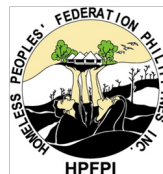# An Orientation Seminar on the Social Tenure Domain Model (STDM) Tool

Orientation Workshop Summary Report

7-8 September 2023
Brentwood Suites, Quezon City &
Barangay Putatan, Muntinlupa City
Philippines

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Foreword

The STDM tool was developed by GLTN in 2010 to improve the governance of tenure of land and resources.

As inadequate and insecure tenure rights to land and natural resources often result in extreme poverty and hunger, there is limited participation of local communities in land administration processes.

For instance, the basic sectors are excluded from spatial mapping, land valuation and decision-making procedures. Other issues include lack of information on actual landless and informal settlers, inaccurate and inaccessible maps and land records, and lack of transparency regarding how much land is owned privately, publicly, or by the government.

STDM aims to address these challenges, as it was developed to close the gap between the formal system and those tenure arrangements that are not recognized by the statutory and legal system. It allows recordation of all possible types of tenure that exist on the ground.

At the same time, while the Philippines has a strong policy frame and general principles in tenure rights based on the 1987 Constitution, a sectoral approach has been taken by policymakers. This has resulted to multiple tenure instruments, overlapping land classifications and tenure systems, and conflicting agency mandates. As such, there are at least 19 different government agencies involved in land surveys, regulation, valuation, and titling.

This multiplicity in authority and management instruments lead to further inefficient and ineffective governance of land as related

agencies lack coordination. The STDM on the other hand, offers an affordable and user-friendly methodology which allows community members to participate in the generation of land data that can be used for mediating land disputes.

The STDM tool has been applied in three contexts in the Philippines: a) mapping of informal settler families (ISFs) in the cities of Muntinlupa and Navotas, b) participatory enumeration and recording of ancestral household lots and farms of the Talaandig and Manobo tribes in the municipalities of Talakag and Pangantucan, of Bukidnon province, and c) ensuring housing rights of internally displaced persons in post-conflict Marawi.

This orientation seminar on STDM has been jointly organized by the Asian NGO Coalition for Agrarian Reform and Rural Development (ANGOC), Homeless People's Federation Philippines, Inc. (HPFPI), Technical Assistance Movement for People and Environment, Inc. (TAMPEI) and Xavier Science Foundation (XSF), with the support of UN Habitat and GLTN. A total of 40 representatives (26 females, 14 males)

from indigenous peoples, urban dwellers, CSOs, local government units from Bukidnon, Muntinlupa City, and Quezon City, and development partners participated in this event.

The orientation seminar provided an opportunity to share the varied experiences and lessons learnt on using STDM as applied in the different contexts and sectors. Supported by the Global Land Tool Network (GLTN), this initiative is part of the "***Strengthening land governance through promotion of land tools and approaches***" contributing to strengthening the formulation and monitoring the implementation of pro-poor land policies and programs through evidence-based advocacy.

While STDM has its own limitations, we hope that the participants will be able to reflect on the relevance and applicability of this tool in your respective field of work. For behind the maps and certificates generated, boundless stories of struggles, despair, hope, and aspirations come to life in the enumeration process.

Nathaniel Don E. Marquez
ANGOC

Roel R. Ravanera
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Ruby Haddad
HPFPI

Louie Posadas
TAMPEI

Overview of the Global Land Tool Network (GLTN)

The Global Land Tool Network (GLTN) is a dynamic and multisectoral alliance of 84 international partners committed to increasing access to land and tenure security for all, with a particular focus on the poor, women, and youth. The Network's partners include international rural and urban civil society organizations (CSOs), research and training institutions, bilateral and multilateral organizations, and international professional bodies.

GLTN develops, disseminates, and implements pro-poor and gender-responsive land tools. These tools and approaches contribute to land reform, good land governance, inclusive land administration, sustainable land management, and functional land sector coordination.

Secure land tenure and property rights are fundamental to accessing adequate housing, food security, and livelihoods. Land tenure security is crucial for the realization of human rights, poverty reduction, economic prosperity, and sustainable development – leading to the attainment of the Sustainable Development Goals, the New Urban Agenda, and other regional and country level policy initiatives.

The prioritized core values for GLTN Strategy 2018 to 2030 are: a) social justice and equity, b) strength and diversity, c) reciprocity, and, d) transparency.

The operational principles that have long underpinned GLTN are: a) pro-poor, b) equitable, c) gender responsive, d) affordable, e) sustainable, and, f) systematically scalable.

GLTN land tenure and security approach

Approaches to land and tenure security must take into consideration the complexities of people's customs and culture, gender, life stage course, administrative, and development contexts. GLTN advocates for land tenure that best suits the social, cultural, and economic needs of local communities along with the needs of responsible land administration authorities. Some of these approaches include:

- *The Continuum of Land Rights Approach:* Good land governance is based on the Continuun of Land Rights Approach to tenure security. The Continuum of Land Rights is a concept or metaphor for understanding and administering the rich complexity of land rights on the ground. It is estimated that the conventional land governance systems in many developing countries covers only about 30 percent of land. This reaches a small proportion of the population and does not respond to the majority's needs. There exists a broad range of land rights, such as individual, informal, customary, or group rights, that can be recognized, strengthened and used to improve access to land and tenure security. Recognition of this important reality is at the heart of GLTN's work.
- *Fit-for-Purpose Land Administration*: Land is handled differently in different places and contexts so there needs to be an adaptive element within this inclusive framework. In other words, approaches must be "fit for purpose." In most developing countries, conventional land titling approaches have largely failed to deliver their expected results. Existing technical solutions are either too expensive, are inappropriate for the different types of land tenure in developing countries, are financially unsustainable, require a high level of technical capacity, or are largely unavailable. The *Fit-for-Purpose Land Administration Approach* was developed in response to such challenges. It proposes to re-focus land administration to meet the needs of people and their relationship to land, while sustainably managing land-use and natural resources. The Approach promotes the use of flexible and pragmatic approaches that are affordable easy to establish and maintain, that are built on existing available technical, financial and human capacities, rather than responding to rigid, high-end requirements.

Network Partners
- Rural CSOs & Grassroots Organizations
- Urban CSOs and Grassroots Organizations
- International Professional Bodies
- International Training and Research Institutions

Implementing Partners

Development Partners

GLTN Ecosystem

Individual Members

Secretariat

- *Partnership and collaboration:* GLTN believes in the power of collaboration and value partnerships and collaboration as a fundamental way of undertaking its work. The collective inputs of different stakeholders and institutions engender change and develop inclusionary approaches. When all key voices and perspectives are heard, these approaches generate innovative solutions that sustainably deliver change for those who most need it. Sustainable worldwide change in the way land is managed in countries and communities cannot be achieved by individual organizations, no matter how powerful and well-funded. Access to land and tenure security for all, including the poor and women, requires the aligned and well-coordinated action of all land actors. GLTN's network of the civil society, professional institutions, research and training organizations, bilateral and multilateral agencies, governments, and the private sector address this requirement.

How GLTN adds value to the land sector

Conventional approaches to land administration often fail to deliver the systemic and inclusive change urgently required, especially for the poor and vulnerable. Current systems fail to push back, or even hold

steady, against growing tenure insecurity. In response, GLTN has developed a highly innovative approach. This consists of:

- a flexible and inclusive view of land tenure based on the Continuum of Land Rights;
- a range of innovative land tools designed in line with proven standards and good practice, including fit-for-purpose land administration;
- a focus on pro-poor, gender- and youth-responsive approaches;
- a recognition of the interconnections between urban, peri-urban, and rural land; and,
- a dynamic international partnership involving key land actors and stakeholders.

The GLTN partners work together to improve tenure security for as many people as possible through:

- *Developing new knowledge* on tenure security such as our inclusive land tenure approach that recognizes various forms of tenure, and that involves stakeholders in seeking solutions that are fair and just to all;
- *Testing, demonstrating and disseminating land tools* that are practical, innovative, and designed to solve problems related to land tenure with the aim of achieving wide use and integration at policy levels;
- *Adopting a good learning practice approach to our work* and undertaking capacity development including training and mentoring individuals, national and local government institutions, local communities and other stakeholders to develop, adapt, and strengthen their land governance systems; and,
- *Advocating for improved tenure security for all* towards fostering understanding and building capacity on the land monitoring agenda.

The Social Tenure Domain Model (STDM)

Land is a source of life, *food security, and wealth*. People *need effective laws and systems for land rights and security of tenure,* but many people in the developing world are *invisible to these laws and systems.*

Conventional approaches for land registration are the *title system and the deed system.* These systems are good, but they are also exceptionally *expensive*. Most people in most countries *cannot afford to have these kinds of systems*.

Conventional land registration only covers about 30 percent of most developing countries. In other words, *70 percent of the country is outside of the land system,* which means, people do not have tenure security. It also means that municipalities and governments cannot manage the land. Further, only two to three percent of the land are owned by women.

These problems are prevalent particularly in developing countries in Asia, Latin America, and, Africa. Seventy percent of land parcels in the developing world are not covered by formally recognized land registration and information systems. This is a *global crisis that needs a response at global, regional, and country level.*

Developed by GLTN, the Social Tenure Domain Model (STDM) is a pro-poor, gender responsive, and participatory land information system. It has four interrelated components:

- A new way of thinking about land records;
- A free and open-source software package to record information about land;
- An approach of collecting data about land; and,
- A way of using and disseminating information about land.

Continuum of land rights
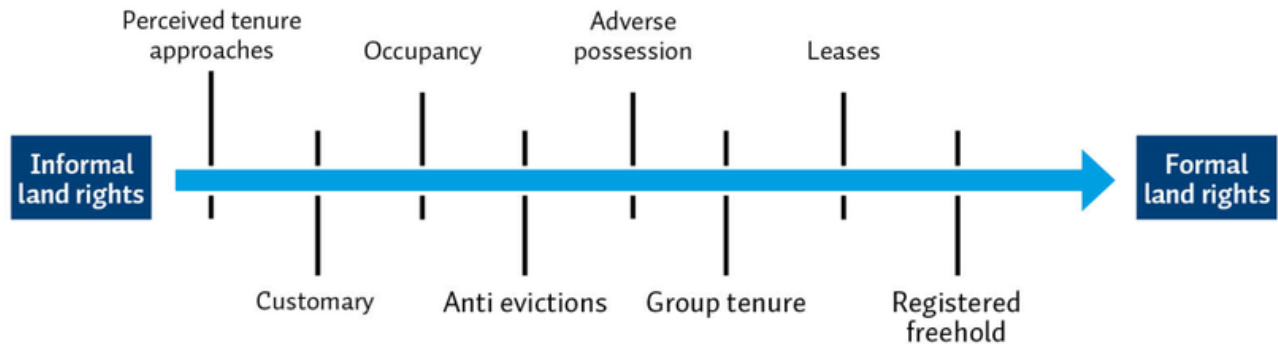
It takes too long and is too expensive for everybody to have freehold title. It could take *600* years for a country for everybody to have freehold title, but we need in our generation, to solve this problem. An important activity of GLTN is the establishment of a *continuum of land rights rather than just focusing on individual land titling.*

Land rights are seen lying on a continuum between informal and formal. In reality these rights *do not lie on a single line, and they may overlap with each other.* Any particular form on the continuum such as individualized freehold rights should not be seen as a preferred or ultimate form but as one of a number of appropriate and legitimate forms depending on their context.

STDM is able to support the continuum of land rights because it *accepts everybody's different types of tenures and claims. STDM covers many types of rights, many types of people, many types of pieces of land. Everybody can get some form of land documentation.*

Some of the key attributes of STDM is, that it is *free, everybody can use it.* The second thing is, *ordinary people can use the software,* you do not have to have years of training. It has been designed so that it can be used by slum dwellers, but we also know that people in customary areas be able to use it and people will be able to think about new applications themselves.

In many countries, it can take months and years before people can get title deeds. This is not acceptable especially in *urban areas with such a fast change in inland.* The city manager does not know what the situation in the city is, does not know how many people live there, where they are living. STDM is a tool to fill those gaps. *Information is power*.

STDM strengthens the relationship between the people and the communities and the systems, so everybody benefits. The people and the information are available to government for their management of the city, of the watersheds.

The fact that so many stakeholders are supporting the development of STDM, including the surveyors in the form of the International Federation of Surveyors, the lawyers (International Union of Notaries), and municipalities shows that it works; and because these groups have seen STDM to be a success, they have convinced government of its success.

Many people and organizations are now supporting STDM and the continuum of land rights that there is indeed great hope that the movement will ultimately have such a momentum, and that it will *change the face of the world in terms of land access and land records*.

STDM and Indigenous Peoples in Bukidnon

There are 12 to 15 million indigenous people (IP) in the Philippines. The country's remaining biodiverse ecosystems are mostly in IP ancestral domains, and these resources are threatened by social and economic pressures.

The Indigenous People's Rights Act (IPRA) was enacted in 1997. The IPRA is a suitable policy but challenged in its implementation in terms of overlapping agency jurisdictions, intersecting claims, low technical capacity, and inadequate budget, land conflicts and under-development.

From 2018 to 2021, the STDM and participatory enumeration tools were used in the IP setting through the project *Secure Access to Land and Resources (SALaR)* which was implemented in eight *barangays* (villages) in three municipalities of Bukidnon province in the Philippines' southern island of Mindanao. The project sites were *Barangays* Miarayon, Lapok, Lirongan, and San Miguel in the municipality of Talakag; Barangays Bacusanon, Nabaliwa, and Portulin in the municipality of Pangantucan; and Barangay La Roxas in the municipality of Maramag. The IPs belong to the Manobo and Talaandig tribes.

The project had the following interventions: a) mobilization of local communities, b) endorsement by government agencies, c) introduction of land tools, d) capacity building, and e) multi-stakeholder engagement.

The key processes undertaken during the project's implementation were: a) Consultations and commendations, b) Capacity building via training on land tools, c) Data collection and processing, d) Public approval, and, e) Land rights recognition.

Project implementers consciously encouraged indigenous women's participation in project activities such as training courses, workshops, and data-gathering for the participatory enumeration. Twenty-five (out of the 36) enumerators were women, while housewives actively participated in the surveys. To monitor the gender balance in event participation, implementers consistently produced gender-disaggregated attendance data.

Enumerators, most of whom were women, were introduced to the basics of survey studies, as well as to the use of global positioning system (GPS) devices and an open-source geographic information system (GIS) software. Selected male and female participants joined training courses where they were re-oriented about rights and entitlements for IPs, and were educated in landscape governance with sensitivity to the equal rights of people regardless of age and gender. Through the landscape governance training course, participants were also introduced to global land tools such as the Gender Evaluation Criteria (GEC), Tenure Responsive Land Use Planning (TRLUP), Continuum of Land Rights, Social Tenure Domain Model (STDM), and Youth and Land Responsiveness Criteria (YLRC), which they may use in governing their ancestral domains.

Throughout its implementation, the project ensured the engagement and participation of the youth in activities, such as training courses, forums, and participatory enumeration on land information. Young people were assigned recordation roles using STDM. The results were made available and accessible to the youth along with the rest of the communities. Roles and avenues for participation of IP youth in the governance of their ancestral

domains were highlighted in the results of surveys, focus group discussions, and training courses.

The various land tools used in the project, in particular the participatory enumeration, STDM, and landscape governance as modified in the context of IPs, have contributed to the empowerment/capacity enhancement of the communities as well as to skills transfer. Such framework linking ancestral domain governance and environment conservation has refreshed the IPs on how they once managed their territories where no political boundaries restrict the spatial extent of their stewardship on the environment.

The community members expressed that they have been well equipped with knowledge and skills that will help them sustain the gains of the project. For instance, the landscape approach that they acquired from the training activities, is being practiced and has strengthened the collaboration among women, youth, IPO leaders, and the community members. In which case, the IPO will continue to recognize their rights to carry on with their CADT application.

At the end of its implementation, the project was able to:

- Increase the perception of tenurial security among IPs through the issuance of Certificates of Customary Land Occupancies (CCLOs);
- Enhance the capacities of the community in using land tools, especially among women and youth; and,
- Facilitate multi-stakeholder collaboration.

Despite its relative success, the project encountered concerns and challenges such as institutional limitations of the government-mandated agency (the National Commission on Indigenous Peoples or NCIP), continued commercial pressures on IP's ancestral domain, and restrictions on movement brought about by COVID-19.

All in all, some significant learnings were culled from the project, which include:

- *Land delineation is necessary to resolve land-related disputes in the family and community*. Households have been informed of their respective land boundaries and this has promoted understanding between neighbors. The STDM will also support the IPs' application for CADT boundary delineations of ancestral domains. Using the STDM will aid in their claims over land located in buffer areas.

- The project highlighted the importance of Comprehensive Land Use Plans (CLUPs) and the harmonization/integration of Ancestral Domain Sustainable Development and Protection Plans (ADSDPPs) and other forest land use plans in the CLUP.

- *Capacity building, training, and mentoring individuals and communities is necessary to achieve project sustainability.* The acquired knowledge will be retained and further strengthened as the communities continue to follow-up on their CADT applications. The confidence among women and youth has clearly increased following the seminars. They have improved their ability to communicate and face outlanders or visitors. An added dimension is the increased

knowledge and appreciation of the youth towards the conservation, preservation, and protection of the environment.

- The significant roles of women and youth in data collection and encoding are also commendable. Cooperation among respondents and enumerators (as discussed above) and the involvement of various sub-sectors within the IP communities solidified the long-existing sense of community among the IPs of Mt. Kalatungan.

- *Securing the support of the LGUs is vital to the success of the project*. Further partnership-building with potential local partners is needed to explain the project in depth, especially since it concerns sensitive issues like land concerns. Active collaboration with the LGUs is necessary to help them recognize the IPs as inheritors and stewards of the ancestral domains.

- *Community-led and participatory data gathering is essential for LGUs to formulate better plans. This activity enabled the communities to get "the bigger picture" and,* coupled with evidence based information, has built confidence among them to assert their land rights. This will help the communities to better support the government on the one hand and the government to better address the issues and improve their planning, on the other hand, compared to the usual top-down process.

- *Operating in the context of ancestral domain requires understanding and appreciation of indigenous communities' unique knowledge systems and beliefs*. The indigenous knowledge systems and practices (IKSP) of IPs continue to be practiced. Their customary laws still govern decision-making and conflict resolution.

- Recognizing their ability to handle issues and concerns related to land is a key element in ensuring that conflicts do not escalate and are resolved in a peaceful and harmonious dialogue. Thus, interventions on ancestral domains require close coordination with the tribes and should recognize that each tribe may have varied cultural practices, traditional values, visions, needs, and priorities.

To further the gains of the project, the implementers and partners recommend the following:

- *Actively promote the use of land tools.* Organize orientation seminars on STDM with Philippine CSOs and academic institutions;
- *Dialogue with government agencies.* Follow-up the Certificate of Ancestral Domain Title (CADT) applications and conduct land conflict monitoring report; and,
- *Advocate for a National Land Use Act* towards improving national resource governance.

STDM and Internally Displaced Persons in Marawi City

On 23 May 2017, Philippine government forces clashed with armed fighters from two ISIL-affiliated groups in Marawi City, Lanao del Sur.

The conflict forced almost 360,000 people — primarily Maranaos — to flee. Personal belongings of families were mostly destroyed.

During the siege, around 120,000 individuals or 40,000 families were left homeless. These are mostly families residing in the Most Affected Area (MAA).

In October 2017, the country's Defense Secretary Delfin Lorenzana announced that the five-month battle against the terrorists had finally ended. Right after the declaration, the Marawi Rehabilitation officially started.

However, it took some time before families were allowed to go back to their properties because of safety issues. Because of the issue of danger zone, families living inside the 20 meters of Lanao Lake and Agus River are not allowed to go back to their lots they were occupying before.

Historically and traditionally, the people of Marawi were not used of transferring land and property ownership through the government procedures.

There were also unverified reports that land inside the most affected area was a reclaimed area from the Lanao Lake but at the same time families are showing proof of ownership to the property.

There are more than 800 land dispute cases filed to the Marawi Land Dispute Resolution Committee. These are mainly multiple-party claimant of property.

The UN Habitat project Rebuilding Marawi Through Community-Driven Shelter and Livelihood aims to contribute to sustainable development and peace building in Mindanao through community-driven shelter construction and livelihood development as part of the post-conflict recovery and rehabilitation of Marawi City.

The Project utilizes the *People's Process* as a platform to create spaces for collaboration and to establish grassroots institutions that promote *participatory planning and decision-making.* The Project has the following components and targeted outputs:

- *Core shelter and community infrastructure* – build 1,000 permanent houses for affected households and construct community infrastructure
- *Livelihood* – provide livelihood support and capacity development opportunities to 4,000 households
- *Community development* – extend community development support to 4,000 households
- *Peace and development* – form peace and development structures
- *GIS mapping* – established database for home-partners

The project went through the following process:

1. *Prioritization of beneficiaries*
   - Creation of the Project Steering Committee
   - Formulation of the guidelines on Family Selection
   - Meeting with the *barangay* officials
   - Cross validation of all list of families affected by the siege

2. *Data banking*
   - Accomplishment of Family Information Sheet
   - Interviews
   - Transect walk and initial mapping
   - Posting of names of potential home-partners
   - Creation of a HP complaint committee

3. Validation of initial list
- Further revalidation during the course of project implementation was conducted using printed Google Earth satellite images
- Cross checking of list to the TFBM Kathanor list

4. Finalization of the Master list and resettlement site house assignment
- PSC approval of the list
- Raffle of sites per Homeowners Association
- Raffle of lots per member of Homeowners Association
- Signing of the contract agreement

5. Project turn-over
- Awarding of house and lots
- Community sustainability training conducted
- Turn-over of community management to the HOA
- STDM Trainings conducted to NHA Regional Office and Task Force Bangon Marawi Staff

STDM's invaluable contribution to the project include helping UN Habitat in refining the project's data by updating the beneficiaries information and *linking their pre-siege location* digitally in the database where their names and FIS data are stored.

The database with the map serves as the initial recordation of land and housing rights of the home-partners in their new community since the home-partners will be transferring to the shelter where their Homeowners Association are assigned. Each home-partner will be tagged to the location of their new house under the Rebuilding Marawi Project.

STDM also helped concerned agencies validate if a person was already awarded of permanent shelter. The tool also provided guidance to government agencies on the processes of identifying qualified project beneficiaries.

Lastly, STDM assisted government agencies on making sound decisions based on scientific and accurate data and information.

There were a number of challenges faced by the project despite its successful implementation.

First is establishing the people-to-land relationship in post-conflict Marawi, particularly within the Most Affected Area (MAA)/Ground Zero where most structure lay in ruins and documents burned.

Then there were the COVID-19 pandemic mobility restrictions, which limited community engagement in mapping revalidation and database updating. Because of the restrictions, home-partners cannot easily be physically present at the venue.

Other challenges confronted were conflicting claims and overlapping ownership of land, undocumented transfer of rights, and marriage traditions that created questions on ownership.

Based on the Marawi experience, STDM proved that it can be an invaluable tool in post-disaster rehabilitation, especially in the following contexts:

- *Data Integration* – unified framework for a holistic understanding of the Marawi's Most Affected Area (MAA);
- *Validation and Mapping* – encompass the social and legal dimensions of land and property rights;
- *STDM's data integration to Compliment with the Land Dispute Resolution Committee (LDRC)* – minimize disputes and discrepancies;
- *Improve Delivery of Public Service* – map-out the needs of the displaced population;
- *Provides clear dataset reference for the Kathagombalay* – rightful claimants for the ongoing repair; and,
- *Preparation for the Actual Compensation* – compensation is based on a solid foundation of data and is distributed equitably to those who have been affected by the conflict.

STDM and Urban Dwellers in Muntinlupa City

Muntinlupa City is located in the southern part of Metro Manila and is one of the 16 cities and 1 municipality comprising the Philippines' National Capital Region (NCR). The city ranks 10th in terms of population among NCR's component geopolitical units, with over 500,000 persons (2015 census).

About a third of the city's population, comprised of 34,098 households (2007 census) live in informal settlements, with inadequate services and insecure tenure, and vulnerable to risks and disasters.

Recognizing the need to reexamine its housing strategies and update its shelter plan, the city government implemented Citywide Development Approach to Upgrading Informal Settlements (CDA) activities to approach its informal settler situation.

The city partnered with the Homeless People's Federation Philippines, Inc. (HPFPI) and its support NGO Philippine Action for Community-Led Shelter Initiatives Inc. (PACSII), Technical Assistance Movement for People and Environment, Inc. (TAMPEI), Muntinlupa Development Foundation (MDF), and the Global Land Tool Network (GLTN) for the project. Initial funding support was provided by the World Bank.

The mapping and profiling of informal settler families in Muntinlupa City began in January 2015 and was completed within a year.

The mapping team, which includes the communities themselves, was tasked with collecting data on the informal settlements and using this information to create shelter plans at the *barangay* level and develop projects for priority communities.

Data gathered in the mapping include: community capacities such as organizational maturity, presence of community savings, livelihood sources, risks at the location, including natural or human-made

hazards, and the legal status of land. All data outputs and assessments are validated in meetings and community assemblies, where community members themselves actively participate in the assessment.

In the actual mapping activities, community members themselves, during general assemblies, are asked to draw their own homes on base maps, carry out a household data survey, and write down the information on prepared data sheets. They also relate their own community histories, issues, concerns and aspirations through focus group discussions and informal interviews.

One way the mapping activity added value to city plans is in the type and quality of information it generated and the process by which this information was gathered. In the mapped settlements, the activity was able to generate information on the following:

- Household demographics, including the number of families, vulnerable members, types of employment, and educational levels of family members;
- Housing, such as the number of structures, types of materials used for housing, and uses of structures;
- Services and amenities that households/communities are able to access, including power, water, and sanitation;
- Community or settlement profiles, including issues and concerns of communities;
- Hand-drawn and digitized maps to determine community boundaries, community resources, amenities, and infrastructure;
- Hazards and risks that communities face due to natural and human-induced disasters;
- Community capacity and readiness, and assessment of the locations (physical and legal status) by the communities themselves; and,
- For project development, preliminary inventory of land available within the city for informal settlement communities.

The mapping activities in each *barangay* culminated in a participatory *barangay* planning activity in which a network was formally established to facilitate communication within and among the different

mapped communities, the *barangay* government and city government. Focal persons from different settlements were strategically chosen to represent the different communities in *barangay* meetings and ensure that they were able to bring their concerns to the table.

Once they are able to develop their own People's Plans, with details of their intended shelter project and its management, the communities can negotiate directly not only with local government but also with national housing agencies such as the Social Housing Finance Corporation.

But while it was participated in and supported by a number of stakeholders, including the national and local governments, the World Bank, civil society organizations (CSOs), and informal settlement communities themselves, it was not an easy process of collaboration, as explained below. Some segments of the urban poor for instance were skeptical about the process because surveys and censuses had also been made in the past but were mostly done in the context of election campaigns or eviction processes.

An even bigger challenge for the mapping team was getting the full support of local authorities for the activity during the first few months of the mapping. While some government officials and staff were most accommodating to the team, others were indifferent, or even had reservations about the ongoing activity. Initially, some even questioned why the mapping activity needed to be undertaken, when the government was already marking the locations of informal settler families. This reaction is indicative of the government's lack of openness and its propensity for top-down planning and decision making, with little involvement from other stakeholders, especially the communities.

When the project was completed after a year, the communities' attitude changed. The communities and the mapping team presented the results of the mapping activities to the city stakeholders, especially the *barangay* and city governments, which clearly appreciated the information.

This outcome has also contributed to establishing trust between communities and the local government. Community members of the networks, or the so-called "technical working groups" formed in each of the *barangays* that were mapped, openly discuss and engage in healthy debates with their respective *barangays* and with city officials during meetings.

The success of the mapping activity also opened doors for the continuation of the mapping activities in the other four *barangays* in District 1 – Bayanan, Tunasan, Poblacion and Putatan. These were jointly supported by the city government of Muntinlupa, UN-Habitat, and the Global Land Tool Network (GLTN) under the Social Tenure Domain Model Project, which seeks to generate a citywide profile of all informal settlement families in Muntinlupa.

Sharing from Project Beneficiaries

Pangantucan, Bukidnon

The tribal chiefs of the Manobo indigenous people of Barangay Bacusanon gave a brief history of the land conflict in and around the Mt. Kalatungan Range National Park, where the village is located. Essentially, the conflict started with the government's resettlement program which began in the 1950s, when people from Luzon and the Visayas were encouraged by the government to migrate to Mindanao with the promise of land and better economic opportunities.

The elders said they welcomed these settlers because after all "we are all Filipinos," but after a while the IPs were eventually disenfranchised of their lands. The situation got progressively worse with the entry of big logging claims in the 1970s.

The landmark Indigenous Peoples' Rights Act (IPRA), enacted in 1998, allowed IPs to get legal instruments of tenure over their ancestral lands. However, the process is quite tedious, expensive, complicated, and fraught with obstacles from other claimants to the land. Since the

IPRA's inception, only a few Certificates of Ancestral Domain Claims/ Titles have been issued.

One stumbling block to the process is the survey to determine the rightful occupants and the area to be granted a claim/title. The STDM was useful in this area in that it was free, and with proper training, the communities could do it themselves. The elders were truly appreciative of the project because it gave them renewed hope of reclaiming their ancestral land.

The *Barangay* Chairperson shared that the project created a huge impact on community relationships in that it helped settle disputes regarding property. With the help of the project, the community agreed to settle disputes at the village level, using indigenous knowledge and practice (IKSP) methods. The Chairperson is confident that the instruments developed through the implementation of the STDM can be used especially in inheritance claims.

The community's youth, who were the main surveyors/interviewers during the project's implementation, were happy with their involvement and appreciated the level of engagement of the community in the enumeration and survey activities. Although fraught with challenges, the enumeration and survey activities boosted the youth's insight and appreciation of their traditional beliefs and gave them a purpose in the community.

The project implementers shared that critical to the success of the project's implementation is the buy-in of government. Thus, they secured an endorsement from the Regional Development Council, which translated to acceptance of the project at the municipal and *barangay* levels.

Marawi City

The Marawi City case is more complex in that one *barangay* is composed of one clan and gathering data on the ground is difficult because of *rido* or blood feuds between clans.

Inheritance records are also complicated to monitor because Muslims can have many wives and therefore lots of children. The formal titling system is also out of the ordinary because ownership of a structure is by floor and does not cover the whole building.

Data on property damage was non-existent. One family may have two or more affected properties. Thus, STDM was utilized to integrate the massive data eventually gathered by Task Force Marawi.

The project prioritized families within the Lanao Lake and Agus River zones because these people will not be allowed to go back to their former residence.

In the end, the implementation of the project in Marawi showed that STDM is not just for land tenure and housing, it also has applications for service delivery and disaster relief. Of the more than 49,000 families estimated to be affected in the aftermath of the Marawi siege, over 6,000 were in the database of the National Mapping and Resource Information Authority (NAMRIA). Using STDM, the task force was able to profile 1,500 families within one month.

One of the key lessons learned from the project's implementation was to not wait for disasters before gathering and consolidating real property data. In this way, beneficiaries can be identified beforehand and conflicting claims could be avoided.

Muntinlupa City

One of the neighborhood associations of Barangay Putatan shared their experience with STDM implementation in Muntinlupa City. The association is located on a 1,000-square meter land, which is privately owned.

Their story is about their struggle to acquire the land they have been informally settling on for over 50 years. The city initiated mapping project enabled them to acquire valuable data on the land and their community. Also as a result of the mapping and within the confines of the project, the association was able to communicate with the landowner, document their negotiations related to land acquisition, and enabled them to acquire interim financing from the city government, which they used to pay the landowner. Due the interim financing

scheme, the association paid their monthly amortization to the city Urban Poor Affairs Office (UPAO), which amounted to a total of six million pesos and was fully paid in October 2022.

With land acquisition accomplished, the association is in the process of constructing their houses and other facilities. The city government is assisting them in looking for financing for the housing and site development project.

The association and its CSO partners acknowledge that a good relationship with the local government unit (LGU) is essential to the success of projects and programs to uplift the situation of informal settlers. The UPAO's help was not only extremely instrumental in the community's success in acquiring their own land, but also helps in getting vital basic services and even jobs for community members.

The STDM also instrumental in that helps the LGU and government line agencies identify projects needed by the community. More importantly, the STDM helps the mapping/surveying process to determine who lives in the area (people) and their relationship to the land (governance).

Reflections on the Site Visit

On 8 September 2023, the participants visited two informal settlement sites in Muntinlupa City being assisted by the CSOs and LGUs utilizing STDM. These two sites have contrasting stories, but have similarities in terms of hope stemming from the project's implementation.

The first community is the Samahan ng Magkakapitbahay ng Munting Nayon, Inc. (Neighbors Association of Munting Nayon, Inc.). They have been living on the 1,000 square meters of land since 1972, but the association was established in 1984. Not all occupants of the land were willing to join the association so only 29 of the over 40 families occupying the land are members.

With the help of CSOs and the city government, the group was able to acquire their land, which they fully paid in October 2022. The city UPAO even helped the association negotiate the price of the land, which they eventually settled at Php 6,000 per square meter from Php 12,000 per square meter. The city government provided the interim financing, which was paid to the landowner. In turn, the association paid monthly amortization to the city UPAO in the amount of Php 100,000 a month.

The group is currently in negotiations with the LGU for financing possibilities relating to site development and house construction. The membership agreed to completely redevelop their housing site so that their houses will have a uniform look and that common facilities, such as roads, walkways, and sanitation works will be provided.

The association credits their unity and their leadership's commitment and unwavering tenacity, as well as the support of the local government unit and CSOs for their accomplishments.

The second site visited by the participants is still in its infancy as far as organizational growth and the struggle for land and housing tenure is concerned. Located near the railroad tracks on over 5,000 square meters of land, the group composed of over 500 families has just been surveyed. However, the survey activity led them to acquire permanent addresses and be in the LGU's radar for the provision of government services.

The group still faces a lot of challenges, not the least of it the possibility of losing part of their land to the ongoing railroad development, but inspired by the success of other informal settler groups in the city in acquiring their own land, the railroad group is willing to trudge on.

After the site visits, the participants reflected that a strong and organized ISF organization is essential to acquiring their own land and accessing services from the government. Coordination and good relationship with the LGU and government line agencies is also crucial.

The urban communities were also enlightened on the plight of indigenous communities relating to land, and vice versa.

Participants saw the impact of surveys and maps in community decision-making, since information is power. The STDM process enhances the survey and mapping activities since it gives emphasis on the people and communities within the areas that are surveyed and mapped. STDM puts a human perspective on surveying and mapping.

Those from other LGUs were encouraged by the presentations and community stories to adapt STDM in their own localities. ■

ANNEX 1: Program

STDM Orientation Workshop
7-8 September 2023
Quezon City and Muntinlupa City

Date/ Time	Activity	Person In Charge	Remarks
September 6 (Wednesday)			
02:00 PM	Arrival/Check-in		
	Dinner for live-in pax		
06:00 PM			
September 7 (Thursday)			
08:30 AM	Registration of Participants	ANGOC	
09:00	Welcome Remarks	Nathaniel Don Marquez, ANGOC	Overview and objectives of the orientation seminar
09:15	Overview of GLTN and STDM	Lunalyn Taneo, GLTN	Introduction to GLTN and STDM
10:00	Coffee/Tea Break		Group photo before break
10:15	Introduction/Overview of STDM in IP communities	Thieza Verdijo, XSF	
10:30	STDM and Indigenous Peoples in Bukidnon	Panel presentation and video presentation	Outcome, main interventions and lessons
	• Introduction/ Overview	Thieza Verdijo, XSF	
	• IP Community Implementation- NAMAMAYUK	Datu Hermino Guinto and Datu Elpedio Suclatan	
	• LGU Commitment of STDM Implementation	Hon. Vilma Liboon (Barangay Chairman of Nabaliwa, Pangantucan)	
	• Youth Engagement in STDM	Marlon Polinda	
11:15	Q and A	Facilitator: Lunalyn Taneo, GLTN	

11:30	STDM and Internally Displaced Persons in Marawi City	Panel Warren Ubongen, UN Habitat Apollo Licaros, Task Force Bangon Marawi	Outcome, main interventions and lessons
12:00	Q and A	Facilitator: Angel Mae Macadingding, XSF	
12:15	Lunch break		
01:00 PM	STDM and Urban Dwellers in Muntinlupa and Malabon Cities	Panel Rosalie Candari, HPFPI Aianah Santos, TAMPEI	
01:30	Q and A	Facilitator: Don Marquez, ANGOC	
01:45	Baseline and Household Questionnaires	Panel Angel Mae Macadingding, XSF Nestor Villanueva, HPFPI Mark Padida, TAMPEI	Data gathering tool used in the participatory enumeration
02:05	Q and A	Facilitator: Louie Posadas, TAMPEI	
02:45	STDM Software	Mark Padida, TAMPEI	Consolidating the data gathered
03:15	Coffee/Tea Break		
03:30	Q and A	Facilitator: Louie Posadas, TAMPEI	
04:00	Reflections from the participants	Facilitator: Thieza Verdijo, XSF	What lessons have we learned? Are there any similarities with your own experience?
04:45	Overview of field visit	Aianah Santos, TAMPEI	
04:55	Announcements	ANGOC	
05:00	Closing/End of Day 1		
06:00	Dinner		

September 8 (Friday)

06:30 AM	Breakfast		
07:00	Depart hotel for Muntinlupa City		

09:00	Meeting with Samahang Magkakapitbahay ng Munting Nayon, Inc. Barangay Putatan	
10:30	Travel to Purok 6, Barangay Putatan	
10:40	Meeting with Samahang Bagong Tatag Magkakapitbahay 604 Purok 6, Barangay Putatan	
11:50	Travel to Max's Rastaurant, Muntinlupa branc	
12:00	Lunch at Max's Restaurant Muntinlupa	
01:30 – 3:00	Reflection and Assessment	Facilitator: Roel Ravanera, XSF
03:00	Closing	Marianne Jane Naungayan, ANGOC
	End of Orientation Seminar	
	Return to Brentwood Suites	

September 9 (Saturday): Departure of pax from Mindanao

ANNEX 2: List of Participants

1.	Thieza Verdijo	Xavier Science Foundation, Inc.
2.	Angel Mae Macadingding	Xavier Science Foundation, Inc.
3.	Roel Ravanera	Xavier Science Foundation, Inc.
4.	Datu Elpedio Suclatan	NAMAMAYUK
5.	Datu Herminio Guinto	NAMAMAYUK
6.	Marlon Polinda	NAMAMAYUK
7.	Hon. Vilma Libooon	Nabaliwa, Pangantucan
8.	Jermelyn Penalosa	
9.	Maureen Serano	
10.	Rosalie Candari	
11.	Rodulf Tiad	CARRD
12.	Joy Demaluan	CARRD
13.	Apolonio Liceros, Jr.	TFBM-Marawi
14.	Nestor Villanueva	
15.	Trinidad Cheng	UPAO-Muntinlupa City
16.	Arianne Sy	UPAO-Muntinlupa City
17.	Lunalyn Taneo	GLTN
18.	Aianah Santos	TAMPEI
19.	Louie Posadas	TAMPEI
20.	Ruel Orcajada	TAMPEI
21.	Mark Padida	TAMPEI
22.	Joven Wadwachan	TAMPEI
23.	Warren Ubongen	UN Habitat
24.	Anthony Marzan	KAISAHAN
25.	Erik Villanueva	PUSO
26.	Arron Paul Panis	HCDRD-CPD
27.	Mario Gregorio	HCDRD-CPD
28.	Luisa Dacanay	TWG-HOA
29.	Tessie Robles	Muntinlupa Development Foundation, Inc.
30.	Antonio Balinhawang	PAFID
31.	Lita Licofon	PAFID
32.	Nathaniel Don Marquez	ANGOC
33.	Antonio Quizon	ANGOC
34.	Marianne Jane Naungayan	ANGOC
35.	Joseph Onessa	ANGOC
36.	Lennie Rose Cahusay	ANGOC
37.	Jerome Dumlao	ANGOC
38.	Roy Robles	Muntinlupa Development Foundation, Inc.
39.	Ronald Sunga	TFBM
40.	Kail Zingapan	PAFID
41.	Dave de Vera	PAFID

IMPROVING TENURE SECURITY OF SMALLHOLDERS FARMERS IN SELECT AREAS IN THE PHILIPPINES
(Baseline Survey)

Introductory Spiel
Good Day Sir/Maam! The Global Land Tool Network with the Asian Non-Government Organization Coalition for Agrarian Reform and Rural Development (ANGOC) and Xavier Science Foundation, Inc. (XSF) is currently working on a project specifically in the Indigenous People Organizations in Valencia City, Bukidnon entitled "Improving Tenure Security of Smallholder Farmers in Select Areas in the Philippines". Questions listed must be answered as much as possible. The data gathered regarding your status will be used to design and develop the activities based on community's vision and needs. I would like to ask your time for approximately one (1) hour to answer this several questions. The security of the information gathered from this survey will be strictly confidential. We may end this survey if you are not comfortable with our questions. Thank you for your cooperation Sir/Maam, your response is very important to us and this will help us to achieve the objectives of the project.

Instruction: Write your answer in CAPITAL LETTERS; ENCIRCLE or PUT CHECK if necessary; and use the number code.

Household Survey Number: _____

A. ENUMERATOR INFORMATION		
A1. Name of Enumerator	Surname:	Name:
A2. Sex	( ) Male	( ) Female
A3. Contact Number		
A4. Date of actual interview (MM/DD/YY)		
A5. Time started (Hour/Minute)		
A6. Time ended (Hour/Minute)		

B. RESPONDENT INFORMATION		
B1. Name of Respondents	Surname:	Name:
B2. Sex	( ) Male	( ) Female
B3. Age		
B4. Sitio/Purok		
B5. Barangay		
B6. Municipality		
B7. Indigenous Peoples Organization		
B7. Position in the organization		
B8. List of Trainings, Seminars, Orientation participated/attended in the past 5 years:		
B8.1 Date conducted the Trainings, Seminars, Orientation	B8.2 Theme/Title	B8.3 Sponsor by/Organizer

CODES:
B5. Barangay: **1-** Lilingayon   **2-** Mt. Nebu   **3-** Lourdes
B6. Indigenous Peoples Organization: **1-** MANTALA   **2-** BLLUPENTTRAS   **3-** TUMINDOK   **4-** Others, specify
C2. Relationship to the Household Head: **1-** Spouse   **2-** Son/Daughter   **3-** Relatives   **4-** No relationship   **5-** Others, specify
C3. Sex: **1-** Male   **2-** Female
C5. Civil Status: **1-** Single   **2-** Married   **3-** Widow   **4-** Live-in   **5-** Separated   **6-** Others, specify

C6. Educational Status:
      1- None   **2-** Elementary Level   **3-** Elementary Graduate
      4- High School Level   **5-** High School Graduate   **6-** Vocational Graduate
      7- College Level   **8-** College Graduate   **9-** Others, specify

C. HOUSEHOLD MEMBER PROFILE

C1. Complete Name (Surname, First Name)	C2. Relationship to HH	C3. Sex	C4. Age	C5. Civil Status	C6. Educational Level
1. Husband:					
2. Wife:					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					

D. HOUSE, HOMELOT, and FARM OWNERSHIP STATUS

D1. Years of stay in present dwelling unit/residence: _____

D2. House structure ownership status?

1- Owned (can be sold)
2- Owner-like (can't be sold)
3- Rented
4- Used for free (with owner permission)
5- Squatting (illegally established)
6- Others, specify _____

D3. House structure details (visual inspection by interviewer)?

1- Temporary- made of light materials (Nipa Hut, Cogon, Bamboo)
2- Semi- temporary – made of light materials (Nipa Hut, Cogon, Bamboo, Wood)
3- Semi- permanent- made of (Wood, Nipa Hut, Concrete)
4- Permanent- made of (Concrete, GI Sheets)

D4. Homelot ownership status?

1- Owned (can be sold)
2- Owner-like (can't be sold)
3- Rented
4- Use for free (with owner permission)
5- Squatting
6- Others, specify _____

D5. Do you feel secure with the **homelot** you have on this day until the next 5 years?

1- Not all likely   2- Moderately unlikely   3- Neither likely nor unlikely   4- Moderately likely   5- Extremely likely

D5-1. Why or why not? (Give reasons for your answer):

_____

D6. Do you have garden?

1- Yes   2- No

D6-1. If yes, what is mainly grown in the garden? (multiple selection)

1- Vegetables	2- Herbal	3- Flower	4- Fruits trees
5- Fibers	6- High Value Crops	7- Grains	8- Others, specify

D7. Source of potable water?

1- Rain Catch	2- Spring	3- Deep-Well	4- Others, specify_____

D8. Do you own/have a farm lot?

1- Yes	2- No	3- Borrowed	4- Tenant

D9. How many farm lots do you have? _____

D10. How many farm lots do you till/cultivate? _____

D10. Approximate total hectares of farm lot being tilled/cultivated (by square meter/hectares): _____

D11. What is mainly crops planted in your farm lot?

1- Vegetables	2- Root crops	3- Flower	4- Fruits trees
5- Fibers	6- High Value Crops	7- Grains	8- Others, specify

D12. Do you feel secure with the **farm lot** you have on this day until the next 5 years?

1- Not all likely   2- Moderately unlikely   3- Neither likely nor unlikely   4- Moderately likely   5- Extremely likely

D13. In the community, is the distribution of land parcel of the female equal to the male?

1- Yes	2- No	3- I don't know

D13-1. If No, what are the following reasons? _____

E. SOURCE OF LIVELIHOOD INCOME

CODES:		
E3. Related to Agriculture 1- Farming 2- Fishing/Aquaculture 3- Livestock Raising 4- Agricultural Farm Laborer 5- Marketing (Agricultural Products) 6- Others, specify_____	**E4.** Not Related to Agriculture 1- Professional/Technical Job 2- Clerical Job 3- Marketing (Non-Agricultural Products) 4- Related to services (Parlor, Crew) 5- Construction Worker 6- Industrial Production 7- Government Employees 8- Others, specify_____	**E6.** Employment Status 1- Permanent/Regular 2- Temporary 3- Casual 4- Contractual 5- Seasonal 6- Others, specify_____

E2. Classification of Economic Activities
   1- Main Livelihood Income
   2- Secondary Livelihood Income
	E5. Others,
	
	1- From Overseas family members
	2- Pension
	3- 4P's/IP's
	4- Others, specify_____
		E7. Form of Payment
		   1- Cash
		   2- Kind
		   3- Cash and Kind
		   4- Others, specify_____

E1. Number of the Family Member refer to **C1 page 2**		

Source of Income						
E1	**E2**	**E3**	**E4**	**E5**	**E6**	**E7**
	⬅ **E8**. Total number of family members with a source of income/living					

F. SOURCE OF FOOD AND PERCEPTION OF FOOD AND NUTRITION SECURITY

F1. Main source of food consumption for your family? Check all that apply.

1- Derived from the surroundings (hunt, harvest, pick)

2- Derived from the farm

3- Derived from livelihood income not related to agriculture

4- Others, specify_____

F2. Is the food sufficient to your family needs in the next 6 months?

    1- Yes   2- No   3- I don't know

F2-1. Why did you say so? _____

F3. List the foods you usually eat in a day and rate based on the family's most important needs *(1- is the most important and the highest number indicates less important)*

__ _____   __ _____   __ _____   __ _____

__ _____   __ _____   __ _____   __ _____

__ _____   __ _____   __ _____   __ _____

F4. In your opinion, what are the nutritious food that must be provided to your family on a daily consumption? List them down.

_____   _____   _____   _____

_____   _____   _____   _____

_____   _____   _____   _____

F5. How do you understand the term, Food Security?

_____

F6. Who is more concerned about having food storage/reserve in the Family?   1- Male   2- Female

F6.1. Why did you say so? _____

F7. Over the past 12 months, was there a time, when because of lack of money or other resources: (multiple selection)

1- You were worried you would not have enough food to eat?

2- You were unable to eat healthy and nutritious food?

3- You ate only a few kinds of foods?

4- You had to skip a meal?

5- You ate less than you thought you should?

6- Your household ran out of food?

7- You were hungry but did not eat?

8- You went without eating for a whole day?

G. PERCEPTION OF TENURE SECURITY					
G1. What do you understand about Tenure Security?					
G2. Did you presently enjoy the following rights? 1- If Yes, (Encircle all that apply)					
G2-1. Right to Use			**G2-2. Right to Control/Decision**		**G1-3. Right to Transfer**
G2-1A. **Access**	**G2-1B.** **Harvest**	**G2-1C.** **Exploitation**	**G2-2A.** **Manage**	**G2-2B.** **Exclusion**	**G1-3A.** **Alienate/Bequeath**
1- Free to go to your land 2- Right to occupy your land for a long time	1- Able to use the resources	1- Able to use the land for livelihood	1- Rights to develop, control, and use land and its territories 2- Rights to negotiate the terms and conditions for the exploration of natural resources 3- Rights to determine and decide current and future priorities for development	1- Rights to regulate entry of migrants 2- Allow equal opportunities for both women, men, and youth in the community 3- Recognizes solely cultural differences 4- Rights to demand Free and Prior Informed Consent (FPIC) for any activities by outsiders	1- Rights to bequeath land/property 2- Rights to redemption of land from non-member of the concerned ICCs/IPs
G3. 2- If No, why do you think so?					

G4. Do you presently feel that you are enjoying the following rights to civic engagement? Encircle all that apply.

1- Representing local councils in drafting policies and legislation

2- Become a member in a community organization (IPO)

3- Participate in community decision making within the community

4- Participate in community consultations

G5. Do **Women** and **Men** have equal treatment and have involvement in policy and decision making in the community?

    1- Yes   2- No   3- I don't know

G5-1. Why do you think so? _____

G6. Do you believe that your community preserves its tribal practices? Encircle all that apply.

G6-1. If Yes, in what way?

1- Passing down indigenous knowledge and practices to younger generation

2- Continued practice of Indigenous Knowledge System and Practices (IKSP)

3- Use of customary law for decision making

4- Use of customary law for conflict resolution

5- Others, specify _____

G6-2. If No, Why not?
_____

G7. Have you ever experienced any form of unfair treatment from the people outside of your community?

G7-1. If Yes, what kind of treatment?

1- Use force/violence

2- Refuse to provide services/denial of services

3- Unequal treatment in services

4- Ridicule or Mocking

5- Others, specify _____

G7-2. If No, why do you think so? _____

G8. Were there instances that an IP or ICC group were able to successfully transfer through sale a land property **within** the community?

1- Yes, when? _____   2- No

G9. Were there instances that an IP or ICC group were able to successfully transfer through sale a land property **outside** the community?

1- Yes, when? _____   2- No

G10. Do you presently feel that you have security of tenure over ancestral domain/land?

1- Yes   2- No   3- Not all the time   4- I don't know

G10-1. Why did you say so?
_____

G11. Do **WOMEN** have access to land as observed in your community?

G11-1. If Yes, how? _____

G11-2. If No, why? _____

G12. Do **YOUTH** have access to land as observed in your community?

G12-1. If Yes, how? _____

G12-2. If No, why? _____

H. PERCEPTION OF COMMUNITY PROBLEM
A. Conflicts and Displacement
H1. Are there cases of conflicts existing/have existed/foresee to happen that involve(s) you or your family? ☐   Yes. Please provide information below:

H1-1. Type/Cause of Conflict	H1-2. Duration of conflict	H1-3. Brief description and reason of conflict	H1-4. Were there mechanisms / interventions to resolve the conflict? Please specify. From who?	H1-5. Results/Recent Status	H1-6. What are your recommendations to resolve and prevent conflicts?
1 – Armed conflict 2 – Within family clan 3 – IP vs. IP (of the same IP/ICC group) 4 – IP vs. IP (of different IP/ICC groups) 5 – IP to private sector conflict 6 – IP to Government conflict 7 – IP to non-IP migrant 8 – Others, specify_____			1- No 2- Indigenous People Organization 3- NCIP Body 4- Legal Court 5- LGU 6- NGO's 7- Others, specify _____		
☐ No. Why do you think so? What are the attributable factors?					

H2. What are the specific capacities do you need to resolve and prevent the conflict? (Multiple selection)		
	Type: 1- Knowledge 2- Planning 3- Way's to create (how to) 4- Negotiation 5- Others, specify	Specific Topic/Theme/Areas
Capacity needs for conflict resolution		
Capacity needs for conflict prevention		

H3. Are there any instances that you/your family were displaced? ☐ Yes. Please provide information below:					
H3-1. **Cause of displacement**	**H3-2.** **Brief description of the situation**	**H3-3.** **Approximate numbers of individual affected?**	**H3-4.** **Were there projects / interventions to address displacement? Please specify. From who?**	**H3-5.** **Results/Recent Status**	**H3-6.** **What are your recommendations to address the issue of displacement?**
1 – Natural disaster 2 – Armed conflict 3 – Extraction (mining, energy) 4 – Construction (real estate, tourism, settlement) 5 – Government projects 6 – Agribusiness farming 7 – Entry of migrants 8 – Others, please specify			1- No 2- Indigenous People Organization 3- NCIP Body 4- Legal Court 5- LGU 6- NGO's 7- Others, specify _____		
☐ No. Why do you think so? What are the attributable factors?					

B. Other Community Problems				
H4. Are there any other problems that have existed/are presently existing/are foreseen to exist in your community? ☐ Yes. Please provide information below:				
H4-1. **Type**	**H4-2.** **Brief description of the problem including the causes**	**Were there projects / interventions to address the problem? Please specify. From who?**	**H4-4.** **Results/Recent Status**	**H4-5.** **What are your recommendations to address the problem?**
		1- No 2- Indigenous People Organization 3- NCIP Body 4- Legal Court 5- LGU 6- NGO's 7- Others, specify _____		
☐ No. Why do you think so? What are the attributable factors?				

H5. What are the specific capacities do you need/your community needs to resolve and prevent the problems? (Multiple selection)

	Type: 1- Knowledge 2- Planning 3- Way's to create (how to) 4- Negotiation 5- Others, specify	Specific Topic/Theme/Areas
Capacity needs for conflict resolution		
Capacity needs for conflict prevention		

I. INVOLVEMENT TO YOUTH TO LAND

I1. How do young people can access information about land? Multiple selection.

1- Through the Elders   2- Through documents   3- Through poster/tarpaulins

4- Through the BLGU   5- Through the 3D map   6- Others, specify_____

I2. What would make the information more accessible to young people?

_____

I3. Which type of information regarding to land do youth have access to? (Multiple selection)

1- Land size   2- Land location   3- Land type

4- Land tenure   5- Land use   6- Others, specify_____

I4. Are there governance structures in place for young people to participate in the decision-making processes with regard to land issues?

1- Yes   2- No

I4-1. If No, why? _____

I5. Are there designated spaces or established procedures in those processes for young people to participate in?

1- Yes   2- No

I5-1. If No, why? _____

I6. How do young people participate and get involved in the decision-making processes in these structures?

1- Attend monthly meeting   2- Attend to traditional rituals

3- Youth representation to IPO structural design   4- Engage to IPO strategic planning and operational decisions making

5- Is given a right/voice to establish, weigh, and evaluate decisions   6- Others, specify_____

I7. Is it easy for youth to access land for income-generating activities?

1- Yes   2- No

I7-1. If No, why? _____

I8. For which income-generating activities do youth need access to land?

1- Crop production   2- Food processing   3- Storage

4- Leasing   5- Establishment of Enterprise facility   6- Others, specify_____

I9. Which forms of tenure are available for young people?

1- Owned/being amortized   2- Owned/no amortization   3- Owned/inherited

4- Shared with payment   5- Shared without payment   6- Rented

I10. How do different forms of tenure encourage the use of land for income-generating activities? Please explain.

_____

Thank you ☺☺☺

CITYWIDE COMMUNITY UPGRADING STRATEGY
COMMUNITY MAPPING AND SETTLEMENTS PROFILING

HOUSEHOLD SURVEY FORM
HOME OWNER (MAY-ARI NG ISTRAKTURA)
Pangalan ng may-ari ng istraktura: _____ *Age:* ___ *Sex:* ___
Kasapi ng isang asosasyon/HOA? ___ *Oo* ___ *Hindi*
Kung kasapi, pangalan ng CA/HOA? _____

PETSA: _____

CITY:
_____

BARANGAY:
_____

PUROK/SITIO:
_____

KOMUNIDAD:
_____

STRUCTURE NO.:
_____

IMPORMASYON PATUNGKOL SA ISTRAKTURA/BAHAY NA TINITIRAHAN:
Lagyan ng check ✔

Uri ng Istraktura:
___ Konkretong bahay
___ Semi-konkretong bahay
___ Bahay na gawa sa light materials

Uri ng Paggamit ng Istraktura:
___ Tirahan lamang (residential)
___ Tindahan o pangnegosyo (commercial)
___ Parehong tirahan at pangnegosyo (mixed)

Bilang ng Palapag:
___ Isang (1) palapag
___ Dalawang (2) palapag
___ Tatlong (3) palapag

Kuryente:
___ Mayroon ___ Wala
Kung mayroon, saan galing? _____
Kung wala, ano ang alternatibo? _____

Tubig:
___ Mayroon ___ Wala
Kung meron, saan galing?
___ *Maynilad/NAWASA/etc.*
___ *Balon (deep well)*
Kung wala, saan kumukuha?
___ *Bumibili* ___ *Tapping (di pormal na koneksyon)*
___ *Nakikiigib*

CR o Palikuran:
___ Mayroon *Kung mayrooon, ilan?* ___
___ Wala *Kung wala, saan nakikigamit?* _____

Sukat ng Istraktura (metro):
Haba: ____ Lapad: ____

Ilang household (pamilya/indibidwal) ang nakatira sa istraktura?
(Isama ang bilang ng renter/sharer* kung mayroon)
Ilan ang renter? ____
Ilan ang sharer? ____

IMPORMASYON PATUNGKOL SA RESIDENTE:
Lagyan ng check ✔

Insurance o Savings/Ipon:
Personal/Bangko: ___ Mayroon ___ Wala
Community savings: ___ Mayroon ___ Wala
Insurance: ___ GSIS ___ SSS ___ Pagibig ___ PhilHealth ___ Iba pa

Trabaho at Kita:

Miyembro ng Pamilya na Maaaring Magtrabaho	May Trabaho o Wala	Uri ng Trabaho	Status**	Ibang Pinagmumulan ng Kita	Average na Kita (kada buwan)

Iba pang Impormasyon: *(Ilista ang lahat ng miyembro ng pamilya na nakatira sa bahay)*

Miyembro ng Pamilya	Edad	Kasarian	Lebel ng Edukasyon	Nag-aaral pa?	May kapansanan?

KAHULUGAN NG STATUS NG TRABAHO:
*1. **Regular** - permanente*
*2. **Casual** - pinatatawag lamang kung kinakailangan*
*3. **Project** - nakakontrata para sa partikular na proyekto lamang (depende sa haba ng proyekto)*
*4. **Seasonal** - nagtatrabaho/ pinatatawag sa loob ng isang season (ex: anim na buwan, isang quarter, etc.)*
*5. **Probationary** - trial basis / under observation*

Validated by:

_____
Signature over printed name

PINAGKAIBA NG RENTER AT SHARER:
*1. **Renter** - nangungupahan, maaaring pamilya o indibidwal*
*2. **Sharer** - kasamang tumitira sa loob ng bahay ngunit hindi nagbabayad, maaaring indibidwal o pamilya*

CITYWIDE COMMUNITY UPGRADING STRATEGY
COMMUNITY MAPPING AND SETTLEMENTS PROFILING

HOUSEHOLD SURVEY FORM
RENTER/SHARER
Pangalan (*Head/Representative*): _____
_____ Renter _____ Sharer   Age: ____ Sex: ____
Pangalan ng may-ari ng istraktura: _____
Kaugnayan sa may-ari: _____
Kasapi ng isang asosasyon/HOA? ___ *Oo* ___ *Hindi*
Kung kasapi, pangalan ng CA/HOA? _____

CITY:
_____

BARANGAY:
_____

PUROK/SITIO:
_____

KOMUNIDAD:
_____

STRUCTURE NO.:
_____

IMPORMASYON PATUNGKOL SA ISTRAKTURA/BAHAY NA TINITIRAHAN:
Lagyan ng check ✔

Uri ng Istraktura:
___ Konkretong bahay
___ Semi-konkretong bahay
___ Bahay na gawa sa light materials

Uri ng Paggamit ng Istraktura:
___ Tirahan lamang (residential)
___ Tindahan o pangnegosyo (commercial)
___ Parehong tirahan at pangnegosyo (mixed)

Bilang ng Palapag:
___ Isang (1) palapag
___ Dalawang (2) palapag
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Kuryente:
___ Mayroon ___ Wala
Kung mayroon, saan galing? _____
Kung wala, ano ang alternatibo? _____

Tubig:
___ Mayroon ___ Wala
Kung mayroon, saan galing?
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___ *Balon (deep well)*
Kung wala, saan kumukuha?
___ Bumibili   ___ Tapping (di pormal na koneksyon)
___ Nakikiigib

CR o Palikuran:
___ Mayroon *Kung mayroon, ilan?* ____
___ Wala   *Kung wala, saan nakikigamit?* _____

Sukat ng Istraktura (metro):
Haba: ____ Lapad: ____

Ano ang status mo bilang renter/sharer*?
___ Indibidwal
___ Kasama ang pamilya

IMPORMASYON PATUNGKOL SA RESIDENTE:
Lagyan ng check ✔

Insurance o Savings/Ipon:
Personal/Bangko: ___ Mayroon ___ Wala
Community savings: ___ Mayroon ___ Wala
Insurance: ___ GSIS ___ SSS ___ Pagibig ___ PhilHealth ___Iba pa

Trabaho at Kita:

Miyembero ng Pamilya na Maaaring Magtrabaho	May Trabaho o Wala?	Uri ng Trabaho	Status**	Ibang Pinagmumulan ng Kita	Average na Kita (kada buwan)

Iba pang Impormasyon: *(Ilista ang lahat ng miyembro ng pamilya na nakatira sa bahay)*

Miyembro ng Pamilya	Edad	Kasarian	Lebel ng Edukasyon	Nag-aaral pa?	May kapansanan?

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