

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

Operation Name: REAL PROPERTY RIGHTS CONSOLIDATION PROJECT (P078894)    Project Stage: Implementation    Seq.No: 11    Status: ARCHIVED    Last Modified Date: 07-Feb-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	29-Jun-2010
Effectiveness Date	31-Jan-2007	Revised Closing Date	31-Dec-2011	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	Satisfactory
Overall Implementation Progress (IP)	Moderately Satisfactory	Satisfactory
Overall Risk Rating		Medium-L

**Implementation Status Overview**

The Project has made significant progress in the last six months with disbursement ratios significantly increased. The implementation of all components continued according to the Annual Operating Plan. The progress is closely related to the timely implementation of the action plan agreed during the mid-term review. The Task Team (TT) assesses that the objectives of the Project are likely to be achieved within the agreed timeframe.

**Results**

**Project Development Objective Indicators**

Indicator	Baseline	Current	End Target
Indicator Name Appropriate legal, regulatory and institutional framework for real property rights protection and promotion adopted and operational  Type                      Unit of Measure Custom Indicator        Text	Value  Date  Comment	Value Not yet due. Reform proposals prepared to be submitted to next government and congress.  Date 31-Dec-2010  Comment	Value  Date 30-Dec-2011  Comment
Indicator Name Low transaction cost of formalization and cadastre for users in terms of out-of-pocket expenditures and time.  Type                      Unit of Measure Custom Indicator        Text	Value  Date  Comment	Value Not yet due. Impact assessment to be conducted on the 2nd semester of CY2011.  Date 31-Dec-2010  Comment	Value  Date 30-Dec-2011  Comment
Indicator Name Low formalization and cadastre costs for GoP.  Type                      Unit of Measure Custom Indicator        Text	Value Average titling unit costs not higher than \$100 per title.  Date  Comment Determined under Urban Property Rights Project	Value Not yet due.  Date 31-Dec-2010  Comment To be determined after impact evaluation scheduled for second half of 2011.	Value  Date 30-Dec-2011  Comment

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Indicator		Baseline	Current	End Target
Indicator Name Increased number of SUNARP users and internet services.		Value	Value New registry model implementation in progress.	Value New Registry Model completed
		Date	Date 31-Dec-2010	Date 30-Dec-2011
Type	Unit of Measure	Comment	Comment	Comment
Custom Indicator	Text			

Indicator		Baseline	Current	End Target
Indicator Name Increased number of integrated real property cadastre and registry records.		Value	Value Not yet due. Subject to completion of migration of property records under Component 3.	Value
		Date	Date 31-Dec-2010	Date 30-Dec-2011
Type	Unit of Measure	Comment	Comment	Comment
Custom Indicator	Text			

Indicator		Baseline	Current	End Target
Indicator Name Average property value increase about US550		Value 550.00	Value	Value
		Date	Date 31-Dec-2010	Date 30-Dec-2011
Type	Unit of Measure	Comment	Comment	Comment
Custom Indicator	Amount(USD)	Determined under Urban Property Rights Project	To be determined after impact evaluation scheduled for second half of 2011.	

**Intermediate Results Indicators**

Indicator		Baseline	Current	End Target
Indicator Name Multi-sectoral commission established and operational.		Value 0	Value Achieved. Commission formally installed and fully operational.	Value 1
		Date 03-Nov-2006	Date 31-Dec-2010	Date 30-Dec-2011
Type	Unit of Measure	Comment	Comment	Comment
Custom Indicator	Text			Achieved

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Indicator	Baseline	Current	End Target
<p>Indicator Name Diagnostic studies finalized (including subjects like cost-benefit, credit practices and land allocation).</p> <p>Type                      Unit of Measure Custom Indicator        Text</p>	<p>Value 0</p> <p>Date 03-Nov-2006</p> <p>Comment</p>	<p>Value 4 Consultancies to prepare legal reform proposals/studies finalized. Proposals to be disseminated through national and international events.</p> <p>Date 31-Dec-2010</p> <p>Comment Completed.</p>	<p>Value 4</p> <p>Date 30-Dec-2011</p> <p>Comment</p>

Indicator	Baseline	Current	End Target
<p>Indicator Name Workshops held with key stakeholders on real property rights issues</p> <p>Type                      Unit of Measure Custom Indicator        Text</p>	<p>Value 0</p> <p>Date 03-Nov-2006</p> <p>Comment</p>	<p>Value 5 seminars and 4 participatory workshops have been held in Lima, Piura, Cajamarca, Chiclayo Trujillo and Ayacucho.</p> <p>Date 31-Dec-2010</p> <p>Comment No change from June 2010.</p>	<p>Value 2</p> <p>Date 30-Dec-2011</p> <p>Comment</p>

Indicator	Baseline	Current	End Target
<p>Indicator Name 144 Provincial Municipalities provided formalization services with the technical assistance of COFOPRI under Participation Agreements.</p> <p>Type                      Unit of Measure Custom Indicator        Text</p>	<p>Value 0</p> <p>Date 03-Nov-2006</p> <p>Comment</p>	<p>Value 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.</p> <p>Date 31-Dec-2010</p> <p>Comment 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.</p>	<p>Value 144</p> <p>Date 30-Dec-2011</p> <p>Comment</p>

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Indicator	Baseline	Current	End Target
<p>Indicator Name Approximately 471,000 titles issued by Provincial Municipalities with the technical assistance of COFOPRI.</p> <p>Type                      Unit of Measure Custom Indicator        Text</p>	<p>Value 0</p> <p>Date 03-Nov-2006</p> <p>Comment</p>	<p>Value 224,878 titles issued According to the new legal framework, COROPRI is now the institution in charge of formalization and titling, while municipalities will be involved in capacity building activities.</p> <p>Date 31-Dec-2010</p> <p>Comment</p>	<p>Value 471,000</p> <p>Date 30-Dec-2011</p> <p>Comment</p>
<p>Indicator Name 427 District Municipalities provided cadastre services with the technical assistance of COFOPRI, under Participation Agreements.</p> <p>Type                      Unit of Measure Custom Indicator        Text</p>	<p>Value 0</p> <p>Date 03-Nov-2006</p> <p>Comment</p>	<p>Value Agreements have been signed between COFOPRI and 45 District Municipalities for the development, technical assistance, monitoring and execution of cadastre processes.</p> <p>Date 31-Dec-2010</p> <p>Comment</p>	<p>Value 427</p> <p>Date 30-Dec-2011</p> <p>Comment</p>
<p>Indicator Name Approximately 536,000 properties cadastered by District Municipalities with the technical assistance of COFOPRI.</p> <p>Type                      Unit of Measure Custom Indicator        Text</p>	<p>Value 0</p> <p>Date 03-Nov-2006</p> <p>Comment</p>	<p>Value 414,524 cadastre units have been registered.</p> <p>Date 31-Dec-2010</p> <p>Comment</p>	<p>Value 536,000</p> <p>Date 30-Dec-2011</p> <p>Comment</p>

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Indicator	Baseline	Current	End Target
<p>Indicator Name New publicity services provided (summary sheets).</p> <p>Type                      Unit of Measure Custom Indicator        Text</p>	<p>Value 0</p> <p>Date 03-Nov-2006</p> <p>Comment</p>	<p>Value Not yet due. Registry modernization processes underway. Implementation will start after migration of property records is complete.</p> <p>Date 31-Dec-2010</p> <p>Comment no change from June 2010.</p>	<p>Value 233,000</p> <p>Date 30-Dec-2011</p> <p>Comment</p>
<p>Indicator Name SUNARP-RP publicity services on-line no less than 67% of total publicity services.</p> <p>Type                      Unit of Measure Custom Indicator        Text</p>	<p>Value 0</p> <p>Date 03-Nov-2006</p> <p>Comment</p>	<p>Value Not yet due. Registry modernization processes underway. Implementation will start after migration of property records is complete.</p> <p>Date 31-Dec-2010</p> <p>Comment no change from June 2010.</p>	<p>Value 4,903,000</p> <p>Date 30-Dec-2011</p> <p>Comment</p>
<p>Indicator Name 14 permanent continuous monitoring GPS stations installed</p> <p>Type                      Unit of Measure Custom Indicator        Text</p>	<p>Value 0</p> <p>Date 03-Nov-2006</p> <p>Comment</p>	<p>Value Achieved. 45 permanent stations have been installed.</p> <p>Date 31-Dec-2010</p> <p>Comment</p>	<p>Value 14</p> <p>Date 30-Dec-2011</p> <p>Comment</p>

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Indicator	Baseline	Current	End Target
<p>Indicator Name 4,955 control points added to geodetic network.</p> <p>Type                      Unit of Measure Custom Indicator        Text</p>	<p>Value 0</p> <p>Date 03-Nov-2006</p> <p>Comment</p>	<p>Value Achieved. 4,955 control points have been installed.</p> <p>Date 31-Dec-2010</p> <p>Comment</p>	<p>Value 4,955</p> <p>Date 30-Dec-2011</p> <p>Comment</p>
<p>Indicator Name 124,000 property owners and 102,000 high school students reached by registry culture campaign.</p> <p>Type                      Unit of Measure Custom Indicator        Text</p>	<p>Value 0</p> <p>Date 03-Nov-2006</p> <p>Comment</p>	<p>Value Not yet due. Communications strategy for registry, credit and respect to property culture approved, and implementation of educational campaigns in progress.</p> <p>Date 31-Dec-2010</p> <p>Comment</p>	<p>Value 124,000</p> <p>Date 30-Dec-2011</p> <p>Comment</p>
<p>Indicator Name 8,000 micro-entrepreneurs and 99,000 high school students obtain access to credit information.</p> <p>Type                      Unit of Measure Custom Indicator        Text</p>	<p>Value 0</p> <p>Date 03-Nov-2006</p> <p>Comment</p>	<p>Value Not yet due. Communications strategy for registry, credit and respect to property culture approved, and implementation of educational campaigns in progress.</p> <p>Date 31-Dec-2010</p> <p>Comment</p>	<p>Value 8,000</p> <p>Date 30-Dec-2011</p> <p>Comment</p>

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Indicator	Baseline	Current	End Target
<p>Indicator Name 129,000 recently formalized owners use real property exchange.</p> <p>Type                      Unit of Measure Custom Indicator        Text</p>	<p>Value 0</p> <p>Date 03-Nov-2006</p> <p>Comment</p>	<p>Value Not yet due. Communications strategy for registry, credit and respect to property culture approved, and implementation of educational campaigns in progress.</p> <p>Date 31-Dec-2010</p> <p>Comment</p>	<p>Value 129,000</p> <p>Date 30-Dec-2011</p> <p>Comment</p>
<p>Indicator Name 855 community leaders and 60,000 high school students reached by property respect campaign.</p> <p>Type                      Unit of Measure Custom Indicator        Text</p>	<p>Value 0 and 0</p> <p>Date 03-Nov-2006</p> <p>Comment</p>	<p>Value Not yet due. Communications strategy for registry, credit and respect to property culture approved, and implementation of educational campaigns in progress.</p> <p>Date 31-Dec-2010</p> <p>Comment</p>	<p>Value 855 and 60,000</p> <p>Date 30-Dec-2011</p> <p>Comment</p>
<p>Indicator Name COFOPRI#s Average titling unit costs not higher than \$100 per title</p> <p>Type                      Unit of Measure Custom Indicator        Amount(USD)</p>	<p>Value 192.00</p> <p>Date 03-Nov-2006</p> <p>Comment</p>	<p>Value 112.00</p> <p>Date 31-Dec-2010</p> <p>Comment no change from June 30, 2010.</p>	<p>Value 100.00</p> <p>Date 30-Dec-2011</p> <p>Comment</p>

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Indicator	Baseline	Current	End Target
<p>Indicator Name SUNARP-RP average duration of registration of property transactions no longer than 5 days</p> <p>Type                      Unit of Measure Custom Indicator        Text</p>	<p>Value 5</p> <p>Date 03-Nov-2006</p> <p>Comment</p>	<p>Value Achieved. 5 days</p> <p>Date 31-Dec-2010</p> <p>Comment</p>	<p>Value 5</p> <p>Date 30-Dec-2011</p> <p>Comment Achieved</p>
<p>Indicator Name Legal and regulatory reform proposals identified, prepared and agreed upon for real property rights, land administration and allocation, investment &amp; credit promotion &amp; inter-institutional coordination</p> <p>Type                      Unit of Measure Custom Indicator        Text</p>	<p>Value</p> <p>Date</p> <p>Comment</p>	<p>Value 4 consultancies to prepare legal reform proposals/studies in progress. International Seminar on Property Rights carried out.</p> <p>Date 31-Dec-2010</p> <p>Comment Completed.</p>	<p>Value 4</p> <p>Date 30-Dec-2011</p> <p>Comment</p>
<p>Indicator Name 5,670,000 million property registry records under a new registry model.</p> <p>Type                      Unit of Measure Custom Indicator        Number</p>	<p>Value 0.00</p> <p>Date 03-Nov-2006</p> <p>Comment</p>	<p>Value</p> <p>Date 31-Dec-2010</p> <p>Comment Not yet due. Consultancy for the consolidation and standardization of the property registry database completed. Migration of property records to the new system is expected to begin in March 2011.</p>	<p>Value 5670000.00</p> <p>Date 30-Dec-2011</p> <p>Comment</p>

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Indicator	Baseline	Current	End Target
<p>Indicator Name National capacity-building strategy developed, including new formalization processes and partnerships.</p> <p>Type                      Unit of Measure Custom Indicator        Text</p>	<p>Value</p> <p>Date</p> <p>Comment</p>	<p>Value National Capacity buidling Strategy in progress.</p> <p>Date 31-Dec-2010</p> <p>Comment</p>	<p>Value National Capacity Building Strategy finalized.</p> <p>Date 30-Dec-2011</p> <p>Comment</p>
<p>Indicator Name Improved services to registry users</p> <p>Type                      Unit of Measure Custom Indicator        Text</p>	<p>Value</p> <p>Date</p> <p>Comment</p>	<p>Value Not yet due. Consultancy for the consolidation and standardization of the property registry database substantially completed. Migration of property records to the new system is expected to begin in August 2011.</p> <p>Date 31-Dec-2010</p> <p>Comment</p>	<p>Value</p> <p>Date 30-Dec-2011</p> <p>Comment</p>
<p>Indicator Name Satisfactory evaluation of cultural appropriateness of formalization and cadastre services for indigenous peoples and women</p> <p>Type                      Unit of Measure Custom Indicator        Text</p>	<p>Value</p> <p>Date</p> <p>Comment</p>	<p>Value Not yet due. Communications strategy for registry, credit and respect to property culture approved, and implementation of educational campaigns in progress.</p> <p>Date 31-Dec-2010</p> <p>Comment</p>	<p>Value</p> <p>Date 30-Dec-2011</p> <p>Comment</p>

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Indicator		Baseline	Current	End Target
Indicator Name Increased access to credit evidenced by number and amounts of credit obtained by formalized users, with or without mortgages.		Value 400million.	Value Not yet due. Communications strategy for registry, credit and respect to property culture approved, and implementation of educational campaigns in progress.	Value 30-Dec-2011
Type	Unit of Measure	Date	Date	Date
Custom Indicator	Text	Comment Determined under Urban Property Rights Project.	Comment To be determined after impact evaluation scheduled for second half of 2011.	Comment
			31-Dec-2010	

**Data on Financial Performance (as of 23-Dec-2010)**

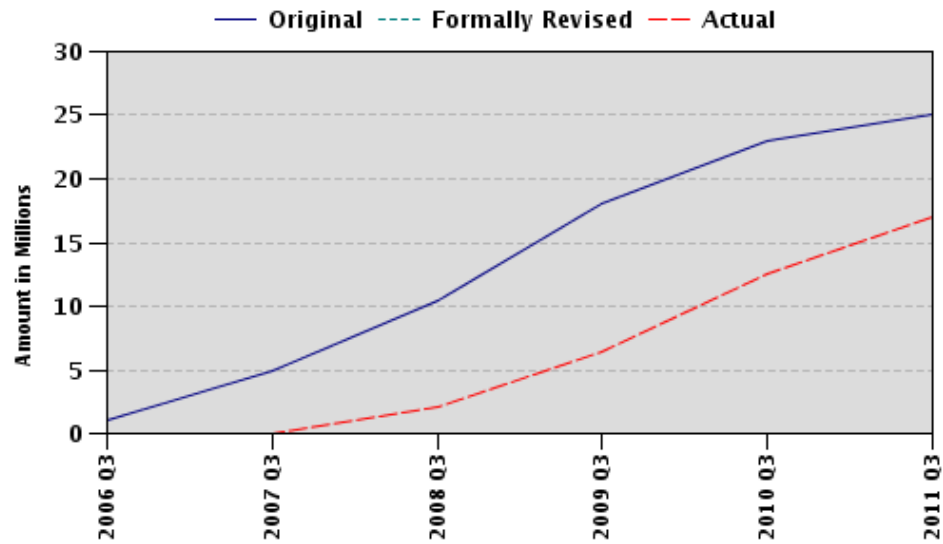
**Financial Agreement(s) Key Dates**

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	31-Dec-2011

**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	16.99	8.01	68.00

**Disbursement Graph**



**Key Decisions Regarding Implementation**

Project will be partially restructured to reflect agreed Action Plan to ensure achievement of project objectives.

**Restructuring History**

CD Approved on 19-Dec-2007

**Related Projects**

There are no related projects.