



## **Bolivia Land Titling Project**

Contract No. PCE-I-820-99-0003-00 RAISE IQC Task Order No. 820

---

BLTP Quarterly Progress Report: First Quarter 2005

Submitted to:  
U.S. Agency for International Development/Bolivia

Submitted by:  
Chemonics International Inc.

May 5, 2005

---

This publication was made possible through support provided by the U.S. Agency for International Development, under the terms of Award No. PCE-I-820-99-00003-00 Task Order No. 820 of the Rural and Agricultural Incomes with a Sustainable Environment, (RAISE) IQC. The opinions expressed herein are those of the author(s) and do not necessarily reflect the views of the U.S. Agency for International Development.

## **CONTENTS**

---

Executive Summary	3
SECTION I    Background	4
SECTION II   Land Titling	5
SECTION III   Strategic Objectives	11
ANNEX A      Performance Monitoring Chart	

**BOLIVIA LAND TITLING QUARTERLY REPORT: JANUARY- MARCH 2004**

---

**Executive Summary**

This Quarterly Report is divided into three sections: background, executive summary and strategic objectives. The background section provides a brief description and history of the project. The executive summary contains pie charts summarizing titling progress since April 2004; both by number of hectares and number of property titles. The third section briefly describes titling progress in the reporting period by strategic objective and highlights major actions taken. The attached annex graphically depicts work plan progress during the quarter.

## SECTION I

---

### Background

#### A. General Project Information

This report, covering the period of January 1, through March 31<sup>st</sup>, 2005, is the sixth quarterly report for the Bolivia Land Titling Program (BLTP). The BLTP project (Contract No. PCE-I-820-99-0003-00, Task Order 820) was signed by USAID/Bolivia and Chemonics International Inc. on November 6, 2003, with project implementation starting in December, 2003. The task order is expected to last 30 months, finalizing on May 5, 2006.

The overall objectives are to improve the security of property rights through land titling, and to expand individual access to land markets and the full benefits of land ownership. To achieve this objective, the project is supporting the National Institute of Agrarian Reform (INRA) and the Property Registry System (DDRR) in their respective efforts to title and register all properties in the Cochabamba Tropics. The project provides financial and technical assistance to INRA Cochabamba, INRA Nacional, and the Sacaba offices of the DDRR to strengthen and develop their institutional capacity to issue and register property titles.

The project has four strategic objectives: 1). Develop and Strengthen INRA's Institutional Capacity; 2). Develop and Strengthen DDRR's Institutional Capacity; 3). Develop and Implement and Outreach Dissemination Program; 4) Develop and strengthen the municipalities' capacity in land titling.

#### B. Expected Results

The titling process is divided into two phases or stages: the first phase is known as Saneamiento (ownership verification) which is done on the ground and it involves the property owner and neighbors. The second phase known as **Titulacion**, or Titling, is the processing of all the documentation needed to register and issue a property title.

In terms of results, the BLTP was assigned to assist INRA and the DDRR in the completion of the entire titling process (Ownership Verification and Titling) of 5,000 properties in an area covering 100,000 hectares under INRA's plans I and II; and to assist INRA and the DDRR carry out the titling phase of an additional 25,000 property titles in an area covering 465,000 hectares under INRA's plan III, which was assigned to the European Union's PRAEDAC project for ownership verification.

Early in 2004 it became evident that the titling situation in the Chapare was quite distinct from the assumptions according to which the BLTP was designed and the target results which had been previously established. Two major differences exist between the original assumptions at the conception of the project and the on the ground reality. First, the target area assigned to BLTP initially contained less than the 5,000 titles target specified in the Chemonics contract. To fulfill the contract objectives, an additional 1,027 properties covering an area of 12,000 hectares were assigned to Chemonics so that the 5,000 target could be reached. This addition is known as Plan

Iib. Second, PRAEDAC has not been able to deliver to INRA the documentation of the 25,000 properties, for which it was responsible under Plan III, for further processing with Chemonics assistance.

At the end of the current quarter, given the difficulties that PRAEDAC has encountered in delivering ownership verification documentation to INRA, and given the fact that INRA had considerable idle capacity, the Institutional Coordinating Mechanism decided to make the following adjustment to the titling plans for the Cochabamba Tropics.

The BLTP project was asked to assist INRA carry out the entire titling process for 3,000 properties in a new area covering some 50,000 hectares within the so called “Zona Roja” and other areas not touched by PRAEDAC. Chemonics/INRA developed Plan IV to work in these new areas.

The BLTP project is no longer responsible for assisting INRA process the titles of the properties whose ownership was verified by PRAEDAC. The European Union committed PRAEDAC to financing both phases: ownership verification and titling under a revised Plan III lowering the target to 25,000 properties in an area covering 465,000 hectares to 8,700 properties covering an area of 150,000.

With these changes, the BLTP is expected to achieve the following numerical results before May 2006:

- 5,000 ( plus or minus 10%) titles in plans I, II and Iib covering 100,000 hectares
- 3,000 (plus or minus 10%) titles in Plan IV covering an additional 50,000 hectares.

## SECTION II

---

### Land Titling

The following series of pie charts, divided into the seven major steps involved in the process of titling, summarize the status of land titling in April 2004, the end of this quarter. In this report we are reporting progress only in the plans we are responsible for: Plan I, IIa, and IIb. Thus “global status of titling” reflects work in the areas covered only by these plans, not Plan III, for which PRAEDAC is now solely responsible. Whenever information is made available, we will include this area in the global status in an annex. Starting in the next quarterly report, we will include Plan IV which has just been authorized by the CTO.

There are three sets of four pie charts each. Each set contains the status of every step in the titling process expressed in percentages both by hectares and by properties in April 2004 and in this quarter. Please also note that ownership verification refers to Community Campaign; Field Work, Technical and Legal Evaluation; and Public Presentation of results as represented in the graphs, while Titling refers to Final Resolution; Titling; and Registration.

The three sets of figures correspond to

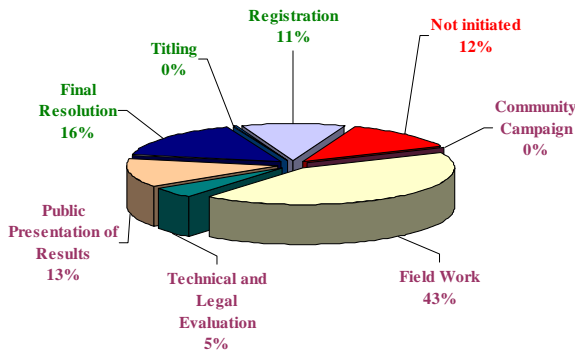
- BLTP Titling Global progress
- Titling Plan I and II
- Titling Plan IIb

Progress is measured by moving from step one to step seven. The higher the percentages in the final steps, the closer INRA is to completing the process.

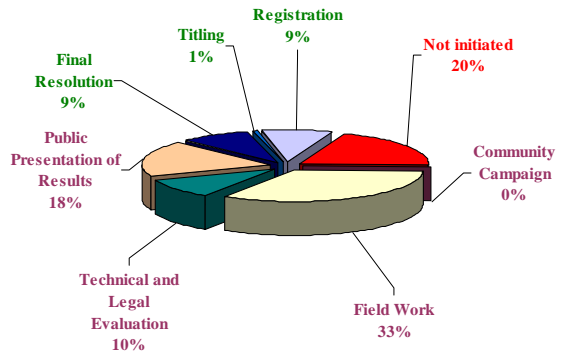
#### **A. Global Progress – Figures 1A and 1B**

Figures 1A and 1B depict the status of titling in the Plans for which BLTP is responsible: Plans I and IIa and IIb which cover 98,383 hectares and contain 5,000 land plots. In April of 2004 at the start of BLTP intervention, over 61% of all land plots in Plan I and Plan II were in the ownership verification phase. By March 2005, the number of land plots in the same phase had been reduced to 35%, including the land plots incorporated under Plan IIb late in 2004. A reduction in the number of land plots in the Ownership verification phase is to say that the field work in land plots had been advanced through the Public Presentation Of Results. It is expected that by the end of June 2005, ownership verification will be complete for Plans I, II and IIb.

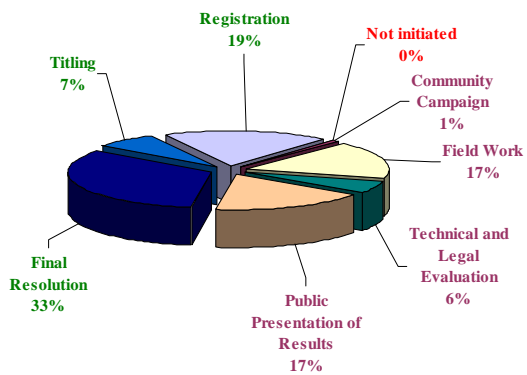
**Figure 1A: Titling Global - April 2004,  
in hectares**



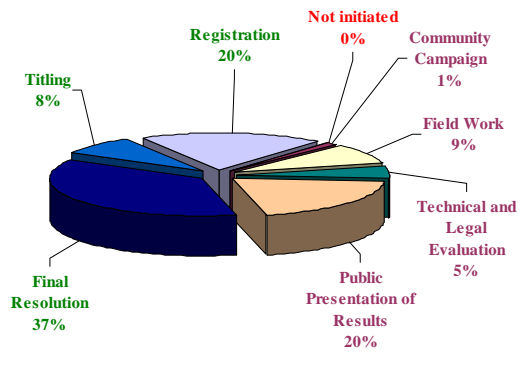
**Figure 1A: Titling Global - April 2004,  
in land plots**



**Figure 1B: Titling Global - March 2005,  
in hectares**

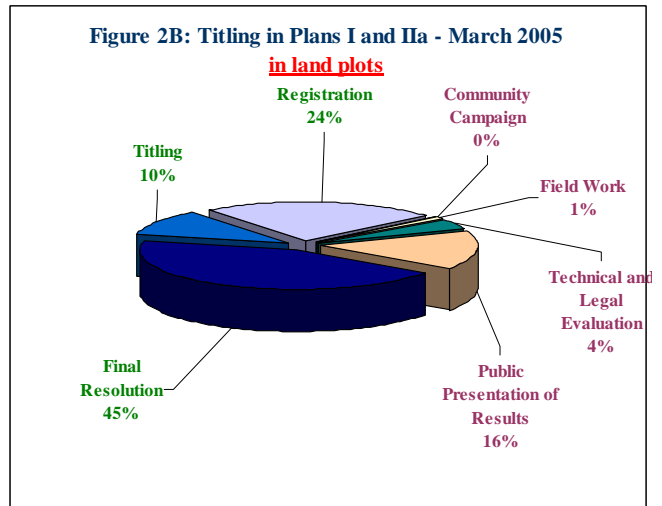
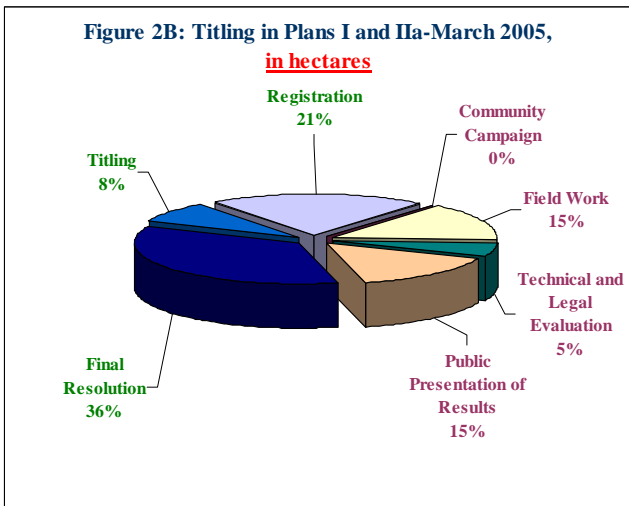
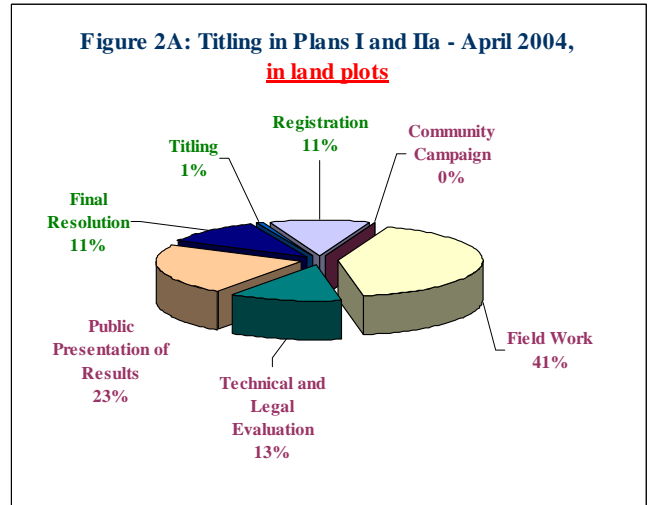
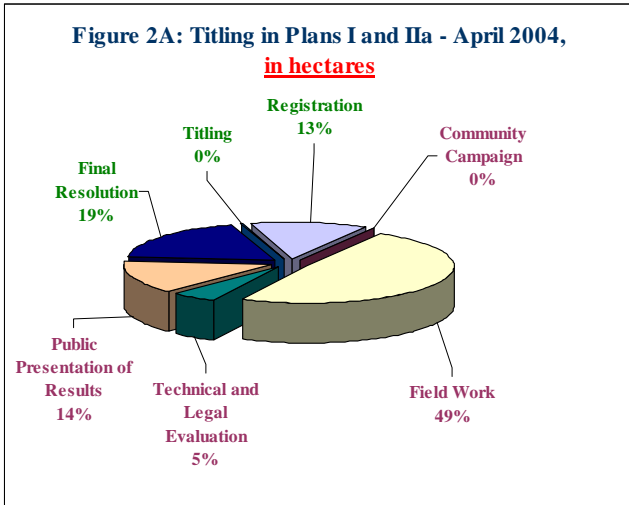


**Figure 1B: Titling Global - March 2005  
in land plots**



**B. Plans I and IIa – Figures 2a and 2b**

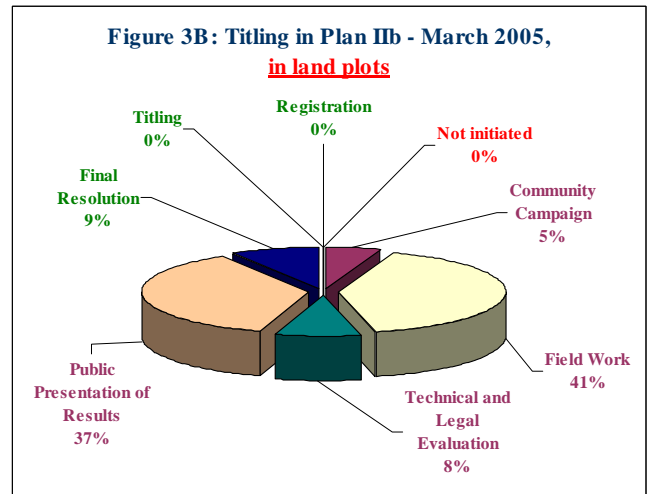
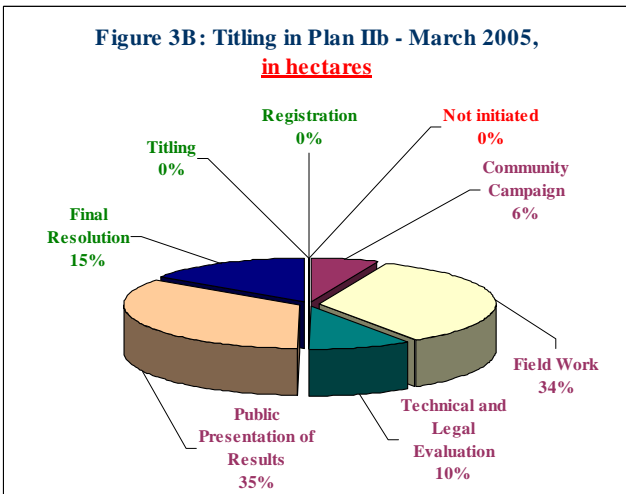
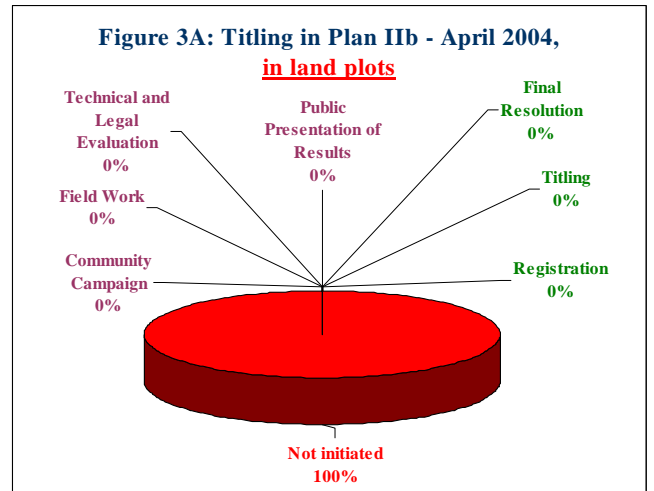
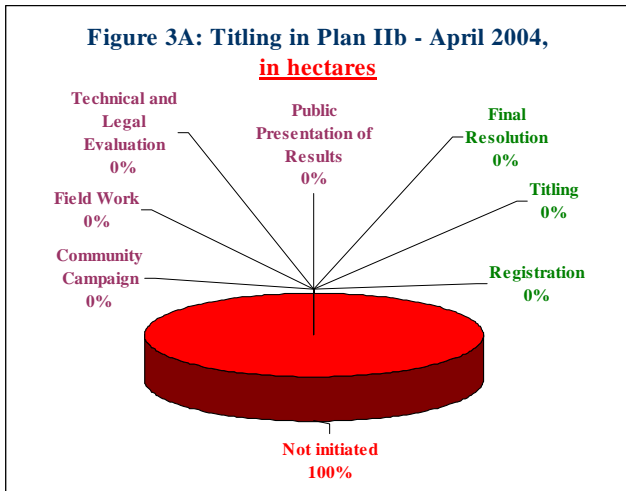
As information becomes available to BLTP, reporting on the numbers of hectares and properties in each of the land ownership verification steps becomes more accurate. Plans I and IIa cover an area of 86,187 hectares which contain 4,030 land plots. In April 2004, more than 77% of these properties were in the ownership verification Phase. A year later only 21% remains in same phase





**C. Plan Iib – Figures 3a and 3b**

Plan Iib was formulated so that the BLTP/INRA’s goal of 5,000 titles could be met. We started work in June of 2004 in 1,027 additional land plots covering an area of 12,195 hectares. It is in this area BTPL/INRA had the most success with streamlined procedures, cutting down the time needed for each step.



**D. Plan III PRAEDAC/BPK – Figures 4a and 4b**

As explained above, we are no longer reporting on Plan III, which is now the sole responsibility of PRAEDAC. However, when information becomes available, we will be pleased to include data from Plan II in an annex.

Given the original goals of this project -- 465,000 hectares and 25,000 property titles -- the impact of Plan III in the overall situation of titling in the Chapare is considerable. As reported above, PRAEDAC has reevaluated its estimates several times of how many properties will be verified and in what areas. The latest estimates are that PRAEDAC will complete work in 150,000 hectares containing some 8,000 properties.

## SECTION III

---

### Strategic Objectives

In this section we report on the specific achievements and activities during the quarter for each of the four strategic objectives.

#### **A. Strategic Objective 1: Develop and Strengthen INRA's Institutional Capacity**

A new FARA for six months, developed from previous experience, was signed with INRA Nacional. This FARA contains performance indicators that will facilitate and encourage performance monitoring and allow BLTP to stop payment when results are not delivered according to schedule.

Consultant Dr. Mario Rodriguez completed his assignment with presentations to INRA's executive Director and USAID, setting forth a comprehensive set of instruments for the re-engineering of INRA, including a Job Description Manual, Organization and Functions Manual, Job Valuation Manual, Comparative Summary of Salaries and INRA's Job and Positions Evaluation.

##### **A.1 INRA Cochabamba**

The fourth FARA, which specifies the goals of each activity by month, was signed with INRA Cochabamba during the quarter. The agreement is for a one year period. The FARA continues to emphasize results. The emphasis on accountability for concrete results and the policy of using quarterly revisions to pressure INRA to deliver are strating to produce agreed results and the expected changes in INRA's work culture.

BLTP provided INRA Cochabamba with all the necessary resources, both human and physical including the installation of an office to start operations in Villa Tunari. This office is the operations base to work in the new areas and also a major step by INRA to establish presence in the Tropics. The office started operation in mid-January.

##### **A.2 Plan I and IIA**

As previously explained the FARA contains specific goals for each month of the quarter. Table 1 shows the target and accomplishments for the quarter.

**Table 1. Plans I and IIa progress status for the quarter (January - March, 2005)**

Activity	Indicator	Responsible Party	Target	Achievement	Percentage
Public Presentation of Results	N° of polygons with a Resolution fixing the price	Agrarian Superintendent	12	8	67%
	N° of plots with Public Exposition of Results and Conclusions	Villa Tunari INRA Office	1,167	689	59%
Final Resolution	N° of polygons with Final Resolution	INRA Cochabamba	13	11	85%
	N° of Resolutions signed by the country's President	INRA Nacional Office	sin meta	7	
Titling	N° of validated files sent to INRA Nacional for titling	INRA Cochabamba	1	2	200%
	N° of files sent for titling and certifications	INRA Nacional	3	2	67%
Registered titles	N° of executive titles registered in DDRR	Derechos Reales Sacaba	735	261	36%

The reasons for not achieving 100 percent in each case illustrate how vulnerable the process is to minor disruptions: The first two activities were delayed because the Agrarian Superintendence Office moved from La Paz to Santa Cruz. The third activity target could not be accomplished because the President did not sign the Final Resolutions. This is a bottleneck that goes beyond the project control and continues to delay and sometimes stop the titling process.

### A.3 Plan IIb

Plan IIb covers an area of over 12,000 hectares and contains 1,027 properties. The area was added to BLT's work load so that the target of 5,000 properties and 100,00 hectares could be met.

**Table 2 Plan IIB progress status for the quarter (January - March, 2005)**

Activity	Indicator	Responsible Party	Target	Achievement	Percentage
Community Campaign	N° of instructive resolutions published	Villa Tunari Office	10	11	110%
	N° public campaigns completed	Villa Tunari Office	10	11	110%
Field Work	N° of hectares with field work completed	Villa Tunari Office	1,100	1,160	105%
Technical and Legal Evaluation	N° of hectares with legal/technical evaluation	Villa Tunari Office	1,895	1,832	97%
Public Presentation of Results	N° of polygons with a resolution fixing a price	Agrarian Sunpertintendent	11	9	82%
	N° of plots with Public Exposition of Results and Conclusions	Villa Tunari Office	227	88	39%
Final Resolution	N° of polygons with Final Ownership Verification Resolutions	INRA Cochabamba	1	3	300%

Failing to meet the last three targets in the table was due primarily to the move of the Agrarian Superintendence to Santa Cruz and the disruption that this caused in routine procedures. The public presentation of Results could not be made because the Agrarian Superintendence did not issue the land price certificates.

During the quarter, the BLTP organized and implemented three workshops for INRA staff: 1) conflict resolution, 2) extension best practices, and 3) use of Total Station to measure land more accurately and quickly. During the three events a total of 70 participants, mostly INRA staff from the national and regional offices benefited from the workshops.

#### **A.4 INRA Nacional**

One important step in building INRA's institutional capacity was the delegation of several functions by the National Office to the Cochabamba Departmental Office. The Departmental office was given the authority to deal directly with the Agrarian Superintendence to obtain land prices. This development speeds up the titling process by cutting down the time it took to go through the Nacional office to obtain the land price determinations required by law.

#### **B. Strategic Objective 2: Develop and Strengthen Derechos Reales (DDRR's) Institutional Capacity**

DDRR currently has the capacity to process large number of titles. However, until INRA starts producing significant numbers of titles, BLTP support is limited to maintaining the installed capacity. For this reason the second FARA with DDRR was extended until the end of the year without major modifications.

During the quarter, the DDRR office processed and registered 261 titles in a record 4 days demonstrating its enhanced capacity to rapidly and efficiently handle large volumes of titles.

#### **C. Specific Objective 3: Outreach Dissemination Program**

The communication strategy was modified to adapt to the changes in the distribution of tasks among the donors and the fact that BLTP is now working in new areas, areas that have traditionally been opposed to titling for political reasons. BLTP/INRA communications are key, directed to communities and local organizations and are mostly interpersonal in nature through an expert group of local extensionists, due to the high political sensitivities in the region.

#### **D. Strategic Objective 4: Develop and strengthen the municipalities' capacity**

No activities were undertaken in under this objective. The contract was modified to reflect that fact under the current legal an institutional framework municipality has neither interest nor incentive to set up a rural cadastre, simply because they can not collect taxes from the majority of the rural property owners.

BLTP work in this area will be limited to carrying out an assessment of the legal, institutional and policy frameworks that govern for municipal cadastres and make recommendations

## **ANNEX A**

---

### **Performance Monitoring Chart**

ID	OBJETIVOS Y ACTIVIDADES	% Avanzado	Duration	FECHA DE INICIO	FECHA DE FINALIZACIÓN	4Q03 Quarter 1	1Q04 Quarter 2	2Q04 Quarter 3	3Q04 Quarter 4	4Q04 Quarter 5
1	<b>PROYECTO DE TITULACIÓN DE TIERRAS</b>	55%	652 days	Mon 11/17/03	Fri 5/26/06					
2	0. INICIAR LAS ACTIVIDADES DEL PROYECTO	100%	78 days	Mon 11/17/03	Wed 3/3/04					
3	<b>A. DESARROLLAR Y FORTALECER LA CAPACIDAD INSTITUCIONAL DEL INRA</b>	39%	660 days	Mon 11/17/03	Fri 5/26/06					
1	1. Establecer acuerdo interinstitucional	100%	31 days	Fri 1/9/04	Fri 2/20/04					
2	a) Reunirse con representantes del INRA Nacional y Departamental	100%	8 days	Fri 1/9/04	Fri 1/16/04					
3	b) Desarrollar mecanismos de financiamiento	100%	22 days	Mon 1/19/04	Tue 2/17/04					
4	c) Aprobación de FARA y Plan por USAID	100%	0 days	Fri 2/20/04	Fri 2/20/04					
5	2. Elaborar y ejecutar el plan de desarrollo de la capacidad institucional	81%	530 days	Mon 11/17/03	Fri 11/25/05					
6	a) Realizar evaluación del estado actual y las necesidades de recursos	100%	8 days	Mon 1/19/04	Wed 1/28/04					
7	b) Dotar recursos humanos y materiales	76%	480 days	Mon 1/26/04	Fri 11/25/05					
40	c) Realizar la reingeniería del proceso de saneamiento y titulación	100%	129 days	Mon 5/3/04	Thu 10/28/04					
49	d) Crear capacidades de mediación, conciliación y arbitraje	100%	5 days	Mon 11/17/03	Fri 11/21/03					
51	e) Expandir el Sistema Integrado de Saneamiento y Titulación de Tierras (SIST) a INRA Cochabamba	100%	105 days	Mon 5/24/04	Fri 10/15/04					
54	3. Realizar el saneamiento y titulación	39%	615 days	Mon 1/19/04	Fri 5/26/06					
55	a) Agilizar saneamiento y titulación con procedimientos vigentes Plan I y IIA	55%	430 days	Mon 1/19/04	Fri 9/9/05					
67	b) Realizar saneamiento y titulación Plan IIB y nuevas áreas	39%	503 days	Wed 6/23/04	Fri 5/26/06					
77	c) Ejecutar la titulación de polígonos saneados en el Plan III (BKP)	0%	255 days	Tue 3/1/05	Mon 2/20/06					
81	4. Apoyar al INRA Nacional para el saneamiento y titulación de tierras en el Trópico de Cochabamba	21%	497 days	Mon 3/8/04	Tue 1/31/06					
82	a) Establecer FARA's	100%	42 days	Mon 3/8/04	Tue 5/4/04					
85	b) Dotar recursos humanos y materiales	100%	130 days	Mon 4/12/04	Fri 10/8/04					
95	c) Realizar, junto con el INRA Cochabamba, la reingeniería del proceso de saneamiento y	85%	99 days	Tue 9/28/04	Fri 2/11/05					
100	d) Apoyar a la expansión del Sistema Integrado de Saneamiento y Titulación de Tierras (SIST) a	100%	20 days	Mon 6/21/04	Fri 7/16/04					
102	e) Apoyar el saneamiento y titulación en el Trópico de Cochabamba	14%	436 days	Tue 6/1/04	Tue 1/31/06					

Project: BLTP Chemomics Quarterly Report Number 5	Actividad crítica		Programación (Línea Base)		Suma de actividades programadas	
	Progreso de la actividad crítica		Hito Línea Base		Project Summary	
	Actividad		Hito		Actividad externa	
	Progreso de la actividad		Suma de actividades realizadas			

Page 1

ID	OBJETIVOS Y ACTIVIDADES	% Avanzado	Duration	FECHA DE INICIO	FECHA DE FINALIZACIÓN	4Q03 Quarter 1	1Q04 Quarter 2	2Q04 Quarter 3	3Q04 Quarter 4	4Q04 Quarter 5
4	<b>B. DESARROLLAR Y FORTALECER LA CAPACIDAD INSTITUCIONAL DE DRR SACABA</b>	74%	568 days	Wed 2/25/04	Fri 4/28/06					
1	1. Establecer acuerdo interinstitucional	100%	53 days	Wed 2/25/04	Sun 5/9/04		100%			
2	a) Reunirse con representantes del Consejo de la Judicatura (SUCRE), Corte Superior de Distrito	100%	27 days	Wed 2/25/04	Thu 4/1/04		100%			
3	b) Desarrollar mecanismos de financiamiento	100%	10 days	Mon 3/15/04	Fri 3/26/04		100%			
4	c) Aprobación de FARA y Plan por USAID	100%	0 days	Sun 5/9/04	Sun 5/9/04		5/9			
5	2. Elaborar y ejecutar el plan de desarrollo de la capacidad institucional	92%	447 days	Thu 3/11/04	Fri 11/25/05					
6	a) Realizar evaluación del estado actual y las necesidades de recursos	100%	10 days	Mon 3/15/04	Fri 3/26/04		100%			
7	b) Dotar recursos humanos y materiales	100%	87 days	Thu 3/11/04	Fri 7/9/04		100%			
29	c) Contar con los recursos humanos, equipos y materiales asignados	100%	0 days	Fri 7/9/04	Fri 7/9/04			7/9		
30	d) Contratar recursos humanos adicionales o en reemplazo a bajas	90%	332 days	Thu 6/17/04	Fri 9/23/05					
31	e) Adquirir materiales y equipos adicionales y contratar y recontratar servicios	90%	342 days	Thu 8/5/04	Fri 11/25/05					
32	3. Expansión del Geo Themis a DRR Cochabamba - SACABA	42%	515 days	Mon 5/10/04	Fri 4/28/06					
33	a) Ayudar DRR a completar la instalación y funcionamiento del Geo Themis en Cochabamba	100%	15 days	Mon 5/10/04	Fri 5/28/04		100%			
34	b) Entregar el Sistema en funcionamiento	100%	0 days	Fri 6/11/04	Fri 6/11/04		6/11			
35	c) Realizar coordinación permanente en el registro de títulos	40%	452 days	Thu 8/5/04	Fri 4/28/06					
5	<b>C. DESARROLLAR Y EJECUTAR EL PLAN DE COMUNICACIÓN Y EXTENSIÓN COMUNITARIA</b>	49%	572 days	Mon 2/2/04	Tue 4/11/06					
1	1. Obtener información sobre conocimientos, aptitudes y prácticas	82%	567 days	Mon 2/9/04	Tue 4/11/06					
2	a) Encuesta de línea base sobre conocimientos y satisfacción de servicios	100%	131 days	Mon 2/9/04	Mon 8/9/04		100%			
8	b) Obtener información secundaria sobre la región	100%	111 days	Mon 3/8/04	Mon 8/9/04		100%			
12	c) Encuesta de medición de impacto sobre conocimientos y satisfacción de servicios	0%	92 days	Mon 12/5/05	Tue 4/11/06					
18	2. Elaborar y ejecutar el programa de comunicación	53%	457 days	Mon 2/2/04	Tue 11/1/05					
19	a) Diseñar la estrategia general de comunicaciones	92%	261 days	Mon 2/2/04	Mon 1/31/05					
24	b) Definir y ejecutar estrategias de comunicaciones institucionales	63%	232 days	Fri 4/30/04	Mon 3/21/05					
34	c) Ejecutar la Campaña de Comunicaciones por medios masivos y relaciones públicas	9%	228 days	Fri 12/17/04	Tue 11/1/05					
Project: BLTP Chemomics Quarterly Report Number 5		Actividad crítica		Programación (Línea Base)		Suma de actividades programadas				
		Progreso de la actividad crítica		Hito Línea Base		Project Summary				
		Actividad		Hito		Actividad externa				
		Progreso de la actividad		Suma de actividades realizadas						



ID	OBJETIVOS Y ACTIVIDADES	% Avanzado	Duration	FECHA DE INICIO	FECHA DE FINALIZACIÓN	4Q03 Quarter 1	1Q04 Quarter 2	2Q04 Quarter 3	3Q04 Quarter 4	4Q04 Quarter 5
40	3. Elaborar y ejecutar el programa de extensión comunitaria	32%	555 days	Mon 2/2/04	Fri 3/17/06					
41	a) Elaborar y ejecutar el programa de capacitación para el personal del INRA	25%	555 days	Mon 2/2/04	Fri 3/17/06					
50	b) Desarrollar y ejecutar el programa de acercamiento a las comunidades	39%	439.8 days	Tue 5/11/04	Mon 1/16/06					

Project: BLTP Chemonics Quarterly Report Number 5	Actividad crítica		Programación (Línea Base)		Suma de actividades programadas	
	Progreso de la actividad crítica		Hito Línea Base		Project Summary	
	Actividad		Hito		Actividad externa	
	Progreso de la actividad		Suma de actividades realizadas			