This study aimed to determine the changes that have transpired in the implementation of the Joint Venture Arrangement between the Tagdangua CARP Beneficiaries Cooperative (TCBC) and the investor in Barangay Tagdangua, Pantukan, Compostela Valley during the last five (5) years i.e., from the time the previous case study was conducted by the Policy and Strategic Research Service (PSRS) in 2005. The major findings of the study are as follows: 1) the termination of the implementation of the JVA in 2008 when both MITPI and TCBC sold their ownership shares in TAGDECOR, a corporation established by both parties, and the engagement of TCBC into a lease agreement with a new investor, the Musahamat Farms, Inc. for 25 years i.e., from December 2008 to December 2032; 2) the dissolution of the joint venture agreement resulted in the division of the ARB-members of TCBC into two (2) groups who favored the sale of TAGDECOR and those who strongly opposed the sale; 3) the termination of the joint venture agreement and the implementation of lease agreement with Musahamat Farms, Inc. resulted in the reduction of the ARBs' financial benefits and have brought drastic changes in their living conditions; and 4) the stoppage of operation of most of the business engagements of TCBC because of internal conflicts among its officers, alleged mismanagement of funds by some cooperative officers, frequent changes in the cooperative’s leadership, and alleged incapability of some cooperative officers to manage its business. Specifically, the Contract of Lease between TCBC and Musahamat Farms, Inc. provides for a periodic lease rental of PhP6,000 per hectare a year from December 2, 2008 to June 30, 2017 and with periodic adjustments over a period of 24 years, i.e. at PhP24,000 per hectare a year up to December 1, 2032. Notably, most of the ARBs regret having entered into a lease agreement with Musahamat Farms, Inc. because of low lease rental considering that the current prevailing lease rental rate in the area is PhP25,000 per hectare a year.