



Food and Agriculture Organization
of the United Nations

Results Framework for LAPs

Household-level Impacts

The following results framework shows the indicators that could be used to evaluate LAP impacts at the household level. This matrix has been constructed according to the Chain of results and impacts at the household level.

At the household level the expected impacts are related to the effects of the reinforced security on the tenure rights, the resolution of land disputes and the improved efficiency of the Land Administration Institutions (LAI). The impacts are evaluated according to the different assets included in the conceptual framework of the sustainable livelihood. This results framework considers three levels of LAP evaluation:

- **The indirect impacts** on the household sustainable livelihood, as a secondary effects of the improvement on tenure security (not entirely due to the Project) and the land administration services
- **The direct impacts** that LAPs might generate at medium term to the households sustainable livelihood, as a direct consequence of the issuance of new titles
- **The effects of** the LAPs implementation that consist of immediate benefits to the households

Each of these indicators is linked to one of the five capitals that compose a household: economic and financial capital, human capital, social capital, environmental capital, and physical capital. See the effects of the LAP in the different capitals in the household and the chain of results and impacts at household level, for an evaluation relates these capitals.

	Indicators	Rural	Urban	Sub-indicators	Variables	Measurement	Key Assumptions
INDIRECTS IMPACTS							
1.	Households with better possibilities for making land transactions	X	X	<ul style="list-style-type: none"> - Increase in purchase/sale transactions - Increase of rental market transactions - Increase of cadastral mobility index** 	<ul style="list-style-type: none"> - Number of transactions in the area where the LAP regularize the tenure of households 	<ul style="list-style-type: none"> - Comparison of the number of transactions by owner before and after the project using the LAI's internal information systems - Household surveys to determine the increase in rental transactions 	<ul style="list-style-type: none"> - Increase efficiency at the LAI, decrease conflicts due to the regularization of tenure and improvement in the perception of security, which stimulates the land market in regularized areas. - Regularization of tenure allows to transfer rights without risks of losing the parcel which stimulates the rental market.
		X	X	<ul style="list-style-type: none"> - Increase willingness of making purchase/sales transactions - Increase willingness of making rental transactions 	<ul style="list-style-type: none"> - Willingness of making future transactions 	<ul style="list-style-type: none"> - Household surveys 	<ul style="list-style-type: none"> - Regularization incentives households to make new transactions
2.	Households with higher incomes		X	<ul style="list-style-type: none"> - Greater access to formal employment for men and women 	<ul style="list-style-type: none"> - Population regularized/contracted in the formal labour market 	<ul style="list-style-type: none"> - Household surveys to beneficiaries 	<ul style="list-style-type: none"> - Having an official home address facilitates securing formal employment
		X		<ul style="list-style-type: none"> - Increase in agricultural net income for men and women 	<ul style="list-style-type: none"> - Parcels with commercialized production 	<ul style="list-style-type: none"> - Census and surveys on standards of living and poverty 	<ul style="list-style-type: none"> - In rural areas, regularization reduces risk of invasions, promotes access to finance, and

							consequently productive investments.
3.	Better capacity for Food Security	X	X	<ul style="list-style-type: none"> - Increase the economic value of food produced for self-consumption. - Perception of diet improvement due to food production and/or income increase 	<ul style="list-style-type: none"> - Amount of food produced - Increases of household/family incomes - Access to technical assistance 	<ul style="list-style-type: none"> - Household surveys - Agricultural census 	Titling programs or tenure regularization are accompanied by actions which could foster and guide food production
4.	Increase in property value	X	X	- Increase in the market value of properties	Variation in the market value of real estate	<ul style="list-style-type: none"> - Household surveys and focus groups - Comparison between the market value (based on real estate classifieds) and the perceived value of comparable properties with and without titling. - Information provided by insurance companies 	Real estate value appreciates after regularization
				- Increase in perceived value by households	Perception of increasing the property value	<ul style="list-style-type: none"> - Surveys to beneficiaries households and focal groups - Statistical analysis on perception of comparable properties with and without titling. 	<p>More information about the characteristics of the property improves the accuracy of the valuation</p> <p>Access to public services (water, electricity and sewage) in regularized areas increases property value</p> <p>The cost of titling is captured in the total cost of the property</p> <p>Investments made in dwellings or other constructions increase the total value of the property</p>

5.	Better management and conservation of natural resources	X		- Better soil management	- Investment in natural fertilizers	- Household surveys	Households invest in waste and greywater management, which prevents water resources contamination
		X		- Better management of forestry resources	- Investment in forest plantations - Investment made in environmental management plans	- Household surveys	Community associations strengthen their management capacities and service administration as a result of the regularization processes Regularization allows improvements in sustainable investments within the plot
		X		- Better treatment of wastewater	- Investment in greywater treatment systems: wells, ditches, dry toilets, etc.	- Household surveys	
6.	Less overcrowding in the households	X	X	- Reduction of overcrowding due to the expansion of house/dwelling - Reduction of overcrowding because members settle in other house/dwelling	- Number of persons in relation to the number of rooms in the house - Number of people in the household who settle in other dwellings (inside or outside the plot) due to the effects of the titling	- Household surveys - National census, surveys on standards of living and poverty	- Households with regularized tenure/ ownership make more investments in housing which reduces overcrowding - Households with regularized tenure have a better chance of accessing opportunities that allow them to settle elsewhere (inherit, buy or rent)

DIRECT IMPACT TO HOUSEHOLDS							
7.	Women with higher level of use and control over land	X	X	<ul style="list-style-type: none"> - Increase of investments made by women - Increase of productive activities within the plot managed by women - Willingness to invest or start a business within the plot 	<ul style="list-style-type: none"> - Investments made within the plot disaggregated by gender (of the household member who invested) - List of productive activities within the plot disaggregated by gender - Willingness of women to invest or start productive activities within the plot 	- Household surveys and focus groups	Women's increased access to individual or joint title increases their decision-making power regarding investments and selection of activity carried out within the plot
8.	Households with higher security over land tenure	X	X	<ul style="list-style-type: none"> - Improving the perception of security of tenure - Improving the perceived benefits of the legalization of property 	<ul style="list-style-type: none"> - Perception of risks related to property - Perception of the title benefits 	- Household surveys and focus groups	Land tenure regularization can reduce risk perception on property and increase security (both real and perceived of titled households)

9.	Household with higher access to public services	X	X	<ul style="list-style-type: none"> - Improved access to publicly provided electricity and potable water - Improved access to sewerage - Improved access to waste collection system - Improved access to paved roads or roads 	<ul style="list-style-type: none"> - Number of properties regularized with access to electricity and potable water -New requests for electricity and water connections - Number of properties connected to public sewerage system -New requests for connection to the sewerage system -Distance to the nearest place for waste collection - Distance between the property and the nearest paved road 	<p>Information system for the payment of electricity and water services of the municipalities and/or collection agencies</p> <p>Information System for the revenue of municipalities</p> <p>Information of coverage of public services in the area</p> <p>National census and surveys on standards of living and poverty</p> <p>Household surveys and focus groups</p>	<p>Municipalities or other government bodies invest in the establishment of services, where tenure regularization programs are ongoing</p> <p>Regularized tenure is a precondition for submitting requests for public utilities</p> <p>Regularized areas have more surveillance and are less afraid of police presence</p>
					X	<ul style="list-style-type: none"> - Improved access to public surveillance system 	<ul style="list-style-type: none"> -Frequency of surveillance

10.	Improved access to financial services and transfers for both men and women	X	X	<ul style="list-style-type: none"> - Increase of mortgage loans granted by public banks - Increase of mortgage loans granted by private banks - Increase of credit granted where the titles are used as a collateral - Increase of credits granted for productive investments (in or out of agriculture) by public banks - Increase of credits granted for productive investments (in or out of agriculture) by private banks 	<ul style="list-style-type: none"> - Ratio between the number of credits requested and approved by gender - Number and amount of credit provided by type of institution (public and private bank) and gender - Objective of funding 	<p>Information system of banks</p> <p>Household survey and focus groups</p>	<p>Banks lend to households with property titles</p> <p>Property titles have legitimacy for the private sector and are recognized as collateral</p> <p>There are policies that promote credit supply in areas regularized</p> <p>Some income transfer programs require that potential beneficiaries have property titles</p>
		X		<ul style="list-style-type: none"> - Improved access to transfers (agricultural transfers or forestry services transfers) 	<ul style="list-style-type: none"> - Number of households benefiting by transfers, according to the type of transfer - Amount of transfers for non-agricultural and agricultural purposes - Amount of transfers for forestry services 	<p>Information System of Institutes of agricultural or productive promotion (Ministries, municipalities, secretaries)</p> <p>Information System of Institutes of forestry promotion (Ministries, municipalities, secretaries)</p>	

11.	Property is recognized as a bank guarantee	X	X	<ul style="list-style-type: none"> - Increase the number of collateral-based credit applications - Increase in the interest to demand credit 	<ul style="list-style-type: none"> - Number of credit applications completed - Willingness to demand collateral-based credit in the future 	<ul style="list-style-type: none"> - Household surveys and focus groups 	Regularization of tenure increases the security of not losing the plot and incentivizes its use as credit collateral
12.	Increased investment in owned house and parcel	X	X	<ul style="list-style-type: none"> - Higher level of investment in owned dwelling/house 	<ul style="list-style-type: none"> - Construction investments in dwelling 	<ul style="list-style-type: none"> - Household surveys and focus groups 	Land tenure regularization encourages households investments in house/dwelling
				<ul style="list-style-type: none"> - Improved infrastructure within the plot - Higher levels of productive investment 	<ul style="list-style-type: none"> - Fence, well, rural facilities (irrigation system, machinery) - Urban business (commerce) 		<ul style="list-style-type: none"> - Land tenure regularization allows long-term investments in inputs and machinery - Land tenure regularization encourages investments
EFFECTS							
13.	Households with less conflicts related to tenure	X	X	Decrease of conflicts: <ul style="list-style-type: none"> - Boundary - Ownership - Easement - Inheritance 	<ul style="list-style-type: none"> - Proportion of conflicts that have been resolved out of the total number of conflicts serviced and identified by type of service modality 	<ul style="list-style-type: none"> - Land conflict monitoring system established by the LAP 	

14.	Increased recognition of civic rights	X	X	<ul style="list-style-type: none"> - Increased participation in local elections for men and women - Increased attendance in municipal assemblies - Membership of civil associations based on land ownership (cooperatives, producers' associations) is stable or increased - Increase in the number of women attending municipal assemblies and participating in civic associations - Increase of women representation in municipal assemblies and negotiation groups 	<ul style="list-style-type: none"> - Number of voters by municipality and gender - Attendance to local assemblies by type of assembly - Affiliates in a party or civic association (producers associations, cooperatives, social movement) 	<ul style="list-style-type: none"> - Household surveys and focus groups - Interviews with local leaders (municipalities and organizations) 	<ul style="list-style-type: none"> - Land tenure regularization permits formalization of home address, allowing men and women to exercise their political rights in the municipality - Land tenure regularization encourages households to participate in meetings or public debates - Land tenure formalization increases the possibilities of dialogue between households, communities and local authorities. - After obtaining the land title, households maintain their affiliation and participation in civic associations linked to land tenure issues
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15.	Occupancy or ownership rights registered on behalf of men and women¹	X	X	<ul style="list-style-type: none"> - Increase in the number of parcels with information on ownership registered in the land information systems - Increase in the number of joint titles or other forms of ownership for men and women - Increase in the number of titles and other forms of ownership held by women - Increase in the transfer of land through inheritance 	<ul style="list-style-type: none"> - Number of parcels held by women (individually or joint title) - Share of land assets inherited by women - Inheritance as a proportion of total transactions 	<ul style="list-style-type: none"> - Notarial information - Information systems of LAI - Beneficiary survey and focus groups 	<p>Land tenure allows the legal recognition of women as owners, permitting them to register their rights at the time of purchase, inheritance or divorce</p> <p>The registration of the occupancy through cadastre survey is a first step to a mayor recognition of land rights.</p> <p>Regularization facilitates inheritance and encourages new generations to exercise their tenure rights</p>
16.	Increased knowledge about the functions and processes of LAI	X	X	<ul style="list-style-type: none"> - Increased knowledge on LAI functions - Increased knowledge on titling process and regularization by Municipal Government - Increased knowledge on costs and prices of different procedures - Increase knowledge on services of LAI and Municipalities - Increased knowledge of the rights and obligations in the relation of LAI 	<ul style="list-style-type: none"> - Proportion of individuals who have knowledge about functions and processes 	<ul style="list-style-type: none"> - Household surveys and focus groups 	<p>By increasing the level of regularization and diffusion of program procedures, individual knowledge about land rights increases</p> <p>Wider/Broader diffusion and involvement result in increased program knowledge</p>

¹ This is part of the core indicators of the World Bank for Land Administration Projects

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