



Operation Number: **HA-L1056**
Year- PMR Cycle: **First period Jan-Jun 2016**
Last Update: **10/3/2016**
PMR Validation Stage: **Validated by Chief of Operations**

Chief of Operations validation date: **10/17/2016**
Division Chief validation date:
Country Representative validation date:

Inter-American Development Bank - IDB
Office of Strategic Planning and Development Effectiveness

Operation Profile

Basic Data

Operation name:	Land tenure security program in rural areas	Loan Number:	2720/GR-HA
Executing Agency (EA):	COMITE INTERMINISTERIEL D'AMENAGEMENT DU TERRITOIRE		
Team Leader:	Touati ep Morel,Anastasia Nejma	Sector/Subsector:	LAND ADMINISTRATION AND MANAGEMENT
Operation Type:	Loan Operation	Overall Stage:	Disbursing (From eligibility until all the Operations are closed)
Lending Instrument:	Investment Loan	Country:	HAITI
Borrower:	REPUBLIQUE D' HAITI	Convergence related Operation(s):	

Total Cost and Source

	Original IDB	Current Active IDB	Local Counterpart	Co-Financing/Country	Total operation cost - Original Estimate
HA-L1056	\$27,000,000.00	\$27,000,000.00	\$0.00		\$27,000,000.00

Available Funds (US\$)

	Current IDB	Disb. Amount to Date	% Disbursed	Undisbursed Balance
HA-L1056	\$27,000,000.00	\$17,217,886.93	63.77%	\$9,782,113.07

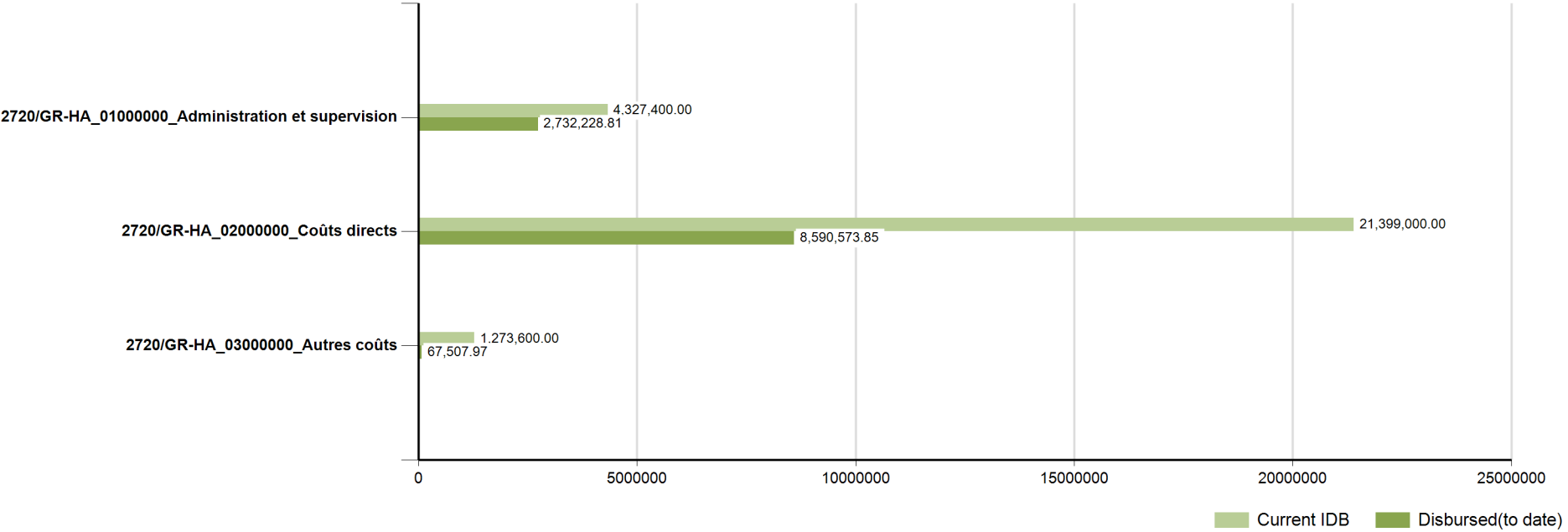
Environmental and Social Safeguards

Main Operation	
Impacts Category:	B
Safeguard Performance Rating:	
Safeguard Performance Rating - Rationale:	

Reformulation Information

Main Operation	
Was/Were the objective(s) of this operation reformulated?	NO
Date of approval:	

Expense Categories by Loan Contract (cumulative values)



Results Matrix

Impacts

Impact:	1 Increase in agricultural productivity in targeted areas										
Observation:											
Indicators		Flags*	Unit of Measure	Baseline	Baseline Year	Means of verification	Observations	2012		2017	EOP
1.1 Difference in the increase of agricultural yields/ha or revenues/ha between the group of beneficiaries and control group			%	0.00	2012	Program impact evaluation report	The randomized process guarantees an initial difference between the beneficiary group and the control group equal to zero	P	0.00	20.00	20.00
							P(a)	0.00	20.00	20.00	
							A				
Impact:	2 Increase in agricultural investments										
Observation:											
Indicators		Flags*	Unit of Measure	Baseline	Baseline Year	Means of verification	Observations	2012		2017	EOP
2.1 Difference in the index of agricultural investments (based on reported investments in fixed and movable farm assets) between the group of beneficiaries and control			%	0.00	2012	Means of verification: Program impact evaluation report	Comments: The randomized process guarantees an initial difference between the beneficiary group and the control group equal to zero	P	0.00	20.00	20.00
							P(a)	0.00	20.00	20.00	
							A				
Impact:	3 Improvement in natural resources management in targeted areas										
Observation:											
Indicators		Flags*	Unit of Measure	Baseline	Baseline Year	Means of verification	Observations	2012		2017	EOP
3.1 Difference in the probability and intensity of plot-level long-term productivity enhancing investments (such as terracing, reforestation, irrigation).			%	0.00	2012	Program impact evaluation report	Intensity to be measured as % of total hectares under a given technology investment. The randomized process guarantees an initial difference between the beneficiary group and the control group equal to zero.	P	0.00	20.00	20.00
							P(a)	0.00	20.00	20.00	
							A				

 RF - Contribution
  RF - Alignment
  RF - Strategic Alignment
  RF - Strategic Alignment during Execution

 SI - Sector Indicator
  CI - Country Indicator
  PG - Pro-Gender
  PE - Pro-Ethnicity

Outcomes


Outcome:	1 Increased land transactions									
Observation:										
Indicators	Flags*	Unit of Measure	Baseline	Baseline Year	Means of verification	Observations	2012		2017	EOP
1.1 Difference in the number of hectares of land sold and leased between the group of beneficiaries and control		%	0.00	2012	Program impact evaluation report	The randomized process guarantees an initial difference between the beneficiary group and the control group equal to zero.	P	0.00	10.00	10.00
							P(a)	0.00	10.00	10.00
							A			
Outcome:	2 Increased land value									
Observation:										
Indicators	Flags*	Unit of Measure	Baseline	Baseline Year	Means of verification	Observations	2012		2017	EOP
2.1 Difference in the estimated land value (prices/ha) between the group of beneficiaries and control		%	0.00	2012	Program impact evaluation report	The randomized process guarantees an initial difference between the beneficiary group and the control group equal to zero.	P	0.00	10.00	10.00
							P(a)	0.00	10.00	10.00
							A			

2.2 Difference in prices of recent land transactions between the group of beneficiaries and control						The randomized process guarantees an initial difference between the beneficiary group and the control group equal to zero.	P	0.00	10.00	10.00
							P(a)	0.00	10.00	10.00
							A			
		%	0.00	2012	Program impact evaluation report					

Outcome:	3 Improved land administration services at the national level
Observation:	

Indicators	Flags*	Unit of Measure	Baseline	Baseline Year	Means of verification	Observations	2012		2017	EOP
3.1 Average time for parcel registration (North and South)		Days	301.00	2012	CIAT monitoring information system.		P	301.00	66.00	66.00
	P(a)						301.00	66.00	66.00	
	A									
3.2 Average cost for parcel registration (North and South)		US\$	600.00	2012	CIAT monitoring information system.		P	600.00	150.00	150.00
	P(a)						600.00	150.00	150.00	
	A									

Outcome:	4 Increased land tenure security and/or improved access to land tenure administration services in the pilot areas
Observation:	

Indicators	Flags*	Unit of Measure	Baseline	Baseline Year	Means of verification	Observations	2012	2017	EOP
4.1 Households benefitting from increased land tenure security and/or improved access to land tenure administration services in the pilot areas	 RF-C	Farmers (#)	0.00	2012	Evaluation d'impact		P		30,000.00
							P(a)		30,000.00
							A		

Outcome:	5 Increased land registration in pilot areas
Observation:	

Indicators	Flags*	Unit of Measure	Baseline	Baseline Year	Means of verification	Observations	2012		2017	EOP
5.1 Beneficiary farmers with new registered parcels		Farmers	0.00	2012	ONACA database	Parcels registered with DGI will be communicated to ONACA	P			1,000.00
							P(a)			1,000.00
							A			

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Component I: Cadastre, tenure clarification and formalization in targeted rural areas		Physical Progress			Financial Progress		
Outputs	Unit of Measure		2016	EOP		2016	EOP
Parcels surveyed, with tenure clarified and recorded into the database	Parcels	P	10,000.00	65,031.00	P	6,199,027.26	14,203,880.26
		P(a)	35,000.00	84,000.00	P(a)	4,473,744.51	16,234,096.15
		A	0.00	22,025.00	A	3,594,950.81	5,673,582.23
Private parcels formalized (with notary act)	Parcels	P	150.00	1,000.00	P	0.00	150,000.00
		P(a)	150.00	250.00	P(a)	0.00	150,000.00
		A	0.00	0.00	A	0.00	0.00
Component II: Modernization of the Land Administration System		Physical Progress			Financial Progress		
Outputs	Unit of Measure		2016	EOP		2016	EOP
GNSS (Global Navigation Satellite System) Continually Operating Receiving Stations upgraded and/or installed	Stations	P		16.00	P	500,000.00	2,300,000.00
		P(a)	8.00	20.00	P(a)	851,744.45	2,197,761.39
		A	4.00	4.00	A	551,730.35	771,506.49
Judges and clerks trained in the resolution of land tenure conflicts	Judges and clerks	P	13.00	50.00	P	100,000.00	200,000.00
		P(a)	13.00	200,050.00	P(a)	0.00	0.00
		A		0.00	A		0.00
Study on judicial role in land tenure and administration finalized	Study	P		1.00	P		200,000.00
		P(a)	0.00	40,001.00	P(a)	40,000.00	40,000.00
		A		0.00	A		0.00
GOH Land Agency staff, judges and private sector professionals trained in land tenure, property rights and land administration	Staff	P	60.00	170.00	P	375,000.00	955,010.00
		P(a)	60.00	220.00	P(a)	75,000.00	387,268.77
		A	0.00	120.00	A	0.00	219,994.77
Local land administrative offices refurbished (Office National du Cadastre/Direction Générale des Impôts - ONACA/DGI)	Offices	P		5.00	P		780,000.00
		P(a)	0.00	300,005.00	P(a)	0.00	0.00
		A		0.00	A		0.00
Persons trained with a masters degree in land administration	Trainees	P		3.00	P	45,000.00	195,350.00
		P(a)	0.00	2.00	P(a)	70,000.00	195,931.77
		A	2.00	3.00	A	25,965.19	81,588.67
Notaries equipped with new equipment and software in the pilot areas	Notaries	P		19.00	P	175,000.00	475,000.00
		P(a)	0.00	19.00	P(a)	400,000.00	461,500.00
		A	0.00	5.00	A	74,401.15	135,901.15
Public and private sector surveyors trained in the use of the Geographic Positioning Network	Surveyors	P		30.00	P		0.00
		P(a)	0.00	40.00	P(a)	0.00	340,642.00
		A	0.00	40.00	A	0.00	340,642.00
Local land administrative offices (ONACA/DGI) equipped	Offices	P		5.00	P		360,000.00
		P(a)	0.00	4.00	P(a)	0.00	360,000.00
		A	1.00	1.00	A	0.00	0.00
Study on credit mechanisms	Study	P		1.00	P		100,000.00
		P(a)	0.00	96,567.40	P(a)	90,000.00	96,566.40
		A		0.00	A		6,566.40
Analyses of the local land ownership situations	Analyses	P	1.00	4.00	P	40,000.00	100,000.00
		P(a)	1.00	4.00	P(a)	0.00	99,637.00
		A	0.00	1.00	A	0.00	9,637.00
Surveyors trained with new equipment and software	Surveyors	P		18.00	P	350,000.00	1,080,000.00
		P(a)	0.00	18.00	P(a)	480,000.00	865,321.00
		A	0.00	13.00	A	0.00	185,321.00
Component III: Administration and Supervision							
Component IV: Other costs							

Other Cost		2016	Cost
Monitoring and Evaluation, Impact Evaluation, Audit, Contingencies, etc	P	\$702,123.00	\$2,486,369.00
	P(a)	\$502,000.00	\$1,812,904.52
	A	\$34,390.40	\$154,308.89
Program Coordinating Unit, Equipment and Operating Expenses, Accounting System.	P	\$733,140.00	\$3,424,400.00
	P(a)	\$633,140.00	\$3,758,371.00
	A	\$566,761.37	\$3,103,898.37
Total Cost		2016	Total Cost
	P	\$9,219,290.26	\$27,010,009.26
	P(a)	\$7,615,628.96	\$27,000,000.00
	A	\$4,848,199.27	\$10,682,946.97

Changes to the Matrix

Section	Name	Type of Change	Reasons	Entered in the System	Agreed with Executing Agency
Output	Parcels surveyed, with tenure clarified and recorded into the database	Modify Financial P(a) value	Initial financial planning was not good for the all project for years 2016 and 2017 so we had to adjust it for this output.	10/3/2016	9/30/2016
Output	Private parcels formalized (with notary act)	Modify Physical P(a) value	Provided that the 'Proces verbal d'Arpentage" is sufficient in rural areas in order to prove ownership of a plot and due to budgetary reasons, it was decided after the administration mission to decrease the number of notary acts that the project would finance in order to have full titles.	9/30/2016	6/20/2016
Output	Parcels surveyed, with tenure clarified and recorded into the database	Modify Physical P(a) value	The implementation of the PFB being an exercise highly depending on the local characteristics of the land, the overall estimation of the number of plots to be surveyed is constantly changing : the number has to be adjusted as the implementation progresses. This is due to the local characteristics of certain areas that can't be anticipated before the field work, but also to the particularity of juridcal analysis that may imply to merge plots.	9/30/2016	6/20/2016
Output	Local land administrative offices (ONACA/DGI) equipped	Modify Physical P(a) value	This activity was reviewed after the administration mission, as part of the new strategy to reallocate the remaining budget to the priority activities.	9/26/2016	6/20/2016
Output	Persons trained with a masters degree in land administration	Modify Physical P(a) value	The cost of the training in Land administration being lower than budgeted, and the quality of the training being very good and giving high results on the ground, it was decided to finance the training for another member of the national Land institution.	9/26/2016	6/20/2016
Output	GOH Land Agency staff, judges and private sector professionals trained in land tenure, property rights and land administration	Modify Physical P(a) value	The majority of staff was trained during the first years of the project. As the implementaiton of the PFB progresses, most of this staff is being sent in other areas of the country to help with the implementation, which involves a reduction in the number of people that need to be trained.	9/26/2016	6/20/2016
Output	GNSS (Global Navigation Satellite System) Continually Operating Receiving Stations upgraded and/or installed	Modify Physical P(a) value	This activity was delayed mainly due to land issues ; it was necessary to have land tenure clarified on the plots where the satelllite stations are supposed to be installed. In 2016, an effort was made to accelerate the process and all identified difficulties are in the process of being resolved.	9/26/2016	6/20/2016
Output	Study on credit mechanisms	Inactivate Output	The overall underestimation of the number of parcels to be surveyed had a huge impact on the financial and physical planning of the project. More precisely, the first output resulted in being more expensive than budgeted. In order to face this constraint, an administration mission was conducted in May 2016 in order to review the financial and physical planning of the project, for the last two years. As part of this administration mission, it was decided to cancel non-priority activities such as this study and rather include it in the second phase.	9/12/2016	6/20/2016
Output	Study on judicial role in land tenure and administration finalized	Inactivate Output	The overall underestimation of the number of parcels to be surveyed had a huge impact on the financial and physical planning of the project. More precisely, the first output resulted in being more expensive than budgeted. In order to face this constraint, an administration mission was conducted in May 2016 in order to review the financial and physical planning of the project, for the last two years. As part of this administration mission, it was decided to cancel non-priority activities such as this study and rather include it in the second phase.	9/12/2016	6/20/2016

Output	Local land administrative offices refurbished (Office National du Cadastre/Direction Générale des Impôts - ONACA/DGI)	Inactivate Output	The overall underestimation of the number of parcels to be surveyed had a huge impact on the financial and physical planning of the project. More precisely, the first output resulted in being more expensive than budgeted. In order to face this constraint, an administration mission was conducted in May 2016 in order to review the financial and physical planning of the project, for the last two years. As part of this administration mission, it was decided to cancel this activity provided that the 4 laws that have to be passed as part of the land reform will have an impact on the local organization of local land administrative offices, it is then better to wait for the reform to be passed to adapt rehabilitation needs to the new framework.	9/12/2016	6/20/2016
Output	Judges and clerks trained in the resolution of land tenure conflicts	Inactivate Output	The overall underestimation of the number of parcels to be surveyed had a huge impact on the financial and physical planning of the project. More precisely, the first output resulted in being more expensive than budgeted. In order to face this constraint, an administration mission was conducted in May 2016 in order to review the financial and physical planning of the project, for the last two years. As part of this administration mission, it was decided to cancel this activity provided that the 4 laws that have to be passed as part of the land reform will have an impact on the role of clerks and judges in the resolution of land tenure conflicts. It is then better to wait for the reform to be passed to adapt training to the new framework needs.	9/12/2016	6/20/2016

Please note that the Overall Stage represents the stage of the operation at the time of this report's publication, which might not necessarily match the stage of the operation during the PMR Cycle to which the report pertains.