

Issues on Land Acquisition by the Land Settlers in Nabas, Aklan

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Abstract

This study investigates land acquisition issues faced by land settlers using the evolutionary theory of land rights. It examines their rights to compensation, access to land-related information, documentation, legal protection, and equitable treatment. The research used statistical treatment, weighted mean, percentage frequency distribution, and chi-square test to analyze and interpret data. Based on the data collected, the summary finding reveal that the majority of the land settlers were male, married individuals who had completed high school education, additionally, these land settlers were predominantly under the age of 51-year-old and were primarily engaged in farming activities as farmers.

They were classified as agricultural settlers base on their occupation agricultural and activities on the land. The level of familiarity of land settlers with their land rights, as indicated by an overall weighted mean of 3.77 was verbally interpreted as moderately familiar. In contrast, in the process of acquiring land, the overall weighted of 3.27 was verbally interpreted as familiar. The extent of problems encountered by the land settlers, on land acquisition with an overall mean of 4.53 interpreted as very high. The issues faced by land settlers on land acquisition can lead to conflict and disputes over land ownership. These issues can cause tension and may escalate to violence. To mitigate these risks, it is essential to promote peaceful transaction with fair compensation for all parties involved in the land acquisition process. This approach can help potential conflict and ensure a fair and peaceful transfer of land ownership to land settler.

Keywords: Land Acquisition, Land Settlers Land Rights, Conflict, Disputes, Documentation

The Problem and Its Background

Introduction

According to Ding; Yhang; Luiz & Zoul (2020), land acquisition was one of the main issues facing our nation. Infrastructure is developed to address the basic needs of people in emerging countries as a result of population growth and fast urbanization. Land was a peculiar good that had been the subject of controversy among politicians, urban planners, and the general public in recent years, in part because there was a growing scarcity for new enterprises. The land settlers in Nabas, Aklan, were greatly impacted by the strict laws and difficulties associated with obtaining land in the past. The challenges they faced included navigating unclear land tenure systems, resolving legal disputes and

understanding intricate land acquisition processes. These obstacles often created barriers for people seeking to secure land for agricultural or settlement purposes, leading to delays, increased costs, and legal uncertainties.

The stringent regulatory environment and bureaucratic procedures made difficult for settlers to assert their lands rights effectively and hindered their ability to establish stable livelihoods and communities. The profound effect of the challenging land acquisition landscape in the past continue to resonate with those impacted, underscoring the enduring importance of addressing issues to support the well-being and development of land settlers in Nabas, Aklan. However, the compensation provided to those

landholders was mainly dependent on the guidelines of the government's market value, and it would be much less as compared to the market rate. To make the acquisition of land easier and more beneficial, the government needs to make a supplementary dynamic law for land acquisition.

According to Kasiluka, Kongela & Karimuribo (2014), land is an important basic asset for mankind even though owning land was typically linked with wealthy and influential people, an organization, affluent or poor and needs land to live. The insecurity of the property rights attached to the land was weakened the ability of the impoverished to own land in many areas. Even governments, which are supposed to serve the people are frequently run afoul of their constituents when they infringe upon their land rights. Governments had been launching urban development projects in response to the need for good shelter and the fast pace of urbanization. Most of the projects entail purchasing land outside of cities. In other instances, authorities purchase land for building infrastructure. Particularly, native residents of those areas the vast majority of whom are impoverished own the majority of the land. Furthermore, in an endeavor to safeguard the environment, land was more frequently purchased from aboriginal occupants. This was typical in rural areas where water catchments and natural forests are deemed vulnerable.

According to Kasiluka, Kongela & Karimuribo (2014) Even if purchasing land has merit, the process usually has unfavorable effects. The individuals who are most adversely impacted are the settlers who frequently obtained the land. Some of the negative results that settlers typically encountered were losing their land, losing their means of subsistence, disrupting economic activity, having their land disputes resolved over time, being relocated to underdeveloped areas, and receiving inadequate or delayed compensation.

According to Santos (2018), The complicated process of acquiring land was give raised to several problems for settlers. One of the problems was opposition from existing landowners, who might not want to sell or might demand prices that are higher than what the settlers are willing to pay. Whereas conflict and legal issues may result from these were would slow down the acquisition process. The disruption of sources of income and the displacement of residents as a result of land acquisition were additional challenges. In order to prevent backlash and preserve positive relationships with the impacted populations were settlers must carefully manage these social ramifications. When land is bought for development were also subjected to environmental concerns such as deforestation, habitation destruction, or deterioration of natural resources. While environmental preservation and sustainable practices must come first for settlers.

This research studies issues of land acquisition by the land settlers, particularly in Nabas, Aklan. In order to address the multifaceted issues of land acquisition, challenges for land rights, the implications for the land owners associated with land acquisition by the land settlers for their livelihoods and to survive everyday life. Behind these studies, the researcher's curiosity and eagerness to understand the legal framework of land acquisition including the process of land ownership for the land settlers, socio-economic impact, an environmental and political dynamics that can cause issues during acquisition processes.

Statement of the Problem

This study aimed to identify the issues with land acquisition by the land settlers in Nabas, province of Aklan.

This Study Specifically Aims to Respond to the Following Queries.

1. What is the land settlers' profile in terms of
 - Age,
 - Sex,
 - Civil Status,
 - Educational Attainment,
 - Occupation,
 - Classification of land settler?
2. What is the level of familiarity encountered by the land settlers in acquiring land in terms of
 - Rights of the land settlers,
 - Process in acquiring the land?
3. What is the extent of the problems encountered by land settlers in acquiring land in Nabas, Aklan?
4. What is the level of legal issue encountered by land settlers in land acquisition?
5. Is there any significant relationship between the level of familiarity and extent of the problems encountered by the land settlers?
6. Is there any significant relationship between level of familiarity and level of the legal issues?
7. Is there any significant relationship between the extent of problems and level of legal issues encountered by the land settler?

Hypotheses

The Researcher Hypothesized the Following;

1. There is no significant relationship between the level of familiarity and extent of the problems encountered by the land settlers.
2. There is no significant relationship between level of familiarity and level of the legal issues.
3. There is no significant relationship between the extent of problems and level of the legal issues encountered by the land settlers.

Theoretical Framework

According to Hull & Whittal (2019), In many ways, the importance of land rights was substantial. The rights provide people authority and control over their land, giving them a feeling of stability and security. Therefore, a land operation system that considers land values needs to be tailored to the particular area. Therefore, implementing appropriate land distribution plans is essential for successful intervention, improving sustainability, and achieving success. A proposal for changing the terms and conditions of land deals to acknowledge original land rights and give lodgers access to such rights is known as land distribution. It might also be compared to a land-term scheme. These proposals could include anything from minor adjustments to entirely new creations or redesigns (Deininger 2015). To improve efficiency and equity, factor ratios among households were to be standardized through the land sales market.

According to Whittal (2014), evolutionary land rights thinking requires critique because change is not always unidirectional and because freehold should not be valued higher than other types of

land tenure that can provide robust tenure stability. However, the evolutionary theory of land rights breaks down when it comes to the formalization and registration of private property rights. It does represent the idea that land tenure More or less independently, arrangements and practices are evolving under the pressure of increasing land scarcity, and that these changes are leading to increased individualization land tenure and improved land transferability.

According by Platteau & Malin, 2021 The Evolutionary Theory of Land Rights as Applied to Sub-Saharan Africa; A Critical Assessment. The movement of land rights toward more individualized tenure is driven by market integration and increasing population increase. Landowners are eventually prompted by this evolution to demand for properly established private ownership. The state is then typically politically motivated to respond by enacting land tenure reforms. The evolution theory of land rights traces the historical development of concepts, practices, and institutions governing land ownership, control, and use. This theoretical framework explores how human societies have evolved their relationships with land over time, reflecting changing economic, social, political, and cultural dynamics. The evolution theory acknowledges that land rights are not static but have undergone transformation through different stages of societal development by (Platteau) land rights were frequently communal or derived from long-standing customs in traditional societies. These systems demonstrated community-based decision-making, shared care of the land and its resources, and cultural norms governing land usage.

Property rights, land tenure systems, and legal frameworks outlining ownership rights emerged as nations made the shift to

agrarian economies and formalized formal government structures, further codifying land rights. The evolution theory of land rights is still applicable in the modern world when it comes to solving problems like environmental degradation, land grabbing, land inequality, and indigenous land rights movements.

To support advocacy for land rights, improve sustainable land governance techniques, and inform land reform initiatives, academics and policymakers consult theoretical frameworks and historical insights. Societies may negotiate complex land-related difficulties, safeguard human rights, and promote fair access to land for present and future generations by adopting a multidisciplinary perspective to understand the evolution of land rights.

Conceptual Framework

The study's conceptual framework describes the intervening variables, independent variables and dependent variables. In this study the independent variables comprised the demographic profile of the land settlers, which includes age, gender, education attainment, occupation, civil status, and settlers' classification. The demographics of respondents revealed important information about their perspectives, concerns, and interests in land acquisition processes. Understand the demographics profile of land settlers to ensure that the land acquisition process was fair, peaceful and transparent. Intervening variables, which may include factors such as legal complications, bureaucratic hurdles, financial constraints, and environmental regulations, can cause delays in transactions on land acquisitions. The dependent variables are the result of successful land acquisition and resolution of land ownership conflicts and disputes.

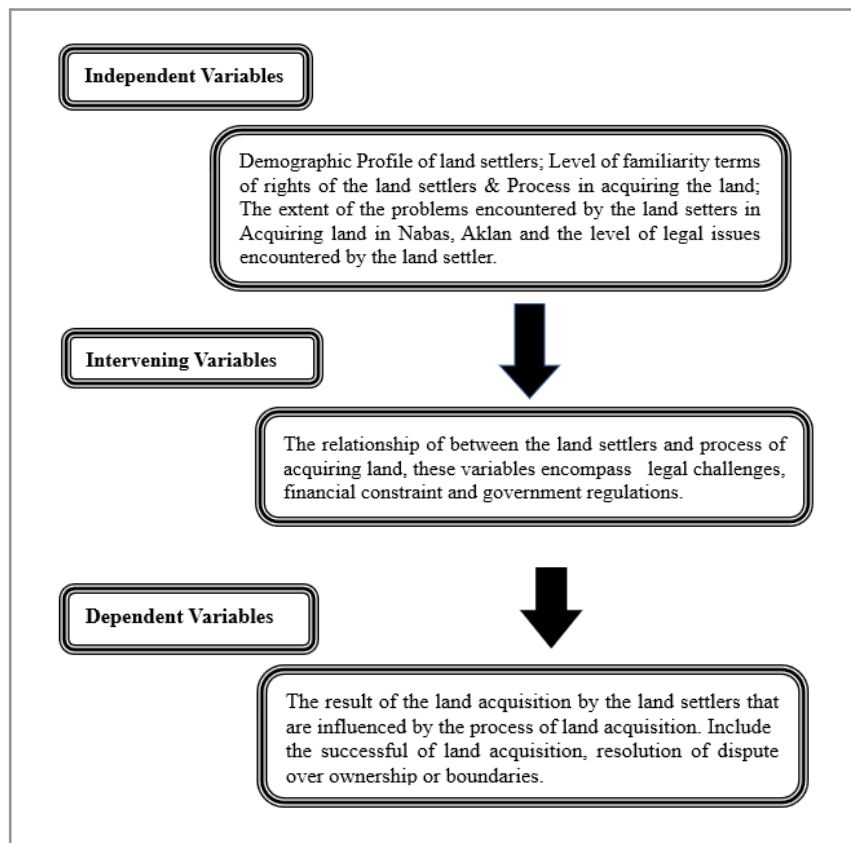


Figure 1: Conceptual Framework of the Study

Significance of the Study

This study brings into the inquiry the researcher seeking to find the issues of land acquisition by land settlers in Nabas, Aklan, as well as how it could provide benefits to the following:

- **Land Settlers:** They might benefit from the result, as it could be a guide to determining their rights and limitations as land settlers.
- **Landowner:** This comprehensive understanding provides landowners with the tools and insights necessary to make strategic decisions aligned with their goals and interests. The study could help them ensure a peaceful transaction with the land settler.
- **Municipality of Nabas, Aklan:** The study could enhance its capacity to manage land-related issues, support local development initiatives, and create a more sustainable and inclusive community for its residents.
- **Researcher:** The study should motivate transparency, accountability, and inclusivity in land acquisition processes. Ultimately, such research could help build consensus, improve communication, and facilitate more equitable and sustainable land acquisition practices that benefit both settlers and the broader community.
- **Future Researcher:** The results of the study lead to further research in the field of real estate or land acquisition transactions.

Scope and Limitation of the Study

The study conducted in the Municipality of Nabas, Province of Aklan, with a total population of 301 land settlers. This study focused issues on land acquisition and data collected to 172 randomly selected land settlers who will represent the population. The land settlers encountered multifaceted legal issues, problems and primary challenges in land acquisition. The data collected will be conducted using a simple random sampling method, where 172 of land settlers were selected for the study. Simple random sampling is a statistical technique where every individual in the population has an equal chance of being selected for the sample. By randomly selecting individuals, the sample is more likely to be representative of the entire population, ensuring the validity of the study results. This study was limited to the land settlers. Each of the land settlers was given the same questionnaire to answer. The result of this study will apply only to land settlers and will not be used as a measure of the issues surrounding land acquisition. The method used in this study was quantitative research. Quantitative research is the collection of data through structured and controlled instruments like surveys. The data collected is objectives could have quantified, measured, and analyzed. It was used primarily to test. This study was conducted for a period of several months, specifically from August 2023 to May 2024.

Definition of Terms

In this study terms are defined operationally.

- **Acquisition:** refers to the acquisition of land by a person who desired to be the owner of the property.
- **Agricultural Settlers:** Refers to individuals who establish residences and farms in rural areas for the purpose of engaging in agricultural activities such as cultivating crops, raising livestock, and other related farming practices.
- **Classification of Settlers:** Refers to the categorization or group of individuals who establish residences or communi-

ties in a particular area. This classification can encompass various criteria, such as the purpose of settlement (e.g., agricultural, urban, or religious).

- **Civil Status:** Determine a land settler's legal status as a widow, single, married, or separated person.
- **Conflict A:** significant debate or disagreement, generally one that lasts a long time. a state where a settler's guests clashing wants or desires for land accession.
- **Educational Attainment:** Refers to the loftiest position of education that a person has completed.
- **Indigenous Settlers:** Refers to the native people who have inhabited a certain area for numerous generations and have a strong bond with the original terrain and artistic heritage. They frequently retain traditional knowledge and traditions that are essential to their identity and way of life, and they've a special bond with the land.
- **Just Compensation:** Includes the request worth of the property being bought in order to guarantee that the proprietors aren't unfairly burdened or financially underprivileged by the loss of their land.
- **Land:** Natural coffers including soil, terrain, jewels, minerals, water bodies, and foliage. It serves as the foundation for all terrestrial life forms and mortal conditioning, furnishing a niche for foliage and fauna, and supporting husbandry, and profitable development.
- **Land Acquisition:** is used to describe the long-term native residents of a specific area or place who have a strong bond with the local ecology and cultural legacy. They often possess traditional knowledge and traditions that are essential to their identity and way of life, and they have a special bond with the land.
- **Land Classification:** The term "actual use" in this study refers to the designation of land that has been purchased by the land settler and is put to use for non-irrigated, commercial, residential, agricultural, or rice land uses.
- **Legal Issues:** An event that has legal ramifications and may require legal counsel to resolve is referred to as a legal issue.
- **Landowners:** A landowner in the municipality of Nabas, Aklan, particularly one with a sizable holding of land.
- **Land Market Transaction:** Discuss the purchasing, selling, or leasing of land in a market economy as a commodity. The ownership of the land is transferred in these transactions from the original owner to a new owner.
- **Land Right:** Refers to the security of a land settler's usage, possession, or tenure, as well as their access to and use of the land.
- **Land Settler:** refers to people who settle in formerly undeveloped areas and start businesses, homes, and farms there.
- **Land Use:** Refer to the land that is maintained or used for a variety of uses, including residential, commercial, and agricultural.
- **Location:** Refers to locating the land that is involved in a land settler's acquisition. The location of the study is shown in picture 1 on page 36.
- **Pioneer Settlers:** Refers to the individuals or groups who are among the first to establish permanent residence's and communities in previously uncharted or undeveloped territories.
- **Population Growth:** might have a major impact on the settler's acquisition. Demand for land for communities, agriculture, and other land uses rises with population growth.

- **Process:** This refers to a methodical action with a purpose. the sequence of steps to be taken in order to create something or arrive at a specific outcome.
- **Refugees Settlers:** are people or groups that have been compelled to leave their country because of persecution, war, or natural disasters and are looking for safety and refuge in other countries. In an effort to get past the terrible events that caused their displacement, they frequently encounter tremendous obstacles when attempting to integrate into host communities, rebuild their lives, and adjust to a new environment.
- **Respondent:** Refers to a person who responds to something, particularly data for a questionnaire or survey. In this study, refers to an individual who replies to a question, survey, legal complaints or any other form of inquiry or communication.
- **Settlers:** Refers to people or groups who settle down permanently in otherwise unoccupied or sparsely populated places, creating communities.

In this study, settling entails creating social, economic, and cultural connections to the new site in addition to the actual act of moving. Settlers can support themselves and their communities by working in mining, agriculture, or other profitable industries. contribute to the development and change of the area they live in, forming local communities, customs, and identities.

- **Sustainable Resource:** Is the prudent use of natural resources to satisfy current needs without sacrificing the ability of upcoming generations to meet their own needs? In this study, long-term ecosystem and community well-being is considered when making decisions and putting policies into place.
- **Tenure Security:** refers to the social or legal protection that people have over their land, assets, or properties, guaranteeing their freedom to own, utilize, and manage these resources free from encroachment, arbitrary eviction, or conflict.
- **Urban Setters:** Are people or groups who opt to live in towns or cities as opposed to rural areas; they influence the social, economic, and cultural dynamics of the urban environment and add to the diversity and vibrancy of urban communities.

Review of Related Literature

The following was presented in this chapter: foreign literature, local literature, foreign study, local study, and relevance of the reviewed literature and studies to the present study.

Foreign Literature

United Nation-Human Rights (2018) Everyone has the right to possess property, either individually or jointly with other people, according to the Universal Declaration of Human Rights. Nobody's property may be taken from them arbitrarily. A multitude of human rights are directly impacted by the cross-cutting problem of land. Land is essential to many people's livelihoods and is a fundamental component of economic rights. Land is associated with social and cultural rights since it is frequently linked to people's identities. 2015 saw its adoption by the UN General Assembly.

According to Chan, (2015), since China adopted an open-door policy in 1978, the economy has improved significantly and developed quickly for the livelihood of the people [1]. The nation's urbanization process is accelerated by the rapid development. Due to these influences, there is a high demand for land to accommodate different types of development. Compulsory acquisition of rural property has emerged as a practical strategy for augmenting the land supply. (Chan 2015) The Law of Land Administration 1998 of the People's Republic of China governs compulsory acquisition of rural land. Additionally, this statute calls for compensating farmers who have lost their property. Farmers have been resisting land acquisition more and more in recent years due to unethical acquisition practices and inadequate pay. Sometimes the opposition results in violence and fatalities. Since 2004, the Chinese government has implemented significant measures to address the grave issues, such as amending the Constitution to revamp the policies pertaining to land acquisition and compensation.

According to Qin, (2015). A Political Analysis of Foreign Land Ownership: Long-standing institutions will continue to uphold foreigners' land rights. despite a lengthy history of challenges to such rights. Since land is politically important since it maintains the state's territory, national citizens who are politically loyal to the state should be the only ones allowed to purchase land, according to the long-standing problems. This essay takes a political look at the question of foreigners' rights to acquire land. It begins by reviewing the historical political arguments against foreign property ownership, which are then looked at and put to the test. The analysis of the political arguments shows that land's place in the new market structure has altered, and that the political value that land embodies is also changing. Of these, the economic worth of land is becoming more and more important than its political value. The article closes by saying that political obstacles that prevent foreigners from owning land may not be warranted in the new globalization period, and as a result, states may decide to lift the limitations placed on foreign land ownership due to political considerations.

Patil, Yuvraj. (2012). Land Acquisition & Human Right Approach: The nation's infrastructure needs to grow quickly [2]. Accelerating industrialization is necessary, particularly in the manufacturing sector. Urbanization is unavoidable. Land is a necessary prerequisite for each of these procedures. Land must be acquired by the government for a number of public uses. Land acquisition must always be done in a way that completely respects the interests of both the people whose livelihoods depend on the land being bought and the land owners themselves. Land acquisition is a concurrent issue under our Constitution, although land itself is a state subject. The Land Acquisition Act of 1894 has been the fundamental statute that has so far governed the land acquisition procedure. It is painfully obvious that the fundamental law has become antiquated, notwithstanding occasional amendments. Due to strong opposition to the government acquiring land for various projects, the land acquisition process has now taken on a contentious aspect.

Nallathiga, Ramakrishna & Abhyankar, A & Gurnani, A & Goyal, A & Umredkar, M. (2018). A Comparative Examination of India's Land Acquisition Acts: A Case-Based Approach [3]. In order to supply jobs, social infrastructure, physical infrastruc-

ture, and other public amenities, land acquisition is crucial to a nation's development. Land acquisition in India has resulted from a series of land-required legislative development programs. The case analysis indicates that successful land purchase requires addressing fundamental problems.

Sari, Yesi & Nugroho, Rizal & Khanif (2020). Land Acquisition for the Public: A review of interests within the framework of human rights [4]. The Journal of Law and Society in Indonesia. This study focuses on land acquisition for the public interest. So, the activity that uses communal land and is meant to serve the public interest is land acquisition for public use. The government uses state land so that it can carry out development in the public interest. In the event that state land proves insufficient or is unable to optimize development, the government may acquire land from private parties. The rights of those impacted by land purchase must be taken into consideration by the land acquisition team when carrying out land acquisition. The property acquisition process frequently involves abnormalities such as the use of force, intimidation, and discrimination.

Local Literature

In accordance with GOP Constitution 1987a, Sec. 12, Art. Lands in the Philippines might be privately held or belong to the state as public domain. The 1987 Constitution only permits private firms to lease up to 1000 hectares of public agricultural property. Up to 500 hectares may be leased by citizens, or they may be granted, purchased, or home stewarded.

A homestead, sales, or free patent, as well as concessions, are granted by the Public Land Act and other special legislation to private corporations and people who meet specific requirements. A farmer's entitlement under the Comprehensive Agrarian Reform Program (CARP) and CARPER is as follows: complete or total ownership in the form of Emancipation Patents following amortization in full; partial ownership in the form of Certificates of Land Ownership or Certificates of Land Transfer for those who have not yet made all required payments. Benefits of agricultural reform, such as stock ownership under the Stock Distribution Option, are awarded to huge corporate farms. Farm laborers are awarded leasehold rights with a 75:25 share in favor of the farmer-lessee in regions that fall outside landowners' retention limits and on privately owned agricultural lands that the government has not yet purchased.

As stated by Llanto; GOP Constitution 1987, Article 12, Sect. 2). Privately owned lands (determined by state grants or legislation enacted after colonization) and lands that are disposable and alienable (such as agricultural and reclassified lands) are subject to one of two agreements: purchase, which confers ownership; or lease, which confers only the right to occupy and use the land for the duration of the agreed-upon period. Private ownership accounted for 64.8% of lands categorized as disposable and alienable in 2003. The state owns forest lands, including mineral lands and national parks, and under certain circumstances, it is entitled to usufruct and resource usage rights.

Cruz v. Secretary; GOP 2008d; Quizon and Pagsanghan (2014) cite GOP 2008f. Both the Native Peoples' Rights Act and the Constitution recognize customary ownership rights over ancestral lands. Furthermore, colonists only obtained dominion over

unclaimed or uninhabited areas of the Philippine archipelago, according to rulings made by the Supreme Court, the highest civil court, while ancestral territories are considered private properties based on customary or native title, outside the purview of the Regalian theory. In metropolitan and peri-urban areas, the establishment of informal settlements on public lands and vacant private lands is a result of rural migration and population expansion. The Urban Development and Housing Act forbids demolitions and quick evictions of informal residents. Land in the Philippines can generally be owned or acquired by Filipino citizens, businesses, or partnerships in which at least 60% of the shares are held by Filipinos. Nonetheless, foreigners or non-Philippine citizens are allowed to buy buildings and condominiums and sign long-term land leases (Corp Philippines, n.d.).

According to Batas Natin (n.d.), a corporation that is not a nationality can buy a piece of private agricultural property without going against the ban in the constitution. Filipinos must make up at least 60% of the corporation (Sec. 7, Art. XII, 1987 Constitution). It is limited to the degree that is logically required to allow it to fulfill the function for which it was designed. If used for farming, it can only be 1,024 hectares. As to Article XII, Section 3, of the Constitution of 1987, state patrimonial property may be leased, not owned, for a maximum of 1,000 hectares and for a period of 25 years, with renewal options. Both foreign firms and Filipinos are covered by this land ownership. via a lease covering no more than 1,000 hectares. The term of the lease cannot be more than twenty-five (25) years, and it cannot be renewed for an additional twenty-five (25) years. (Article XII, Section 3, Constitution of 1987)

Borras and Franco (2007), Quizon and Pagsanghan (2014), FAO (1997), GoP-Philippines Statistics Authority, 2015). Distribution of land is lopsided. An estimated 4.2 million small farms with an average size of less than 1.5 hectares and 8,475 big private landholdings with an area of up to 25,000 hectares make up the rural sector. Three hectares or less make up 89% of all farm properties. According to Elauria (2015), there are 10.2 million marginal farmers and farm laborers, 70% of whom are landless. It is uncertain how many informal communities there are in rural areas. The state has implemented a number of land reforms since the 1930s; the 1988 Comprehensive Agrarian Reform Law is the most recent. Large tracts of land have been dispersed, but the most fertile and productive private agricultural fields are still owned by affluent private landowners. These are also the most disputed private holdings.

Lech and Leppert (2019). Effects on Philippine Land-Use Planning and Rural Development. An essential resource and the cornerstone of socioeconomic development is land. One technical tool for managing land usage is land-use planning. It is intended to balance potentially incompatible land demands, guarantee sustainable management of natural resources, and enable an equitable and open distribution of land.

The goal of technical cooperation (TC) for land-use planning in partner nations is to build capacity at various administrative levels. This indicates that it frequently reaches a high level of complexity. In light of this, the assessment study "Impact, diffusion, and scaling- development of a thorough approach to land-use planning in the Philippines." (Leppert 2018) offers a thorough

and exacting analysis of the effects of a highly technical methodology.

Foreign Studies

According to an analysis of land data gathering, management, and associated problems in Ethiopia by Amera, Gelagay, Wubie, & Amsalu (2021). Since the 1950s, various organizations have worked to gather land data through the use of contemporary satellite and ground survey data collection methods. On the other hand, a dearth of widely applicable, dependable, compatible, and interoperable land data exists.

The purpose of this study was to evaluate Ethiopia's present land data gathering system, data sharing framework, and significant issues. Purposively picked were a total of 26 institutions that primarily deal with land-related issues, including the collection, management, distribution, and use of spatial data. These institutions' data were gathered through in-person interviews, focus groups, and system observation of data handling. International guidelines for the exchange and management of spatial data were also examined.

According to Goswami (2019). A study of shifting state-society relations in relation to land acquisition and forced relocation. European Investigator. This study focuses on the complex regional socioeconomic issues of land acquisition for new industrial establishments, displacement caused by mining, and resettlement that occur in various parts of West Bengal, India. The study identifies a serious concern for human rights as well as the root of obstacles to public legislation and organizations that offer humanitarian aid. The many aspects of bulk land acquisition instances in Southern Bengal and the related issues are also found in this study. Because of this, acquiring land for coal mining purposes is turning into a more forceful process that is insensitive to the human costs associated with the destruction and trauma it causes in its wake. The study explores the state government's extensive land acquisition program and the public's response to land acquisition for both the expansion of current industries and the creation of new ones. The results concentrate on different aspects of large-scale land acquisition instances in Southern Bengal and the related issues.

De (2019) claims that the purchase of land in India is "a critical review." However, the land is now accessible for the Indian government to use for a number of purposes through a number of projects. Because purchasing land involves so many complicated procedures and strict laws, it has become one of the hardest and most time-consuming tasks. The main problems with land acquisition in India are land ceiling laws, land inheritance lawsuits, improperly documented sales, government-granted land to SC/ST, strict laws governing resettlement and rehabilitation, etc. These problems cause delays in projects. Because it can be challenging to find adequately sized, contiguous land parcels for development that are clear, marketable, and free from litigation, land pooling is viewed as a feasible alternative to land purchase.

According to Ray (2015) [5]

states that in the maturity of nations, the constitution grants the government the authority to appropriate intimately held land for public use in exchange for just compensation. Land bought for structure systems, similar roadways or heads, is still possessed

by the government. nevertheless, under the guise of civic recuperation, private land is occasionally sequestered for industrialization or indeed the establishment of business and domestic structures. In certain circumstances, a private individual receives power of the acquired land. This essay compares and contrasts colorful cases of private land taken by force in China, India, and the United States. Some enterprises concerning the government's taking of property for private development are brought up by the General Motors case in the 1980s in Poletown, close to Detroit, Michigan, and the recent events girding Tata Motors and the agrarian land in Singur, West Bengal. A synopsis of the history of prestigious sphere land purchase in the United States provides environment for a consideration of several crucial issues, including the issue of strategic holdouts and indifferent compensation. The essay also examines the unique issues of land accession in China. Since Marx and other pens on agricultural issues in the early 20th century, the "Land inquiry" has accelerated agricultural research and a successful track record. Mandatory land accession is the government's right and action to seize property that isn't its own for public use in nations that permit private land power. Long-term profitable benefits from industrialization and structure development are presumably going to materialize, but carrying land to support these processes continues to be one of the major development obstacles in numerous Asian nations.

Asian Development Bank (2018), [6]

The recent political bouleversement transgressing from the industrialization drive through forcible land heists in numerous corridors of Asia (India, Indonesia, Nepal, and the Philippines in particular) points to the need for a sustainable policy a frame that results in a positive sum game, serving the proprietors without hurting the growth prospects. Using instruments from the domains of economics and law, we propose the land trust or land parcel for the development of structure investment and industrialization purposes. We argue that this is one of the stylish ways to increase the rate of return by inviting private investors into structure investment. Through substantiation from the success stories of land trust enterprise in numerous Asian countries, including India, we aim to show the applicability of this alternate system as stated by Murali and Arul (2016). Land accession, rather than request procedures, is seen as the primary source of conflict amongst the impacted groups growers, investors, and governments [7]. Over the once 20 times, analysis of civic land use policy has come more comprehensive and in-depth, and arising countries can now pierce a large quantum of knowledge as they embark on this phase of urbanization. This paper explored the numerous kinds of land accession programs that are enforced in different nations. It's noted that a significant logical and relative donation can enable a type of planning that might help the negative consequences of indecorous use of civic land.

According to Sathe (2017) [8]

Growers and their land have a complicated relationship; losing it would mean losing their entire way of life. An examination of the original townies in Maan, a vill close to Pune, where property was bought for artificial estates and an IT demesne, revealed that the growers engaged set up the purchasing process to be both harming and intimidating. Nearly 70 of those surveyed said they would be open to dealing their land in certain circumstances. Their resentment stemmed from the fact that land values increased following the accession. A portion of the land's

unborn appreciation is what growers desire. According to State by Varma (2014), a new land accession act that promotes development, assiduity, and growers while accelerating profitable growth is recommended. The six sections of the proposed new land accession act are land accession; land allocation bracket; design completion schedule; compensation; recuperation; and land operation.

Local Studies

It is the Department of Natural Resources and Environment (DENR) responsibility to take the lead in managing the nation's natural resources sustainably. Due to the ongoing movement of forests and forest lands (FFL) and the ensuing loss of forest cover, tenure laws were implemented, giving people more rights. A bundle of rights is a particular collection of permissions given to an individual or group of individuals to use land or property in a particular way. It covers rights to use, exclusion, administration, and alienation. The scope of individual and communal rights, the effect of secure tenure on livelihood and forest conservation, the migration trend and form of land acquisition, and the improvement of property rights in community-based forest management (CBFM) areas were all reported in this study. There were three significant eras of migration, all driven by the desire for improved living conditions.

According to Carig (2021), the issuance of tenure instruments gave tenure holders legal standing and gave them the authority to control, manage, and prevent others from utilizing or accessing resources [9]. Even though the "bundle of rights" complies with DENR regulations, tenure reform is nevertheless preferable to other previously undertaken programs. The CBFM program's features may be further improved in the future using the lessons learnt as a foundation.

Oostendorp and Zaal's (2014) study compares plot-level duration data for Kenya and the Philippines to analyze smallholder farmers' adoption behavior. We discover a robust correlation between adoption behavior and the land ownership transfer process. This association holds true for both observed and unobserved village, household, plot, and time components, and it may be found for data from the Philippines as well as Kenya. The importance of different shifting village- and household-level characteristics has been the subject of earlier adoption research utilizing duration or panel data; however, the critical impact of changes in land ownership has not been highlighted in any prior adoption study. The paper argues, as a corollary, that policymakers ought to consider how land market dynamics affect land investment.

This preliminary study aims to produce a workable, as stated by Lagman (2021). [10]

understanding of the purchasing, ownership, and use of agricultural property in the Province of Albay from the middle to the end of the 1800s. This research asserts that men and women from various racial and socioeconomic groups in Philippine society were buying and acquiring estates primarily planted for rice and abaca, based on land ownership and notarial records from the country's National Archives. However, a close inspection of these records shows that the male elite, through direct acquisitions, defaults on loans, and state applications, accumulated an ever-greater concentration of these properties. Abaca lands near seaports are highly valued, farmlands farther away from

these facilities are growing in size, and Albayenos use their land for both subsistence (rice and coconut) and commercial (abaca) purposes. These findings are further supported by basic quantitative and qualitative analyses of these land documents. It is intended that this study will stimulate additional archival document-based research on land ownership, purchase, and use in the Philippines during the Spanish era [11].

A sizable percentage of the study area's inhabitants, according to Villapando, Camille & Nunez, Cherry Lou & Mariano, Rachelle & De Castro, Melodee Marciana & Arrienda, & Faustino, rely on agriculture as their primary source of income. Since most of the area's impoverished farmers lack property, they often have to labor on other people's properties, and landlords typically decide how much land is allotted to their tenants. The Municipal Agrarian Reform Officer (MARO) reports that both landowners and tenants are gradually owning less land. Parent to kid is the transfer of tenancy agreements with the landlord. Tenancy succession is provided for under the Agricultural Tenancy Act of the Philippines, which lends legal legitimacy to this customary practice among tenanted farmers. When the time comes for the parents to be unable to work on the land, landlords are required to pass on the tenants' tenancy rights to the following generation. Tenancy agreements between landlords and tenants specify details regarding payment, including how rent is to be paid and how much of the tenant's produce the landlord will receive. As a result, the tenant's subsequent generation inherits the tenure. The majority of tenants believe that their leases with their landlords enough to waive the need for a formal contract. For each of their individual contractual commitments to be fulfilled, their verbal assent was sufficient.

Lebrilla (2014) stated in a Congressional Policy and Budgetary Research Department article that the Philippines has a variety of disjointed policies that are carried out by many agencies, each with its own set of rules, procedures, and guidelines. In the medium term, as the nation plans to boost its investments in infrastructure development, policy deficiencies should be addressed. What's more, this is critical for how the government uses its mandatory acquisition powers in connection with public-private partnerships (PPPs). Therefore, a key area of governmental concern now is the volume and mode of transfer of these expropriated lands to the private sector for PPP projects [12].

Akazawa (2013). The Philippines' General Santos City serves as an example of the dynamics of municipal land acquisition initiatives. Among the select few municipal governments in the Philippines that have prioritized housing for the urban poor is General Santos City. Even in the event that the General Santos case is not a triumph, it is significant because it demonstrates how a local government carried out the Urban Development and Housing Act's (UDHA) obligation to grant land tenure to the urban poor. This essay explores the characteristics of General Santos' property acquisition policies and procedures, which served as the foundation for the city's efforts to support the urban poor in obtaining credit, basic infrastructure, and land ownership.

As stated by Peter, Hejkrlik, Jiri, and Drbohlav (2017). Indigenous Peoples' Struggle for Secure Land Tenure in the Philippines: Across the world, indigenous peoples fight for control over land and natural resources against commercial pressures

like logging, mining, dam construction, and agribusiness, as well as state interests and outside development. In addition to defending the land and its natural riches, they fight to maintain the indigenous way of life, which is frequently closely connected to the land. The Philippine Indigenous Peoples Rights Act provides a means of enhancing the security of indigenous peoples' land tenure while also acknowledging their rights to their ancestral lands and domains [13].

Relevance of the Reviewed Literature and Studies to the Present Study

Applicability of the Reviewed Literature and Studies to the Present Study. The applicability of reviewed literature and studies to the present issue of land accessions by land settlers is abecedarian in shaping the understanding, impact assessment, and policy counteraccusations girding this issue. By examining being exploration and studies, experimenters can gain perceptivity into the literal environment, socio- profitable dynamics, legal fabrics, and community perspectives that shape land accession processes and issues. One of the crucial aspects of the applicability of the reviewed literature to the present study is the identification of patterns, trends, and challenges associated with land accessions by land settlers. Through a comprehensive review of being literature, experimenters can uncover common themes similar as power dynamics, relegation goods, livelihood impacts, and legal inscrutability that characterize land accession processes. Understanding these patterns allows experimenters to contextualize the current issues and assess their counteraccusations on both individualities and communities affected by land accessions. likewise, the reviewed literature provides precious theoretical fabrics and abstract lenses for assaying the of land accessions by land settlers. By drawing on established propositions similar as property rights, land governance, and social justice, experimenters can develop a deeper understanding of the underpinning dynamics driving land accession processes [14, 15].

These theoretical perceptivities help experimenters identify crucial stakeholders, power structures, and interests at play in land accession controversies, slipping light on the broader socio- profitable and political environment in which these issues unfold. In addition, the reviewed literature offers methodological guidance and stylish practices for conducting exploration on land accessions by land settlers. sweats to engage with and make upon the being body of literature on land accessions by land settlers are essential for advancing knowledge, promoting social justice, and fostering sustainable land operation practices that profit both present and unborn generations.

Research Methodology

This chapter describes the research method used in determining the issues of land acquisition from the land settlers in the municipality of Nabas, Aklan. This composed of the research design, research setting of study, population and sample of the study, tools in data gathering, research instrument, data gathering and analysis procedure, statistical treatment of data.

Research Design

The descriptive study system of exploration used in this study to determine the perceived issues with land accession by the land settlers. Descriptive exploration was used a variety of exploration styles to probe one or further variables. This system was

used in this study the quantitative descriptive system. The quantitative system emphasizes objective measures and the statistical, fine, or numerical analysis of data collected that focus on the result of the developed and validated exit assessment. The study used a descriptive design which according to Trochim (2020), shows how all of the major corridor of the exploration design work together to try to address the central exploration questions. The descriptive check system was used to attain the purpose of this study. It requires the land settlers to answer the handed questions that measure the development and validity of the exit assessment tool [16].

The descriptive check system studies the individual units in a population and the associated check data collection ways, similar as questionnaire construction Beam (2012). Descriptive exploration involves compliances that allow you to gather data on actions and marvels without having to calculate on the honesty and delicacy of repliers. This system was frequently used by cerebral, social, and request experimenters to understand how people act in real- life situations. In the study, the methodology will use the socio- demographic profile of the land settlers and the extent to which the issue of land accession affects them. Descriptive exploration, according to McCombes (2022), is an applicable choice when the exploration end is to identify characteristics, frequentness, trends, and orders. It's useful when not much is known yet about the content or problem. Before you can probe why commodity happens, you need to understand how, when, and where it happens. More importantly, the methodology will be used to determine the position of significant differences among the biographies of land settlers in Nabas in the fiefdom of Aklan and their perceived issues with land accession.

Research Setting of Study

The exploration was conducted in Nabas, officially the megacity of Nabas (Aklanon Banwa its Nabas; Hiligaynon Banwa sang Nabas; Tagalog Bayan ng Nabas), is a 4th class megacity in the fiefdom of Aklan, Philippines. Nabas serves as the appearance gateway of Boracay Airport. The 2020 story claims that it has a population of 40,632 people, making it the fifth most vibrant city in Aklan Province. Northwest Panay Peninsula, also known as Nabas, was a strip of land near the northwest extremity of Panay Island, East of the city of Malay. Its borders were as follows The Sibuyan Sea to the north; Pandan, Antique to the south; Ibajay to the east; and Malay to the west. The distance from Kalibo, the fiefdom capital, is 43 kilometers' (27 mi). The megacity's land area is 96.82 square kilometers (37.38sq. mi.), or 5.32 percent of Aklan total area of 1,821.42 square kilometers (703.25sq. mi.), according to the Philippine Statistics Authority. Nabas residents are famed for their benevolence and warmth, always throwing up their arms to guests. The city provides a calm atmosphere for relaxing and reestablishing a connection with nature, offering an affable escape from the rush of megacity life. Nabas offers callers the occasion to take in the peace and serenity of the Philippines a secret haven of natural beauty and sociable natives [17].

Nabas, located in Aklan, Philippines, is a fascinating megacity famed for its stunning natural beauty and serene air. This graphic city boasts white flaxen strands, demitasse-clear waters, and green geographies, making it a perfect destination for nature suckers and trippers seeking tranquility. One of Nabas's notable lodestones is the Pangihan Cave, a mesmerizing underground

phenomenon with remarkable gemstone conformations and an alluring underground swash. The community in Nabas is known for its warmth and hospitality, welcoming visitors with open arms. The town provides a tranquil escape from the bustle of the city, providing a serene environment to unwind and reconnect with nature. With its idyllic surroundings and friendly locals, Nabas presents a hidden sanctuary for those looking to expe-

rience the beauty and tranquility of the Philippines. This town offers a unique and amazing experience for travelers looking for a peaceful escape in a breathtaking natural setting, whether they exploring the immaculate beaches, learning about the wonders of Pangihan Cave, or just taking in the laid-back pace of life in Nabas.

The Locale of the Study was in the Municipality of Nabas, Aklan, Philippines.



Figure 2: Research Setting of the Study

Population and Sample of the Study

The respondents to this study are the land settlers in Nabas, Aklan. It comes from a sample of 172 out of 301 land settlers. The sample size was identified using Sloven's formula and simple random techniques.

Tools in Data Gathering

This study used a questionnaire checklist which was self-formulated and checked by guidance of a thesis adviser. The in-

strument consisted of four parts. Part I is in the demographic profile of land settler in survey questionnaires; Part II the level of familiarity encountered by the land settlers in acquiring land in the terms of rights of the land settlers, process in acquiring the land; Part III the extent of problems encountered by the land settler in acquiring land in Nabas, Aklan. and Part IV the level of legal issue encountered by the land settler in land acquisition. To measure the level of familiarity, the extent of problems and level of legal issues Likert five-point scale below was applied [18].

Part II: The level of familiarity of encountered by the land settlers in acquiring land in terms of rights of the land settlers and Process in acquiring the land. The response in each items statement will be evaluated according to the hereunder five-point scale.

Ranges	Scale	Verbal Description
4.21-5.00	5	Very Familiar
3.41-4.20	4	Moderately Familiar
2.61-3.40	3	Familiar
1.81-2.60	2	Less Familiar
1.00-1.80	1	Not familiar

Part III: The extent the problems encountered by the settler in acquiring land in Nabas, Aklan. the response in each items statement will be evaluated according to the hereunder five-point scale.

Ranges	Scale	Verbal Description
4.21-5.00	5	Very High Extent
3.41-4.20	4	High Extent
2.61-3.40	3	Moderately Extent
1.81-2.60	2	Low Extent
1.00-1.80	1	Very Low Extent

Part IV: The level of legal issues encountered by the land settlers in acquiring land in Nabas, Aklan. The response in each items statement will be evaluated according to the hereunder five-point scale.

Ranges	Scale	Verbal Description
4.21-5.00	5	Very Familiar
3.41-4.20	4	Moderately Familiar
2.61-3.40	3	Familiar
1.81-2.60	2	Less Familiar
1.00-1.80	1	Not familiar

This five-point scale allows researchers to quantify response and make data analysis more structured and systematic. By giving quantitative answers numerical values, researchers can draw insights and conclusions from the gathered data more effectively [19].

Validity and Reliability

The reviewed literature helps researchers identify gaps, contradictions, and emerging trends in the study of land acquisitions, enhancing the validity and reliability of their findings. By drawing on established theories such as property rights and land governance, researchers can ensure the theoretical validity of their study on land acquisitions by land settlers. The method used in the study, quantitative research, contributes to the reliability of the findings by collecting objective and quantifiable data from 172 land settlers.

Data Gathering Procedures

The researcher followed the survey instructions to complete the study. The fundamentals had been obtained, to inform them where they should have sent and requested authorization to conduct the study. Survey questions were developed and transcribed by the research subject adviser and objectives when they were established. To guarantee that the research would be carried out ethically, consent was carefully prepared. The responders were informed about the terms of the consent and reassured that their name and anonymity would be protected, as well as permission to use an audio recording if needed during the talk. Participants

were urged to express themselves freely and utilize words to describe their stories. The participants were notified by the researcher following each interview that a follow-up phone conversation was required to go over the study's conclusions and ensure that they accurately represent their experiences. The researcher created a survey questionnaire that included questions on the land settler's profiles as well as questions about the issues/challenges/problems that they encountered. After the surveys were collected, the data were added together and compiled [20].

Statistical Treatment of Data

The research study used statistical treatment of data, which was essential to making the data in the right forms. The organization of the data was equally important, so appropriate conclusions should be drawn. A weighted mean analysis was performed to ascertain the result of collecting data for the study. To analyze and interpret the data collected, a simple percentage frequency distribution was used for the socio-demographic profile, which included age, sex, civil status, educational attainment, and the classification of respondents as settlers; a weighted mean was used for the degree of familiarity, extent of the problems, and degree of the legal issues encountered by the land settlers on land acquisition. However, to determine the relationship between two variables, the chi-square test (χ^2) of correlation was used to the level of familiarity, extent of the problems and level of legal issues encountered by the respondent. To evaluate the interpretation described below.

Coefficient of correlation	Interpretations
1	Perfect Positive or Negative Relationship
+ 0.81 to + 0.99	Very High Positive or Negative Relationship
+ 0.61 to + 0.80	Substantial Positive or Negative Relationship
+ 0.40 to + 0.30	Low Positive or Negative Relationship
+ 0.21 to + 0.20	Negligible Positive or Negative Relationship
0	No Relationship

Presentation, Analysis and Interpretation of Data

This chapter provides a presentation of statistical data related to the problems, as earlier posited. The corresponding analysis and interpretation of these data are likewise incorporated in this portion.

Demographic Profile of Land Settlers

To determine the demographic profile of the land settlers as respondents in this study, As statistical methods, percentages and frequency were employed.

Table 1.1: Age of Land Settlers

Age	Frequency	Percentage
21-30	2	1.16
31-40	13	7.56
41-50	32	18.60
51 and Above	125	72.67
Total	172	100%

As shown in table 1.1 in terms of ages of land settlers there are 125 or 72.67 percent, of land settlers whose ages range from 51 years old and above. The range of 41–50 years old has 32 respondents, or 18.60 percent. In the range of 31 to 40 years old, it has 13 respondents with 7.56 percent.

The seniority of the land settlers in this study indicates that they are 51 years old and above. this age group of land settlers is considered the senior population within the study. Their age demographic can provide valuable insights into how older individuals experience and navigate the process on land acquisition the settlement purposes. Understanding the perspectives and challenges faced by the senior land settlers can help inform policies and interventions to better support this particular group within the community of land settlers.

It shows that most of the land settlers were senior citizens due to their ages 51years old and above, with the highest frequency followed by ages 41 to 50 years of age. Lastly, in the range of 21 to 30 years old, there are 2 respondents, which constitutes 1.16 percent of the total populations of land settlers. This age group represents a small portion of the land settlers in the study. Analyzing the responses and perspectives of this age groups can provide insights into the experiences and challenges faced by younger individuals in land acquisition for settlement purpose. Understanding the unique needs help tailor interventions and support services to better cater to this demographic within the settler community.

Table 1.2: Sex of Land Settlers

Sex	Frequency	Percentage
Male	102	59.30
Female	70	40.70
Total	172	100%

As shown in Table 1.2, in terms of sex of land settlers, the majority of land settler belong to male with a total of 102 collected data or 59.30 percent. This indicates that there are more male land settlers compared to female land settlers in the studied pop-

ulation. Understanding the sex distribution among land settlers can offer insights into potential gender-specific experiences, challenges, and needs related to land acquisition and settlement.

Table 1.3: Civil Status of Land Settlers

Civil Status	Frequency	Percentage
Single	2	1.16
Married	115	66.68
Separated	9	5.23
Widow/Widower	46	26.74
Total	172	100%

In the table 1.3, In terms of civil status married land settlers obtained the highest frequency with the result of 115 or 66.86 percent followed by widowed with 46 or 26.74 percent. Next with

the result of 9 or 5.23 percent are the separated and with 2 or 1.16 percent were single.

It means that most of the land settlers have own family that needs to survive from basic needs.

Table 1.4: Educational Attainment of Land Settlers

Educational Attainment	Frequency	Percentage
College Undergraduate	13	7.56
High School Graduate	50	29.07
High School Undergraduate	45	26.16
Elementary Graduate	26	15.12
Elementary Undergraduate	38	22.09
Total	172	100%

In table 1.4, the result presents the educational attainment of land settler. It shows that the high school graduates have the highest number of land settler with 50 individuals, accounting for 29.07 percent of population. Following that, high school undergraduates are the next highest group with 45 land settlers, representing 26.16 percent of the population. Third category is elementary graduates with data collected from 38 land settlers or

22.09 percent of the population. In the second-to the last position are elementary graduates with 62 land settlers, making up 15.12 percent Finally, college graduates have the lowest representation with 13 land settlers, counting for 7.56 percent of the population.

The research revealed that the majority of the land settlers attained a high school graduate level of education.

Table 1.5: Occupation of Land Settlers

Occupation	Frequency	Percentage
Farmer	85	49.42
Business Owner	11	6.39
Private Laborer/Employee	19	11.05
Public Employee	14	8.14
Unemployed	43	25.00
Total	172	100%

In Table 1.5, the results indicate the occupation of land settlers among the 172 respondents. The majority of land settlers, 85 individuals in total, are farmers, representing 49.42 percent of the population. Following farmers, the next prevalent occupation among land settlers is unemployment, with 43 individuals making up 25 percent of the respondents. After that, private laborers/

employees account for 19 land settlers, which is 11.05 percent of the population, while public employees constitute 14 land settlers, representing 8.14 percent. Lastly, land business owners are the occupation for 11 land settlers, making up 7.39 percent of the total respondents. It shows that most of the land settlers in the municipality of Nabas, Aklan, are farmers.

Table 1.6: Classification of Land Settlers

Classification of land Settlers	Frequency	Percentage
Pioneer Settlers	65	37.79
Agricultural Settlers	85	49.42
Urban Settlers	4	2.33
Indigenous Settlers	10	5.81
Refuge Settler	8	4.65
Total	172	100%

In Table 1.6, the classification of land settlers among the 172 respondents is detailed. Among the total respondents, 85 land settlers are classified as agricultural settlers, making up 49.42 percent of the population. The next predominant group is pioneer settlers, with 65 respondents, representing 37.79 percent.

Following pioneer settlers are the indigenous settlers with 10 individuals, making up 5.81 percent of the total respondents. Moreover, there are 8 refugee settlers, accounting for 4.65 percent, and urban settlers are the least represented group with 4 individuals, constituting 2.33 percent of the population.

The Level of Familiarity Encountered by the Land Settlers in Acquiring Land in the Term of
Table 2: Rights of the Land Settlers

Indicators	Weighted Mean	Verbal Description
To right to receive fair compensation.	2.55	Less Familiar
The rights to access information related to their land, including ownership details, boundaries, and any legal restrictions, which enables them to make informed decisions about their property.	4.29	Very Familiar
The right to ensure that their land is properly documented with accurate and up-to-date records, safeguarding their ownership interest & facilitating legal transactions and disputes effectively.	3.7	Moderately amiliar
The right of legal assistance to uphold their rights, to guarantee legal protection and equitable treatment.	4.27	Very Familiar
Entitled to access basic services such as healthcare, education, sanitation, and clean water, which are essential for their well-being and quality of life.	4.02	Moderately Familiar
Overall Weighted Mean	3.77	Moderately Familiar

Legend: 1.00-1.80 Not Familiar 1.81-2.60 Less Familiar 2.61-3.40 Familiar
3.41-4.20 Moderately Familiar 4.215.00 Very Familiar

The table 2.2 shows to determine the level of familiarity in terms of processing land acquisition the overall weighted mean is 3.27 and rated as familiar. Based on the data provided it shows that the land settlers are not familiar with the planning and research of land acquisition involving actively suitable properties and regulatory requirements to ensure a successful and strategic acquisition process with mean score of 1.38.

On the other hand, the respondents were moderately familiar with conducting surveys and inspections to assess the physical condition of the property verifying boundaries, identifying any encumbrances or defects, and documenting relevant details to make informed decisions during the acquisition weighted mean of 3.46.

The negotiation and purchase agreement for land acquisition involve actively engaging with the seller to discuss terms, conditions, and price, conducting due diligence, drafting a legally binding contract and executing the transaction to secure owner-

ship of the property. The weighted mean of 3.45 indicates that the respondent is moderately familiar.

Making payment for the land acquisition involves actively transferring funds to the seller, ensuring compliance with agreed-upon payment terms and registering the property in the buyer's name with the relevant authorities to formalize the ownership transfer to complete the acquisition process. This was determined by weighted mean of 3.96 respondents were moderately familiar.

To obtaining approval and permits for land acquisition entails actively submitting applications, meeting regulatory requirements, securing clearance, and coordinating with relevant authorities before proceeding with the purchase or development of the property. The respondent was also moderately familiar with weighted mean of 4.10. The data indicates that respondents have enough idea about processing land acquisition except for the planning and research of land acquisition.

The Extent of Problems Encountered in Acquiring Land by the Land Settlers in Nabas, Aklan
Table 3: The Extent of Problems Encountered by the Land Setters

Indicators	Weighted Mean	Verbal Description
The legal challenges during acquisition, including contesting property rights, resolving boundary disputes, title defects, negotiating easement, necessitating legal action to protect their interest & secure their ownership rights.	4.71	Very High Extent
The limited access to information for land settlers exacerbates issues in land processes.	4.67	Very High Extent
The financial constraints can result in missed opportunities and delays in transactions or even the inability to finalize acquisitions.	4.64	Very High Extent
The land speculation and price fluctuations present challenges for the settlers during the acquisition process.	4.63	Very High Extent
The absence or insufficiency of Infrastructure such as roads, utilities, and public facilities can hinder settlers from accessing and developing their land effectively.	4.02	High Extent
Overall Weighted Mean	4.53	Very High Extent

Legend: 1.00-1.80 Very Low 1.81- 2.60 Low 2.61-3.40 Moderately
3.41-4.20 High 4.21-5.00 Very High

According to the information in table 3.1. It shows that the land settlers in this study have an overall weighted mean of 4.53 and verbally interpreted the very high extent of problems encountered by land settlers for acquiring land. The land settlers respond, and the results with a weighted mean of 4.71 verbally interpret as very high extent. On legal challenges in acquiring land can implicate the transaction for acquisition and cause difficulties for the respondent or settlers to secure rights to the land that are subject to acquisition. The limited access to information for land settlers exacerbates issues in land processes. the weighted mean of 4.67, which is also verbally interpreted to a very high extent. The financial constraints can result in missed opportunities and delays in transactions or even the inability to finalize acquisitions. The weighted mean results of 4.64 reflecting a very high extent of influence, highlights that the challenges play a substantial role in hindering or impacting the ability to

acquire land in effectively. It's critical to handle these financial constraints strategically to overcome barriers and ensure a successful land acquisition. The land speculation and price fluctuations present challenges for the settlers during the acquisition process. They are interpreted as having a very high extent, with a weighted mean of 4.63. Additionally, the extensive legal hurdles may include prolonged delays in land transaction processes increased cost due to legal fees and compliance of requirements [21].

Due to heightened risk of dispute and conflict over land ownership and legal uncertainties that can impede investment and development opportunities. Moreover, the lack of clarity and security in land tenure resulting from legal challenges can lead to vulnerability to exploitation, displacement, and barriers to accessing essential services and resources.

The Level of Legal Issues Encountered by Land Settlers in Acquiring Land in Nabas, Aklan

Table 4: Level of Legal Issues Encountered by the Land Settlers

Indicator	Weighted Mean	Verbal Description
The challenges related to the land use regulations and zoning laws	4.02	Moderately Familiar
The disputes over boundaries often lead to conflicts among neighbors or property owners, requiring legal action or mediation to resolve competing claims and establish clear ownership rights	4.3	Very Familiar
The landowners must carefully weigh the eviction risks associated with removing tenants from their property.	4.49	Very Familiar
The inheritance laws determine how assets are distributed after someone passes away based on legal guidelines.	4.15	Moderately Familiar
The property rights grant individuals the legal authority to possess, use, and transfer land, resources, or assets according to established laws and regulations	4.29	Very Familiar
Overall Weighted Mean	4.25	Very Familiar

Legend: 1.00-1.80 Not Familiar 1.81-2.60 Less Familiar 2.61-3.40 Familiar
3.41-4.20 Moderately Familiar 4.21-5.00 Very Familiar

Table 4.1. the result of level of legal issues encountered by the land settlers in acquiring land in Nabas, Aklan. It shows that all respondents observed land owner must carefully weigh the eviction risks associated with removing tenants from their property as the first legal issues with weighted mean of 4.49. Followed by disputes over boundaries often lead to conflicts among neighbors or property owners thru requiring legal action or mediation to resolve competing claims and establish clear ownership rights with weighted mean 4.30.

Based on the study, land settlers are afraid that they will be evicted anytime by the land owners especially if all documents are legal. It is followed by disputes over boundaries often lead to conflicts among neighbors or property owners, requiring legal action or mediation to resolve competing claims and establish clear ownership rights and inheritance laws determine how assets are distributed after someone passes away based on legal guidelines. The last challenges related to land use regulations and zoning laws with a weighted mean of 4.02. Overall, the level of legal issues encountered by land settlers is rated as very high level since they know that the land owner claims the land [22].

The Significant Relationship Between the Level of Familiarity and the Extent of the Problems Encountered by the Land Settlers.

Table 5: The Significant Relationship Between Level of Familiarity and Extent of the Problems

Relationship Between	Statistical test	Level of Correlation	Verbal Description	P Value	Decision	Conclusion
Level of familiarity & Extent of the problems encountered	X2	0.713	High positive correlation	0.0325	Reject Ho	Significant

Level of significant -0.05

S-significant

Table 5.1 shows the significant relationship between respondent level of familiarity in terms of the land settlers rights, process land acquisition and the extent of the problems encountered by land settlers. Applying the chi-square (X²) test of a relationship the respondent's level of familiarity is significantly related to the extent of the problem encountered by the respondents. Since the probability value (p-value) of 0.0325 is less than 0.05 percent level of significance. Thus, it is decided to reject the null hy-

pothesis (H₀). Hence, there is a relationship between the level of familiarity and the extent of problems encountered the level correlation value is 0.7130 level are verbally interpreted as high positive correlation.

The above findings indicate that the extent of problems encountered by land settlers varies depending on the level of familiarity with respondent rights in processing land acquisition.

The Significant Relationship Between Level of Familiarity and Level of the legal issues.

Table 6: Significant Relationship Between Level of Familiarity and Level of the Legal Issues

Relationship Between	Statistical Test	Level of Correlation	Verbal Description	P Value	Decision	Conclusion
Level of Familiarity & Level of Legal issues encountered	X ²	0.613	Moderate Positive Correlation	0.026	Reject H ₀	Significant

Level of significant -0.05

S-significant

As shown in Table 6.1, explained the significant relationship between respondent level of familiarity with land processing and the level of the legal issues encountered by land settlers. Based on the result it gives an interpretation of a moderate positive correlation using the chi-square (x²) test of relationship. The level of correlation value of 0.613 and probability value of 0.026 in-

dicated that the null hypotheses needs to be rejected. It indicates a strong correlation between the respondent level of familiarity with processing land and the level of legal issues encountered by land settlers. When the land settlers have enough ideas in processing the land they acquired. It lessens the level of legal issues they encountered.

The significant relationship between the extent of problems and level of the legal issues encountered by the land settler.

Table 7: The Significant Relationship Between the Extent of the Problems and Level of Legal Issues Encountered by the Land Settlers.

Relationship Between	Statistical Test	Level of Correlation	Verbal Description	P Value	Decision	Conclusion
Extent of the problems & Level of legal issues	X ²	0.759	High Positive Correlation	0.436	Reject H ₀	Significant

Level of significant -0.05

S-significant

Based on the above data represent table 7.1, explains the relationship between the extent of problems encountered and the level of legal issues encountered by land settlers. Using the chi-square (x²) test of the relationship, it was verbally interpreted as a high positive correlation with 0.759 level of correlation. Since the probability value (p-value) is 0.436 and it is less than a 5 percent significant level, so the null hypothesis (H₀) is rejected. It means that there is a significant relationship between the extent of problems and level of legal issues encountered by land settlers.

Summary of Findings, Conclusions, and Recommendations

This chapter tackles the summary of findings, conclusion, and recommendations of the study, which aimed to evaluate the level of familiarity, extent of the problems and level of legal issues encountered by land settlers in acquiring land in Nabas, Aklan.

The specific objectives guiding this study included addressing the demographic profile of responders with regard to sex, age, civil status, level of education, and settler classification. It also answered the level of familiarity encountered by the land settlers in terms of the rights of land settlers and the process of acquiring

the land. It further answered the respondent's questions about the extent of the problem and the level of legal issue faced by land settlers, the relationship between level of familiarity and the extent of the problems encountered, and the significant relationship between level of familiarity and level of legal issue [23].

Summary of Findings

The following are the study's findings:

On the demographic profile, respondent's/land settlers in terms of age are 51 years old and above, male, married, and high school graduates; and the occupation majority are farmers engaging in farming activities and classified as agriculture settlers [24, 25].

The level of familiarity in terms of land settler's rights, an overall weighted mean of 3.77 is verbally interpreted as moderately familiar, and in terms of the process of acquiring the land, an overall weighted mean of 3.27 is verbally interpreted as having a somewhat familiar. The extent of the problems encountered by land settlers has an overall weighted mean of 4.53 and is verbally interpreted as having a very high extent.

The level of legal issues encountered by the land settlers in acquiring land in Nabas, Aklan is verbally interpreted as having a very high level. In terms of relationship between the level of familiarity in terms of land settler's rights and processing land acquisition and the extent of the problems encountered by land settlers, null hypothesis was rejected as having probability value of 0.0325 which was less than 0.50 level of significance, hence, the significance of this correlation further reinforces the reliability of the relationship between the two variables [26].

In statistical terms a significant conclusion means that the observed correlation is unlikely to have occurred by random chance. Instead, it indicates that there is genuine association between the variables that is worth exploring and leveraging in decision making process.

In terms of the relationship between the extent of problems encountered and the level of legal issues encountered by land settlers, the null hypothesis was rejected, the level of correlation was verbally interpreted as a moderately positive correlation, the probability value was 0.026, and the conclusion was drawn as significant; hence, there is a relationship between the extent of problems encountered and the level of legal issue [27].

Conclusions

The aforementioned findings lead to the following conclusions.; The maximum settlers in Nabas, Aklan have no stable source of income to own parcels of land since most of the respondents are farmers engaging farming activities, unemployed, belong to senior citizens, and are classified as agricultural settlers. The difficulties, concerns, and obstacles faced by land settlers in Aklan, Nabas differ according to how well-informed they are about their legal rights regarding land acquisition.

The level of legal obstacles that land settlers also faced determines the scope of their concerns. If land settlers lacked sufficient knowledge regarding the proper procedure for handling legal disputes with landowners, they would face difficulties or challenges. It is important for the land settler to be aware of and comply with relevant laws and regulations to avoid potential legal challenges. Concerns like adverse occupation and easement zoning restriction, and environmental regulations can impact land settlers and their property rights [28].

Seeking legal counsel and conducting thorough research before purchasing or developing land can help mitigate potential legal issues and ensure compliance with relevant laws. Additionally, understanding local ordinances and working with government agencies can facilitate a smoother settlement process for land settlers. It is essential for the land settlers to stay informed about the legal issues related to land ownership and use to protect their interest avoid costly legal disputes in the future.

Recommendations

Based on the findings and conclusions, I hereby present these recommendations.

1. For the land settlers involved on land acquisition, there are potential benefits that can be derived. Gaining insights into land acquisition processes, land settlers can become more aware of potential conflicts and disputes related to ownership. This awareness can help them navigate these challenges

more effectively and work towards resolving issues in a peaceful manner without conflicting laws and regulations. Deeply understanding common sources of conflicts and disputes in land acquisition, land settlers can take proactive steps to prevent legal issues and promote harmonious transactions when acquiring land. Ultimately, this study can empower land settlers with knowledge and strategies to engage in land acquisition processes more efficiently and with reduced conflict.

2. For the Municipality of Nabas in this study issues on land acquisition can help the LGU of Nabas understand challenges faced by land settlers, enabling them to tailor policies to protect their rights and promote transparency, efficiency, and cooperation in land acquisition processes, while safeguarding stakeholder interests.
3. For the landowner in the case of land acquisition prevention and avoidance of conflicts and disputes related to land ownership, researchers recommend that landowners be proactive. They suggest taking necessary steps to ensure legal documents are in order as required by government agencies. This would help in preventing costly expenses and penalties associated with non-compliance. Additionally, it is crucial for landowners to increase their awareness of relevant regulations and guidelines to maintain a smooth and lawful property ownership process.
4. For the researcher, the study aims to identify challenges faced by land settlers in Nabas, Aklan, understand conflicts, analyze policies, assess support services, and examine stakeholder perspectives. To recommend diligently and deeply understanding the issues of land acquisition to give knowledge to acquisition processes, promote peaceful transactions, and safeguard settlers' rights.
5. For the future researchers can contribute to advancing knowledge, informing policy decisions, and promoting sustainable and equitable land acquisition methods that are advantageous to the environment and communities alike.

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April 26, 2024

Hon. JOMARIE S. DELA TORRE
Barangay Captain
Rizal, Nabas, Aklan

Dear Sir,

This study is a requirement in my Masteral in Public Administration (MPA) course in Northwestern Visayan Colleges this study aims to know the issues/problems in land acquisition. In view of the above, I would like to ask permission that resident of Barangay Rizal, Nabas, Aklan, will be my respondent. Data collected from the residents is very significant in this endeavor

Thank you very much for your kind approval regarding this matter.

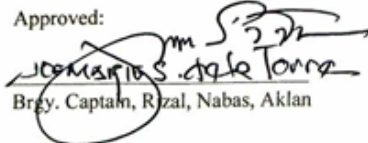
Respectfully,


LEOWALYN B. ESCALONA
Researcher

Noted:


OSCAR G. SORIANO, PhD Crim., DPA, PhD-EP, PhD-Hum.
Dean, MPA program/Research Adviser

Approved:


Brgy. Captain, Rizal, Nabas, Aklan

Appendix "B." Letter to Respondents

Date: April 26, 2024

Dear Respondents,

The researcher is conducting a study entitled "Issues on Land Acquisition by the Land Settlers in Nabas, Aklan." The study aims to determine that the purpose of this data collection is to gather detailed information regarding the issues on the land acquisition process, the challenges faced by the respondent, and the potential solutions that can be implemented to resolve the issue.

In connection with this, with the permission of our barangay captains of Rizal, Nabas, Aklan, I would like to request that you answer the research instrument used in this study as honestly as possible.

Please be assured that the data collected will be used with confidentiality and will be exclusive for the purpose of the study. Thank you very much for your great involvement in the completion of this study.

Sincerely yours,
LEOWALYN B. ESCALONA