



Organización de las Naciones Unidas
para la Alimentación y la Agricultura

Land Administration Programme (LAPs)

Results Framework for Land Administration Institutions (LAIs)

The following matrix presents the indicators that can be used for the evaluation of LAPs interventions at national institutions level, such as Cadaster, Register and Land regularization institutes. It is based on results chains and impacts at the level of the subnational entities'.

This framework considers four levels of evaluation:

- **Impacts or effects** in terms of the quality and efficiency services delivered to the users of the Land institutions.
- **Key results** related to the sustainability of these institution and their levels of ownership regarding the LAPs interventions.
- **Intermediate results** in term of capacity development of these institutions
- **Key products** delivered by the LAPs to strengthen these institutions

The following matrix take into consideration the applicability of the indicator according to the institution they are related to The World Bank Core Indicators for Land Administration Project were also included.

Sub-indicators column includes the references of factsheets that facilitate indicators evaluation.
Related indicators to Core Indicators of the World Bank are underlined and cited on the page footer.

N°	INDICADOR	CATASTER	REGISTRY	REGULARIZACION	SUBINDICADOR (Related Factsheet)	VARIABLES	MEANS OF MESUREMENT	KEY ASUMPTIONS
EFFECTS ON SOCIETY								
1	Decrease in the service and transaction costs for the users	X	X	X	<ul style="list-style-type: none"> - Transaction costs - Transaction volume - Transaction subsidy <p>(Factsheet 2.1)</p>	<ul style="list-style-type: none"> - Transaction costs - Number of transactions required - External financial contribution (State, donor, funding, other) 	<ul style="list-style-type: none"> - Economic analysis of the transactions or services to the users. - Comparative analysis assessing with and without Project 	LAI are more efficient: the decentralization contributes to regularize land tenure, and simplifies the procedures
2	<u>User´s level of satisfaction</u> ¹	X	X	X	<ul style="list-style-type: none"> - Evaluation of the services and products received by the users (data disaggregated by gender & ethnic group) (Factsheet 2.1, annex 7) - Evaluation of the product by professionals (lawyers, notaries, financial services, etc.) (Factsheet 2.1, annex 6 and 8) 	<ul style="list-style-type: none"> - Level of knowledge of the procedure - Service evaluation and possible discrimination - Credibility of the obtained documents - Swiftness in obtaining services /answers - Relation of the cost vs service obtained 	<ul style="list-style-type: none"> - Individual interviews - Round table discussion with focal groups - Assessment on access to information by the population´ 	The efficiency of the LAI along with LAP’s media campaigns enables users to improve their understanding of the services and obtain a better assistance.

¹ Core Indicator of the World Bank for conflict prevention: Beneficiaries who experience a feeling of grater security attributable to the project in the project areas (percentage).

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3	Financial Sustainability	X	X	X	<ul style="list-style-type: none"> - Operating costs covered with their own funds - Investment expenditure - Decrease in budgetary dependency (Factsheet 2.3) 	<ul style="list-style-type: none"> - Balance in costs - benefits - Percentage of operational investment compared to income - Percentage of the budget covered by National funds 	<ul style="list-style-type: none"> - Financial analysis of the institution - Analysis of the investment plans - Analysis of the budgetary balance 	The LAI has two sources of income: National budget (General budget from the government) and incomes generated by provision of services. By increasing income, they benefit from development plans.
4	Registration Culture Strength		X		<ul style="list-style-type: none"> - Decrease in the percentage of informal transactions - Decrease in the percentage of informal transactions (See registration mobility index) 	<ul style="list-style-type: none"> - Type of formal transaction - Registry records of the properties in a given period of time - Type of property 	<ul style="list-style-type: none"> - Sample of parcels under the parcel based register system - Focal household survey - Comparison between the information collected from the field survey or municipalities and the information gathered from the Registry - Field survey through different phases of the project 	Through the PAT 's communication programs and LAI modernization, users are more aware of the expected proceedings when doing a transaction under the parcel based register system.

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KEY RESULTS								
5	<u>Higher percentage of the territory covered by the Land Administration Institutions (LAI)²</u>	X	X	X	- - Increase of the territory covered by cadaster and integrated land - Information systems in operation - Increase in the percentage of formal ownership in a given territory (Factsheet 2.4)	- Coverage percentage of the cadaster regarding area and number of parcels - Increase in the registered area (measured in square meters) - Percentage of records updated in the Registry - Number of typified parcels in an irregular ownership situation - Number of registered titles in the Registry	- Analysis of the data in the institutional databases - Analysis of the used systems & procedures - Analysis of institutional statistics	The day-to-day work of the LAIs has an impact in the coverage of their services and capacity to update and formalize the ownership information on the territories.

² Core Indicator of the Global Bank for LAP: Target land area with use of ownership rights record as a result of the project (ha).

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6	Reliable information on the properties based on the link cadaster-register & other systems	X	X		<ul style="list-style-type: none"> - The data contained in the Information systems reflect actual physical and legal data of the parcels, their owners or possessors (link between Cadaster-register). - Information of the irregular parcels with no entries in the Register is also recorded - The information systems for land tenure are linked with the information systems for territory. (Factsheet 2.8) 	<ul style="list-style-type: none"> - Data reliability - Functionality of the systems - Data security - Links and interaction among the systems - Mechanisms, means and access and interaction points of users and systems 	<ul style="list-style-type: none"> - Sample of parcels under the parcel based register system - Household survey - Comparison between the information collected from field survey and the data gathered from the registry - Field survey throughout different phases of the LAP - System's audit (functionality, effectiveness, data security of the data, etc.) 	All the information registered in the systems comes from data accurately collected in the field. Modernization and updating of the information systems for property are performed in coordination with the different institutions that provide land administration services.
7	<u>Time saving in proceedings or transactional services</u> ³	X	X	X	<ul style="list-style-type: none"> - Users save time according to the type of proceeding that has been carried out - Time saving in the regularization of tenure according to the legal status of the possession (Factsheet 2.1) 	<ul style="list-style-type: none"> - Whether the system records or not time of transactions - Whether the system records or not idle time - External conditions to the system that have an impact on the duration of the transactions 	<ul style="list-style-type: none"> - Statistics of the time spent provided by the systems - Analysis of a sample of land administration services in books 	Institutions execute procedures having a legal time-frame. However these procedures might be designed for batch work, per unit or by procedure, which might affect individual measurement

³ Core Indicator of the World Bank for LAP: Average number of days to complete de recordation of a purchase / sale of a property in land administration system.

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8	Improved efficiency of LAI staff	X	X	X	<ul style="list-style-type: none"> - Time optimization - Cost reduction - Decrease in the average number of defaulting transactions (Factsheet 2.1, annex 6) 	<ul style="list-style-type: none"> - Time-person per transaction - Costs-person per transaction - Work profile of the staff - Planning degree of the institutional development - Qualification of team support and/or technical assistance for the staff 	<ul style="list-style-type: none"> - Studies and analyses of the staff cost units per transaction - Analyses on the evolution of the organizational structure of the staff 	If the staff is efficient, costs and time of transaction should decrease. However this depends on the organizational team-work and access to adequate equipment and IT systems.
9	Increase of the percentage of served conflicts			X	<ul style="list-style-type: none"> - Use of alternative methods for conflict resolution (formal-informal) - Use of courts proceedings - Conflicts proceedings by an institutional regime (Factsheet 2.7) 	<ul style="list-style-type: none"> - Percentage of served cases in relation to the number of identified conflicts - Percentage of served cases by type of tenure type of conflicts and by sex of the involved persons - Percentage of solved cases according to the method of conflict resolution - Porcentaje de casos atendidos por tipo de método de resolución 	<ul style="list-style-type: none"> - Monitoring systems that enable to generate statistics on the type of conflicts and process of resolution. - Report on the cases that alter the registry 	Conflicts arise by various factors that are related to the land tenure practices, therefore they can start by different actions or social conditions. A system that allows to track the type of conflicts, the resolution mechanisms and dispute resolutions should be established by institutions

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INTERMEDIATE RESULTS								
10	Decentralization of the institutions (population is closer to the services)	X	X	X	<ul style="list-style-type: none"> - Decrease in the distance that the users have to cover to reach an access to the services - Increase in the number of available services - Increase in the number of women who carry out land transactions (Factsheet 2.1, annex 7) 	<ul style="list-style-type: none"> - Territorial coverage - Number of offices in the territory - Autonomy and functionality level of the decentralized entities - Number of available services 	<ul style="list-style-type: none"> - Report on the percentage of the territory covered by LAIs offices - Household surveys to determine the distance covered to access the services - Statistics on the recorded time by type of transaction 	<p>The users demand services to the LAIs.</p> <p>The decentralization of these services entail time saving and cost reduction for the users.</p> <p>There are elements that impact on services efficiency: number of assigned staff, technical and technological resources available, level of functional autonomy and capacity of the population to demand the service.</p>
11	Implementation of the cadaster-register integrated system	X	X		<ul style="list-style-type: none"> - Cadaster and register data are linked and there are is an integrated control system to track all the land transactions (Factsheet 2.8) 	<ul style="list-style-type: none"> - Systemic link between the LAIs - Common and integrated tools - Sequence and relationship of related processes - Existence of unilateral, bilateral and multiple control mechanisms. 	<ul style="list-style-type: none"> - Institutional analyses and reports on the elements of the quality controls of sequential processes; existence of combined controls 	<p>The government establishes a regulatory framework and a modernization process of the institutions which enables the link between cadastre and register. This situation might occur with or without the integration of the two other institutions.</p>

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12	Implementation of the regularization of tenure procedure			X	<ul style="list-style-type: none"> - There is an information system on the regularization of tenure procedure (Factsheet 2.4) - There are territorial assessment on the number of parcels to be regularized 	<ul style="list-style-type: none"> - Regularization of tenure typology used according to the prevailing characteristics of the possession - Proportion of the regularized properties 	<ul style="list-style-type: none"> - Report from the information system - Analysis of a sample of regularization cases - Evaluation of the accuracy of ownership assessment 	<p>LAP supports the cadaster, the register and the local actors (municipalities, ONG...etc.) in identifying the areas to be regularized/titled.</p> <p>At territory level, there is a coordinated structure in which the different institutions participate.</p>
13	Established mechanisms of approval and conflict resolution			X	<ul style="list-style-type: none"> - The conflict resolution typology used is adapted to the prevailing social characteristics - Tracking system of conflict resolution procedures (Factsheet 2.7) - Number of cadastral technicians and other agents qualified on alternative methods of conflict resolution (gender equality) 	<ul style="list-style-type: none"> - Models of conflict resolution procedures that adapt or integrate to particular social characteristics - There is a coordinated structure or integration of efforts to address conflicts; this can involve different sectors 	<ul style="list-style-type: none"> - Analysis of the adequacy of the conflict resolution models with the cultural patterns - Evaluation of the efficiency of the integration of multi-sectorial efforts; comparing situations before and after the use of the coordination mechanism 	<p>The mechanisms of conflict resolution are challenged by the social structures and the actual tenure situation, this entails the participation of various sectors and social groups and develop methods of resolution that must open spaces for informal and formal agents (community leaders, church, etc.).</p> <p>The latter is easier when LAP set up coordination and follow-up mechanisms.</p>

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KEY OUTPUTS								
14	<u>Setting and updating the cadastre⁴</u>	X			<ul style="list-style-type: none"> - Data of geographical area covered by the Cadastral survey - Number of parcels from the cadastral per territory - Data by municipal coverage <p>(Factsheet 2.5 and 2.6)</p>	<ul style="list-style-type: none"> - Geographic area of the cadaster by Km2 and meter2 - Cadaster and registry data of the properties existing before the LAP Survey - Data of the typology of the possession of the territory that were known before the cadastral survey 	<ul style="list-style-type: none"> - Statistics of the validated cadastral data obtained from the cadastral survey - Household survey during the Public Exhibition - Number of validation processes of the cadastral data with the owners and possessors - Analysis on the variations of the land tenure typologies 	<p>The information obtained from the cadastral survey has been first presented and validated by the owners. Leaving out the owners and possessors from the validation process would lead to the development of conflicts and would question the validity of the cadastral survey.</p>

⁴ Core Indicator of the World Bank for LAP: Target land area with use of ownership rights record as a result of the project (ha).

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15	Digitalization of the Register		X		<ul style="list-style-type: none"> - There is a consistent back-up of historical records - Optimal processing of the data obtained from the cadastral survey - Quality of the data base obtained from the register updating process (Factsheet 2.6) 	<ul style="list-style-type: none"> - Qualitative & quantitative data from historical records - Number of properties per municipality - Registered area by department and municipality - Legal framework that legitimate the registry records 	<ul style="list-style-type: none"> - Analysis of the consistency level of the historical records for reference & validation of the survey data - Analysis of the evolution of the legal framework 	The modernization of the registers guarantees historical references and the uninterrupted chain of the register entries of the property.
16	Judicial diagnosis of the surveyed and regularized territories	X	X	X	<ul style="list-style-type: none"> - Municipal/departmental geographical coverage of the surveyed and regularized territories - Results of the cadaster and regularization process by municipality and or department (Factsheet 2.4 and 2.6) 	<ul style="list-style-type: none"> - Geographical area of the surveyed territories & registry regularization - Registry data of the existing properties - Previous information about the kind of irregularity on tenure before the survey and regularization process 	<ul style="list-style-type: none"> - Analysis of the surveyed and regularized area - Review of statistic data on the surveyed and registered parcels - Review of the quality control procedures used to develop the parcel based registry system - Analysis of the variations in the legal tenure typologies 	The population is motivated with the land tenure regularization activities promoted by the LAP and have an active participation during the process.

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17	Municipalities involved in the regularization of tenure See the Results framework for Subnational entities	-	-	-	<ul style="list-style-type: none"> - Number of participating municipalities - Number of municipality employees participating in the regularization process 	<ul style="list-style-type: none"> - Number of subscribed partnership agreements - Proportion of municipalities that are using the data obtained from LAPs (land use and infrastructure planning, tax collections, etc.) 	<ul style="list-style-type: none"> - Analysis of the integration and participation of the municipality councils 	Municipality councils participate by improving their structures, training their staff, modernizing equipment, procedures and making full use of the resulted information on tenure issued by LAPs
18	An awareness and a communication program for the population has been established	X	X	X	<ul style="list-style-type: none"> - Territorial coverage - Social segment of the targeted population - Available information and accessible to all medias (communication) 	<ul style="list-style-type: none"> - Type of communication media used - Proportion of beneficiaries that manage correct interpretation of the key aspects of the program (disaggregated by sex and ethnic group) 	<ul style="list-style-type: none"> - Evaluation of the number and types of messages, programs and other types of communication - Assessment of the knowledge, satisfaction and use of the programs by the population (survey, focal groups) 	In order for the population to maintain their property legalized it is important to manage clear messages and adequate communication means, which adequate and oriented to the targeted cultural groups.