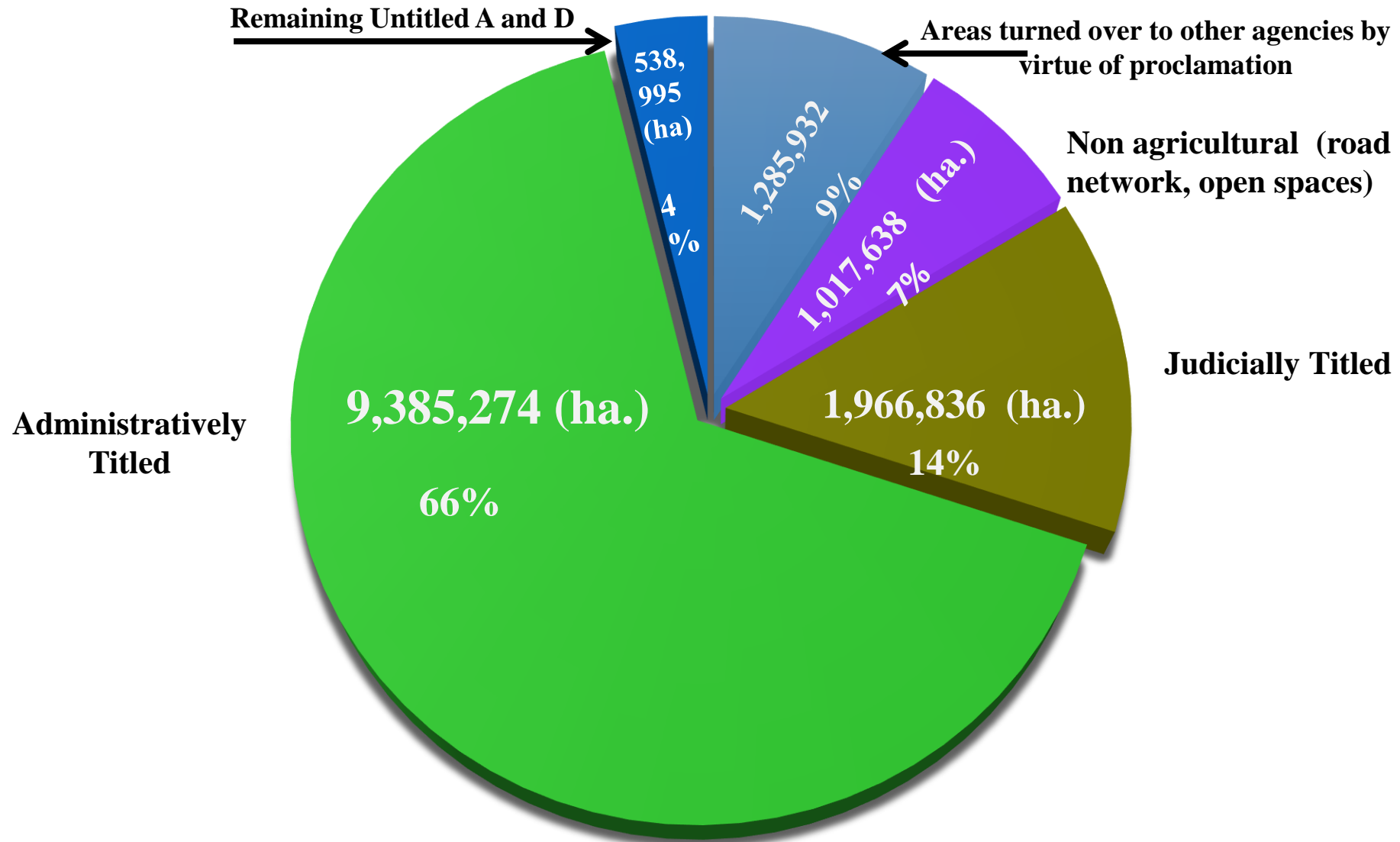


SITUATION IN THE PHILIPPINES



Source: A 2015 Land Management Bureau, DENR, Philippines presentation

Status of land Titling

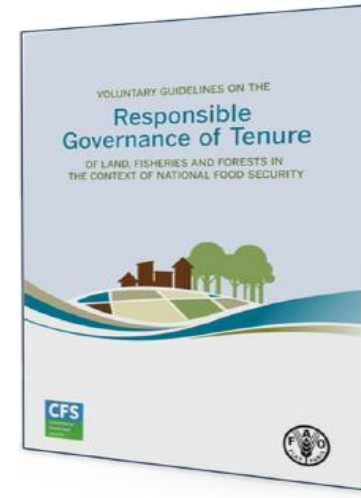


Total A and D Lands = 14,194,675 hectares

Source: A 2015 Land Management Bureau, DENR, Philippines presentation

OPPORTUNITIES

- *Land is in the global discourse; global conventions/ frameworks exist (e.g. SDGs, VGGT, Sendai Framework, etc.)*
- *Existing platforms, forums and partnerships at regional and sub-regional level*
- *Existing land programmes and initiatives in the region and at national level*
- *Capacity development. Will allow for more sustainable changes*
- *Advocacy and awareness raising to influence change*



United Nations
Framework
Convention on
Climate Change



Sendai Framework for Disaster Risk Reduction

2015 - 2030

Opportunities: Philippines 20-year Land Sector Development Framework 2010-2030)

Vision – a world-class efficient land administration and management system geared towards sustainable and equitable socio-economic growth of the Filipino people

Mission – The mission of the sector is to:

- Provide tenure security by accelerating formal recognition of all rights and providing effective and efficient LAM services
- Provide effective management of public and government owned land for the benefit of present and future Filipinos and promote optimal use and sustainable management of land and natural resources
- Establish an effective and transparent property valuation and taxation system to stimulate the real property market and maximize property revenue; and
- Develop an integrated Land Information System harnessing modern ICT in support of LAM functions and e-government services



Guiding principles: Equity, Efficiency, Accountability, Partnerships, Demand driven reform, Subsidiarity

Policy Themes/Strategic Policy Statements: Land Management, Land Administration, Land Information Management, Property Valuation and Taxation

Enabling Platform: Legislative and Institutional Framework, Capacity Building, ICT and Fiscal and Resource Mobilization

Strategies

Land Adminis-
tration

Public Land
Management

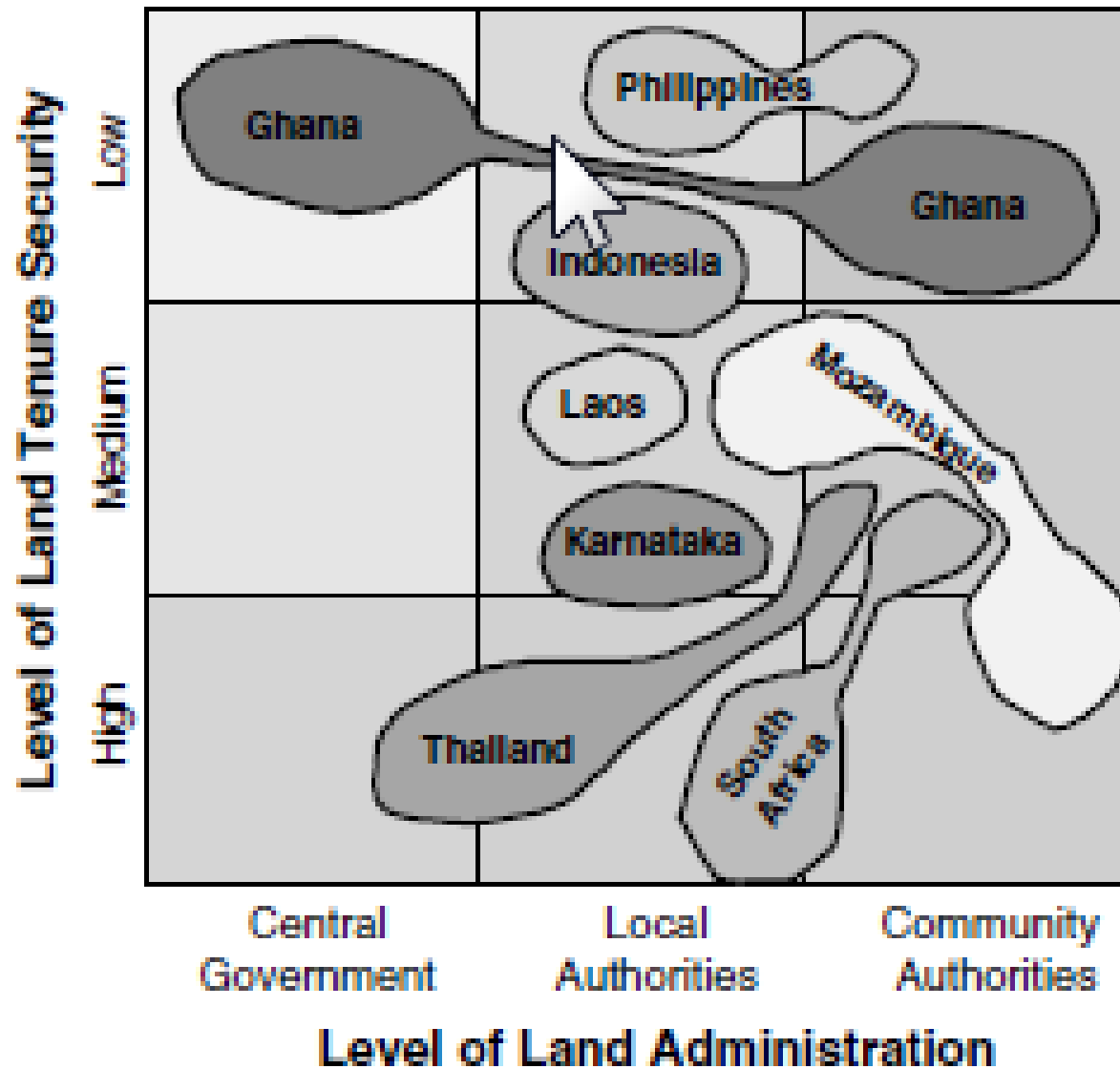
Land
Information
Management

Property
Valuation
Taxation and
Fees

Enabling
Environment

Source: A 2015 Land Management Bureau, DENR, Philippines presentation

THE JOURNEY CONTINUES....



Source: A 2012 USAID Property Rights and Resource Governance Issues and Best Practices presentation



SOLID GROUND

Global advocacy **campaign** created by Habitat for Humanity in 2016

Why?: Over 1 billion people worldwide do not have safe, secure and sustainable access to land for shelter.

A GLOBAL ADVOCACY
CAMPAIGN OF

 **Habitat for Humanity**

SUBTHEMES

Advancing access to land for shelter in four primary ways:



Security of tenure



Gender equality



Disaster resilience



Slum upgrading

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CAMPAIGN OF

 **Habitat for Humanity**

Philippines



Through partnerships, Habitat for Humanity Philippines facilitated the filing of **House Bill No. 885** to hastening implementation of three presidential land proclamations projected to increase land for shelter for **230,000 people**.

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THANK YOU!

a world where
everyone
has a decent
place to live.



Habitat
for Humanity®

