



Support to Parcelization of Lands for Individual Titling (SPLIT) Project (P172399)

EAST ASIA AND PACIFIC | Philippines | Urban, Resilience and Land Global Practice |
IBRD/IDA | Investment Project Financing | FY 2020 | Seq No: 4 | ARCHIVED on 17-Feb-2022 | ISR50059 |

Implementing Agencies: Department of Agrarian Reform, Republic of the Philippines

Key Dates**Key Project Dates**

Bank Approval Date: 26-Jun-2020

Effectiveness Date: 09-Oct-2020

Planned Mid Term Review Date: 14-Jul-2022

Actual Mid-Term Review Date:

Original Closing Date: 31-Dec-2024

Revised Closing Date: 31-Dec-2024

Project Development Objectives

Project Development Objective (from Project Appraisal Document)

To improve land tenure security and stabilize property rights of agrarian reform beneficiaries (ARBs).

Has the Project Development Objective been changed since Board Approval of the Project Objective?

No

Components Table

Name

Parcelization of Collective CLOAs:(Cost \$327.64 M)
Capacity Building and Technical Assistance:(Cost \$3.51 M)
Project Management and Monitoring and Evaluation:(Cost \$28.50 M)
Contingency (Price & Physical):(Cost \$10.30 M)

Overall Ratings

Name	Previous Rating	Current Rating
Progress towards achievement of PDO	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Moderately Satisfactory
Overall Implementation Progress (IP)	<input type="checkbox"/> Moderately Satisfactory	<input type="checkbox"/> Moderately Satisfactory
Overall Risk Rating	<input type="checkbox"/> Moderate	<input type="checkbox"/> Moderate

Implementation Status and Key Decisions

The Support to Parcelization of Lands for Individual Titling (SPLIT) Project aims to improve land tenure security and stabilize property rights of agrarian reform beneficiaries. The project was approved on June 26, 2020, and its loan became effective on October 9, 2020. Initial implementation activities included the establishment of the project implementation structures and institutional arrangements; field validation works in the three pilot regions (Regions I, VIII, and IX); and development of digital forms to support the inventory process and a temporary Information Technology system. To date, around 132,210 ha of land is ready for registration, benefiting 82,290 agrarian reform beneficiaries. The updating of the Collective Certificate of Land Ownership Award inventory has found approximately 1,283,525 ha of land that is workable.



Risks

Systematic Operations Risk-rating Tool

Risk Category	Rating at Approval	Previous Rating	Current Rating
Political and Governance	☐ Substantial	☐ Substantial	☐ Substantial
Macroeconomic	☐ Moderate	☐ Moderate	☐ Moderate
Sector Strategies and Policies	☐ Moderate	☐ Moderate	☐ Low
Technical Design of Project or Program	☐ Moderate	☐ Moderate	☐ Moderate
Institutional Capacity for Implementation and Sustainability	☐ Substantial	☐ Substantial	☐ Substantial
Fiduciary	☐ Substantial	☐ Substantial	☐ Substantial
Environment and Social	☐ High	☐ High	☐ High
Stakeholders	☐ Moderate	☐ Moderate	☐ Moderate
Other	☐ Moderate	☐ Moderate	☐ Substantial
Overall	☐ High	☐ Moderate	☐ Moderate

Results

PDO Indicators by Objectives / Outcomes

To improve land tenure security of agrarian reform beneficiaries				
▶ Eligible collective titles (CLOAs) with a validated list of ARBs (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	3.00	12.62	80.00
Date	31-Dec-2020	30-Jun-2021	31-Dec-2021	31-Dec-2024
Comments:	This indicator measures the percent of eligible Collective CLOAs (CLOAs) in DAR's inventory that have been verified, undergone inclusion/exclusion, and have an approved master list. Eligibility for CLOAs and ARBs is defined as part of the validation process as per the legal and regulatory framework. The end target is 80% of the 138,420 Collective CLOAs of the project, namely 110,736 Collective CLOAs. As of now, 13,970 Collective CLOAs are validated by the field validation teams. Thus, 13,970/110,736 is 12.62% of the target number. These titles cover 174,798 hectares involving 112,783 ARBs. Information source: DAR's M&E reports			

To stabilize property rights of agrarian reform beneficiaries				
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► Eligible Individual titles issued (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	80.00
Date	31-Dec-2020	30-Jun-2021	31-Dec-2021	31-Dec-2024
Comments:	<p>This indicator measures the percent of eligible individual titles issued in target areas. Eligibility for CLOAs and ARBs is determined during the validation process as per the legal and regulatory framework. Parcels that are not classified as A&D or are subject to court cases, will be deemed ineligible. Validation of the Collective CLOA master list determines the eligibility of the ARBs.</p> <p>Of the 13,970 Collective CLOAs validated as of December 31, 2021 covering 174,798 hectares, there are 132,210 hectares involving 82,290 ARBs that can proceed to individual titling. So far, 23,832 ARBs covering 25,604 ha have claim folders that have been submitted to the LRA for generation of individual titles.</p>			
□ Including individual titles in target areas with ownership, co-ownership, and marital property rights issued to females (Percentage, Custom Supplement)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	45.00

Intermediate Results Indicators by Components

Parcelization of collective CLOA				
► Establishment of improved rules and regulations for parcelization (Yes/No, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	No	No	No	Yes
Date	31-Dec-2020	30-Jun-2021	31-Dec-2021	31-Dec-2024
Comments:	<p>The Department Administrative Order (DAO) with a new parcelization process has been issued and will be used for implementation. The actual value of the indicator is maintained as 'no' as DAR is currently undergoing a process review to come up with an improved DAO on the parcelization process. The joint MOU with implementing agencies is not yet signed, except for the Joint Administrative Order (JAO) between DAR and the DENR.</p>			
► Collective CLOA Document Management System developed and operational (Yes/No, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	No	No	No	Yes
Date	31-Jan-2020	30-Jun-2021	31-Dec-2021	31-Dec-2024
Comments:	<p>A modernized CLOA Document Management System will be developed during the first two years and during the third year it will be operational.</p>			



► CLOA Document Management System generates monitoring reports (gender disaggregated) (Yes/No, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	No	No	No	Yes
Date	31-Dec-2020	30-Jun-2021	31-Dec-2021	31-Dec-2024
Comments:	The new Document Management System will produce reports on the number of Collective CLOAs that are being sub-divided (parcelized) and individual titles issued with female names included (if applicable).			
► ARBs informed of their rights and the procedures of the parcelization process (gender disaggregated) (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	2.30	8.02	100.00
Date	31-Dec-2020	30-Jun-2021	31-Dec-2021	30-May-2025
Comments:	The target reflects the percent of ARBs in target areas that are informed of their rights through consultations conducted by DAR. Females are to be informed of their rights over the land and property. The total number of target ARBs is 1,149,735. Out of this, 92,214 ARBs have undergone the validation and consultation processes and have been informed of their rights. Of the ARBs informed, 61,582 were male ARBs and 30,632 were female ARBs. Thus, 33% percent of informed ARBs are women (2.66% of total) and the overall achievement is 8.02%. Information source: DAR's M&E reports			
□ Percent of female ARBs informed of their rights (Percentage, Custom Supplement)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.10	2.66	100.00
► Married ARBs with female spouses' name on the title (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	40.00
Date	31-Dec-2020	30-Jun-2021	31-Dec-2021	31-Dec-2024
Comments:	Currently, DAR is developing a temporary system to register both spouses on the title. No data are systematically registered. DAR will update with accurate and reliable information once data are collected.			

Capability Building and Technical Assistance				
► Project staff that received technical training (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	26.00	89.00	100.00
Date	31-Dec-2020	30-Jun-2021	31-Dec-2021	31-Dec-2024
Comments:	This indicator measures the number of project staff at the DAR, DENR, LRA/ROD (male/female) who participate in project-financed training activities, measured through attendance sheets.			



As of December 31, 2021, a total of 3,677 project staff have been trained. This represents 89% of the 4,135 total project staff.
Out of 3,677, a total of 1,874 project staff are females. All female staff have been trained as of December 31, 2021.

□ Percent of female project staff that receive training (Percentage, Custom Supplement)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	100.00	100.00

Project Management and M&E

► M&E system developed and operational (Yes/No, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	No	Yes	Yes	Yes
Date	31-Dec-2020	30-Jun-2021	31-Dec-2021	31-Dec-2024

Comments: An M&E system is functioning and collecting monthly information that tracks the project's implementation.

► Number of project provinces implementing the GRM strategy (Number, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	13.00	76.00
Date	31-Dec-2020	30-Jun-2021	31-Dec-2021	31-Dec-2024

Comments: This indicator measures the effectiveness of citizen feedback mechanisms established under the Project, by counting the number of project provinces that have the GRM system addressing cases (including complaints and inquiries) per the standards agreed upon in the GRM procedures.

As of December 31 2021, all 13 provinces in the priority regions I, VIII, and IX have installed and operationalized their GRM. Information Source: DAR's ESS team

Performance-Based Conditions

Data on Financial Performance

Disbursements (by loan)

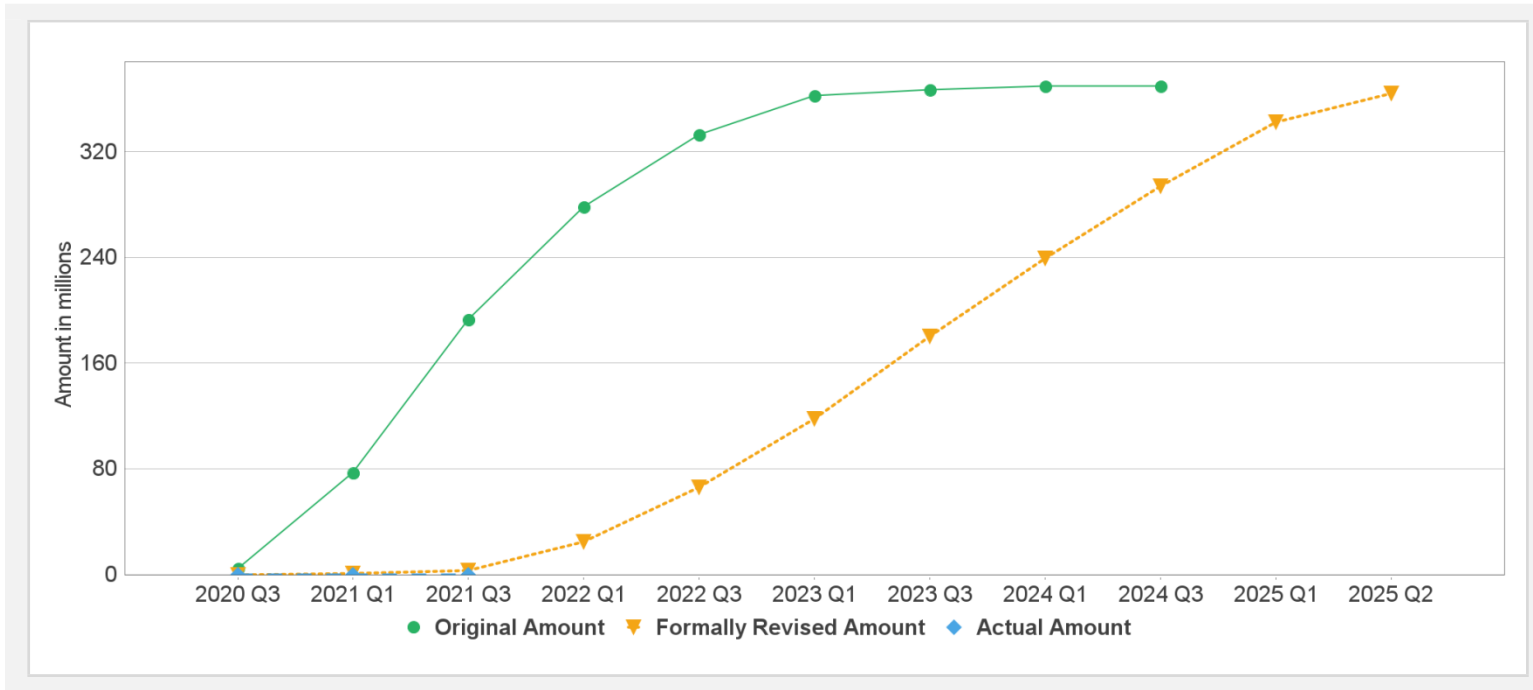
Project	Loan/Credit/TF	Status	Currency	Original	Revised	Cancelled	Disbursed	Undisbursed	% Disbursed
P172399	IBRD-91410	Effective	USD	370.00	370.00	0.00	16.85	353.15	4.6%

Key Dates (by loan)



Project	Loan/Credit/TF	Status	Approval Date	Signing Date	Effectiveness Date	Orig. Closing Date	Rev. Closing Date
P172399	IBRD-91410	Effective	26-Jun-2020	14-Jul-2020	09-Oct-2020	31-Dec-2024	31-Dec-2024

Cumulative Disbursements



PBC Disbursement

PBC ID	PBC Type	Description	Coc	PBC Amount	Achievement Status	Disbursed amount in Coc	Disbursement % for PBC
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Restructuring History

There has been no restructuring to date.

Related Project(s)

There are no related projects.