



## **Land Administration Programme (LAPs) Results Framework for subnational entities Municipalities and indigenous communities and territories (ICTs)**

The following matrix presents the indicators that can be used for the evaluation of LAPs interventions at the level of municipal land administration systems. 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** at the level of the territory such as municipalities and communities and indigenous territories (ICT).
- **Key results** related to the subnational government's levels of ownership of the LAPs interventions.
- **Intermediate results** outcomes of the capacity strengthening of subnational entities and the generation of information on their territories.
- **Key products** derived directly from LAPs actions for capacity strengthening of the subnational entities.

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.

	Indicator	Sub-Indicators (Related Factsheet)	Variables	Measured by	Relevant Basic Assumptions
<b>Effects on society (close to impacts)</b>					
1	<u>User satisfaction of services offered</u> <sup>1</sup>	<p>Citizen perception on:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The real estate tax is used effectively and the cost is transparent</li> <li><input type="checkbox"/> Land administration services cost</li> <li><input type="checkbox"/> Flexible land management services</li> <li><input type="checkbox"/> Possible discrimination in access to services</li> <li><input type="checkbox"/> Consultation process in the zoning areas</li> <li><input type="checkbox"/> Municipal land titling</li> <li><input type="checkbox"/> Processes for demarcation, titling or ICT recognition</li> </ul> <p><b>(Factsheet 4.2 for designing household survey)</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Knowledge level of the cadastral values and municipal projects by citizens</li> <li><input type="checkbox"/> Knowledge of the purposes of municipal titling projects, satisfaction with the level of access to municipal titling, satisfaction with attention to individual titling applications, and on cases of denied applications, and with the clarity of the reasons why an application was denied, if that is the case.</li> <li><input type="checkbox"/> Waiting period and delivery of: full ownership and /or title deed, cadastral maintenance</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Perception study done through interviews or surveys</li> </ul>	

<sup>1</sup> Core Indicators of the World Bank for conflict prevention: Beneficiaries who experience feeling of greater security attributable to the Project in the Project areas.

Results Framework - Module 3- subnational entities

	Indicator	Sub-Indicators (Related Factsheet)	Variables	Measured by	Relevant Basic Assumptions
2	Decline in the numbers of conflicts related to land tenure and natural resources	<ul style="list-style-type: none"> <li><input type="checkbox"/> Percentage of resolved disputes related to boundary marking</li> <li><input type="checkbox"/> Number or percentage of resolved disputes between the municipality and communities</li> <li><input type="checkbox"/> Number or percentage of resolved disputes among neighbors settled on municipal land</li> </ul> <p><b>(Factsheet 2.7 and 3.4)</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Type of conflict resolution mechanism applied</li> <li><input type="checkbox"/> Type of tenure, by type of tenure conflict, and people involved disaggregated by sex</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Official acts and documents for the process of conflict resolution</li> <li><input type="checkbox"/> Conflict resolution process records of final decision on the case</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Participation of the central government in conflict resolution related to boundaries marking disputes</li> <li><input type="checkbox"/> Conflict resolution processes supported by the population</li> </ul>
3	Zoning is recognized by the government authorities and the population	<ul style="list-style-type: none"> <li><input type="checkbox"/> The new municipal boundaries are formally recognized at the national level</li> <li><input type="checkbox"/> Establishment of formalized macro- areas (urban, rural, risk areas, municipal lands, etc.)</li> <li><input type="checkbox"/> Establishment of zoning areas approved by the population</li> <li><input type="checkbox"/> The ICT established zoning in their territories and obtain recognition</li> </ul> <p><b>(Factsheet 3.2)</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Technical and legal definition of the areas under special management</li> <li><input type="checkbox"/> Level of citizen participation</li> <li><input type="checkbox"/> Classification of the municipal surroundings</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Study of Perception study</li> <li><input type="checkbox"/> Instrument to classify municipal surroundings</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> The population supports the zoning process</li> </ul>

Results Framework - Module 3- subnational entities

	Indicator	Sub-Indicators (Related Factsheet)	Variables	Measured by	Relevant Basic Assumptions
4	Increase of investments in infrastructure and services	<ul style="list-style-type: none"> <li><input type="checkbox"/> Increase of investment aimed at strengthening institutional capacities</li> <li><input type="checkbox"/> Increase in investment in infrastructure or services intended for citizens</li> <li><input type="checkbox"/> The ICT receive greater Investments</li> </ul> <p><b>(Factsheet 3.2)</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Percentage of Increase with respect to the previous years</li> <li><input type="checkbox"/> Level of external funding previously received</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Municipal and National Registry</li> <li><input type="checkbox"/> Elements for the analysis of the governance of land tenure in ICT</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Municipalities broaden their revenue bases with LAPs and have the will to Increase revenue levels</li> <li><input type="checkbox"/> Recognition of land tenure rights in ICT facilitates access to new funding</li> </ul>
<b>Key results</b>					
5	Integration into the National System of Land Administration	<ul style="list-style-type: none"> <li><input type="checkbox"/> Number or percentage of municipalities certified</li> <li><input type="checkbox"/> Municipalities perform cadastral maintenance in the cadastre - register system</li> <li><input type="checkbox"/> The land administration system is formally recognized in ICT</li> </ul> <p><b>(Factsheet 3.2)</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Level of previous experience in management of land administration system</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Assessment of capacities of municipal governments</li> <li><input type="checkbox"/> Certification documents</li> <li><input type="checkbox"/> Reports of system's maintenance</li> <li><input type="checkbox"/> Components for the analysis of governance of land tenure in ICT</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Land administration policies include the decentralization of services</li> </ul>

	Indicator	Sub-Indicators (Related Factsheet)	Variables	Measured by	Relevant Basic Assumptions
6	<u>Increase of the population that has judicial certainty on property<sup>2</sup></u>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Number of people who receive title deeds by the municipal track</li> <li><input type="checkbox"/> Number of women who receive titles deeds by the municipal track</li> <li><input type="checkbox"/> Territorial extension with strengthened rights to tenure</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Percentage of municipal land</li> <li><input type="checkbox"/> Type of documents</li> <li><input type="checkbox"/> Type of property (individual or common)</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Registration in the Cadastre-Registry system</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> The municipalities have municipal land for entitlements</li> <li><input type="checkbox"/> The municipalities have the will to transfer municipal land to its occupants</li> </ul>
7	Improvement on land administration services at the municipal level and in ICT	<ul style="list-style-type: none"> <li><input type="checkbox"/> Decrease of attention time</li> <li><input type="checkbox"/> Decrease of transactional cost</li> <li><input type="checkbox"/> Increase in the number of land administration services offered to the population <b>(Factsheet 2.1 annex 7)</b></li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Type of service offered (collection, cadastral work, provision of certificates, etc. )</li> <li><input type="checkbox"/> Quality of services offered</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Users' surveys</li> <li><input type="checkbox"/> Assessment of the capacities of the municipal governments</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> The LAPs contribute to strengthening the UCM so that they can offer more and better services.</li> </ul>
8	Sustainability of the Municipal cadastral units	<ul style="list-style-type: none"> <li><input type="checkbox"/> Evolution of the municipal unit management cost</li> <li><input type="checkbox"/> The income generated through tax collection and provision of cadastral services is greater than its budget of operation. <b>(Factsheet 3.2)</b></li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> The economic development level of the municipality</li> <li><input type="checkbox"/> Time of existence of the Cadastral Unit</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Municipal treasury Report</li> <li><input type="checkbox"/> Instrument for classification of municipal surroundings</li> </ul>	

<sup>2</sup> Core Indicator of the World Bank for the LAP: Land parcels with use or ownership rights recorded as a result of the project (number).

	Indicator	Sub-Indicators (Related Factsheet)	Variables	Measured by	Relevant Basic Assumptions
9	Increase in revenues from real estate (PT)	<ul style="list-style-type: none"> <li><input type="checkbox"/> Increase in the number of freehold land included in the collection base</li> <li><input type="checkbox"/> Increase in the number of freehold land that pay taxes on real estate or freehold land</li> </ul> <p><b>(Factsheet 5.2 and 4.2)</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Type of freehold land (rural or urban)</li> <li><input type="checkbox"/> Access to municipal services</li> <li><input type="checkbox"/> Ownership or possessor</li> <li><input type="checkbox"/> Total of freehold land in the municipality</li> <li><input type="checkbox"/> Cadastral values</li> <li><input type="checkbox"/> Percentage of freehold land on which payments have been made annually</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Official reports from the country or the municipality</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Municipality collects revenues taking advantage of the increase in freehold land at the cadastre base</li> </ul>
10	Municipal governments certified to conduct cadastral maintenance	<ul style="list-style-type: none"> <li><input type="checkbox"/> Number of certified municipalities to act as associate centers</li> <li><input type="checkbox"/> Number of certified Cadastral experts</li> </ul> <p><b>(Factsheet 3.2)</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> competence level obtained in the evaluation</li> <li><input type="checkbox"/> Type of service authorized to perform</li> <li><input type="checkbox"/> Male or female certified technicians</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Assessment of the capacities of municipal governments</li> <li><input type="checkbox"/> Certification documents, agreements between municipalities and cadastral institutes</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> The interest of the municipality and integration the national SAT</li> </ul>

	Indicator	Sub-Indicators (Related Factsheet)	Variables	Measured by	Relevant Basic Assumptions
<b>Intermediate results</b>					
11	Establishment of land deeds projects administered by the municipalities	<ul style="list-style-type: none"> <li><input type="checkbox"/> Policies and instruments for municipal land titling established</li> <li><input type="checkbox"/> Percentage of freehold land legalized through the municipalities versus the total municipal land</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Percentage of land registered under the municipality</li> <li><input type="checkbox"/> Types of titling (through the municipality or through LAPs)</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> System reports or official reports from the municipality</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Municipalities have municipal land</li> </ul>
12	Implementation of conflict resolution mechanisms	<ul style="list-style-type: none"> <li><input type="checkbox"/> Establishment of mechanisms for conflict resolution</li> <li><input type="checkbox"/> Progressive increase in the demand for conflict resolution services</li> </ul> <p style="text-align: center;"><b>(Factsheet 3.1 and 2.7)</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Types of disputes identified at the municipal level</li> <li><input type="checkbox"/> Municipal roles and CIT resolutions, by type of conflict</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Rulings / records of conflict resolutions / titles of property generated by the resolution</li> <li><input type="checkbox"/> Components for the analysis of the management of land tenure in ICT</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> The municipalities and ICT have competencies and capacities to participate in conflict resolution via administrative or extrajudicial conciliation</li> </ul>
13	The updated Cadastre is linked with key processes regularization of the tenure, taxation and territorial management (multipurpose use of the cadastre)	<p>The municipality used the cadastral information to develop several types of initiatives: e.g.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Updating the cadastral fiscal base</li> <li><input type="checkbox"/> Clarification of the individual or common tenure</li> <li><input type="checkbox"/> Management of the territory (see below)</li> </ul> <p><b>(Factsheet 3.1 and 3.2)</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Level of development of the municipality</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> System or official municipal reports</li> </ul>	

	Indicator	Sub-Indicators (Related Factsheet)	Variables	Measured by	Relevant Basic Assumptions
14	The information transferred by the LAPs allows the development of zoning and the development of land use plans	<input type="checkbox"/> Boundary marking of urban areas <input type="checkbox"/> Boundary marking of special or protected areas <input type="checkbox"/> Boundary marking of areas prone to natural hazards <input type="checkbox"/> Municipal or Urban Development Plans developed with a territorial focus <b>(Factsheet 3.1 and 3.2)</b>	<input type="checkbox"/> Municipal surroundings <input type="checkbox"/> Level of community participation	<ul style="list-style-type: none"> <li>• ordinances, minutes of municipal acts or other official documents</li> <li>• Instrument for classification of municipal surroundings</li> <li><input type="checkbox"/> Components for the analysis of management of the land tenure in ICT</li> </ul>	Willingness of the population to contribute to the technical proposals of zoning
15	Municipal cadastral units (MCU) strengthened	<input type="checkbox"/> Strengthening the capacities of human resources <input type="checkbox"/> Strengthening IT and communication teams <b>(Factsheet 3.2)</b>	<input type="checkbox"/> Level of municipal development <input type="checkbox"/> Potential for tax revenue collection	<input type="checkbox"/> Municipal classification system for land administration	
<b>Key Products</b>					
16	Cadastral surveying done and in use in the territories	<input type="checkbox"/> Percentage of increase in cadastral parcels in the territory <input type="checkbox"/> Percentage of the territory that has public validation (exhibition or public viewing)	<input type="checkbox"/> number of parcels registered in the land administration system or property	<input type="checkbox"/> Report of Cadastral monitoring <input type="checkbox"/> Declaration of cadastral area <input type="checkbox"/> Cadastre baseline reported in the national system	
17	Cadastral maintenance	<input type="checkbox"/> Percentage of freehold land that received maintenance during the course of a year <input type="checkbox"/> Percentage of the registry related to changes in parcels	<input type="checkbox"/> Real estate market dynamism <input type="checkbox"/> Total amount of freehold land in the municipality <input type="checkbox"/> Total amount of freehold land with cadastral maintenance	<input type="checkbox"/> System report <input type="checkbox"/> Survey of the cadastral title holders at the municipal level	



	Indicator	Sub-Indicators (Related Factsheet)	Variables	Measured by	Relevant Basic Assumptions
18	Implementation of a plan to strengthen the municipal cadastral units and the ICT	<ul style="list-style-type: none"> <li><input type="checkbox"/> Number of trainings provided</li> <li><input type="checkbox"/> Number of computer equipment transferred</li> <li><input type="checkbox"/> Tools for parcels measurement transferred</li> <li><input type="checkbox"/> Development of manuals on the processes for managing the provision of land administration services. (Cadastral maintenance, titling)</li> </ul> <p><b>(Factsheet 3.2)</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Human resources capacity</li> <li><input type="checkbox"/> Access and quality to computer equipment</li> <li><input type="checkbox"/> Availability and quality of the cadastre equipment and materials</li> <li><input type="checkbox"/> Systematization of processes</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Evidence of knowledge and resources transferred. List of participants in trainings, diplomas, minutes of receiving equipment, signatures of validated processes, minutes of municipal record of acceptance and satisfaction with the products.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Municipality has legal and human resources in the cadastral area, ready for training.</li> </ul>
19	Program communication and awareness raising ongoing	<ul style="list-style-type: none"> <li><input type="checkbox"/> Percentage of actions executed in the communication plan</li> <li><input type="checkbox"/> Percentage of community participation in public viewing and other relevant events convened.</li> <li><input type="checkbox"/> Percentage of target population with increase knowledge on land administration services at the municipal level.</li> </ul> <p><b>(Factsheet 4.2)</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Scope of diffusion</li> <li><input type="checkbox"/> Impact of message on target audience's behavior related to their interest and participation in the services of LAPs</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Survey to individuals on exposure to the messages, and level of information appropriation of LAPs activities in the municipality.</li> <li><input type="checkbox"/> Records on the Participation level of the population in the cadastral survey.</li> </ul>	