

099-062-POL-020

**RECOGNITION
OF INDIVIDUAL
PROPERTY
RIGHTS
IN A
CBFM SITE**

Prepared for the Office of the United States Agency for International Development (USAID) under Contract Number 492-0444-C-00-5073-00 USAID/ENV/MANILA

This Program Document was completed through the assistance of the United States Agency for International Development (USAID). The views expressed and opinions contained in this report are those of the author and are not intended as statements of policy of either USAID or the author's parent companies.

August 30, 1999



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Natural Resources Management Program

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ACRONYMS

BOD	-	Board of Directors
CBFM	-	Community-Based Forest Management
CBFMA	-	Community-Based Forest Management Agreement
CENRO	-	Community Environment and Natural Resources Officer
CS	-	Certificate of Stewardship
CSC	-	Certificate of Stewardship Contract
DAI	-	Development Alternatives, Inc.
DAO	-	Department Administrative Order (DENR)
DENR	-	Department of Environment and Natural Resources
NRMP	-	Natural Resources Management Program
OGA	-	Other Government Agencies
PENRO	-	Provincial Environment and Natural Resources Officer
PO	-	People's Organization
USAID	-	United States Agency for International Development

**RECOGNITION OF INDIVIDUAL PROPERTY RIGHTS
IN A CBFM SITE:**

**THE CASE OF GADWEN HIGHLANDERS
MULTI-PURPOSE COOPERATIVE IN
GALINTUJA, DIANAWAN, AND WENCESLAO,
MARIA AURORA, AURORA¹**

INTRODUCTION

Under the current policies of the Department of Environment and Natural Resources (DENR), community-based forest management agreements (CBFMAs), which are communal tenurial instruments, recognize the claims and rights of individual and groups who reside near and inside the forest lands covered by the agreements. DENR issues the CBFMAs to the people's organizations (POs) whose members are initially composed of interested community residents. In most cases, these residents are those with farm claims and occupations in the forest lands combined with those whose livelihood and economic activities depend on resources found in the CBFMA areas. At the onset, the PO only represents a minority of the greater community. This poses a problem in mobilizing and organizing for forest protection, local savings and credit, and in sharing of benefits, in any, from communal economic activities such as forest products harvesting or contracts for rehabilitation.

The DENR enters into CBFMAs with POs with the understanding that they represent the interests and concerns of all community members and stakeholders of the forest lands that are covered by the agreements. It is, therefore, imperative for the POs as CBFMA holders to periodically "open" and "close" its membership with the other interested residents and claimants for greater participation, involvement, and commitment in carrying out the terms and conditions of the agreements.

Recognizing, defining, and formalizing individual property rights of and among various claimants and stakeholders are perceived as a strategy to enhance greater ownership of community members of the forest lands in the CBFMA areas. It is assumed that a more defined property rights in the context of a communal tenure will result to better and improved protection and management of the forest lands and redound to a more intense effort by the claimants to develop and make their upland farms more productive.

Specifically, the IPR strategy within the CBFMA focuses on key issues. It hypothesizes that:

1. It can ignite greater interests among stakeholders and claimants to become members of the PO and thereby gradually strengthen their organization as an environmental caretaker and broaden

¹ This case was prepared by Ms. Naomi Balanan with guidance from Dr. E. Chong-Javier, Dr. E.S. Guiang, Dr. B.R. Harker, and assistance from DENR/CBFMO Region 4-A under the USAID- and DENR-assisted Natural Resources Management Program (NRMP). Fieldwork were provided by Mr. V. Dacumos, For. A. Manalili, PMO E. Wandagan, and CENRO/Maria Aurora and PENRO Aurora.

the participation of the greater community in carrying out the terms and conditions of the CBFMA;

2. It can clarify and resolve boundary conflicts among claimants;
3. It can mobilize local capital for savings and credit within the community;
4. It can generate locally-initiated sub-agreements with agreed-upon terms and conditions between the PO as the holder of the communal tenure and the individual claimants and members; and
5. It can interest investments of and among individual claimants to develop their claims or enter into agreements with investors in making their claims more productive.

This case presents experiences, field observations, field documentations, and key lessons learned on each of the foregoing issues and hypothesis. With NRMP assistance, the IPR policies and procedures in DAO 96-29 and DAO 98-45 were adopted and implemented in the CBFMA of a PO in Galintuja, Dianawan, and Wenceslao, Maria Aurora, Aurora.

NRMP collaborated with the Provincial and Community Environment and Natural Resources Office of Aurora and worked with the PO addressed individual property rights issues inside the CBFMA. As a pioneering effort to address IPR in a CBFMA, this case also highlights the process of recognizing, delineating and formalizing individual claims, the process of arriving at rights and responsibilities of individual claimants, local procedures in resolving boundary conflicts, the consensus process in determining benefits and responsibilities, the participation of non-PO members in the CBFMA, and the terms and conditions for encouraging individual and private investments in CBFMA areas.

THE CASE STUDY SITE

The case study site is located in the 4,900-hectare CBFM area found in Barangays Galintuja, Dianawan, and Wenceslao, Maria Aurora, Aurora. It has a total population of 2,609 with 493 households. About 18 percent of the total population are engaged in traditional upland farming. Most of them abandon their kaingins for fallow to increase crop production. About 44 percent of the population work a hired labors with no stable and permanent income. The remaining 36 percent are under 18 years of age and most work as farm and household helpers.

The CBFM site falls under climatic type 1V and water is abundant throughout the year. Loam and clay loams are the dominant soil types. The topography ranges from 600 to 900 masl and with down slope of not more than 45percent, based on topographic map. It has diverse forest resources with dominant vegetation cover composed of dipterocarp species, shrubs, and vines. Four beautiful waterfalls are found in the CBFM area. The creeks and rivers in CBFM area drain to the Pacific Ocean.

Of the 4,900-hectare CBFM area, the upland farmers cultivate 989 hectares for agricultural production with 649 hectares covered with CSC; 340 hectares are being claimed by individuals; and 176 hectares

as protection forests found in small catchments, mossy forests, sides of riverbanks and creeks, areas with 50 percent slope, and areas with above 1,000 m.a.s.l. elevation. The PO has about 1,644 hectares of forest reserve, composed of 984 hectares of brushlands and 924 hectares of residual forests. The remaining 2,075 hectares of residual forests have been allocated for sustainable forest management which includes timber stand improvement and forest products harvesting.

Sitio Dimasalan in Barangay Dianawan was selected as the test site for the IPR using the procedures in DAO 98-45. This sitio was chosen because it has been the experience of the people's organization how difficult to encourage community participation in undertaking CBFM activities, particularly forest protection and adopting appropriate farming technology in the uplands. Despite of several formal and informal IEC meetings there was no positive and concrete indications from the CBFM residents to join and commit themselves as member of the PO. Earlier, most of community members refused to include their individual areas as part of the CBFMA during the process of application because there was an expectation for titling, which was raised during the cadastral survey conducted by DENR. The residents in sitio Dimasalan have opted for individual property rights even before the CBFMA. With this mindset, some community members have been very passive in supporting CBFMA activities.

As part of the PO's strategy to encourage membership from Sitio Dimasalan, it has included the recognition, delineation, and formalization of individual farm and residential areas in the affirmed Community Resource Management Framework and Annual Work Plan as one of the more urgent PO priority activities.

THE PEOPLE'S ORGANIZATION AS A HOLDER OF COMMUNAL TENURE

The GADWEN Highlanders Multipurpose Cooperative is a registered people's organization with the Cooperative Development Authority. Its has 97 active members from the three barangays representing less than 4 percent of the larger community. Thus, as an organization, it has very little political leverage within the community except with the fact that most of the PO leaders and BOD members are respected local leaders and elected leaders in the three Barangays.

In December 1997, the PENRO issued the CBFMA to the PO entrusting the overall protection and management of the 4,900 hectares forestlands in Barangays Galintuja, Dianawan, and Wenceslao, Maria Aurora, Aurora (please refer to the CBFMA location map). Under the CBFMA, the PO has committed itself to protect, develop, and manage the forestlands with the active and collective participation of community members. However, with its present membership, the PO has been facing challenges in carrying out the terms and conditions stipulated in the CBFM agreement. Moreover, some community members claim that the CBFM organization is only for the few who hold the key positions and do not really represent the needs and concerns of the larger community. The indifference of some community members towards CBFM activities is affecting the protection of the remaining residual forests and watershed reserve areas.

As come-ons to would be members, the CBFMA requires the holder to strengthen its organization and increase its membership over time. It also allows, with DENR review and approval, the PO to engage in forest products harvesting, processing, and marketing of planted and natural timber species and non-timber forest products.

PO'S COMMITMENTS

The PO leadership has resolved to make a difference in carrying out the terms and conditions of the CBFMA by increasing membership, recognizing individual claims, strengthening the organization, providing opportunities for local savings and credit assistance, protecting and managing the forest lands, transparent leadership, and equity in both the employment and economic benefits arising from the forest products harvesting, processing, and marketing.

KEY ISSUES IN RECOGNIZING, DELINEATING, AND FORMALIZING INDIVIDUAL PROPERTY RIGHTS IN GADWEN CBFMA

QUALIFIED CLAIMANTS

During the orientation meeting which was facilitated by the DENR and NRMP staff and participated by the PO leaders and the claimants, it was agreed that the policy and criteria set forth in DAO 96-29 and DAO 98-45 must be followed in recognizing, delineating, and formalizing individual property rights within CBFMA area.

The criteria require that the legitimate claimants must be Filipino citizen of legal age, actual tiller or cultivator of the land, legitimate member of the PO holding the CBFMA (in this case the GADWEN Highlander MPC), willing to develop the land as well as participate in community-based forest management activities, and must not be a previous holder of CS that was cancelled for cause. During the orientation, it was also discussed and made clear that recognized claims within the identified protected areas of the CBMA (as found in the CRMF) will have to adopt protective and productive technologies and farming systems.

CLAIMS IN THE CBFMA AREA

In the case study site, individual upland farmers claims 989 hectares of the CBFMA area. About 649 hectares are covered with CSCs and 340 hectares are only informal claims of individuals. Some claims are also located in environmentally-critical areas needing protective measures as identified in the CRMF. The average area of farm claims within the CBFMA as found during the community mapping ranges from two to three hectares.

The areas that are being claimed during the census are usually larger than the actual area based on the ground validation. The BOD and DENR explained that an estimate of a hectare in the lowland differs in the upland because of the discrepancy in surface area of sloping lands and other physical characteristics. Majorities of the claimed lots are found in steep areas ranging from 25 to 45 degrees slope. These farms are prone to soil erosion.

Most claims are also adjacent to river tributaries and creeks, which are not environmentally appropriate for intensive cash crop production. Even the river with beautiful 3-layered waterfalls has claimants.

Some families have several claims reserved for their younger children. Some claimed lots have no development. Some claimants are living outside the community and engage tenants to till their claims. Some claimants bought the vested rights from community members employing tenants or hired labor to develop the land. Most claims for residential lots are located along the roads. The farm lots near or along the road could easily be sold and normally command higher price compared to inner lots.

THE PROCESS

Community mapping technique was used as a tool in identifying, evaluating and determining the individual land claims. The community mapping process focused on social and agroforestry practices of the community member in zones, by which the activity emerge, including boundaries with other communities. The preparation of a community map with individual claimants became an integral part of the guidelines for issuing an Individual Stewardship Agreement within the CBFMA.

The process of recognizing individual property rights following DAO 98-45 was followed in close collaboration with the PO Board officers and claimants with DENR assistance. The community map was prepared and drawn by the individual claimants, sharing their own respective stories and explanation to support their claims in the CBFM area.

The PO, DENR, and the claimants agreed to follow the sequence of recognizing and delineating possible individual property rights claims within the CBFM area.

- a) Conduct of an information dissemination and leveling-off between the PO and the claimants before the actual community mapping

The PO leaders informed the prospective claimants in Sitio Dimasalan, regarding the scheduled orientation and consultation meeting to discuss the guidelines governing the issuance and transfer of Certificate of Stewardship within the CBFMA Areas. The initial information dissemination was participated by the community members. The recognition of IPR process was discussed with the prospective individual claimants. The same individuals with claims stood as actual tillers of forestland attended the actual community mapping exercises.

The DENR and PO leaders as facilitators informed the claimants that based on the existing DENR policy, the PO should recognize the property rights of individual inside the CBFM. The rights and obligations of the claimants are embodied in the Stewardship Agreement.

Some issues and problems that were discussed and clarified during the orientation and consultation meetings were: i) the validity of CS as proof of stewardship over the forestland for 25 years in cases where the PO violate the CBFMA provisions, ii) who has the priority of access to resource use rights, iii) who and how does the boundary conflicts between and among neighboring farms be resolved, iv) the transferability of CS and the rights of the heiress or transferee, v) the role of the CBFM-PO, and

vi) the obligation of CS the PO and to the DENR. The CS Agreement has responded to the foregoing doubts and questions of claimants.

The criteria and requirements for a qualified CS applicant were presented and discussed several times during the formal and informal meetings.

b) Organizing the identified claimants for the community mapping.

The facilitators organized the upland farmers who did the initial draft of the community map. Manila paper was used in sketching the draft community map using assorted color pentel pens. The participants sketched the place where the group assembled, followed by drawing up the major roads, river creeks, and other tributaries. In the same map, the individual farmer participants located their farm lots, houses, trails and old logging roads.

c) Identifying Claimants and Establishing Census of Forest Occupants.

The pre-identified claimants based on the initial census submitted by the BOD attended the 2-day Community Mapping Training. Participants were informed during the IEC that community map could only be drawn and drafted by the occupants active participation. Some farmer participants sketched their farm lots and their neighboring lots who were absent during the community mapping. The initial pre-identified 28 claimant-tillers, increased to 68 claimants on the first day, and then again increased to 103 and 128 on the last day of community mapping exercise.

d) Preparation of the Community Map.

Prospective claimants attended the 2-day actual community mapping. The participants first located the chapel where the community mapping was done, followed by sketching the national roads. The participants who are knowledgeable of the area identified and sketched the infrastructures, major rivers, and creeks in the community map. Each of the participant-claimants located their individual farms in the community map, which became the basis for initial census of forest occupants. Some participants identified and sketched the farms of their neighbors. The participants identified the actual tillers while in the process of sketching the draft community map. After the mapping, the community census was completed and partially confirmed the validity of claims by individuals. The actual tillers identified boundary features and existing farm developments including crops planted.

The facilitators and the PO leaders prepared data of claimants based on the information provided by the claimants and key informants in the community. This resulted to additional claims, and cancellation of claims of unknown claimants. The PO with DENR, agreed to validate on the ground all areas being claimed in Sitio Dimasalan. The presentation of the draft community map was done three times with the community-claimants in the presence of the BOD members.

At least twenty farmer-claimants participated the ground verification. During the ground validation, the claimants were present to confirm the extent of his lot. The validation of individual lots were based on the census and community map. Revising, updating and validating of claims were done in each of the three community meetings where the community map was presented. Forty of the claimed farm lots where not validated the ground. The PO assumed the responsibility to continue the validation prior to the acceptance of CS application.

The final copy of the community map was signed by DENR represented by the NRMP staff who facilitated the community mapping activities, the PO's-BOD Chairman and officer who prepared, validated, and surveyed the community map, and the assigned PMO who actually validated and

estimated the actual land area. The community map is one of the requirements for CS application and serves as the master parcellary map indicating parcel numbers of the CS applicant. The PENRO approved the community map with the endorsement of the CENRO.

RESOLVING CONFLICTS

The community map shows the location and boundaries between and among farmer-claimants. Some claimed farms were abandoned and covered by secondary growth forest. It was clarified that areas with secondary forest cover adjacent to their farms would not be included in the CS. It was decided that the issue of boundary delineation would be done by claimants and claimants of neighboring farms in the presence of PO leaders. In the meantime, each of the claimants could already plant permanent trees or identify permanent marks in each corner of his/her claims that would serve as the boundary of farm lots. As agreed upon by the PO and the claimants, the people's organization will do the actual parcellary survey and the CS holders will provide monuments as permanent marks of their stewardship area.

The PO facilitated resolution of conflicts and marking of boundaries. Some farmer claimants with boundary conflicts initiated to immediately resolve the problem. Conflicts that were not resolved during the validation were left to the PO for resolution. If the PO could not resolve the conflict, it was agreed that there will be no processing of claims until such time that DENR would have resolved the conflict.

THE AGREEMENTS BETWEEN AND AMONG DENR, THE CLAIMANTS, AND THE PO

A workshop was held with the prospective claimants to formulate the rights, duties and responsibilities of a CS holder. During the workshop, the provisions of DAO 98-45 were again discussed. The facilitators presented the final draft of community map and the results of ground validation. The facilitators and the PO leaders presented the coverage of the CBFM area including the affirmed envisioned land use map of the 4,900 hectares CBFM area. The PENRO supported the effort of recognizing individual property rights within the CBFMA during his opening remarks and inspirational talks. He emphasized the right of individuals for stewardships over their farm lots, provided, that these individuals should become members of the CBFM people's organization and willing to abide and support CBFM activities.

During the workshop, the participants were divided into 6 groups to formulate their duties, rights and responsibilities that will further strengthen and give substance to the provisions in section 3, item 2 of DAO 98-45. A BOD member and DENR staff from the national, regional and PENRO and PMO facilitated the workshop groups. Each group discussed the provisions of the template CS contract and formulated additional provisions to include agreements between the PO and the CS holders.

The facilitators presented the workshop outputs to get additional comments from the participants. Comments and suggestions of the participants were integrated in the Agreement on Rights, Duties and Responsibilities between the PO and the CS holder. The agreement forms part of the CS. After the workshop, both parties agreed in principle on the contents and provisions of the CS Agreement. Application forms were distributed to interested claimants who would like to avail of a CS.

The contract provisions for the CS Holder, CBFM PO and DENR were translated in Filipino to ensure readability and facilitate understanding of all concerned partners. The rights and responsibilities of the DENR, being the grantor were also translated in Filipino. In the CS contract, the DENR reserves the right to regulate the cutting or harvesting of timber crops to ensure balance of forest cover of the land. If in case public interest requires the road right-of-way, the DENR will pay the CS holder of whatever just compensation or damage to the permanent improvement of the CS holder. The grantor will provide supervision and will conduct periodic monitoring and evaluation of the CS area. The DENR will support and extend technical, legal, financial, marketing, credit, extension services and other support to the CS holder through the PO. The DENR will maintain the present legal status of the forestland with CS.

Some salient provisions of the CS contract include the: i) right of the holder to peacefully possess and cultivate the land, enjoy the fruits hereof, and manage and work on the land in accordance with appropriate methods and practices as may be allowable by law; ii) accrue all proceeds derived from the land; iii) transfer, sell or convey in whole or in part the area covered; iv) nominate his/her heir to the Stewardship Agreement in case of death of the holder; v) next-of-kin shall have the right of pre-emption; vi) avail of assistance provided by other government and non-government organizations; vii) develop and utilize the land consistent with sound ecological practices; viii) become full pledge stewards of the area; and ix) sub-lease the areas.

The DENR and the PO assured the claimants of single management units to be granted access and use rights through the Certificate of Stewardship (CS). They will also have the rights to enter individual sub-lease contract with the government or private sector.

Specifically, the rights, duties and responsibilities of a claimant are the following:

1. Participate in the formulation of rules and guidelines for the identification of access trails and pathways within the Stewardship Area that will not cause destruction of any farm development.

Prepare and submit an overall farm plan within one (1) year upon issuance of the CS by DENR as the basis of monitoring and evaluating the development of the area. The CS farm plans may include harvesting of planted and naturally grown trees found within the stewardship area.
2. Report any illegal activities nearby or adjacent to its CS area, such as, but not limited to kaingin, timber harvesting, fishing, squatting, and collection of any forest products.
3. Actively participate in all CBFM undertaking, refrain from collusion with illegal doers and abide with the rules and regulations of the GADWEN Highlanders Multipurpose Primary Cooperative.
4. Preserve and respect individual boundaries to avoid conflicts between and/or among the neighboring farms.
5. Landmarks and/or provide monuments for the permanent boundary delineation of the CS area.
6. Inform the GADWEN Highlanders Multipurpose Primary Cooperative before any sub-lease agreement be made in whole or part of the stewardship area for legal assistance and documentation purposes.

Similarly, the rights, duties and responsibilities of the CBFMA People's Organization are the following:

1. Formulate and implement policies on how to identify and locate access trails and pathways within the stewardship area, assist in establishing boundaries, land survey and locating permanent landmarks, act as the mediator of stewardship holders in resolving boundary conflicts.
2. Integrate and include stewardship holders farm plans in the Annual Work Plan of GADWEN Highlanders MPC, provide assistance to members in developing individual farm lots, disseminate appropriate technologies. The Annual Work Plan should specify harvesting of naturally grown trees as part of the Annual Allowable Cut, and assistance in plantation establishment, maintenance, harvesting, marketing, and transport of forest- and agriculture-based products.
3. Conduct annual monitoring and evaluation, submit to DENR the status of farm development and compliance to the stewardship, and recommend cancellation to DENR in case of non-compliance to the CS Agreement.
4. In case of sudden death of the stewardship holder, the GADWEN Highlanders MPC will act as the trustee until the inheritor reaches the legal age of 18 years old and be considered as a qualified CS holder.
5. Facilitate selling, transfer, and sub-lease agreements of Stewardship Area in whole or in part.

PRE-MEMBERSHIP AND EDUCATION SEMINAR

The PO conducted PMES with individuals who have claims inside the CBFM who have expressed their willingness to become members of the GADWEN Highlanders MPC. The PMES was held in the primary school building of Sitio Dimotol, Dianawan, Maria Aurora. All interested residents (with or without claims) are invited to attend the PMES. The rights, duties and responsibilities of the PO and members were discussed during the PMES. Some issues and problems regarding the right of resource use and who should decide, and the fair sharing of power and benefits among its members. Some participants were not in favor of timber harvesting, however, they expressed the need for wood for housing. Some favored controlled kaingin, while others contested.

The facilitators clarified that the decision of PO who was entrusted by DENR to manage the 4,900 hectares should prevail as long as it follows sound management practices whether or not, timber harvesting forest development or reforestation and agroforestry. The PO emphasized that under its CBFMA, it has the following responsibilities:

- a) Protection of forest lands from fire, expansion of existing kaingins, intrusion of new kaingineros, and illegal cutting.
- b) Assistance to claimants and members in developing their individual farms in the CBFMA
- c) Management and strengthening their PO
- d) Linkage/collaboration with DENR, private sectors, and OGA's
- e) Sustainable management of the planted and natural forests
- f) Development of unforested lands that are not claimed.

The facilitators clearly stated that the DENR has no budget to support these activities, except that they may be allowed forest-harvesting rights as a major source of income to carry out the PO plans and meet its CBFMA provisions. The PO may also enter into joint venture or sub-agreements with the public and private sector for developing and managing parts of the CBFMA area.

The Municipal Council Committee Chairman on Natural Resources and Environment who was present during the PMES expressed his willingness to raise support for the development of their CBFM area, particularly in reforestation. Since he is also the Committee Chairman on Appropriation, he promised to allocate regular funds from the Human Ecology Support Fund to finance forest development in the CBFM area. He further clarified that the key for success of CBFM relies on the unity of People's Organization to implement forest management activities.

The PO Chairman and the DENR/PMO agreed and informed the claimants that they will not process CS application of non-members of the GADWEN Highlander MPC. This has become a leverage for the PO to invite individuals to be members and participate in CBFM activities, especially in forest protection.

IMPACTS ON MEMBERSHIP AND LOCAL SAVINGS

Of the 128 farmers who have claims inside the CBFM area, the PO Chairman issued about 60 CS application forms to interested applicants and there were 39 applications submitted, which were evaluated and reviewed. The PO Chairman, NRMP AP, and PMO tabulated the application forms to get the overall profile of the CS applicants. Each application form was duly recommended by the PO Chairman, Certified by the Project Management Officer and the PO Chairman for Membership.

Twenty-one applications were found in order, completed, and met the qualifications of a CS holder. NRMP helped finalized the draft CS contract including the workshop output as the Annex A of the CS contract. The draft CS contracts were returned to the applicants through the PO for review, evaluation, and comments. The PO Chairman informed the non-qualified applicants stating the reasons why their CS were not approved. The corrected draft CS contracts by the applicants were returned to the PMO for finalization. Each CS contracts was reproduced in four copies and returned to the PO. The PO Chairman and the Committee Chairman of Membership informed the qualified applicants for a meeting and signing of the CS contracts.

The signing of the CS contracts was held at Sitio 36, Dianawan, Maria Aurora on November 21, 1998. For final reading of the CS contract, the AP's and the PMO read the provisions of the contract. The anti-CBFM community members were also invited to observe the meeting. The PO Chairman informed the attendees that there will be second and third batches to be awarded with CS. However, only those claimants included in the community map and part of census of forest occupants have the priority to apply. Applicants whose names were not included in the census will go through the procedures of DAO 98-45. If there will be interested CS applicants, the PO will assume the responsibility with the DENR assistance to complete the process of DAO 98-45 for the issuance and transfer of certificate of stewardship in other barangays or sitios within the CBFM area.

The PO Chairman submitted the 21 CS contracts with the attached PO Resolution requesting the DENR to issue CS to the members of the CBFM, with the duly completed community map, census of forest occupants, duly signed individual CS applications with tabulated summary, CS contracts with

the duly signed Annex A as the agreement between the PO and the CS holder, and copy of DAO 98-45. The PO Chairman did the follow up to the CENRO and PENRO.

INTERESTS IN INDIVIDUAL FARM DEVELOPMENT AND PARTICIPATION IN FOREST PROTECTION

The existing and new PO members expressed their willingness to develop their individual farm claims in the CBFMA area. The formalized IPR agreement between the PO and the claimants and between the DENR and the claimants serve as long-term tenure for the holder in farm investments. The recognition of the IPR with the PO as a holder of the CBFMA provides a certain organizational advantage on the part of the PO to enforce forest protection activities in the forestlands. It also raises certain expectations on the part of the members for assistance from the PO leaders and participation in employment and economic-generating activities within the CBFMA.

SUMMARY OF LESSONS LEARNED

1. Community mapping, as a technique, is highly applicable and useful in recognizing, delineating, and formalizing individual property rights in CBFMA area.
2. IPR can be an effective tool for IEC for encouraging those who have claims inside the CBFMA to become PO members.
3. IPR needs a facilitator from DENR who knows the process and has the confidence of the CENRO and PENRO leadership so that the issuance of CS and signing of community maps would be facilitated.
4. The combination of IPR with PO membership campaign and the strategy for mobilizing local savings and credit may be effective in raising local capital for micro-enterprises.
5. The PO as a holder of CBFMA is strengthened with IPR and obtains more political leverage in enforcing forest protection activities.
6. The experience in GADWEN raises the issue of training on community mapping at the CENRO and PENRO level to facilitate IPR issuances.