

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

Operation Name: REAL PROPERTY RIGHTS CONSOLIDATION PROJECT (P078894) Project Stage: Implementation Seq.No: 12 Status: ARCHIVED Last Modified Date: 29-Jul-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	20-Feb-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	Satisfactory
Overall Implementation Progress (IP)	Satisfactory	Satisfactory
Overall Risk Rating	Moderate	

Implementation Status Overview

The Project has made significant progress with the implementation of all components according to the Annual Operating Plan. The contract with the consulting firm that will be implementing the activities envisaged under Component 3 (new property registration model operational, and 5.8 million of property records migrated to the new model) has been signed. This will ensure that the public registry information system is secure and reliable, while it provides accessible and quality services.

Results

Project Development Objective Indicators

Indicator Name	Core	Unit of Measure		Baseline	Current	End Target
Low formalization and cadastre costs for GoP.	<input type="checkbox"/>	Text	Value	Average titling unit costs not higher than \$100 per title.	\$62	average cost of titling kept below US\$100
			Date		30-Jun-2011	30-Jun-2012
			Comments	Determined under Urban Property Rights Project	To be updated after impact evaluation scheduled for second half of 2011.	
Increased number of integrated real property cadastre and registry records.	<input type="checkbox"/>	Text	Value			5.8 million property registry records
			Date		30-Jun-2011	30-Jun-2012
			Comments			End target was revised in Restructuring Paper approved on June 24, 2011.

Intermediate Results Indicators

Indicator Name	Core	Unit of Measure		Baseline	Current	End Target
Multi-sectoral commission established and operational.	<input type="checkbox"/>	Text	Value	0	1	1
			Date	03-Nov-2006	30-Jun-2011	30-Jun-2012
			Comments		Achieved	
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	30-Jun-2011	30-Jun-2012
			Comments		Achieved. 4 Consultancies to prepare legal reform proposals/studies finalized. Proposals to be disseminated through national and international events.	
Workshops held with key stakeholders on real property rights issues	<input type="checkbox"/>	Text	Value	0	4	2
			Date	03-Nov-2006	30-Jun-2011	30-Jun-2012

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Indicator Name	Core	Unit of Measure		Baseline	Current	End Target
			Comments		Achieved. 5 seminars and 4 participatory workshops have been held in Lima, Piura, Cajamarca, Chiclayo Trujillo and Ayacucho	
144 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	30-Jun-2011	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.
Approximately 471,000 titles issued by Provincial Municipalities with the technical assistance of COFOPRI.	<input type="checkbox"/>	Text	Value	0	272,018	300,000
			Date	03-Nov-2006	30-Jun-2011	30-Jun-2012
			Comments		According to the new legal framework, COFOPRI is now the institution in charge of formalization and titling, while municipalities will be involved in capacity building activities	End target was revised in Restructuring Paper approved on June 24, 2011.
427 District Municipalities provided cadastre services with the technical assistance of COFOPRI, under Participation Agreements.	<input type="checkbox"/>	Text	Value	0	45	56
			Date	03-Nov-2006	30-Jun-2011	30-Jun-2012
			Comments		4 consultancies to prepare legal reform proposals/studies in progress. International Seminar on Property Rights carried out.	End target was revised in Restructuring Paper approved on June 24, 2011.

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Approximately 536,000 properties cadastered by District Municipalities with the technical assistance of COFOPRI.	<input type="checkbox"/>	Text	Value	0	494,183	536,000
			Date	03-Nov-2006	30-Jun-2011	30-Jun-2012
			Comments			
14 permanent continuous monitoring GPS stations installed	<input type="checkbox"/>	Text	Value	0	45	14
			Date	03-Nov-2006	30-Jun-2011	30-Jun-2012
			Comments		Achieved.	
4,955 control points added to geodetic network.	<input type="checkbox"/>	Text	Value	0	4,955	4,955
			Date	03-Nov-2006	30-Jun-2011	30-Jun-2012
			Comments		Achieved.	
124,000 property owners and 102,000 high school students reached by registry culture campaign.	<input type="checkbox"/>	Text	Value	0	54,178 and 7,350	124,000 and 102,000
			Date	03-Nov-2006	30-Jun-2011	30-Jun-2012
			Comments			
8,000 micro-entrepreneurs and 99,000 high school students obtain access to credit information.	<input type="checkbox"/>	Text	Value	0	3,137 and 7,350	8,000 and 99,000
			Date	03-Nov-2006	30-Jun-2011	30-Jun-2012
			Comments			
129,000 recently formalized owners use real property exchange.	<input type="checkbox"/>	Text	Value	0		129,000
			Date	03-Nov-2006	30-Jun-2011	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.	
855 community leaders and 60,000 high school students reached by property respect campaign.	<input type="checkbox"/>	Text	Value	0 and 0	805 and 7,350	855 and 60,000
			Date	03-Nov-2006	30-Jun-2011	30-Jun-2012
			Comments			
COFOPRI#s Average titling unit costs not higher than \$100 per title	<input type="checkbox"/>	Amount(USD)	Value	192.00	62.00	100.00
			Date	03-Nov-2006	30-Jun-2011	30-Jun-2012
			Comments		Achieved.	

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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	4
			Date		30-Jun-2011	30-Jun-2011
			Comments		Achieved. 4 consultancies to prepare legal reform proposals/studies in progress. International Seminar on Property Rights carried out.	
5,670,000 million property registry records under a new registry model.	<input type="checkbox"/>	Number	Value	0.00		5823770.00
			Date	03-Nov-2006	30-Jun-2011	30-Jun-2011
			Comments		Non-consultant services for the migration of property records to the new system has begun.	
National capacity-building strategy developed, including new formalization processes and partnerships.	<input type="checkbox"/>	Text	Value		National Capacity Building Strategy finalized.	
			Date		30-Jun-2011	30-Jun-2012
			Comments		Achieved.	
Improved services to registry users	<input type="checkbox"/>	Text	Value			
			Date		30-Jun-2011	30-Jun-2012
			Comments		Non-consultant services for the migration of property records to the new system has begun.	
Satisfactory evaluation of cultural appropriateness of formalization and cadastre services for indigenous peoples and women	<input type="checkbox"/>	Text	Value			
			Date		30-Jun-2011	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.	

Data on Financial Performance (as of 01-Jul-2011)

Financial Agreement(s) Key Dates

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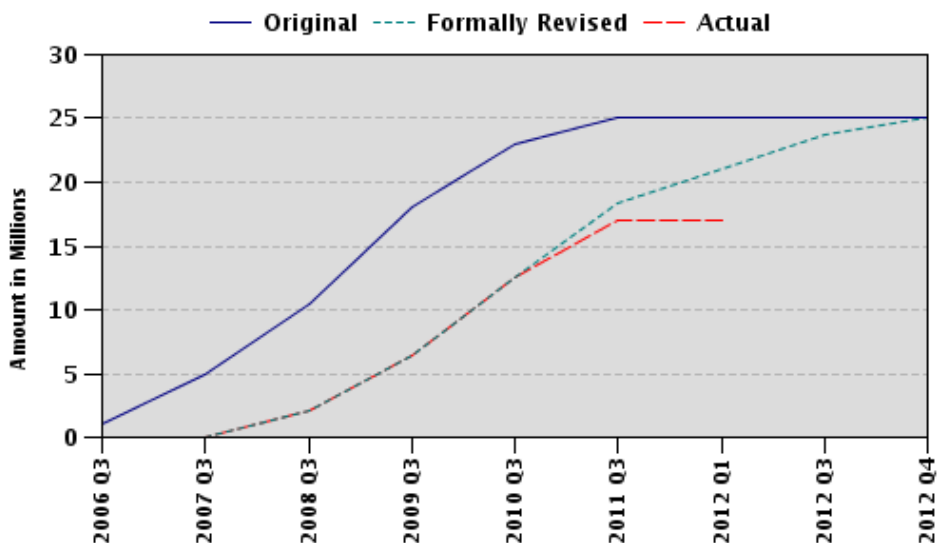
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Project	Loan No.	Status	Approval Date	Signing Date	Effectiveness Date	Closing Date
P078894	IBRD-73680	Effective	14-Mar-2006	03-Nov-2006	31-Jan-2007	30-Jun-2012

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	16.99	8.01	68.00

Disbursement Graph



Key Decisions Regarding Implementation

The project was restructured on June 24, 2011. The modifications included: (i) changes in implementation arrangements following the decision of MEF to convert the Project Coordination Unit (PCU) into an autonomous budget-holder unit; (ii) changes in component-specific costs; (iii) changes in disbursement arrangements to introduce a new disbursement category, reallocation of Loan proceeds, and an increase in the disbursement percentage (up to 82% or 90% depending of the expenditure categories) which is consistent with Peru's country financing parameters to provide adequate financing for selected activities; (iv) extension of the Closing Date by six months to June 30, 2012 to complete critical Project activities and ensure satisfactory outcome at exit; (v) changes to selected indicators of the results framework to ensure closer alignment of the contribution of Project-financed activities to the achievement of the Project Development Objective (PDO); and (vi) revisions to the Project Annual Operating Plans (AOPs) and Procurement Plans (PPs) as a result of the above changes.

Restructuring History

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

Related Projects

There are no related projects.