

# Perception of Tenure Security in Camalig Municipality, the Philippines

FIG Working Week 2012  
TS01K – Climate Change and Environment

Rome, Italy, 7 May 2012.

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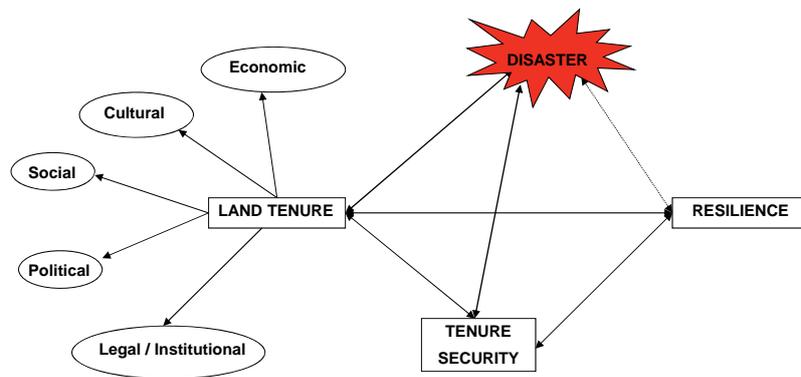


## Objective

**To investigate perception of tenure security of different tenure groups and identify factors that are perceived as improving tenure security**

- De jure and de-facto elements of tenure security**
- Social and Legal legitimacy of tenure security**

## Part of PhD Research

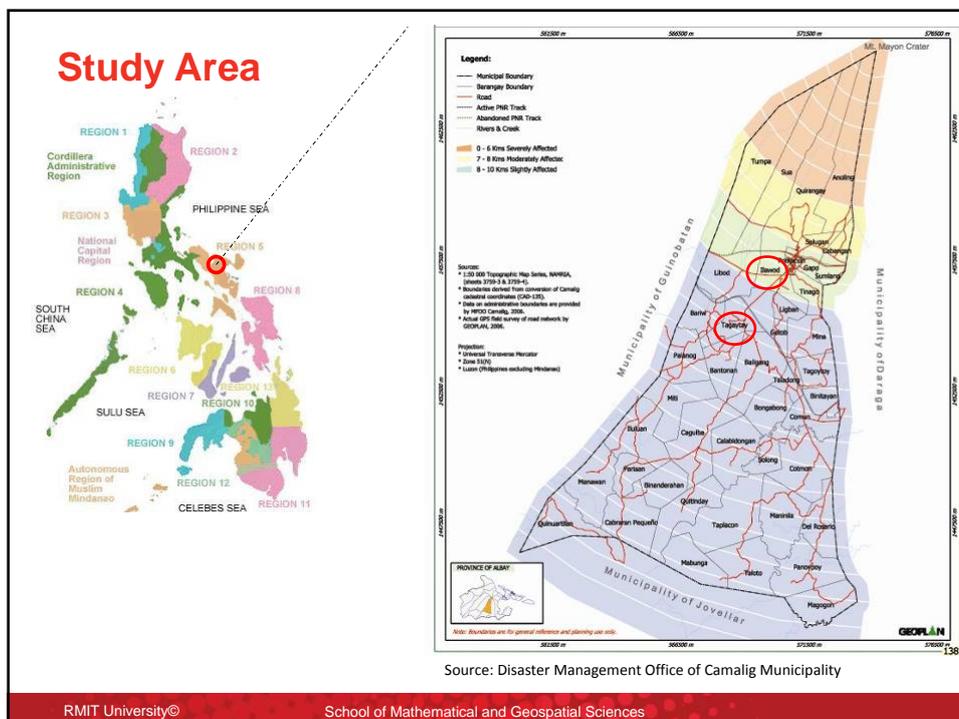


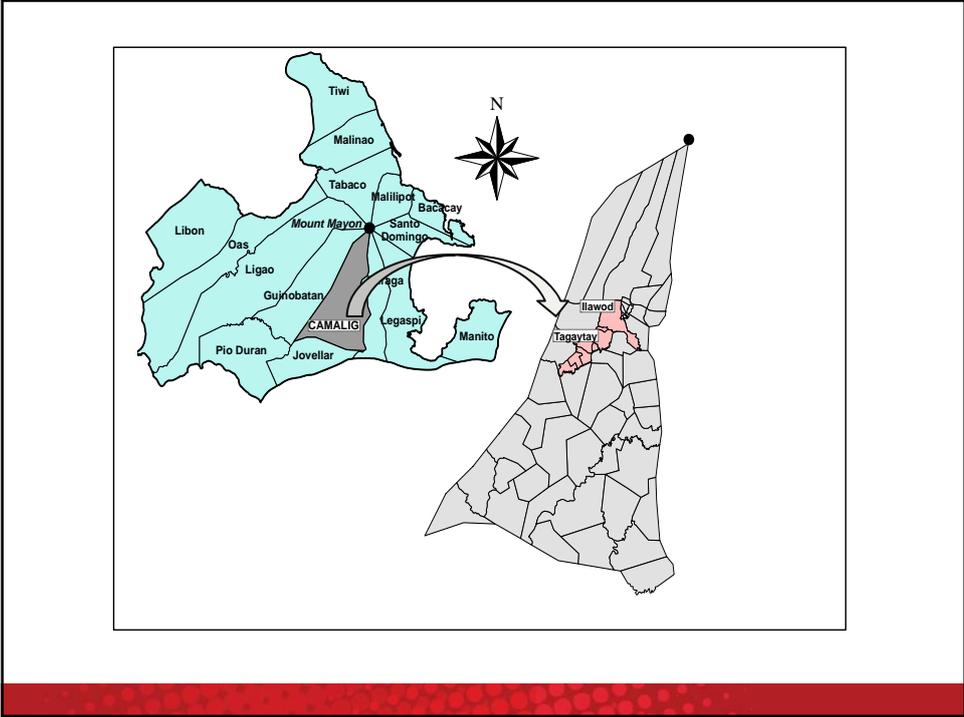
## Rationales: Tenure Security

- Land Tenure Security is considered as an important instrument for poverty reduction; one fundamental aspect for economic activity (UN HABITAT, 2008)
- Large amount of land in developing countries remain unregistered under formal title (Trewin, 2007) makes the population living in disaster prone areas become more vulnerable to the impact of natural disasters.
- The strongest form of tenure security is land titles (De-Soto, 2000; Reerink and van Gelder, 2010)
- Debates on what entails tenure security (de Souza, 2001; van Gelder, 2010)
- How Tenure Security is perceived in the context of “informality of tenure”

## Rationale: Land and Disasters

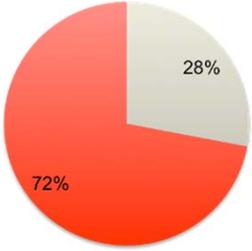
- Land issues as a critical gap in the international community's post-disaster and post-conflict response capacity (UN-OCHA, 2005)
- Uncertainties over land ownership that caused delays in house reconstruction in various areas affected by natural disasters.





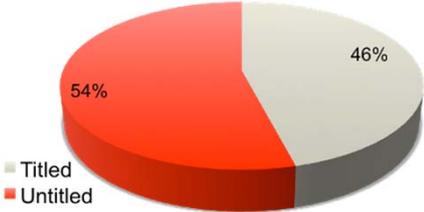
**Barangay TAGAYTAY**

TITLED	UNTITLED
83	213

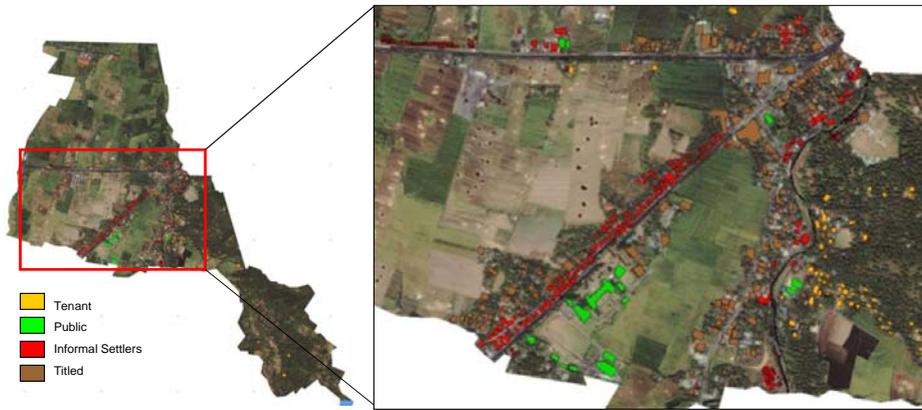


**Barangay ILAWOD**

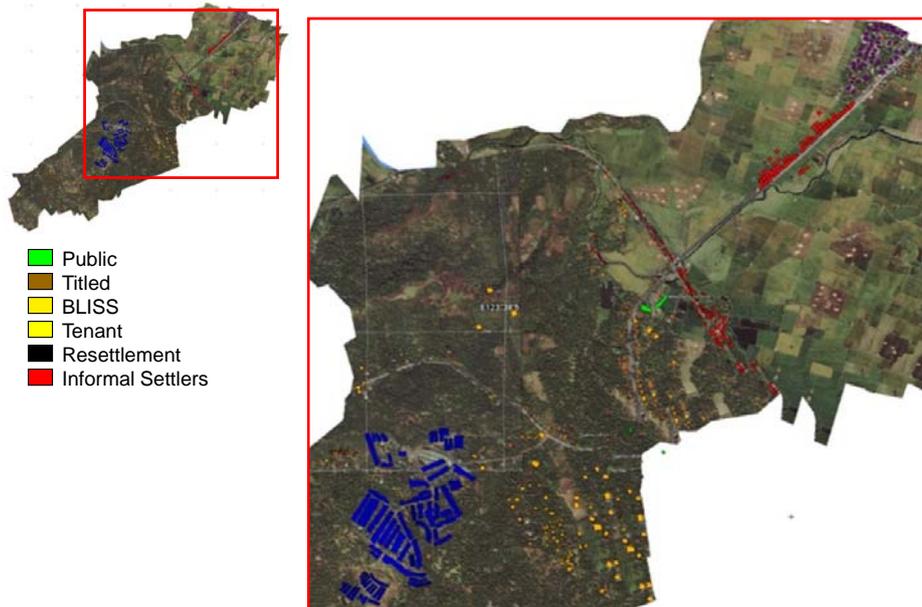
TITLED	UNTITLED
129	149



BARANGAY ILAWOD, Area = 18 Ha



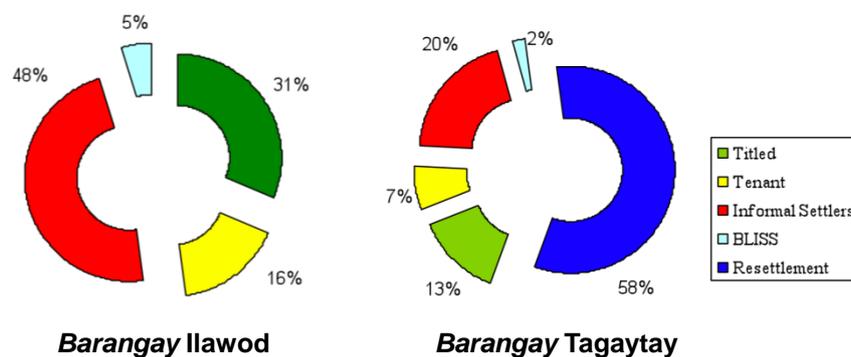
BARANGAY TAGAYTAY, Area = 26 Has



## Land Tenure System

1. Titled
2. Government-assisted housing, BLISS. Housing improvement program, established in 1978; provision of housing to the poor
3. Resettlement Sites; (of communities in disaster-prone areas)
4. Tenancy
  - Labour Tenancy (wage-based agreement)
  - Share Cropping
5. Informal Settlements
  - Along the river bank
  - Railway lines
  - Inside the forests

## Comparison of Tenure Types

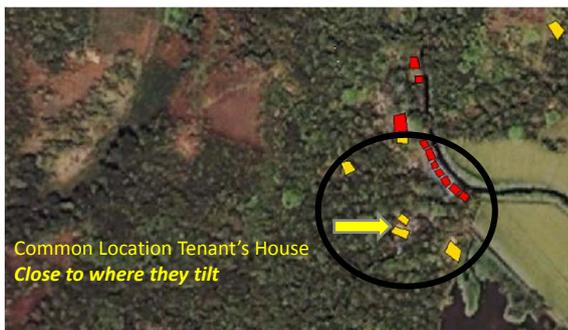


## Land Tenure System: Title Group



- Easily recognized: strong structures of houses
- Mostly located in the center of *barangay*
- Moderate to well-off households

## Land Tenure System: Tenancy



- Living inside the land they tilt
- Living outside the managed land; come to visit on regular basis
- Mobile tenancy: move from one place to another



**General pattern of tenancy (yellow)**

## **Land Tenure System: BLISS**



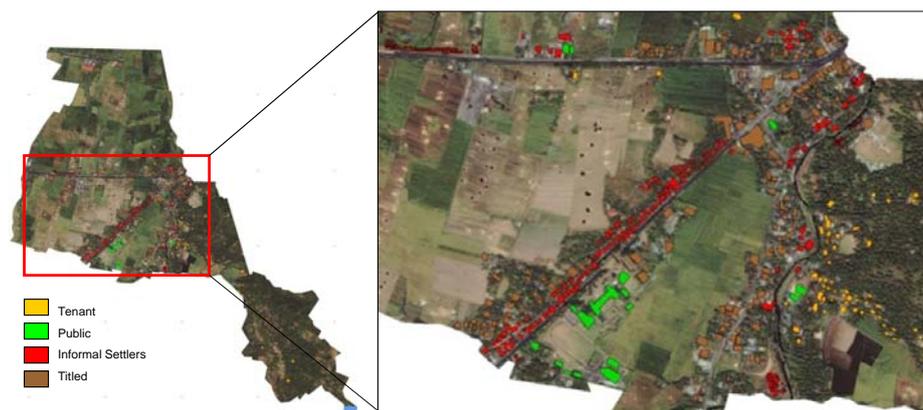
- **59 houses in *Barangay Tagaytay***
- **Uniform design yet mostly now transformed into multi-storey houses**

## Land Tenure System: Resettlement Sites

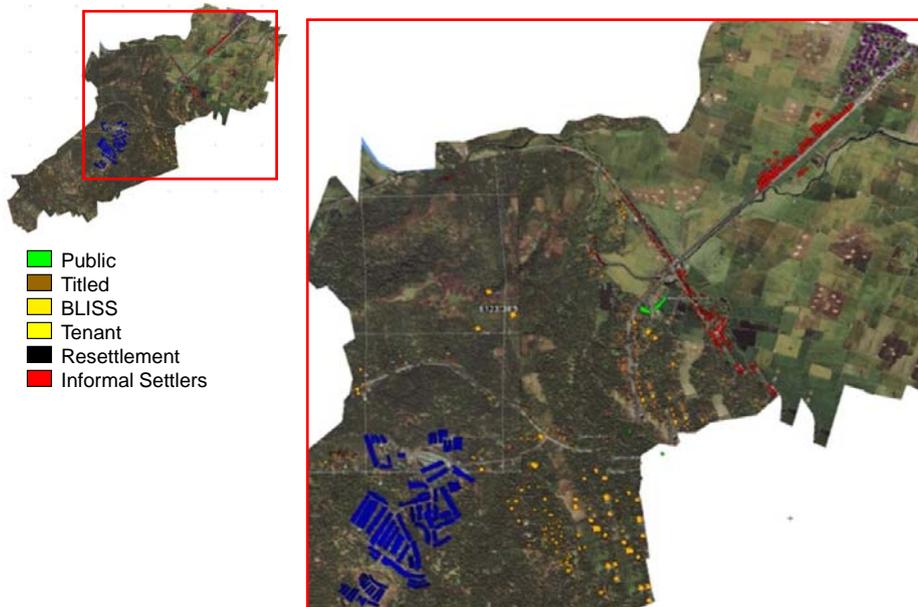


- **Old Resettlement Site: Relocation of the 6-km Permanent Danger: 520 houses**
- **New Resettlement Site: relocation of victims of the 2006 typhoon: 1157 houses**
- **New relocation sites are built in the municipality**

BARANGAY ILAWOD, Area = 18 Ha



BARANGAY TAGAYTAY, Area = 26 Has



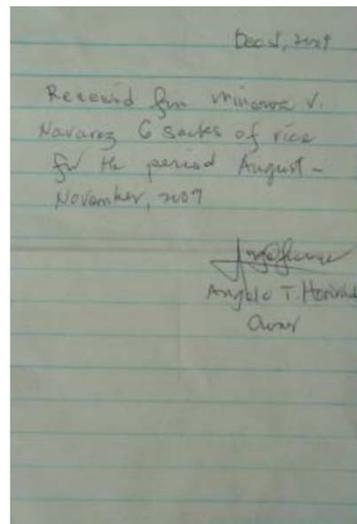
### Recognised legal property rights

Legally recognized rights	Informal settlers	Tenants (leasehold)		Government assisted housing and resettlement	Registered titles
		Labour tenancy	Share-farming		
<i>Legal occupancy rights</i>	N	N	Y	Y	Y
<i>Land use rights</i>	N	Y	Y	Y	Y
<i>The right to sell</i>	N	N	N	N	Y
<i>Inheritance rights</i>	N	Y	Y	Y	Y
<i>Registered land tenure rights</i>	N	N	N	N	Y

## Perception of Tenure Security

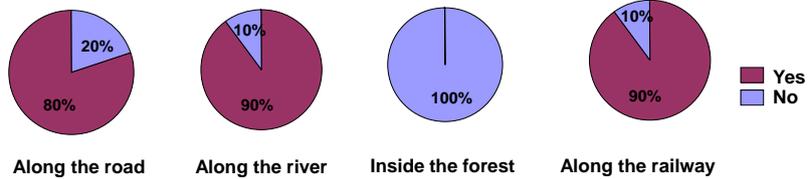
- Titled group: secured, safe from disasters
  - BLISS
  - Resettlement group
  - Tenant Group: relationship with the owner, trust, proof of payment
- } Certificate of ownership

## Perception of Tenure Security



## Perception of Tenure Security

- Informal settlement: perception on threat of eviction

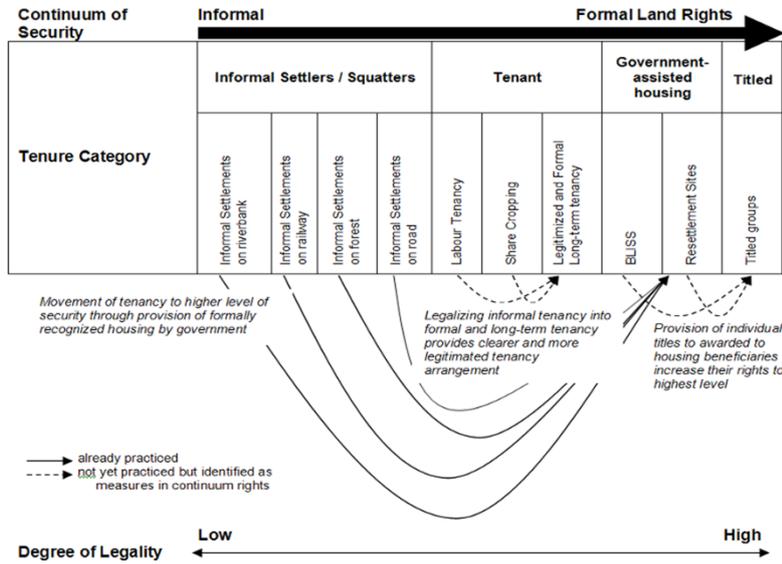


- Length of occupation
- Social recognition
- Government recognition
- Know the rights if evicted

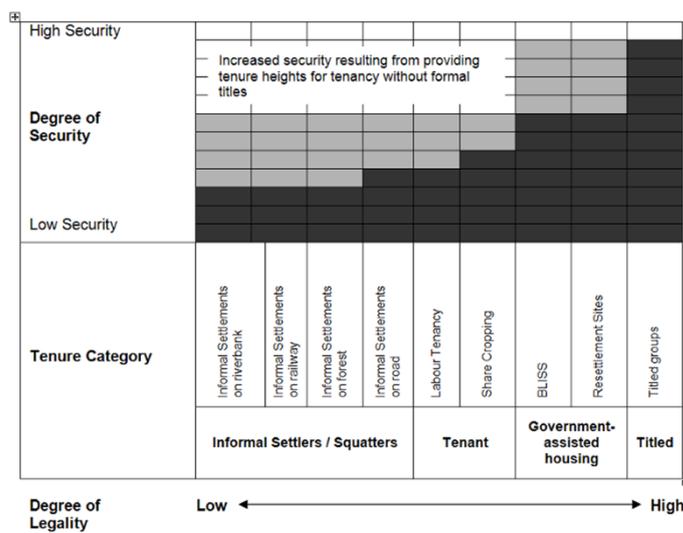
## Factors Constituting Tenure Security

Aspects	Informal				Regularized			
	Informal Settlers				Tenant	BLISS	Resettlement	Titled Groups
	along the railway	on river bank	in forest	on road				
<b>Legal legitimacy</b>								
Title documents								✓
Formal certificate / award of housing or contract					✓	✓	✓	✓
Government recognition	✓			✓		✓	✓	✓
The land user is also the owner								✓
<b>Social Legitimacy</b>								
Length of occupation	✓	✓	✓	✓	✓			✓
Social recognition	✓	✓	✓	✓	✓	✓	✓	✓
Capital improvements and investment to property			✓	✓	✓	✓	✓	✓
Connection with government and or person from institutions linked to power is not needed						✓	✓	✓
Inheritance recognised					✓	✓	✓	✓
No perceived threat of eviction					✓	✓	✓	✓

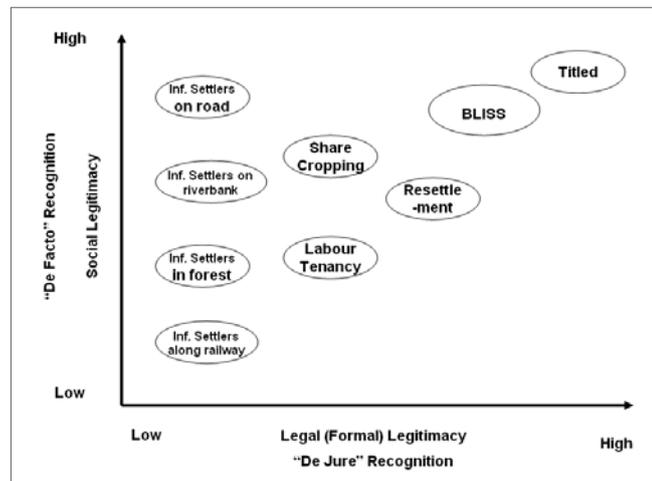
# Continuum Tenure Security



# Continuum Tenure Security



## Tenure Security Level



## Conclusion

- Land title provides the highest level of tenure security
- Little / no fear of eviction to informal settlers. No eviction in rural areas.
- The right to compensation if eviction occurs.
- Evicted by “natural disasters”
- Social legitimacy plays role in security of tenure in the context of developing country (majority of land untitled)
- Social Legitimacy ~ Social Resilience



**Thank You**