

Implementation Status & Results
Peru
REAL PROPERTY RIGHTS CONSOLIDATION PROJECT (P078894)

Operation Name: REAL PROPERTY RIGHTS CONSOLIDATION PROJECT (P078894) Project Stage: Implementation Seq.No: 13 Status: ARCHIVED Archive Date: 10-Aug-2011

Country: Peru Approval FY: 2006
 Product Line: IBRD/IDA Region: LATIN AMERICA AND CARIBBEAN Lending Instrument: Specific Investment Loan
 Implementing Agency(ies): COFOPRI, SUNARP

Key Dates

| | | | | | | | |
|---------------------|-------------|-----------------------|-------------|------------------------------|-------------|------------------------|-------------|
| Board Approval Date | 14-Mar-2006 | Original Closing Date | 31-Dec-2011 | Planned Mid Term Review Date | 24-Sep-2009 | Last Archived ISR Date | 10-Aug-2011 |
| Effectiveness Date | 31-Jan-2007 | Revised Closing Date | 30-Jun-2012 | Actual Mid Term Review Date | 24-Sep-2009 | | |

Project Development Objectives

Project Development Objective (from Project Appraisal Document)

The main objective of the Project is to consolidate a decentralized and sustainable quality real property rights system that facilitates access for the Peruvian population. This system will enhance the welfare of real property owners and facilitate access to economic opportunities. Even though the Project cannot eliminate all forms/causes of informal tenure, it will reduce the negative impacts of informality and discourage further informality by consolidating the legal security of property rights, completing conversion of informal tenure, and building capacity to address its causes through strategic partnerships of various levels of Government and key stakeholders in the private sector and civil society. The proposed system will also provide support to the ongoing decentralization program of GoP through the institutional strengthening of Participating Municipalities.

Has the Project Development Objective been changed since Board Approval of the Project?

Yes No

Component(s)

| Component Name | Component Cost |
|---|----------------|
| Comprehensive Real Property Rights Policies | 0.36 |
| Decentralized Formalization and Cadastre Services Provision | 21.21 |
| Registry Services Provision | 15.00 |
| Formalization Benefits Dissemination | 2.05 |
| Project Management, Monitoring and Evaluation | 3.03 |

Overall Ratings

| | Previous Rating | Current Rating |
|--------------------------------------|-----------------|---------------------------|
| Progress towards achievement of PDO | Satisfactory | Moderately Unsatisfactory |
| Overall Implementation Progress (IP) | Satisfactory | Moderately Unsatisfactory |
| Overall Risk Rating | | |

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Implementation Status Overview

The Project has maintained progress with the implementation of all component activities according to the Annual Operating Plan. \$19.33 or 77% of the loan has been disbursed.

Locations

| Country | First Administrative Division | Location | Planned | Actual |
|---------|-------------------------------|-------------------------------------|---------|--------|
| Peru | Not Entered | Departamento de Ucayali | | |
| Peru | Not Entered | Departamento de Tumbes | | |
| Peru | Not Entered | Departamento de San Martín | | |
| Peru | Not Entered | Departamento de Piura | | |
| Peru | Not Entered | Departamento de Loreto | | |
| Peru | Not Entered | Departamento de Lambayeque | | |
| Peru | Not Entered | Departamento de La Libertad | | |
| Peru | Not Entered | Departamento de Huánuco | | |
| Peru | Not Entered | Departamento de Cajamarca | | |
| Peru | Not Entered | Departamento de Ancash | | |
| Peru | Not Entered | Departamento de Amazonas | | |
| Peru | Not Entered | Departamento de Puno | | |
| Peru | Not Entered | Departamento de Pasco | | |
| Peru | Not Entered | Departamento de Madre de Dios | | |
| Peru | Not Entered | Departamento de Lima | | |
| Peru | Not Entered | Departamento de Junín | | |
| Peru | Not Entered | Departamento de Huancavelica | | |
| Peru | Not Entered | Departamento de Cusco | | |
| Peru | Not Entered | Provincia Constitucional del Callao | | |
| Peru | Not Entered | Departamento de Ayacucho | | |
| Peru | Not Entered | Departamento de Arequipa | | |
| Peru | Not Entered | Departamento de Apurímac | | |

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Results

Project Development Objective Indicators

| Indicator Name | Core | Unit of Measure | | Baseline | Current | End Target |
|---|--------------------------|-----------------|----------|---|--|--|
| Increased number of integrated real property cadastre and registry records. | <input type="checkbox"/> | Text | Value | | 400,000 | 5,823,770 |
| | | | Date | | 31-Jan-2012 | 30-Jun-2012 |
| | | | Comments | | Amicable contract dissolution being discussed between SUNARP management and contractor, and alternatives for completion discussed. | End target was revised in Restructuring Paper approved on June 24, 2011. |
| Low formalization and cadastre costs for GoP. | <input type="checkbox"/> | Text | Value | Average titling unit costs not higher than \$100 per title. | 62 | 64 |
| | | | Date | | 31-Jan-2012 | 30-Jun-2012 |
| | | | Comments | Determined under Urban Property Rights Project | To be updated after impact evaluation scheduled for first half of 2012. | |

Intermediate Results Indicators

| Indicator Name | Core | Unit of Measure | | Baseline | Current | End Target |
|---|--------------------------|-----------------|----------|----------|--|-------------|
| Satisfactory evaluation of cultural appropriateness of formalization and cadastre services for indigenous peoples and women | <input type="checkbox"/> | Text | Value | | | |
| | | | Date | | 31-Jan-2012 | 30-Jun-2012 |
| | | | Comments | | Not yet due. Communications strategy for registry, credit and respect to property culture approved, and implementation of educational campaigns in progress. | |
| Improved services to registry users | <input type="checkbox"/> | Text | Value | | | |
| | | | Date | | 31-Jan-2012 | 30-Jun-2012 |
| | | | Comments | | 400,000 property records have been migrated. Evaluation will be held at the end of record migration. | |
| National capacity-building strategy developed, including new formalization processes and partnerships. | <input type="checkbox"/> | Text | Value | | National Capacity Building Strategy finalized. | |
| | | | Date | | 31-Jan-2012 | 30-Jun-2012 |
| | | | Comments | | Achieved. | |

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|---|--------------------------|-------------|----------|-------------|--|---------------------|
| 5,823,000 property registry records under a new registry model. | <input type="checkbox"/> | Number | Value | 0.00 | 400000.00 | 5823770.00 |
| | | | Date | 03-Nov-2006 | 31-Jan-2012 | 30-Jun-2011 |
| | | | Comments | | Amicable contract dissolution being discussed between SUNARP management and contractor, and alternatives for completion discussed.r. | |
| Legal and regulatory reform proposals identified, prepared and agreed upon for real property rights, land administration and allocation, investment & credit promotion & inter-institutional coordination | <input type="checkbox"/> | Text | Value | | 4 | 3 |
| | | | Date | | 31-Jan-2012 | 30-Jun-2011 |
| | | | Comments | | Achieved. 4 consultancies to prepare legal reform proposals/studies in progress. International Seminar on Property Rights carried out. | |
| COFOPRI#s Average titling unit costs not higher than \$100 per title | <input type="checkbox"/> | Amount(USD) | Value | 192.00 | 62.00 | 64.00 |
| | | | Date | 03-Nov-2006 | 31-Jan-2012 | 30-Jun-2012 |
| | | | Comments | | Achieved. | |
| 855 community leaders and 60,000 high school students reached by property respect campaign. | <input type="checkbox"/> | Text | Value | 0 and 0 | 890 and 11,895 | 855 and 60,000 |
| | | | Date | 03-Nov-2006 | 31-Jan-2012 | 30-Jun-2012 |
| | | | Comments | | In progress already. | |
| 129,000 recently formalized owners use real property exchange. | <input type="checkbox"/> | Text | Value | 0 | 143,534 | 129,000 |
| | | | Date | 03-Nov-2006 | 31-Jan-2012 | 30-Jun-2012 |
| | | | Comments | | Achieved. | |
| 8,000 micro-entrepreneurs and 99,000 high school students obtain access to credit information. | <input type="checkbox"/> | Text | Value | 0 | 9,156 and 11,895 | 8,000 and 99,000 |
| | | | Date | 03-Nov-2006 | 31-Jan-2012 | 30-Jun-2012 |
| | | | Comments | | In progress already. | |
| 124,000 property owners and 102,000 high school students reached by registry culture campaign. | <input type="checkbox"/> | Text | Value | 0 | 143,534 and 11,895 | 124,000 and 102,000 |
| | | | Date | 03-Nov-2006 | 31-Jan-2012 | 30-Jun-2012 |
| | | | Comments | | In progress already. | |
| 4,955 control points added to geodetic network. | <input type="checkbox"/> | Text | Value | 0 | 4,955 | 4,955 |
| | | | Date | 03-Nov-2006 | 31-Jan-2012 | 30-Jun-2012 |
| | | | Comments | | Achieved. | |
| 45 permanent continuous monitoring GPS stations installed | <input type="checkbox"/> | Text | Value | 0 | 45 | 14 |
| | | | Date | 03-Nov-2006 | 31-Jan-2012 | 30-Jun-2012 |
| | | | Comments | | Achieved. | |

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|---|--------------------------|------|----------|-------------|--|--|
| Approximately 536,000 properties cadastered by District Municipalities with the technical assistance of COFOPRI. | <input type="checkbox"/> | Text | Value | 0 | 544,762 | 535,639 |
| | | | Date | 03-Nov-2006 | 31-Jan-2012 | 30-Jun-2012 |
| | | | Comments | | Achieved. | |
| 56 District Municipalities provided cadastre services with the technical assistance of COFOPRI, under Participation Agreements. | <input type="checkbox"/> | Text | Value | 0 | 59 | 56 |
| | | | Date | 03-Nov-2006 | 31-Jan-2012 | 30-Jun-2012 |
| | | | Comments | | Achieved. | End target was revised in Restructuring Paper approved on June 24, 2011. |
| Approximately 300,000 titles issued by Provincial Municipalities with the technical assistance of COFOPRI. | <input type="checkbox"/> | Text | Value | 0 | 307,913 | 300,000 |
| | | | Date | 03-Nov-2006 | 31-Jan-2012 | 30-Jun-2012 |
| | | | Comments | | Achieved. | End target was revised in Restructuring Paper approved on June 24, 2011. |
| 80 Provincial Municipalities provided formalization services with the technical assistance of COFOPRI under Participation Agreements. | <input type="checkbox"/> | Text | Value | 0 | 50 | 80 |
| | | | Date | 03-Nov-2006 | 31-Jan-2012 | 30-Jun-2012 |
| | | | Comments | | Cofopri working in 50 Provincial Municipalities. According to new legal framework, COFOPRI is now the institution in charge of formalization and titling; municipalities are involved in capacity building activities. Strategic decision was made since inception of the project to avoid spreading project resources too thin in order to concentrate in a critical mass of municipalities with highest formalization potential. | End target was revised in Restructuring Paper approved on June 24, 2011. |
| Workshops held with key stakeholders on real property rights issues | <input type="checkbox"/> | Text | Value | 0 | 4 | 3 |
| | | | Date | 03-Nov-2006 | 31-Jan-2012 | 30-Jun-2012 |
| | | | Comments | | Achieved. 5 seminars and 4 participatory workshops have been held in Lima, Piura, Cajamarca, Chiclayo Trujillo and Ayacucho | |

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|--|--------------------------|------|----------|-------------|--|-------------|
| Diagnostic studies finalized (including subjects like cost-benefit, credit practices and land allocation). | <input type="checkbox"/> | Text | Value | 0 | 4 | 4 |
| | | | Date | 03-Nov-2006 | 31-Jan-2012 | 30-Jun-2012 |
| | | | Comments | | Achieved. 4 Consultancies to prepare legal reform proposals/studies finalized. Proposals to be disseminated through national and international events. | |
| Multi-sectoral commission established and operational. | <input type="checkbox"/> | Text | Value | 0 | | 1 |
| | | | Date | 03-Nov-2006 | 31-Jan-2012 | 30-Jun-2012 |
| | | | Comments | | Achieved | |

Data on Financial Performance (as of 20-Feb-2012)

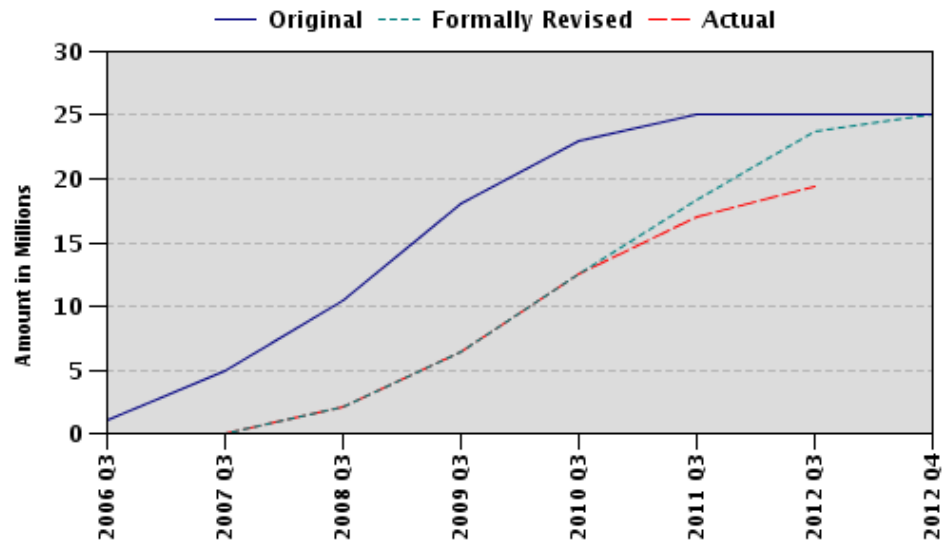
Financial Agreement(s) Key Dates

| Project | Loan No. | Status | Approval Date | Signing Date | Effectiveness Date | Closing Date |
|---------|------------|-----------|---------------|--------------|--------------------|--------------|
| P078894 | IBRD-73680 | Effective | 14-Mar-2006 | 03-Nov-2006 | 31-Jan-2007 | 30-Jun-2012 |

Disbursements (in Millions)

| Project | Loan No. | Status | Currency | Original | Revised | Cancelled | Disbursed | Undisbursed | % Disbursed |
|---------|------------|-----------|----------|----------|---------|-----------|-----------|-------------|-------------|
| P078894 | IBRD-73680 | Effective | USD | 25.00 | 25.00 | 0.00 | 19.33 | 5.67 | 77.00 |

Disbursement Graph



Key Decisions Regarding Implementation

No key decisions to disclose.

Restructuring History

CD Approved on 19-Dec-2007, Level two Approved on 27-Jun-2011

Related Projects

There are no related projects.