



Operation Number: **HA-L1056**
Year- PMR Cycle: **Second period Jan-Dec 2015**
Last Update: **3/30/2016**
PMR Validation Stage: **Validated by Representative**

Chief of Operations validation date: **03/30/2016**
Division Chief validation date: **04/14/2016**
Country Representative validation date: **04/14/2016**

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:	Bidault,Caroline	Sector/Subsector:	LAND ADMINISTRATION AND MANAGEMENT
Operation Type:	Loan Operation	Overall Stage:	Disbursing (From eligibility until all the loans 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	\$0.00	\$27,000,000.00

Available Funds (US\$)

	Current IDB	Disb. Amount to Date	% Disbursed	Undisbursed Balance
HA-L1056	\$27,000,000.00	\$9,297,092.98	34.43%	\$17,702,907.02

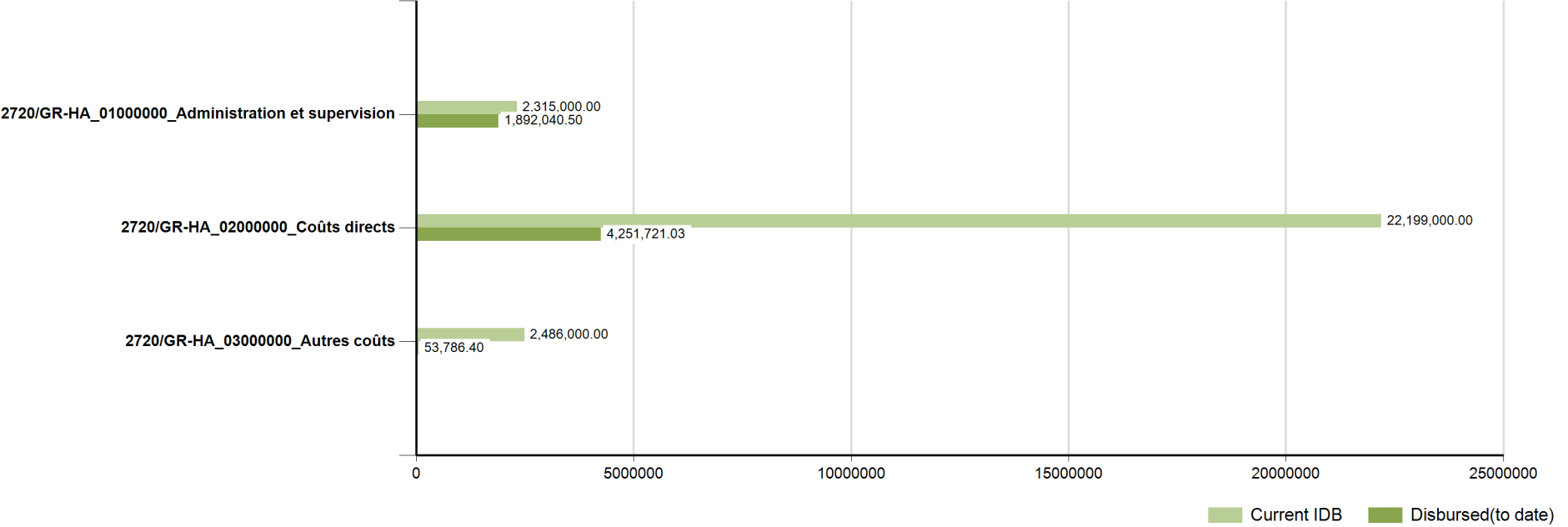
Environmental and Social Safeguards

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:	P	0.00	20.00	20.00
						The randomized process guarantees an initial difference between the beneficiary group and the control group equal to zero	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.	P	0.00	20.00	20.00
						The randomized process guarantees an initial difference between the beneficiary group and the control group equal to zero.	P(a)	0.00	20.00	20.00
							A			

 RF - RF Indicator  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	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
							P			
5.1 Beneficiary farmers with new registered parcels		Farmers	0.00	2012	ONACA database	Parcels registered with DGI will be communicated to ONACA	P(a)			1,000.00
							A			

 RF - RF Indicator

 SI - Sector Indicator

 CI - Country Indicator

 PG - Pro-Gender

 PE - Pro-Ethnicity

Component I: Cadastre, tenure clarification and formalization in targeted rural areas		Physical Progress			Financial Progress		
Outputs	Unit of Measure		2015	EOP		2015	EOP
Parcels surveyed, with tenure clarified and recorded into the database	Parcels	P	4,000.00	65,031.00	P	4,528,845.00	14,203,880.26
		P(a)	10,000.00	101,624.00	P(a)	4,528,845.00	15,934,096.15
		A	26,000.00	31,624.00	A	1,139,972.42	2,078,631.42
Private parcels formalized (with notary act)	Parcels	P	150.00	1,000.00	P	150,000.00	150,000.00
		P(a)	150.00	1,000.00	P(a)	150,000.00	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		2015	EOP		2015	EOP
GNSS (Global Navigation Satellite System) Continually Operating Receiving Stations upgraded and/or installed	Stations	P	16.00	16.00	P	1,300,000.00	2,300,000.00
		P(a)	16.00	16.00	P(a)	1,785,000.00	2,197,761.39
		A	0.00	0.00	A	219,776.14	219,776.14
Judges and clerks trained in the resolution of land tenure conflicts	Judges and clerks	P	37.00	50.00	P	100,000.00	200,000.00
		P(a)	37.00	50.00	P(a)	100,000.00	200,000.00
		A	0.00	0.00	A	0.00	0.00
Study on judicial role in land tenure and administration finalized	Study	P	1.00	1.00	P	200,000.00	200,000.00
		P(a)	1.00	1.00	P(a)	200,000.00	40,000.00
		A	0.00	0.00	A	0.00	0.00
Local land administrative offices refurbished (Office National du Cadastre/Direction Générale des Impôts - ONACA/DGI)	Offices	P	5.00	5.00	P	680,000.00	780,000.00
		P(a)	5.00	5.00	P(a)	680,000.00	300,000.00
		A	0.00	0.00	A	0.00	0.00
GOH Land Agency staff, judges and private sector professionals trained in land tenure, property rights and land administration	Staff	P	40.00	170.00	P	325,000.00	955,010.00
		P(a)	40.00	250.00	P(a)	325,000.00	387,268.77
		A	120.00	120.00	A	57,258.77	219,994.77
Persons trained with a masters degree in land administration	Trainees	P		3.00	P	91,350.00	195,350.00
		P(a)		3.00	P(a)	30,000.00	195,931.77
		A	1.00	1.00	A	35,581.77	55,623.48
Notaries equipped with new equipment and software in the pilot areas	Notaries	P	19.00	19.00	P	200,000.00	475,000.00
		P(a)	19.00	19.00	P(a)	250,000.00	461,500.00
		A	5.00	5.00	A	61,500.00	61,500.00
Public and private sector surveyors trained in the use of the Geographic Positioning Network	Surveyors	P		30.00	P		0.00
		P(a)		40.00	P(a)		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	5.00	P	360,000.00	360,000.00
		P(a)	5.00	5.00	P(a)	360,000.00	360,000.00
		A	0.00	0.00	A	0.00	0.00
Study on credit mechanisms	Study	P	1.00	1.00	P	100,000.00	100,000.00
		P(a)	1.00	1.00	P(a)	100,000.00	96,566.40
		A	0.00	0.00	A	6,566.40	6,566.40
Analyses of the local land ownership situations	Analyses	P	1.00	4.00	P	20,000.00	100,000.00
		P(a)	1.00	4.00	P(a)	40,000.00	99,637.00
		A	1.00	1.00	A	9,637.00	9,637.00
Surveyors trained with new equipment and software	Surveyors	P	18.00	18.00	P	580,000.00	1,080,000.00
		P(a)	12.00	18.00	P(a)	559,679.00	865,321.00
		A	7.00	13.00	A	15,000.00	185,321.00
Component III: Administration and Supervision							
Component IV: Other costs							

Other Cost		2015	Cost
Monitoring and Evaluation, Impact Evaluation, Audit, Contingencies, etc	P	\$942,123.00	\$2,486,369.00
	P(a)	\$942,123.00	\$1,812,904.52
	A	\$27,442.04	\$119,918.49
Program Coordinating Unit, Equipment and Operating Expenses, Accounting System.	P	\$820,702.00	\$3,424,400.00
	P(a)	\$920,702.00	\$3,558,371.00
	A	\$1,654,673.00	\$2,537,137.00
Total Cost		2015	Total Cost
	P	\$10,398,020.00	\$27,010,009.26
	P(a)	\$10,971,349.00	\$27,000,000.00
	A	\$3,227,407.54	\$5,834,747.70

Changes to the Matrix

Section	Name	Type of Change	Reasons	Entered in the System	Agreed with Executing Agency
Output	GOH Land Agency staff, judges and private sector professionals trained in land tenure, property rights and land administration	Modify Financial P(a) value	For 2015, the number of private sectors professionals (surveyors, technical staff for the surveys and legal analysis) to be trained at the local level was much more important than expected, due to the underestimation in the number of parcels, but also to the deployment on a new commune while the first one has not been completed yet. However, as the training partly directly provided by the executing agency, the costs are planned to be less important.	3/7/2016	3/4/2016
Output	Surveyors trained with new equipment and software	Modify Financial P(a) value	Due to delays in hiring the firm for the execution of pre-cadaster in the north, the surveyors that will work in the North will have finished their training in 2017, and the payments will continue until this date.	3/7/2016	3/4/2016
Output	Study on credit mechanisms	Modify Financial P(a) value	It was decided to postpone this study to 2017 due to the lack of available human resources to monitor it (human resources largely mobilized for the implementation of the Parcel demarcation and land tenure clarification process). A mission of administration will take place in April with the Executing Agency to work on the end of project planning.	3/7/2016	3/4/2016
Output	Notaries equipped with new equipment and software in the pilot areas	Modify Financial P(a) value	Due to delays in the execution of parcel demarcation and land tenure clarification in Camp Perrin, and the process being currently deployed in the other municipalities, notaries should be fully equipped in 2017.	3/7/2016	3/4/2016
Output	Study on judicial role in land tenure and administration finalized	Modify Financial P(a) value	It was decided to postpone this study to 2016 due to the lack of available human resources to monitor it (human resources largely mobilized for the implementation of the Parcel demarcation and land tenure clarification process). A mission of administration will take place in April with the Executing Agency to work on the end of project planning.	3/7/2016	3/4/2016
Output	GNSS (Global Navigation Satellite System) Continually Operating Receiving Stations upgraded and/or installed	Modify Financial P(a) value	There were delays due to the negotiation on the technical offer of the firm to build proper fences for the equipment that will be installed. Construction works have now started and are expected to be completed in 2016.	3/7/2016	3/4/2016
Output	Parcels surveyed, with tenure clarified and recorded into the database	Modify Physical P(a) value	Due to the overall underestimation of the total number of parcels for each commune, the executing unit had to review the number of communes for which the cadaster will be done, but also the cost for each commune, which has increased.	3/7/2016	3/4/2016
Output	Persons trained with a masters degree in land administration	Modify Financial P(a) value	One of the third students has completed his degree, before originally planned. The two other students will have completed their degree by 2017.	3/7/2016	3/4/2016
Output	GOH Land Agency staff, judges and private sector professionals trained in land tenure, property rights and land administration	Modify Physical P(a) value	Due to direct implementation of the Parcel demarcation and land tenure clarification process by the executing agency, and underestimation of the number of parcels, the original planned number of private sectors professionals to be trained was too low. More staff needed to be trained.	3/7/2016	3/4/2016

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.