

# Roundtable discussion on Land and Resource Governance in the Philippines: Towards modernizing agriculture and attaining peace and security

Summary Report



11 August 2025 | Joy Nolstag Hotel and Suites Manila, Philippines

## Acknowledgments

ANGOC and SEARCA appreciate the panelists and the participants for the insightful exchanges.

The organizers are grateful to Fair Finance Philippines (FFPh) for the support provided for the conduct of this roundtable discussion.

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## Disclaimer

The views expressed in this document do not necessarily reflect those of FFPh.

## Executive Summary

The Asian NGO Coalition for Agrarian Reform and Rural Development (ANGOC) and Southeast Asian Regional Center for Graduate Study and Research in Agriculture (SEARCA), with support from Fair Finance Philippines (FFPh), jointly organized the Roundtable Discussion (RTD) on *Land and Resource Governance in the Philippines: Towards Modernizing Agriculture and Attaining Peace and Security* on 11 August 2025 at the Joy-Nostalg Hotel & Suites, Manila. The event served as a strategic platform for multi-stakeholder dialogue on one of the country's most persistent development challenges — land and resource governance. It brought together key representatives from government institutions, civil society organizations (CSOs), academe, research and development institutions, development partners, as well as grassroots stakeholders, including farmers, fisherfolk, and indigenous peoples. This diverse composition of participants reflected the recognition that land tenure security and resource governance are not only technical and administrative concerns, but fundamental issues with far-reaching implications for agricultural modernization, inclusive rural development, and national peace and security. This roundtable discussion builds on the previous engagement supported by FFPh in preparing the *“Land Tenure Security in the Philippines: A Discussion Paper for ADB,”* and is part of continuing dialogue on linking land to agriculture, food security, and rural development.

The discussion was framed around the recognition that secure and equitable land and resource governance is critical to agricultural modernization, inclusive rural development, and the attainment of peace and security. Despite policy reforms over the years, overlapping tenure systems, fragmented institutional mandates, and persistent land-related conflicts continue to constrain rural productivity, deepen inequality, and undermine development efforts. The RTD was thus designed to examine these enduring challenges, identify reform opportunities, and generate actionable recommendations that can contribute to the Philippine Development Plan (PDP) 2023 to 2028, the proposed National Land Use Act (NLUA), and the country's broader long-term vision under *Ambisyon Natin 2040*.



Dr. Nur Azura binti Adam, Deputy Director for Programs of SEARCA, and Mr. Nathaniel Don Marquez, Executive Director of ANGOC, emphasized land and resource governance as a cornerstone of inclusive growth, peacebuilding, and poverty reduction, in their opening messages.



Dr. Rosemarie G. Edillon, DEPDev Undersecretary for Policy and Planning, delivered her keynote speech

The opening messages from ANGOC and SEARCA emphasized land and resource governance as a cornerstone of inclusive growth, peacebuilding, and poverty reduction. Tenure insecurity and limited access to land remain key barriers for smallholder farmers, fisherfolk, and indigenous peoples.

The keynote speech of the Undersecretary of the Department of Economy, Planning and Development (DEPDev), Dr. Rosemarie Edillon, emphasized the crucial role of effective land and resource governance in advancing agricultural modernization and fostering lasting peace and security in the Philippines. She drew attention to how land issues are deeply intersecting with social justice and food security, citing research on the roots of rural conflict, such as land disputes, inequality, and inadequate government response. She stressed the importance of secure land tenure, transparent administration, and policies that protect indigenous rights. She also pointed out that while the Philippine Development Plan (2023 to 2028) prioritizes agricultural modernization, climate resilience, and technological innovation, these aspirations cannot be realized without strong land governance. Usec. Edillon advocated for the consolidation of land management systems and the enactment of a National Land Use Act to reduce conflicts and ensure equitable resource allocation. In conclusion, Usec. Edillon called for collaboration among government, civil society, and academia to empower farmers, promote sustainable resource use, and transform agriculture into an engine of inclusive growth and peace. Other speakers in the opening session echoed these points, calling for transformative and collaborative multi-stakeholder reforms that bridge institutional priorities with grassroots realities and empower communities to shape resilient, equitable futures.

The RTD was organized into three substantive sessions:

- **Session 1: Strengthening Land and Resource Governance for Inclusive and Sustainable Agricultural and Rural Development.** This session examined the state of land and resource tenure reforms, findings from the ANGO C studies on 2023 State of Land and Resource Tenure Reform in the Philippines, 2024 Land tenure security in the Philippines: A discussion paper for ADB, & 2024 Philippine Land and Resource Conflict Monitoring Report, as well as the need for a coherent national land use framework.
- **Session 2: Pathways to Modernize Agriculture and Foster Peace and Security through Effective Land and Resource Governance.** Drawing from regional, national, and international perspectives, this session highlighted case studies, investment programs, and initiatives by SEARCA, Asian Development Bank (ADB), Food and Agriculture Organization of the United Nations (FAO) Philippines, and Mindanao Development Authority (MinDA) that link land governance with sustainable agricultural modernization and peacebuilding.
- **Session 3: Plenary Session – Policy Recommendations and Ways Forward.** The session synthesized the key insights and takeaways from earlier discussions, culminating in collective reflections and proposals from stakeholders across sectors.

The synthesis of the RTD emphasized that responsible and equitable land and resource governance is essential for achieving agricultural modernization, food security, social justice, and peacebuilding in the Philippines. Addressing fragmented institutional mandates, tenure insecurity, and weak enforcement requires coherent policies, stronger LGU capacity, inclusive participation of vulnerable groups, and the use of technology and data for transparency. In the closing messages, the organizers and FFPH reiterated that secure land and resource rights are not only a matter of social justice but also a cornerstone of food security, sustainable development, and lasting peace. Participants were encouraged to continue the dialogue and partnerships forged through the RTD and to translate insights and recommendations into concrete reforms that will modernize Philippine agriculture and advance peace and security.



The proceedings of the RTD, summarized in this report, present the highlights of the discussions, policy gaps identified, reform opportunities explored, and the pathways suggested by stakeholders to strengthen land and resource governance in the Philippines. In doing so, it aims to contribute to ongoing national efforts to establish a coherent, equitable, and inclusive governance framework that supports agricultural modernization, reduces poverty, and promotes long-term peace and security.

Fr. Francis Lucas facilitated the roundtable discussion

## Highlights of the Roundtable Discussion

The RTD reaffirmed that land and resource governance lie at the heart of agricultural modernization, inclusive growth, and peacebuilding in the Philippines. Speakers emphasized that secure tenure over land and natural resources provides the foundation for increasing farm productivity, attracting investments, and building climate-resilient livelihoods. Conversely, weak governance and unclear property rights discourage innovation, deepen inequalities, and fuel rural unrest.

A recurring theme was the persistence of tenure insecurity and fragmented governance. Despite decades of reforms under programs such as the Comprehensive Agrarian Reform Program (CARP), the Indigenous Peoples' Rights Act (IPRA), and the Philippine Fisheries Code (PFC), many gaps remain in coverage, implementation, and enforcement. These gaps have perpetuated over 262 unresolved land and resource conflicts, affecting more than 100,000 households, some of which have dragged on for more than a decade. Such protracted disputes not only displace communities but also undermine rural development and peacebuilding efforts.

Indigenous peoples, women, fisherfolk, and smallholder farmers were consistently identified as the most vulnerable groups, facing systemic barriers in accessing and securing land tenure. For women in particular, entrenched inequalities persist in ownership and control of land, limiting their ability to participate fully in agricultural value chains. Meanwhile, Mindanao's peace and growth potential remains constrained by unresolved land issues, underscoring the direct link between tenure security and conflict resolution.

Participants highlighted that effective land and resource governance cannot be achieved by government action alone. It requires multi-stakeholder collaboration that bridges institutional priorities with grassroots realities, while ensuring data transparency, accountability, and innovation in land administration systems.

The RTD also identified policy gaps that continue to hinder progress:

- **Fragmented institutional mandates**, with over 20 different laws and multiple agencies involved in land use, often work at cross-purposes.
- The absence of a **National Land Use Act (NaLUA)** prevents coherence in spatial planning and resource allocation.
- **Incomplete implementation** of landmark reforms such as CARP and IPRA has left many rural families without secure tenure.
- **Weak enforcement** of land conversion rules and outdated systems for land use classification and planning.
- **Limited gender equity** and weak protection of indigenous peoples' rights in practice.
- **Inadequate data systems and transparency**, with tenure maps either unavailable or inaccessible to the public.
- **Indiscriminate land conversion**, especially of prime agricultural lands, to non-agricultural uses.
- **Weak conflict resolution mechanisms**, with institutional delays allowing disputes to drag on indefinitely.

In response, the roundtable identified recommendations and reform opportunities that could transform land and resource governance into a driver of inclusive development:

### **1. Strengthen National Policy and Institutions**

- Pass the National Land Use Act (NaLUA) to harmonize land use planning and resolve institutional fragmentation.
- Establish a National Land Use Commission (NLUC) to coordinate policies, resolve conflicts, and ensure timely completion of comprehensive land use plan (CLUP).
- Require local government units (LGUs) to update CLUPs within fixed timelines, with clear incentives and penalties.

### **2. Advance Agrarian and Tenure Reforms**

- Complete agrarian reform programs with targeted support services.
- Strengthen legal frameworks against illegal and premature land conversion and discourage idle farmlands.
- Extend tenure security and improve grievance mechanisms, particularly for women, IPs, and smallholders.
- Uphold IP customary laws and ancestral domain rights.

### **3. Promote Inclusive and Modernized Agriculture**

- Implement a land consolidation program under the Department of Agriculture (DA).
- Expand farmer mechanization training and community-based input procurement.
- Strengthen market linkages through Farm and Fisheries Clustering and Consolidation (F2C2) program expansion and revitalized community agribusiness ventures.
- Assess and enhance devolved agricultural extension services.

### **4. Leverage Technology and Data for Governance**

- Modernize land governance through digital mapping, AI, and open-access tenure databases.
- Enhance transparency and public access to land information to strengthen accountability and guide investments.

### **5. Promote Environmental Sustainability and Climate Resilience**

- Integrate agriculture, environment, and land governance into coherent policy frameworks.
- Regulate carbon emissions in forest areas and safeguard existing investments from tenure disputes.
- Mobilize climate adaptation financing, renewable energy, and investment in natural capital.

### **6. Link Land Governance with Peacebuilding and Regional Development**

- Recognize land governance as both an economic driver and a peacebuilding tool, particularly in conflict-affected Mindanao.
- Develop climate-resilient value chains, land-ready corridors, and agro-industrial hubs to transform Mindanao into a food security and growth hub.

### **7. Foster Multi-Stakeholder Partnerships and Responsible Investments**

- Institutionalize multi-level stakeholder participation across government, civil society, academe, private sector, and grassroots actors.
- Promote responsible, inclusive investments prioritizing IPs, agrarian reform beneficiaries, and women.

- Strengthen regional cooperation in technology sharing and human capital development.

In his closing remarks, Atty. Andrew M. Leonardo of FFPh emphasized the urgent need to transform the shared insights into concrete, inclusive actions that truly reflect the voices and aspirations of the people. He underscored the importance of continued collaboration among government, civil society, and communities to drive reforms that uphold human rights, protect the environment, and ensure that the benefits of our natural resources are fairly and sustainably shared by all.

The roundtable ended with a collective commitment to move beyond fragmented, short-term solutions and toward a cohesive reform agenda that aligns national policy with local realities. By securing rights, harmonizing governance, and mobilizing investments, land and resource governance can become both the foundation and the catalyst for a modernized, equitable, and peaceful countryside in the Philippines.



Atty. Andrew Leonardo of FFPh

## Synthesis of presentations and panel discussions

### ***Session 1. Strengthening Land and Resource Governance for Inclusive and Sustainable Agricultural and Rural Development***

The three presentations highlighted the persistent governance gaps, such as overlapping mandates, weak enforcement, and fragmented planning, that hinder inclusive and sustainable land use. Despite gains from CARP, IPRA, and PFC, tenure insecurity remains, especially for women and indigenous peoples.

The 2024 Land and Resource Conflict Monitoring Report reveals over 262 unresolved structural conflicts affecting over 100,000 households, driven by private expansion and policy inconsistencies.

Meanwhile, DEPDev stresses the urgency of passing NaLUA to harmonize land use planning, address institutional fragmentation, and align spatial priorities across sectors.

Session 1 panelists call for integrated reforms, stronger institutional coherence, and inclusive frameworks to advance climate-resilient and socially just rural development.



From left to right: Antonio Quizon (ANGOC), Geminiano Sandoval (ANGOC), Rosaurio de Leon (DEPDev)

## Presentations

### Mr. Antonio B. Quizon

*State of Land and Resource Tenure System and Reform in the Philippines*  
Member, ANGO

Over the past 30 years, the Philippines has implemented major land and tenure resource reforms, driven by social justice objectives and the need for rural development. Key initiatives include the Comprehensive Agrarian Reform Program (CARP), the Philippine Fisheries Code (PFC), and the Indigenous Peoples Rights Act (IPRA), each targeting different sectors such as agricultural lands, municipal waters, and ancestral domains. The reforms aimed to transfer land rights, improve legal tenure, provide support services, and establish new governance mechanisms. However, implementation has faced significant challenges, including overlapping jurisdictions, slow local adoption, incomplete titling, and persistent disputes. Despite these difficulties, the reforms have helped transfer rights over 13.37 million hectares, nearly half the country's land area and benefited millions of households.

Nevertheless, while these reforms have improved perceptions of tenure security and contributed to better education and farm productivity, they have not led to dramatic poverty reduction or widespread agricultural modernization. Many beneficiaries still lack individual land titles or adequate support, and women's rights to land and resources remain under-recognized. Complex governance structures and incomplete local implementation further hinder progress. As a result, while tenure reforms have laid the groundwork for addressing rural poverty and promoting social justice, further action and complementary development initiatives are needed to achieve lasting improvements in rural livelihoods and prosperity.

### Atty. Geminiano Sandoval

*2024 Philippine Land and Resource Conflict Monitoring Report*  
Consultant, ANGO

The Philippines has made significant legislative progress over the past century in reforming land governance and social policies, yet deep-rooted challenges persist. Overlapping land governance issues, power imbalances, and the centralization of government agencies often hinder effective conflict resolution. Reports and data gathered from community testimonies and official sources show that land and resource conflicts are widespread, with many cases going unreported or unresolved for years. These conflicts frequently stem from disputes over the control, use, and management of land, and are exacerbated by large-scale reclamation projects and the interests of powerful private enterprises and government programs.

The most affected are smallholder farmers, indigenous peoples, and marginalized communities, who often lack the power or resources to defend their rights. The data reveals that private businesses are the leading drivers of land conflict, impacting vast areas and numerous households, while government-driven projects also contribute significantly. Despite some efforts at peaceful resolution, including negotiations and legal actions, many cases remain unresolved, and human rights violations are common. Recommendations highlight the need for stronger government action, harmonized regulations, and greater involvement of civil society

organizations to support fair conflict resolution and ensure that the rights of affected communities are protected.

### Mr. Rosauro De Leon

*Institutional Coherence in Land and Resource Governance: The need for a national land use framework*

*Chief Economic Development Specialist, Regional Development Staff (RDS)*

DEPDev

The presentation outlines the challenges and complexities of land use and resource management in a country with 30 million hectares of land, much of which is characterized by isolated settlements in narrow valleys and high vulnerability due to geographic conditions. The speaker highlights how these factors contribute to difficulties in economic and physical connectivity, increased vulnerability to natural disasters, and challenges in effective land use planning. It also presents data on land cover changes, noting significant reductions in agricultural lands, increases in built-up areas, and concerning trends in land degradation and population pressure. Environmental protection efforts, such as safeguarding forests and mangroves, are mentioned, as well as the intricate web of overlapping laws and institutions responsible for managing land, water, and environmental resources. The complexity is compounded by inconsistent implementation across regions and municipalities, with many local governments lagging in updating comprehensive land use plans.

Furthermore, the presentation discussed proposed reforms and policy measures aimed at improving land use management, including the establishment of a national institutional mechanism to oversee and integrate efforts at various government levels. It addresses key issues such as indiscriminate land conversion, loss of agricultural zones, urban sprawl, congestion, and environmental degradation. Proposals include stricter penalties for illegal land conversion, incentives for sustainable practices, measures to prevent settlements in hazard-prone areas, and the restoration of degraded lands. The creation of a National Land Use Commission is suggested to coordinate policy, resolve conflicts, and monitor developments, emphasizing the need for an integrated, multi-sectoral approach to effectively manage land resources and address the interconnected challenges faced by the country.

### Panel Discussion 1

The panel discussion centered on examining systemic governance challenges such as fragmentation, tenure insecurity, and institutional inefficiencies that constrain inclusive and sustainable agriculture and rural development. The discussion also sought to identify the policy gaps and reform options to strengthen land and resource governance frameworks and create an enabling environment for sustainable agriculture and rural investments. The insightful discussion provided answers to the following guide questions:

- a. What are the critical barriers to achieving institutional coherence in land and resource governance?
- b. Based on the recent findings of the studies, what key policy gaps need to be addressed to improve land tenure security and reduce land-related conflicts?
- c. What mechanisms can elevate grassroots voices in policy design and implementation?

- d. What are the best practices from regions or sectors with successful land governance models?
- e. Can land consolidation mechanisms be adapted or scaled in the Philippine context to enhance land productivity and support agricultural modernization?

The following are the key takeaways from the discussions, highlighting the main issues, challenges, and recommendations discussed:

- Multiple government agencies handle land matters, resulting in overlapping mandates, confusion, and inefficiencies, especially in titling, valuation, and classification.
- Outdated land policies and poor coordination (such as a lack of integrated mapping) contribute to tenure insecurity and land conflicts.
- Policy implementation is inconsistent; strong political will is necessary, but inertia and resistance hamper meaningful reform.
- Greater grassroots participation and localized, participatory planning are vital for inclusive, effective land governance.
- There is a need for comprehensive data collection and monitoring systems, especially for tracking the resolution of land conflicts and measuring success.
- Land consolidation and clustering programs show promise but must be adapted to local contexts and supported by multi-sector collaboration.
- Socio-economic factors, including economic incentives and social cohesion, as well as differing interpretations across regions, affect land governance outcomes; policies must be clear and accessible for marginalized groups.
- Recent legal and policy developments, such as changes to investment laws and Supreme Court rulings, could have significant impacts, potentially undermining previous reforms if not carefully managed.
- Stakeholders call for sustained advocacy and participatory, localized reforms to address systemic issues in land governance.



## **Session 2. Pathways to Modernize Agriculture and Foster Peace and Security through Effective Land and Resource Governance**

Session 2 highlighted that secure land tenure is essential for agricultural modernization, investment, and peacebuilding. Clear land rights enable farmers to invest and innovate, while insecurity fuels inefficiency and conflict. Modernization requires an integrated approach, combining infrastructure upgrades with inclusive agribusiness, social protection, and farming system transformation.

Technology and data, such as mapping, artificial intelligence (AI), and digital platforms, can strengthen land governance and guide targeted investments. In conflict-affected areas like Mindanao, agricultural development serves as both an economic driver and a peacebuilding tool through land-ready corridors and climate-resilient value chains.

Speakers stressed the importance of strengthening value chains, fostering cross-sector partnerships, and embedding sustainability through climate adaptation financing, renewable energy, and investment in natural capital. These strategies together create a pathway for inclusive, resilient, and peaceful agricultural growth.

**Dr. Rico C. Ancog, on behalf of Center Director Dr. Mercedita A. Sombilla**

*Special Assistant to the Director*

SEARCA

Land tenure security stands at the heart of agricultural development in Southeast Asia, as highlighted by Dr. Ancog's insights. Secure land rights empower farmers to invest confidently in their land, adopt sustainable practices, and actively participate in agricultural value chains. However, insecurity arising from land disputes, corruption, and weak governance stifles innovation and discourages long-term planning. This is evident across key Philippine sectors such as mango, onion, and tomato farming, where inefficient land rental markets, limited credit access, and tenure uncertainties undermine both productivity and sustainability. For example, mango farmers face financing gaps due to rental inefficiencies, onion growers grapple with declining yields because of high labor costs and insecure tenure, and tomato producers are hesitant to invest in infrastructure due to unclear land rights.

The narrative extends beyond the Philippines, with comparative cases from Cambodia, Lao PDR, Myanmar, and Vietnam revealing similar bottlenecks, from informal tenure systems and overlapping laws to unfair compensation for land acquisition. These challenges collectively contribute to inefficiencies, excessive rents, and restricted access to credit and forestry resources throughout the region. To address these issues, recommendations include extending tenure duration, enhancing transparency in land acquisition, strengthening grievance mechanisms, and protecting vulnerable groups. Promoting responsible investments, cross-border technology sharing, and building human capital are also emphasized as crucial steps toward ensuring that land tenure security leads to inclusive, climate-resilient agricultural growth.



Top, left to right: Dr. Rico C. Ancog (SEARCA), Eric Quincieu (ADB)  
 Bottom, left to right: Darwin Pamatmat (FAO Philippines), Asec. Romeo M. Montenegro (MinDA)

**Mr. Eric Quincieu**

*Principal Water Resources Specialist  
 Agriculture, Food, Nature, and Rural  
 Development Office, Sectors Group  
 Asian Development Bank (ADB)*

Mr. Eric Quincieu of the Asian Development Bank (ADB) outlined investment programs supporting sustainable agricultural modernization in the Philippines through an integrated approach to food security. This involves rethinking infrastructure such as irrigation systems, water

management, post-harvest facilities, and rural connectivity and transforming farming systems by improving access to affordable inputs, promoting climate-adaptive practices, supporting rural entrepreneurship, fostering partnerships, and leveraging digital technologies.

ADB’s initiatives are organized under five components: developing agricultural value chains, enhancing environmental and natural resource management (including early warning systems), upgrading infrastructure like large-scale irrigation and flood protection, expanding social protection for nutrition access and literacy, and improving nutrition and health outcomes.

The Food Systems Transformation Program focuses on modernizing agrifood value chains (e.g., rice industry roadmap), investing in natural capital for resilience (including blue economy development), upgrading infrastructure to protect agricultural land and strengthen irrigation, mainstreaming healthy diets to reduce food insecurity, and reinforcing social protection and regional cooperatives.

**Mr. Darwin Pamatmat**

*Hand-in-Hand Coordinator*

Food and Agriculture Organization of the United Nations (FAO) Philippines

The FAO’s Hand-in-Hand Initiative (HIHI) aims to accelerate the transformation of the Philippines’ agricultural sector by mobilizing targeted investments, leveraging technology, and fostering inclusive, country-owned approaches. Building on the government’s increased agricultural budget and policy focus on infrastructure, technology, and climate adaptation, HIHI applies a territorial approach to direct resources where they will have the greatest impact. Its strategy combines high-tech mapping, AI-driven analysis, and capacity building to modernize production, improve market access, and create sustainable, income-generating models, particularly for vulnerable communities. Key outputs include investment typologies and proposals designed to attract investors and ensure long-term resilience and innovation in the agrifood system. FAO’s Hand-in-Hand Initiative showcased tech-driven investments to empower vulnerable communities and attract long-term agrifood system investors.

## Asec. Romeo M. Montenegro

*Deputy Executive Director*

Mindanao Development Authority (MinDA)

Asec. Romeo M. Montenegro of the Mindanao Development Authority (MinDA) emphasized that clear land tenure is vital for peace, investor confidence, and economic growth in Mindanao. Weak land governance stalls investments and fuels conflict, while tenure clarity supports productivity and stability. MinDA's strategies include land resource mapping, ancestral domain-inclusive agribusiness, and conflict-sensitive investment corridors.

Mindanao is a major global exporter of bananas, seaweeds, pineapples, rubber, and tuna, and produces 95 percent of the Philippines' nickel ore, making the country the world's second-largest producer. Agriculture drives 60 percent of Mindanao's GDP and employs over half its workforce. MinDA's agenda focuses on human development, sustainable resource management, and international partnerships. Key initiatives include: (i) agri-industrial zones in Iligan, Kidapawan, and Davao; (ii) infrastructure and climate adaptation projects; and, (iii) linking renewable energy to agri-value chains and promoting digital innovation. Targeted interventions address poverty, conflict recovery, and local governance, aiming to make Mindanao a hub for food security, trade, and inclusive growth.

Asec. Montenegro presented Mindanao as a strategic growth hub, linking peacebuilding, agro-industrial development, and digital connectivity to unlock its potential in food security and regional prosperity. Together, the presentations converged on the need for integrated, inclusive, and resilient agricultural systems to drive sustainable development.

## Panel Discussion 2

To highlight how effective, transparent, and inclusive land and resource governance systems can enable agricultural modernization, improve investment climate, and address root causes of land-related conflicts, especially in fragile and vulnerable areas, the following questions guided the members of the panel in the discussion:

- a. Based on the inputs, what strategic policy and program interventions are critical to modernize agriculture and agribusiness?
- b. What are the strategic policy and program interventions to ensure peace and security and enhance the administration of justice?
- c. How can governance systems be made more responsive to conflict dynamics, especially in areas with indigenous and customary land claims?
- d. What roles should national and local governments play in strengthening transparency and accountability in land administration?

The following are the key takeaways from the discussion:

- Strategic interventions are needed to modernize agriculture, including clear frameworks for development from production to marketing, emphasizing both productivity and profitability.

- Mechanization, technology adoption, and land consolidation (as seen in models from Malaysia and Vietnam) are essential for scaling and competitiveness.
- Long-term public-private-community collaboration is required, with continuity beyond election cycles and a focus on doubling farmers' incomes through transformative, locally tailored interventions.
- Responsive governance in areas with indigenous communities demands conflict-sensitive approaches, economic opportunities, and a strong rule of law.
- Unified, digitized data systems and regular monitoring/evaluation are critical for transparency, policy-making, and accountability.
- Local government capacity building is vital for effective governance and investment attraction.
- The export potential for products like bananas is strong, but challenges include disease management and smallholder constraints.
- Environmental and social safeguards are enforced in projects, with attention to gender and community impacts, though implementation remains a challenge.
- Overall, integrated, scalable, and inclusive strategies supported by strong governance, good data, and long-term commitment are needed to modernize agriculture and promote sustainable rural development.

### ***Session 3. Plenary Session Policy Recommendations and Ways Forward towards Responsible and Equitable Land and Resource Governance***

The plenary consolidated recommendations to advance responsible and equitable land and resource governance for agriculture, food security, and peace.

Policy actions include strengthening LGU authority, ensuring multi-level stakeholder participation, integrating agricultural–environment–land concerns, regulating carbon emissions in forest areas, and safeguarding ongoing developments and investments.



Program priorities focus on farmer training in mechanization, community-based procurement of farm inputs, prioritizing IPs and agrarian reform beneficiaries through unified databases and direct support, revisiting community agribusiness ventures, expanding the F2C2 program, assessing devolved agricultural extension, and ensuring IP customary laws and ancestral domain rights are upheld.

The roundtable concluded with a shared commitment to move beyond fragmented, short-term fixes toward a coherent, multi-stakeholder reform agenda that aligns national policy with local realities. By securing rights, harmonizing governance, and mobilizing investments, land and resource governance can serve as both the foundation and the catalyst for a modernized, equitable, and peaceful Philippine countryside.



The three Session 1 speakers, Mr. Antonio B. Quizon, Atty. Geminiano Sandoval, and Mr. Rosauro De Leon, were convened on the stage after the panel discussion.



Following the second panel discussion, Session 2 speakers were invited to the stage – Dr. Rico C. Ancog, Mr. Eric Quincieu, Mr. Darwin Pamatmat, and Asec. Romeo M. Montenegro.

## Annex 1: List of Participants

No.	Name	Organization
1	Eric Quincieu	ADB
2	Darwin Pamatmat	FAO-Phils
3	Hailey V Meriel-Sygui	DHSUD
4	Restituto V. Del Rosario	NAPC
5	Khristina Mae Guray	NAPC
6	Dr. Rosemarie G. Edillon	DEPDev
7	Rosauro L. De Leon	DEPDev
8	Mark Jethro Mortel	DEPDev
9	Asec. Romeo M. Montenegro	MinDA
10	Adrian Tamayo	MinDA
11	Alex Alob	MinDA
12	Asec. Ubaldo R. Sadiarin, Jr.	DAR
13	Malou Sadiarin	DAR
14	Jones Binwag	NCIP
15	Angeline Mae K. Pe	NCIP
16	Mayette Rodriguez	NFR
17	Anthony Marzan	KAISAHAN
18	Miguel Navarro	CARRD
19	Atty. Andrew Leonardo	FFA/IDEALS
20	Soleil Vinoya	FFA/IDEALS
21	Roel Ravanera	XSF
22	Dr. Rico C. Ancog	SEARCA
23	Dr. Nur Azura binti Adam	SEARCA
24	Dr. Gerlie T. Tatlonghari	SEARCA
25	Rochella B. Lapitan	SEARCA
26	Donna Bae N. Malayang	SEARCA
27	Sharon A. Malaiba	SEARCA
28	Loise Ann M. Carandang	SEARCA
29	Fr. Francis Lucas	ANGOC
30	Nathaniel Don Marquez	ANGOC
31	Geminiano Sandoval	ANGOC
32	Antonio Quizon	ANGOC
33	Marianne Jane Naungayan	ANGOC
34	Lennie Rose Cahusay	ANGOC
35	Joseph Onesa	ANGOC

## Annex 2: Program

Time	Program	
09:00 - 09:30 AM	Registration	Secretariat
09:30 - 10:00	<p><b>Opening Session (30 mins)</b></p> <p><i>Welcome Remarks</i></p> <p><i>Opening Message</i></p> <p><i>Keynote Speech</i> <i>The Philippine Development Plan: Strategies towards Modernizing Agriculture and Ensuring Peace and Security through Responsible Land and Resource Governance</i></p> <p><i>Group Photo</i></p>	<p><b>Mr. Nathaniel Don Marquez</b> <i>Executive Director</i> ANGOC</p> <p><b>Dr. Nur Azura binti Adam</b> <i>Deputy Director for Programs</i> SEARCA</p> <p><b>Dr. Rosemarie G. Edillon</b> <i>Undersecretary for Policy and Planning</i> Department of Economy, Planning and Development (DEPDev)</p>
10:00 - 10:15	<b>Coffee/Tea Break (15 mins)</b>	
10:15 - 11:15	<p><b>Session 1. Strengthening Land and Resource Governance for Inclusive and Sustainable Agricultural and Rural Development</b> (20 mins each)</p> <p><i>State of Land and Resource Tenure System and Reform in the Philippines</i></p> <p><i>2024 Philippine Land and Resource Conflict Monitoring Report</i></p> <p><i>Institutional Coherence in Land and Resource Governance: The need for a national land use framework</i></p>	<p>Session Moderator: <b>Fr. Francis Lucas</b> <i>Chairperson Emeritus, ANGOC</i></p> <p><b>Mr. Antonio B. Quizon</b> <i>Member, ANGOC</i></p> <p><b>Atty. Geminiano Sandoval</b> <i>Consultant, ANGOC</i></p> <p><b>Mr. Rosauro De Leon</b> <i>Chief Economic Development Specialist, Regional Development Staff (RDS) DEPDev</i></p>
11:15 – 12:20	<p><b>Panel Discussion (30 mins)</b></p> <p><b>Stakeholder Reaction and Discussion (25 mins)</b></p>	
12:20 - 1:30 PM	<b>Lunch Break</b>	
1:30 - 2:50	<p><b>Session 2. Pathways to Modernize Agriculture and Foster Peace and Security through Effective Land and Resource Governance</b> (20 mins each)</p> <p><i>SEARCA's Land Tenure and Investments in Agriculture: Some Cases in the Southeast Asian Region</i></p>	<p>Session Moderator: <b>Fr. Francis Lucas</b> <i>Chairperson Emeritus, ANGOC</i></p> <p><b>Dr. Mercedita A. Sombilla</b> <i>Center Director, SEARCA</i> (presented by Dr. Rico Ancog, <i>Special Assistant to the Director SEARCA</i>)</p>

Time	Program	
1:30 - 2:50	<p><i>ADB Investment Programs for Sustainable Agricultural Modernization in the Philippines</i></p> <p><i>FAO's Hand-in-Hand Initiative (HiHi): Towards Addressing Peace and Development Issues in the Philippines</i></p> <p><i>MinDA's Achieving Economic Growth and Peace: Investment Opportunities in Mindanao</i></p>	<p><b>Mr. Eric Quincieu</b> <i>Principal Water Resources Specialist Agriculture, Food, Nature, and Rural Development Office, Sectors Group Asian Development Bank (ADB)</i></p> <p><b>Mr. Darwin Pamatmat</b> <i>Hand-in-Hand Coordinator Food and Agriculture Organization of the United Nations (FAO) Philippines</i></p> <p><b>Asec. Romeo M. Montenegro</b> <i>Deputy Executive Director Mindanao Development Authority (MinDA)</i></p>
02:50 - 3:45	<p><b>Panel Discussion (30 mins)</b></p> <p><b>Stakeholder Reaction and Discussion (25 mins)</b></p>	
3:45 - 4:00	<b>Coffee/Tea Break</b>	
4:00 - 4:30	<p><b>Session 3. Plenary Session</b> <b>Policy Recommendations and Ways Forward towards Responsible and Equitable Land and Resource Governance (30 mins)</b></p> <p><i>Present highlights and key takeaways from the two thematic sessions, followed by reflections from participants from different stakeholder groups.</i></p>	<p>Moderator: <b>Fr. Francis Lucas</b> <i>Chairperson Emeritus, ANGOC</i></p>
4:30 - 5:00	<p><b>Closing Session (30 mins)</b></p> <p><i>Synthesis</i></p> <p><i>Closing Messages</i></p>	<p><b>Dr. Nur Azura binti Adam</b> <i>Deputy Director for Programs, SEARCA</i></p> <p><b>Atty. Andrew Leonardo</b> <i>Project Lead, Fair Finance Philippines</i></p> <p><b>Mr. Nathaniel Don Marquez</b> <i>Executive Director, ANGOC</i></p>
Master of Ceremonies: <b>Fr. Francis Lucas</b> , <i>Chairperson Emeritus, ANGOC</i>		

## Annex 3: Links to Presentations

[\*State of Land and Resource Tenure System and Reform in the Philippines\*](#)

**Mr. Antonio B. Quizon**

*Member, ANGOC*

[\*2024 Philippine Land and Resource Conflict Monitoring Report\*](#)

**Atty. Geminiano Sandoval**

*Consultant, ANGOC*

[\*Institutional Coherence in Land and Resource Governance: The need for a national land use framework\*](#)

**Mr. Rosauro De Leon**

*Chief Economic Development Specialist, Regional Development Staff (RDS)*

DEPDev

[\*SEARCA's Land Tenure and Investments in Agriculture: Some Cases in the Southeast Asian Region\*](#)

**Dr. Mercedita A. Sombilla**

*Center Director*

SEARCA

[\*ADB Investment Programs for Sustainable Agricultural Modernization in the Philippines\*](#)

**Mr. Eric Quincieu**

*Principal Water Resources Specialist*

*Agriculture, Food, Nature, and Rural Development Office, Sectors Group*

Asian Development Bank (ADB)

[\*FAO's Hand-in-Hand Initiative \(HiHi\): Towards Addressing Peace and Development Issues in the Philippines\*](#)

**Mr. Darwin Pamatmat**

*Hand-in-Hand Coordinator*

Food and Agriculture Organization of the United Nations (FAO) Philippines

[\*MinDA's Achieving Economic Growth and Peace: Investment Opportunities in Mindanao\*](#)

**Asec. Romeo M. Montenegro**

*Deputy Executive Director*

Mindanao Development Authority (MinDA)

This summary report highlights the result of the “Roundtable Discussion on Land and Resource Governance in the Philippines: Towards modernizing agriculture and attaining peace and security” held on 11 August 2025 at the Joy Nolstag Hotel and Suites Manila, Philippines. The RTD was convened by the Asian NGO Coalition for Agrarian Reform and Rural Development (ANGOC) and Southeast Asian Regional Center for Graduate Study and Research in Agriculture (SEARCA), with support from Fair Finance Philippines, to discuss and provide recommendations to address persistent governance challenges that hinder agricultural modernization, inclusive rural development, and peacebuilding. Through the RTD’s substantive sessions and plenary discussions, Government leaders, civil society, academe, and grassroots representatives generated recommendations towards securing tenure of the basic sectors – emphasizing the urgent need for a National Land Use Act (NLUA), inclusive participation, institutional coherence to address unresolved land conflicts, and responsible investments to transform land governance into a foundation for equitable growth.