

[DAR ADMINISTRATIVE ORDER NO. 04, March 23, 1994]

**GUIDELINES ON THE DEVELOPMENT OF AGRO-TOURISM AREAS
IN ACCORDANCE WITH THE TOURISM MASTER PLAN**

I
Introduction

In order to facilitate and expedite the development of agro-tourism facilities in the country, in accordance with the government's Tourism Master Plan, and to enhance the role and participation of the Agrarian Reform Beneficiaries (ARBs) in such a scheme, the following guidelines are hereby promulgated.

II
Legal Basis

Section 27 of RA 6657 provides: "Lands acquired by beneficiaries under this Act may not be sold, transferred or conveyed except through hereditary succession, to the government, or the Land Bank of the Philippines (LBP), or to other qualified beneficiaries for a period of ten (10) years xxx"

This section prohibits the transfer of title of the awarded property within a period of ten (10) years; however, the DAR, may, in meritorious cases, allow the lease or joint venture arrangement of such property in order to fulfill the general objective of agrarian reform in terms of uplifting the quality of life of the ARBs.

III
Policy Directives

A. The objectives and goals of agro-tourism and agrarian reform shall be deemed complementary and in support of one another, provided the guidelines and safeguards under this Order are adhered to.

B. ARBs who have title over the property under the Comprehensive Agrarian Reform Program (CARP), and whose lands earmarked for agro-tourism development, may adopt the following schemes:

1. Direct lease to the investor/developer under RA 6752;
2. Lease to a responsible government entity, who in turn may sublease the property to the investor/developer;
3. Lease back to the former landowner, who in turn will develop the area for tourism purposes; or
4. Joint venture agreement whereby ARB's lease rights shall be exchanged for shares of stocks, provided the ARB's shall organize into a farmers cooperative.