



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: 8 | ARCHIVED on 22-Jan-2024 | ISR58884 |

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: 31-Oct-2023

Actual Mid-Term Review Date: 27-Oct-2023

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"/> Moderately Satisfactory	<input type="checkbox"/> Moderately Unsatisfactory
Overall Implementation Progress (IP)	<input type="checkbox"/> Moderately Satisfactory	<input type="checkbox"/> Moderately Unsatisfactory
Overall Risk Rating	<input type="checkbox"/> Substantial	<input type="checkbox"/> Substantial

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 (ARBs). The project was approved on June 26, 2020, and its loan became effective on October 9, 2020.

Implementation activities have begun in all project regions. As of November 15, 2023, field validation was completed for over 670,000 ha (49 percent of the total workable area) and 66,621 computerized individual titles were issued, benefitting 48,471 ARBs.



Risks

Systematic Operations Risk-rating Tool

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

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	39.00	60.58	80.00
Date	31-Dec-2020	31-May-2023	15-Nov-2023	31-Dec-2024
Comments:	<p>This indicator measures the percent of eligible Collective CLOAs in DAR's inventory that have been identified as workable, subjected to field validation, and have an updated annotated list of ARBs. Based on PAD, preliminary estimates of eligible collective CLOAs ranges from 90,000 to 100,000. We are reporting the accomplishment based on the upper estimate of 100,000 CLOAs.</p> <p>As of 15 Nov 2023, 60,583 Collective CLOAs are validated by the field validation teams. This represents an accomplishment of 60 percent (60,583/100,000). Information source: DAR's M&E reports</p>			

To stabilize property rights of agrarian reform beneficiaries				
▶ Eligible Individual titles issued (Percentage, Custom)				



	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	13.00	8.88	80.00
Date	31-Dec-2020	31-May-2023	15-Nov-2023	31-Dec-2024
Comments:	<p>This indicator measures the percent of eligible individual titles that have been issued to ARBs. ARBs will proceed to individual titles if they agreed to parcelization and have no pending legal cases or land classification overlap issues, as determined during field validation. Based on PAD, preliminary estimates of eligible ARBs range from 550,000 to 750,000. We are reporting the accomplishment based on the upper estimate of 750,000 ARBs.</p> <p>As of 15 November 2023, 66,621 individual titles have been issued. This covers a total land area of 87,698 hectares, covering 48,471 ARBs. This represents an accomplishment of almost 9 percent. The decline in accomplishment versus the previous ISR is due to the change in the universe of estimated eligible ARBs. The Task Team has agreed with DAR to use PAD estimates pending the completion of the field validation activities. Information source: DAR's M&E reports</p>			
<input type="checkbox"/> 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	31.29	69.77	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	31-May-2023	15-Nov-2023	31-Dec-2024
Comments:	<p>Four out of five improved rules and regulations on parcelization and MOUs with partner agencies have been signed. Department Administrative Order (DAO) No. 1, series of 2021, "Revised Guidelines and Procedures on the Parcelization of Collective Certificates of Land Ownership Award", the joint Memorandum of Understanding with the implementing agency (DENR/LRA/NCIP), the Joint Administrative Order (JAO) with DENR, and the JAO with LRA. The bilateral JAO with LRA, in addition, the DAR AO on Parcelization is being revised to incorporate improved processes from the implementation of the project. Inputs from partner agencies. A supplemental agreement to the JAO with LRA is also currently being finalized, which will address the issue of issuing titles that cannot be located. The revision of the SPLIT Project Operations Manual is still underway. Thus, this indicator is currently "No". Information source: DAR's M&E reports and MTR findings</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	31-May-2023	15-Nov-2023	31-Dec-2024
Comments:	<p>The Project has developed an interim CLOA DMS that includes a central database and a dashboard. This interim system is generating real-time reports and is being used by DAR management and field offices implementation monitoring and decision making. However, the delay in the hiring of key IT consultants at the central level has led to: a) a two-year delay in developing the data model and preparing the technical specifications of the permanent CLOA DMS and Digital Archive System; b) a lack of harmonized data between the Kobo Toolbox form and the interim CLOA DMS. Thus, this indicator is maintained as "No". A detailed IT Action plan was agreed upon in May 2023 and updated as of the MTR. Progress review meetings with the Bank task team continues to be organized at the end of each month. Information source: DAR's M&E reports and MTR findings.</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	31-May-2023	15-Nov-2023	31-Dec-2024
Comments:	<p>The interim CLOA DMS is generating real-time gender-disaggregated reports. However, this indicator is maintained as "No" pending the development and operationalization of the permanent and harmonized CCLOA DMS. Information source: DAR's M&E reports and MTR findings.</p>			
▶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	31.87	64.91	100.00
Date	31-Dec-2020	31-May-2023	15-Nov-2023	31-Dec-2024
Comments:	<p>This indicator measures the percent of ARBs that are informed of their rights through consultations conducted by DAR. Females are to be informed of their rights over the land and property during field validation activities. We are reporting accomplishment based on PAD's global target of 750,000 ARBs. As part of the field validation activities, the different Provincial Project Management Offices (PPMOs) of SPLIT conduct community meetings or stakeholder engagement. In addition, environmental and social assessment are also conducted, with encouraged participation of female stakeholders, in compliance with the World Bank Environmental and Social Standards. As of 15 November 2023, a total of 486,849 ARBs have received information on the project and their rights during such activities. This represents and accomplishment of almost 65 percent (486,849 / 750,000). Information source: DAR's M&E reports</p>			
□Percent of female ARBs informed of their rights (Percentage, Custom Supplement)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	11.53	20.73	100.00
▶Married ARBs with female spouses' name on the title (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	10.76	46.38	40.00



Date	31-Dec-2020	31-May-2023	15-Nov-2023	31-Dec-2024
Comments:	<p>This indicator measures the percentage of individual titles issued to married male ARBs that indicate the name of their female spouses. During project preparation, there was no baseline data available on this. The project set a target of 40% of the universe of titles issued to married male ARBs, based on initial information that 34% of male ARBs include their wife's name in the title. We are reporting accomplishment based on the total number of individual titles issued to date.</p> <p>As of November 15, 2023, a total of 30,899 married male ARBs have been issued individual titles that have their spouse's name on them. This represents and accomplishment of 46 percent (30,899 / 66,621). Information source: DAR M&E reports</p>			

Capability Building and Technical Assistance				
▶ Project staff that received technical training (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	100.00	100.00	100.00
Date	31-Dec-2020	31-May-2023	15-Nov-2023	31-Dec-2024
Comments:	<p>Target achieved. 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.</p> <p>As of November 15, 2023, a total of 8,710 project staff have been trained. This represents 100% of the total project staff. Out of 8,710, a total of 4,523 project staff are females. All female staff have been trained. Information source: DAR M&E report</p>			
□ Percent of female project staff that receive training (Percentage, Custom Supplement)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	100.00	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	31-May-2023	15-Nov-2023	31-Dec-2024
Comments:	<p>Target achieved. An M&E system is functioning and collecting monthly information that tracks the project's implementation. The Central Project Monitoring Office has developed an automated monitoring dashboard that shows project progress in real time. Information source: DAR M&E report</p>			
▶ Number of project provinces implementing the GRM strategy (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target



Value	0.00	76.00	76.00	76.00
Date	31-Dec-2020	31-May-2023	15-Nov-2023	31-Dec-2024
Comments:	<p>Target achieved. 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.</p> <p>The GRM mechanism is installed and operationalized in all the DAR's Regional and Provincial offices. In addition, the National GRM Coordinator has developed an enhanced GRM system and capacity building activities to field offices and dedicated provincial GRM coordinators are underway. A fully digitized GRM monitoring system is also being developed. Information Source: DAR's GRM team and MTR findings</p>			

Performance-Based Conditions

Data on Financial Performance

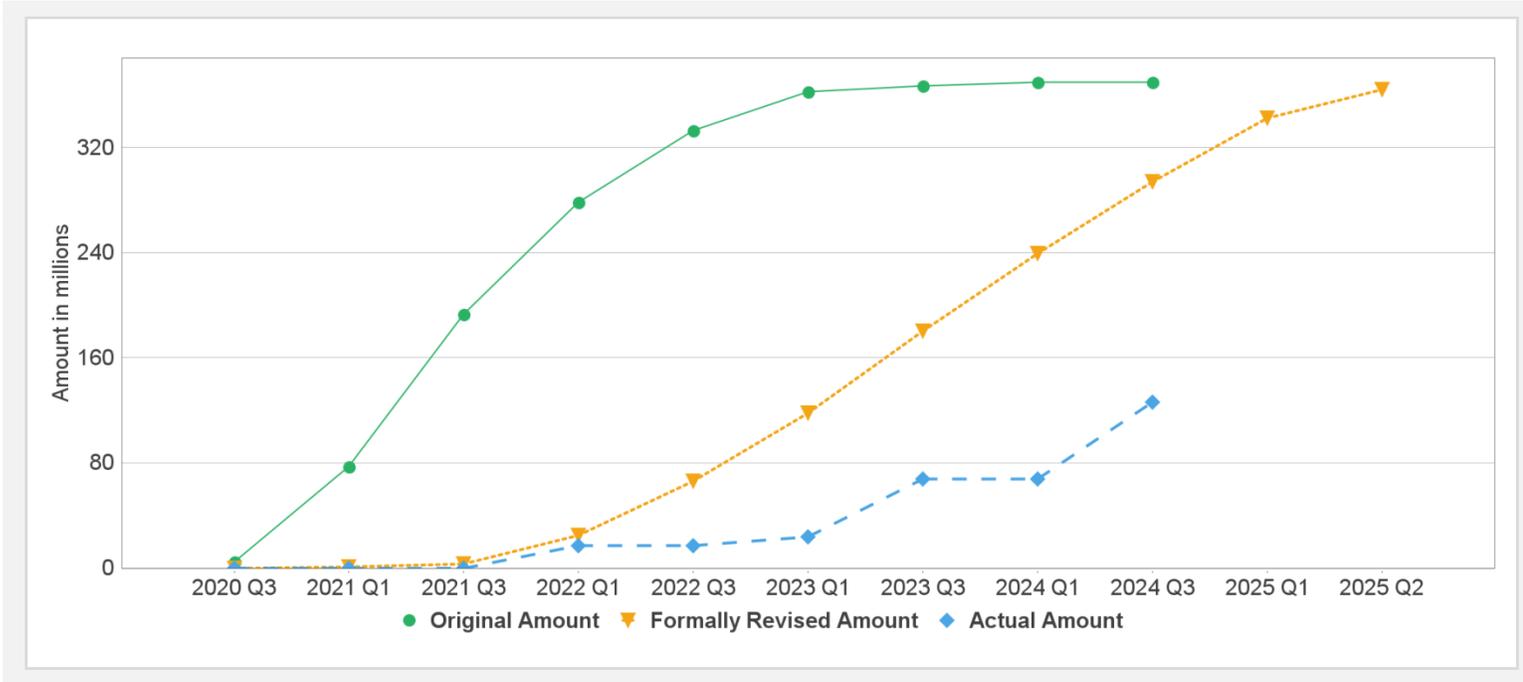
Disbursements (by loan)

Project	Loan/Credit/TF	Status	Currency	Original	Revised	Cancelled	Disbursed	Undisbursed	% Disbursed
P172399	IBRD-91410	Effective	USD	370.00	370.00	0.00	126.35	243.65	34%

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



Restructuring History

There has been no restructuring to date.

Related Project(s)

There are no related projects.