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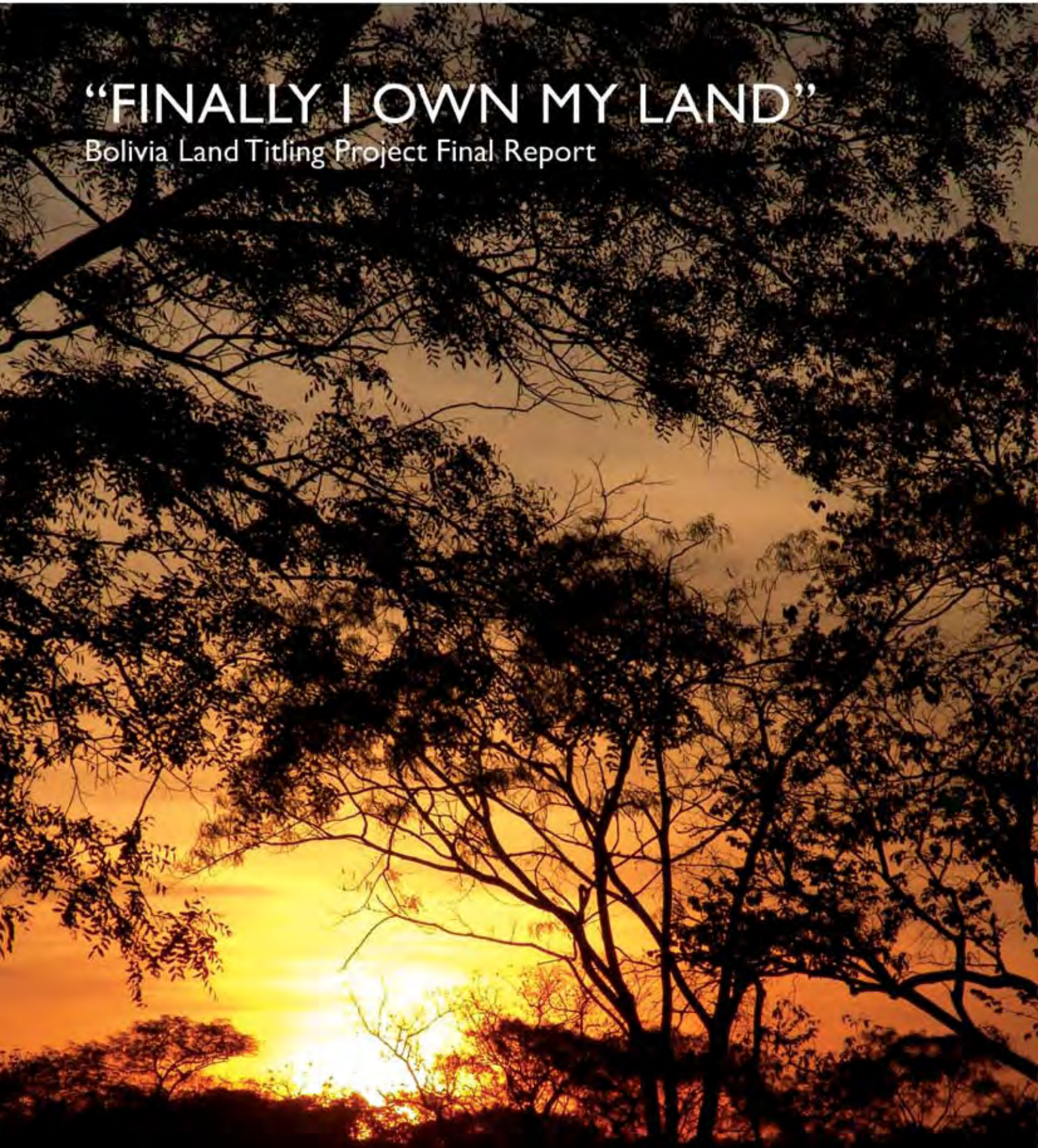
"FINALLY I OWN MY LAND"

Bolivia Land Titling Project Final Report



MAY 2008

This document was prepared by Chemonics International Inc. for rewiew by the United States Agency for International Development (USAID).

PHOTO: Espíritu Santo River, from the highway at the entrance to the Cochabamba Tropics.

PHOTO ON THE COVER: Sunset in the Cochabamba Tropics.

Legal security for land in the Cochabamba Tropics has notably increased with the incorporation of more than 37,000 properties, covering 92% of the settlement area, into the property right regularization process.

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Contract Number PCE-I-820-99-0003-00 RAISE IQC Task Order N° 820

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EXECUTIVE SUMMARY

In the 1990s, a lack of legal security in rural property rights was identified as one of the main obstacles to economic development in the Cochabamba Tropics. As this is an area that has been recently settled, in most cases property rights were originally based on the occupation of state-owned lands, recognized at the time of settlement by territorial organizations formed by settlers, or on land endowments by the National Institute for Colonization in the 1970s and 1980s.

Over the years, these property rights, acquired through possession or endowments, were transferred to third parties through private documents. As a result, today more than 60% of land owners in the Cochabamba Tropics have obtained their land by purchasing it. Without a title issued by the State and registered in ***Derechos Reales*** (the Property Registry System), land rights are not legally established and informal land owners do not benefit from all of the safeguards provided by the law.

In order to overcome this state of legal insecurity, troubling most rural/agrarian property, the Bolivian government began a project to regularize land rights based upon the National Agrarian Reform Service Law (***Ley del Servicio Nacional de Reforma Agraria***), better known as the INRA Law of 1996. This law exists today in a second stage known as the new Community Reorganization of Agrarian Reform Law (***Reconducción Comunitaria de la Reforma Agraria***) of 2006.

Through a bilateral agreement supporting alternative development in the Cochabamba Tropics, the Bolivian Government and the United States Agency for International Development (USAID/Bolivia) partnered to manage a project focused on the fast, large-scale regularization of property rights in the Cochabamba Tropics. This project served as an additional component to the integrated development focus offering economic development alternatives in the region.

Initially, the Project was to last for thirty months with the primary objective of helping the National Institute for Agrarian Reform (***Instituto Nacional de Reforma Agraria***, or INRA) finish land titling in the Cochabamba Tropics, a process that began in 1999 with the assistance of a program financed by the European Community. With this new support from USAID/Bolivia, it was anticipated that INRA would not only verify land ownership rights and title all of the region's properties, but also develop and validate a fast, large-scale, low-cost property rights regularization process that could be applied in other similar regions of the country.

In October 2006, the Project was extended for eighteen months in order to incorporate as many tracts of land as possible into the property rights regularization process, and to support a municipality of the region in developing and launching the first integrated municipal cadastre in the country, as an instrument for administrating municipal territory.

When the Project concluded in May 2008, 467,259 hectares of land, corresponding to 37,073 properties had been incorporated into the property rights regularization process in the Cochabamba Tropics, and the Municipal Government of Villa Tunari had completed the installation of the first integrated municipal cadastre in the country. Both achievements have a nation-wide impact since, on the one hand, the tools that were developed and validated by INRA have been included in the new INRA Law and the National Land Ownership Verification and Titling Plan (***Plan Nacional de Saneamiento y Titulación***) and, on the other, the Bolivian Federation of Municipal Associations (***Federación de Asociaciones Municipales de Bolivia***, or FAM) has adopted the integrated municipal cadastre as a national model for its members.

The role of the Bolivia Land Titling Project (BLTP) was to provide financial and technical assistance to four government institutions involved in the process of regularizing property rights and in establishing a municipal cadastre. INRA and the Office of ***Derechos Reales*** are the key institutions in the regularization of property rights. These two institutions, as well as the Municipal Government and the Vice-Ministry of Urban Development are involved in the development and installation of the municipal cadastre.

Results-oriented management was used with these institutions as a mechanism for efficiently allocating resources based on concrete goals and the achievement of agreed-upon results. In order to facilitate results-oriented management, a monitoring and evaluation system was designed and implemented to allow both employees and the concerned public determine where and in what stage one's paperwork was. For its users, this system dispelled the mystery and frustration of cumbersome legal paperwork that characterize many public services in Bolivia and that encourage informality in issues such as property rights.

This Final Report is divided into four sections that attempt to communicate the rich experience of all those involved in the processes, both land owners and public employees. In Section One, the geographic and demographic characteristics of the Cochabamba Tropics are described. In Section Two, the complex process of regularization, also known as land ownership verification (***saneamiento***) and property titling (***titulación***), is addressed. Sections Three and Four present the Project's impact on public service beneficiaries and institutional capacity building. Testimonies in the beneficiaries' own words are presented throughout the Report in order to highlight the Project's impact on individuals, the region and the institutions involved.

SECTION ONE

INTRODUCTION

THE COCHABAMBA TROPICS[1]

The Cochabamba Tropics, known as the Chapare, is located exactly in the center of the Republic of Bolivia, at 17º latitude south and 65º longitude west. It is situated in the Department of Cochabamba and covers part of the Provinces of Carrasco, Chapare, Tiraque and Ayopaya, with a surface area of 37,930 km^2 that corresponds to 56% of the total territorial area of the department.[2]

The region's altitude varies from 250 to 4,500 meters above sea level. Its average annual temperature oscillates between 25 and 28 degrees centigrade, and its average annual rainfall is between 3,000 and 6,000 millimeters. The Cochabamba Tropics, particularly the area of Villa Tunari, is one of the most humid regions of the planet.

The forests of the Cochabamba Tropics account for 83% of its surface area and are host to a great variety of species. 110 species of mammals, 560 species of birds, 50 species of reptiles and 22 species of amphibians have been identified here. It is also estimated that its rich flora is composed of around 8,000 species.

As seen in Figure 1, the Cochabamba Tropics is inside of the so-called Vilcabamba-Amboró Conservation corridor,

1. From: (1) http://www. pni.net/ppiweb/iaarg.nsf/: Ferrufino, Armando and Meneses, Luis, "Los suelos del Trópico de Cochabamba (Bolivia): Ident ficación de restricciones edáficas para cultivos de banano, palmito, p ña y pastos" ("Soils of the Cochabamba Tropics: Ident fication of Edaphic Restrictions for Banana, Palm Heart, P neapple and Pastures") ; (2) http://web. supernet.com.bo/scoutscbb/cetefor/programa.htm, Forestry Program for the Cochabamba Tropics; and (3) Conservation International website: http://www.conservation.org.pe.
2. The fact that the borders between the Departments of Cochabamba and Beni still have not been determ ned should be taken nto account. This is a dispute that is geographically located in the Isidoro-Sécure Indigenous Territory and National Park.

THE COCHABAMBA TROPICS BY ADMINISTRATIVE DISPOSITIONS

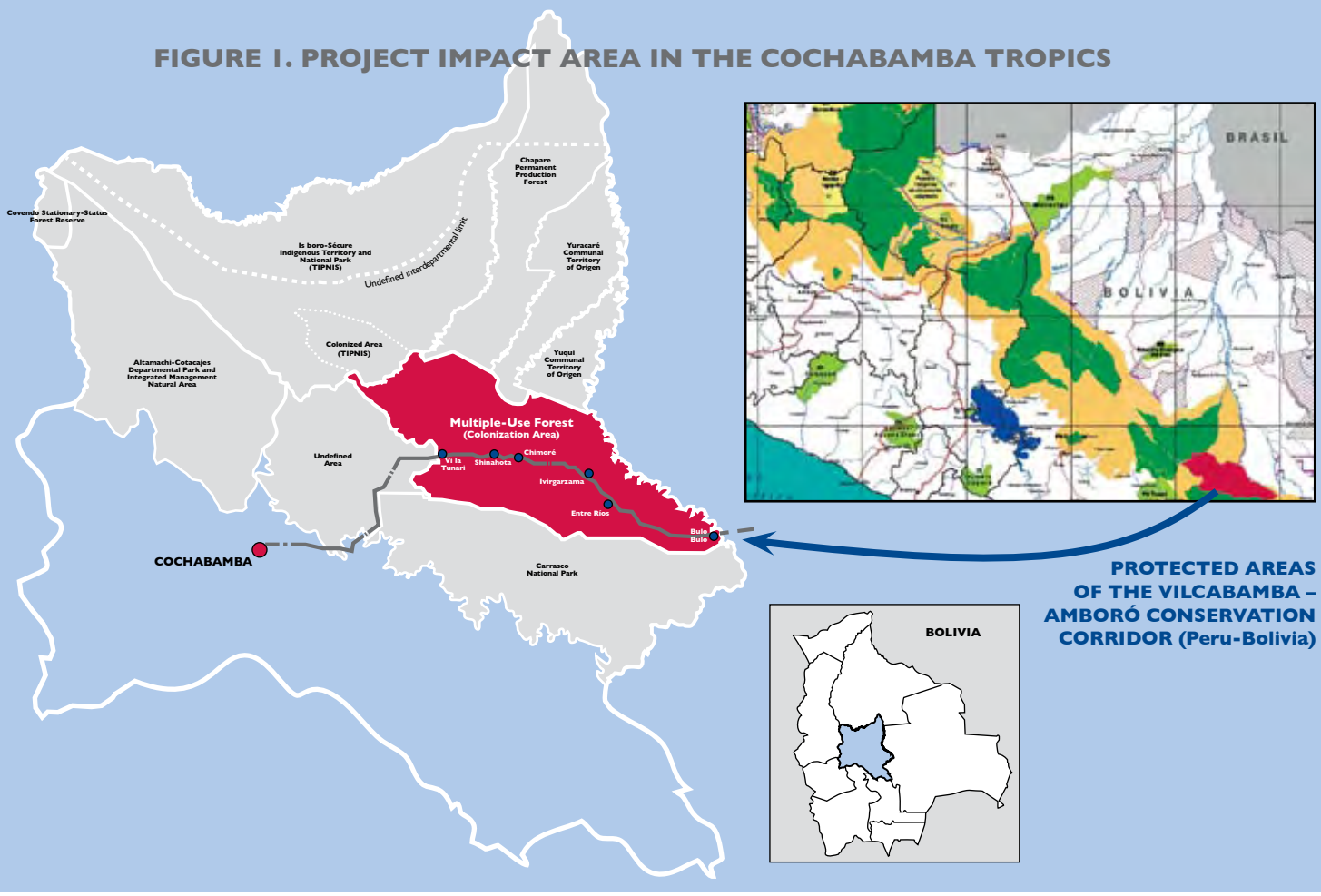
The Cochabamba Tropics has been administratively divided by the way the territory was settled by indigenous peoples and settlers, by the land use features, by the resource use, and by conservation of areas, as follows:

- Multiple-Use Forest (Settlement Area)
- Chapare Permanent Production Forest
- Yuqui Communal Territory of Origin
- Yuracaré Communal Territory of Origin
- Carrasco National Park
- Isiboro-Sécure Indigenous Territory and National Park (TIPNIS, per Spanish acronym)
- Covendo Stationary-Status Forest Reserve
- Altamachi-Cotacajes Departmental Park and Integrated Management Natural Area
- Undefined Area

formed by a chain of 19 protected areas which extend across approximately 30 million hectares from where it begins in the Vilcabamba mountain range in Peru to the Amboró National Park in the Department of Santa Cruz, Bolivia.

The area in which the Bolivia Land Titling Project (BLTP) operated is the Multiple-Use Forest, a settlement area in the Cochabamba Tropics of 561,000 hectares. In order to regularize agrarian property in the Cochabamba Tropics, INRA identified 521,584 hectares in

FIGURE 1. PROJECT IMPACT AREA IN THE COCHABAMBA TROPICS



PROTECTED AREAS OF THE VILCABAMBA – AMBORÓ CONSERVATION CORRIDOR (Peru-Bolivia)

Source: Forestry Program for the Cochabamba Tropics, BLTP original design

the Multiple-Use Forest as the Land Regularization Area. It is estimated that of this total, the target land regularization area is 509,800 hectares, excluding urban areas, roads, rivers and other geographical features and conservation easements.

There are five municipalities in this area - Villa Tunari, Puerto Villarroel (Ivirgazama), Chimoré, Entre Ríos and Shinahota (sub-municipality). These municipalities have 146,600 inhabitants, who primarily live in rural areas and work in agriculture.

LAND OCCUPATION

The presence of the Incas in the Cochabamba Tropics has been substantiated by the existence of ruins (Incachaca) and cobblestone roads typical of this culture. The most important settlements, however, from Pre-Columbian times to the beginning of the 20th century were those of nomadic indigenous people, principally the Yuracaré, who moved between this area and what is now the Departments of Beni and Santa Cruz.

One hundred years ago, access to the region from Cochabamba was very difficult, since it involved ascending from Cochabamba at 2,570 to 4,000 meters above sea level and descending to 300 or 250 meters above sea level. Furthermore, a densely wooded area with large rivers and wild animals had to be crossed.

Both during the Spanish colonization, and during the first one hundred years of the Republic, the cities of Cochabamba and Santa Cruz were connected through the Andean and valley zone, to the south of what today is the

Yuracaré family in a community of the Municipality of Villa Tunari.

Carrasco National Park. Today, the route between those cities goes through the Cochabamba Tropics.

According to anthropologist Eva König (1991), the first references to the presence of the **Yuracarés** are found in 1548, when they were defined as a group of the Chiriguanos (an indigenous people that lived in the southeast of Bolivia, north of Paraguay and Argentina).

In 1676, Roman Catholic priest José Castillo made contact with the Yuracaré by the Yapacaní river, trying to find a more direct route from Cochabamba to the Moxos Jesuit missions on the Mamoré River. The religious order established a route through what now is the Isidoro-Sécure Indigenous Territory and National Park (***Territorio Indígena y Parque Nacional Isiboro-Sécure*** - TIPNIS). In 1768, one hundred years after the first contact with the indigenous peoples that lived on the Sécure, Chapare and Ichilo Rivers, Father Francisco Marcos Meléndez founded the Asunción de Yuracaré community (*Amazonía.Com portal: http://www.amazonia.bo*).

Researcher Tadeo Hanke, indicates that inter-ethnic fighting among the Yuracaré, Sirionó and other minor groups was recorded at the end of the 18th century. In the 19th century, several Franciscan missions were founded to christianize the Yuracarés settled in the Cochabamba Tropics, Beni, and Santa Cruz. These include the following: Mamoré, Chimoré, Coni, Vista Alegre, Concepción, San Carlos and Bibosi. (*Amazonía.Com portal: http://www.amazonia.bo*).

In 1975, it was estimated that all of the Yuracaré groups living along the Chapare rivers in the Todos Santos sector, scattered in villages along the Eteramazama, Sécure and Ichilo Rivers and the area along Puerto Grether, added up to somewhere between 150

to 200 families (*INC-OAS 1975, Section 3.1.6.3. La colonización espontánea/Spontaneous Settlement*).

The 2001 National Population and Housing Census of the National Institute of Statistics (INE, per Spanish acronym) registered 2,755 Yuracarés (*INE, 2001*).

The Yuracarés integrated with the other communities of the region, trading agricultural products or wild meat with settlers and doing contracted work clearing forests.

Another ethnic group living in the Cochabamba Tropics is the **Yuqui**. Although their presence has always been known, they recently made contact with New Tribes missionaries in 1956 in La Jota, now known as Senda D in Chimoré. Their name as an ethnic group was not known at first. Later a North American ethnologist brought by the New Tribes Mission named them "Curúcuas," which means warrior and rebel men. The designation Yuqui was given in the 1970s. They currently have a community center in Biarecuaté, on the bank of the Chimoré River to the north of the Multiple-Use Forest and, since 2003 they have had title to 127,000 hectares of the Communal Territory of Origin (***Tierra Comunitaria de***

Panoramic view of the Yuqui Communal Territory of Origin, where the Ichilo River serves as the boundary with the Department of Santa Cruz de la Sierra.

Origen - TCO) Yuqui-CIRI. In the National Population and Housing Census (2001), 220 Yuquis were counted, indicating that this indigenous group is becoming extinct (*INE, 2001*).

In addition to the Yuracarés and Yuquis, the **Trinitarios** inhabited the region in 1975. They migrated around 1970 to the Cochabamba Tropics from Beni in three groups, each with 14 to 20 families led by a chief (*INC-OAS 1975*).

Another group living in the Cochabamba Tropics was the **Sirionós**, described as "nomadic groups of reduced number. They occupy virgin areas between the Ichilo and Chimoré Rivers. There is no information available about their distribution or peculiar characteristics. They have been seen hunting along the Ichilo River, below Puerto Grether, along the Ichoa River and the Saeta. Some settlers have encountered very hostile groups of Sirionós east of Puerto Grether, on the Víbora River" (*INC-OAS 1975 Section 1.2.2. Las tribus aborígenes/Aboriginal Tribes*).

LAND SETTLEMENT

"Spontaneous settlement began around 1920. The first family came to the area by means of a horse trail that for many years was the only access route. Migration from the high lands to the region grew from 1940 onward with the access road that started in Cochabamba and went to the banks of the Chapare River. This migratory movement gave rise to the towns of San Antonio (today, Villa Tunari) and Todos Santos. Furthermore, the continued course of the Chapare River through Ichilo and Mamoré made it possible for families to migrate from the Department of Beni." (*INC-OAS 1975 Section 3.1.6.3. La colonización espontánea/ Spontaneous Settlement*).

Another significant group of settlers at this time was made up of Italian and other European families that moved to South America after World War I, settling in the region of Todos Santos between 1920 and 1930, as well as Bolivian families from the Cochabamba valley.

The construction of a road to Incachaca by the Light and Power Company for the installation of an electrical power plant and its extension to Todos Santos accelerated the settlement of the Cochabamba Tropics.

Spontaneous settlement was given a new push from 1950 onward with the arrival of significant groups of families from the Valle Alto of Cochabamba, who preferred to settle on the banks of the Chipiriri River near Villa Tunari, and with the migration of families from the Department of Beni, who occupied lands in the region of Todos Santos. This town became the main port of the region from which products and supplies were traded to the north of the country.

The Regional Headquarters of the National Institute for

Settlement of the Cochabamba Tropics was both directed and spontaneous.

The extremely difficult geographic conditions of this region demanded great sacrifices from the first settlers.

TESTIMONIES

"I am from Sucre, from the Acchilla area of a community called Pilalu. I came here when I was nine years old - first to Santa Cruz. After I turned thirteen I came to these parts.... Everything was woodland; we barely made it. Afterwards I bought a piece of farm land in Capinota. I've been here for thirty years. My wife is also from Acchilla, but she is from Santa Rosa, where we once met, and then we came here." (Esteban Paco Villca, Capinota Sindicato)

"I am from Cochabamba, from the Tiquipaya area. I have been here about thirty years. My dad worked as a guard in a green house. We were a family of eight siblings, and we studied there. My dad's job didn't provide enough, so we came to live with my relative in Shinahota to harvest rice, and there we saw that things have gone well in the Chapare. I have stayed here in school to study." (Carmelo Huanca, Ingavi "A" Sindicato)

"I am from San Pedro de Buena Vista (Potosí). I have been in the Cochabamba Tropics since 1994, where I started out as an unskilled laborer. Later I bought my farm land in Cerro Verde." (Germán Estalla Ordóñez, Cerro Verde Sindicato)

Colonization (***Instituto Nacional de Colonización*** - INC) in the Cochabamba Tropics estimated that there were 76 spontaneous settlements in 1974, involving 6,075 families and an estimated population of 27,900 (*INC-OAS 1975*).

In 1965, the INC began the directed settlement of the Cochabamba Tropics with the support of the Bolivian Development Corporation (***Corporación Boliviana de Fomento***) and financing from the Inter-American Development Bank and the United States Agency for International Development, known today as USAID/Bolivia.

TABLE 1. COLONIZATION IN THE COCHABAMBA TROPICS

YEAR: 1994

Type of Colonization	Families	Population
Directed (three sectors)	1,455	5,820
Spontaneous (76 colonies)	6,975	27,900
Spontaneous surrounding directed colonies	455	1,820
Total	**8,885**	**35,540**

Source: National Institute for Colonization.

The objective was to resettle families from the altiplano and valleys (La Paz, Oruro, Potosí, Cochabamba and Chuquisaca). To accomplish this, a 20 hectare plot was allotted to each family among three sectors: 1) The Eñe Sector, between the Chimoré and Eñe Rivers, on a 20 kilometer axis; 2) The Mariposas Sector – Mariposas, from the Chimoré River to the Ivirgarzama River, on a 26 kilometer axis; and 3) The Ivirgarzama – Puerto Villarroel Sector, for which the research reference provides no description (*INC-OAS 1975*).

Among the three sectors 1,455 families and an estimated population of 5,820 were settled in 1974. Additionally, another 455 families and 1,820 individuals settled spontaneously around these settlements (See Table 1). As a result, there were approximately 8,885 families settled in the Cochabamba Tropics in 1974, with a population of 35,540 (*INC-OAS 1975*).

According to the INE, the population from the 2001 census for the five municipalities of the Cochabamba Tropics was 146,605; 56% male and 44%, female. The rural population was 83%, while the urban population—defined as communities of 2,000 individuals or more—was 17% (See Table 2).

In 2008, based on INE municipal demographic projections, BLTP estimated that the area's population was between 175 and 200 thousand inhabitants.

While access to land in the Cochabamba Tropics began with the simple possession of state-owned lands by spontaneous settlers or with endowments from the government in the case of directed settlements, a Mid-Term Survey conducted by the Project in June 2007 established that only 28% of the properties were acquired through endowments, either by settlers with property titles or by untitled ones, and that 68% acquired their land by purchasing it from third parties. The fact that most of the properties have been purchased reflects the mobile and dynamic character of this region's population (See Figure 2).

TABLE 2. COCHABAMBA TROPICS: NUMBER OF INHABITANTS BY SEX & PLACE OF RESIDENCE, BY MUNICIPALITY[1/]

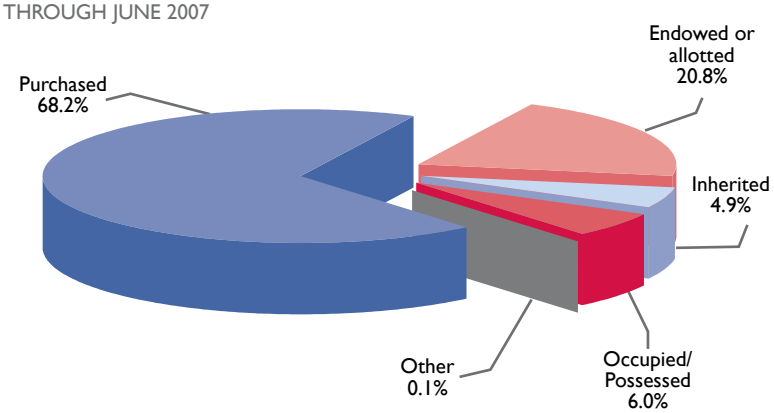
2001 CENSUS

PROVINCE & MUNICIPALITY	Total Poblation			Rural Poblation			Urban Poblation		
	Total	Women	Men	Total	Women	Men	Total	Women	Men
CHAPARE									
Villa Tunari	**53,996**	**23,076**	**30,920**	49,485	20,925	28,560	4,511	2,151	2,360
CARRASCO									
Chimoré	**15,264**	**6,434**	**8,830**	11,390	4,897	6,493	3,874	1,537	2,337
Puerto Villarroel	**40,790**	**18,006**	**22,784**	34,424	14,849	19,575	6,366	3,157	3,209
Entre Ríos	**22,310**	**10,087**	**12,223**	16,125	6,952	9,173	6,185	3,135	3,050
TIRAQUE									
Shinahota	**14,245**	**6,413**	**7,832**	9,954	4,191	5,763	4,291	2,222	2,069
TOTAL	**146,605**	**64,016**	**82,589**	121,378	51,814	69,564	25,227	12,202	13,025
Percent	**100%**	**44%**	**56%**	83%			17%		

Source: National Institute of Statistics – 2001 Census, BLTP original design.
1/ This does not include inhabitants surveyed in municipalities and counties outside of the Multiple Use Forest

FIGURE 2. MEANS OF ACCESS TO LAND IN THE COCHABAMBA TROPICS

THROUGH JUNE 2007



Source: BLTP Mid-Term Survey.

LAND DISTRIBUTION, OWNERSHIP VERIFICATION AND TITLING PROCESSES

On August 2, 1953 the Agrarian Reform Law was passed (***Decreto Ley Nº 3464 de Reforma Agraria***), creating the National Agrarian Reform Council (***Consejo Nacional de Reforma Agraria***), which was made into law on October 29, 1956. In 1965, the National Institute for Colonization (INC, per Spanish acronym) was created. Both institutions were responsible for distributing land throughout the entire country and processing land titles so that they could be signed by the President.

In 1992, the Bolivian Government audited the National Agrarian Reform Council and the INC, primarily because they had distributed an area of land greater than what was actually available in the

LAND LEGISLATION IN BOLIVIA

1953

August 2, Agrarian Reform Decree Law N° 3464 is approved, and the National Council for Agrarian Reform is created. The decree is made into law on October 29, 1956.

1965

June 28, the National Institute for Colonization is created.

1992

November 24, Supreme Decree N° 23331 is ratified, dictating the audit of the National Council for Agrarian Reform and the National Institute for Colonization.

1996

November 18, Law N° 1715 is enacted, creating the National Agrarian Reform Service and establishing a ten-year deadline for carrying out the agrarian property regularization process.

TABLE 3. BOLIVIA: SURFACE AREA OF AGRICULTURAL LAND DISTRIBUTED BY THE NATIONAL INSTITUTE FOR COLONIZATION

YEARS: 1965 TO 1992

Department Area	Surface Area (hectares)	Beneficiaries	Average Surface (ha/beneficiary)
La Paz	218,532	11,043	19.8
Cochabamba	232,800	12,718	18.3
Tarija	5,692	335	17.0
Santa Cruz	560,098	8,931	62.7
Beni	30,447	690	44.1
Total	**1,047,572**	**33,717**	**31.1**

Source: Agrarian Superintendent, 2001 with data from INRA.

TABLE 4. BOLIVIA: STATE OF LAND OWNERSHIP VERIFICATION & TITLING - 2007

IN HECTARES

Categories	Surface Area (ha)	Percent
A. Total (Bolivia)	**109,858,100**	
1. Expansive Urban Areas - Capitals	378,994	
2. Bodies of water & salt flats	2,727,383	
B. Object of Land Ownership Verification	**106,751,723**	**100.0%**
1. Incorporated into verification & titling processes	49,708,725	
a. Titled	11,384,776	10.7%
b. With land ownership verification final resolution	15,310,153	14.3%
c. In process of land ownership verification	15,915,920	14.9%
d. Identified fiscal land	7,097,876	6.6%
2. Not incorporated into the verification process	57,042,998	
a. Protected areas, reserves, & forest concessions	19,067,458	17.9%
b. Tracts of land to verify	37,975,540	35.6%

Source: National Verification Plan - INRA, BLTP original design.

entire country for agricultural or ranching purposes. In many cases, these institutions had given one piece of property to more than one recipient.

Since its foundation, the INC distributed lands in settlement areas throughout the country to 33,700 beneficiaries (See Table 3); of these, 12,700 were primarily from the Cochabamba Tropics.

On November 18, 1996, Law Nº 1715 was passed to set a 10 year limit on concluding the regularization of agrarian lands throughout the country.

As seen in Table 4, of the 106.8 million hectares subject to regularization in all of Bolivia in 2007, 49.7 million had had their ownership verified, of which only 11.4 million, or 10.7% of all the land, was titled. In 2007, INRA estimated that

2002

March 26, Supreme Decree N° 26559 is approved, in which "internal verification" is recognized as a mediation and conflict resolution instrument applicable within colonies, indigenous and native communities.

2005

May 17, Supreme Decree N° 28148 is approved which regulates the "without additional paperwork" special procedure for land regularization so that it may be applied to "legal holders and beneficiaries with executive titles to small agricultural properties and campesino and indigenous communities, safeguarding previously recognized legal rights…"

2006

November 28, Law N° 3545 of Community Reorganization of Agrarian Reform is enacted, extending the deadline for the land regularization process to 2013 and incorporating internal verification and the "without additional paperwork" special procedure, among others, into the law in order to shorten the time involved in the process.

2007

August 2, Law N° 3545 is published, which describes the application of internal verification, the "without additional paperwork" special procedure for land regulation related to stages of the process that are not necessary, and waiver of the appeals period, among others.

TESTIMONIES

"In 1981, the National Institute for Colonization allotted us lands in Capinota, and so we came from the Ivirza Valley. There was no road or bridge. We swam across the Sacta River. Two times we went the wrong way. The first time we settled we cleared five hectares, but we were overlapping with Segunda Jerusalén." (Gerardo Sallama, Capinota Sindicato)

"I sold my farm land in Yapacaní, and with this money I came to settle in San Salvador. We were allotted 100 hectares, but they were later taken away, and we kept 20 hectares per member. I've been here for twenty years. I was one of the first to settle in San Salvador, and the sindicato has titles from the Institute for Colonization. My wife also was one of the first settlers in Osaka, but she came when there already was a road. It is not titled because in 1986, when we were about to receive its titles, the titling process was closed and the new law came out." (Gabino Campos, Osaka Sindicato)

"My father-in-law has his farm land here, and he encouraged me to buy. First I talked with the owner of the lot, and we agreed upon the price. Afterwards there was the sindicato assembly meeting where the sale of the lot was made public. There the sales document is presented and the new owner agrees to comply with the sindicato and social functions, keep payments up-to-date, and so forth." (Isaac Antonio, Puerto Alegre "A" Sindicato)

"In Puerto Rico there were no old titles. The paperwork began a long time ago, but it didn't move forward and just stayed there. Therefore, no one had titles, only sales drafts. For this reason we have been motivated to do the land regularization. A while back we began the paperwork, but it was held up. They said it was in La Paz, but it didn't move forward and was abandoned. I haven't participated much in the land regularization process because I was sick. But I know that we have done land regularization work with Israel and Puerto Rico at the same time." (Lucía Silvestre, Puerto Rico Sindicato)

it still needed to assimilate approximately 38 million hectares into the property rights regularization process (38% of the total area of the country to be regularized) not counting areas with titles, those in the process of being regularized, protected areas and forest reserves.

In terms of property titles, the Bolivian Government had titled 47,611 agricultural properties throughout the country as of February 2008. Of these, 44% are from the Department of Cochabamba (21,113 tracts of land), principally in the Cochabamba Tropics and the Municipality of Pocona (See Table 5).

In Figure 3 (following page), the effect that Cochabamba has had on the total number of tracts of land titled in the country can be clearly observed. Since BLTP

TABLE 5. BOLIVIA: VERIFICATION PROCESS AND LAND TITLING

FROM 1997 TO FEBRUARY 2008

Departament	Surface Area (ha)	Tracts
Chuquisaca	1,045,320	9,841
La Paz	1,978,650	6,537
Cochabamba	2,204,790	21,113
Oruro	761,455	83
Potosi	1,185,228	121
Tarija	404,346	806
Santa Cruz	6,779,915	7,996
Beni	6,167,083	472
Pando	2,423,402	642
Total	**22,950,190**	**47,611**

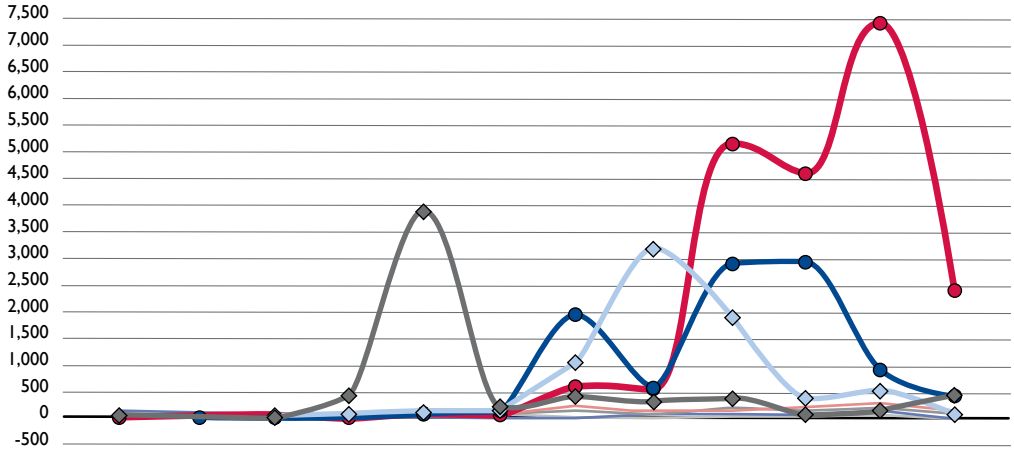
Source: National Institute for Agrarian Reform, BLTP original design.

began in 2004, the number of lands titled in Cochabamba increased significantly.

Of the 21,113 titles issued in the Department of Cochabamba, 94.4% were part of a type of land regularization called Land Regularization and Legal Cadastre System (***Saneamiento Integrado al Catastro Legal***[3], or CAT-SAN), that applies to all types of property (See Table 6). Furthermore, of the total number of lands titled by CAT-SAN, 11,035 were from the

FIGURE 3. TRACTS OF LAND TITLED IN BOLIVIA

FROM JANUARY 1997 TO FEBRUARY 2008



	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Oruro	4	2		1	2		2	1	2	13	44	12
Potosí	46				1	1	1	26	15	9	18	4
Beni	2		6	1	41	17	58	25	127	55	95	45
Tarija	2		2		14	16	101	24	100	156	266	125
La Paz	10		2	482	3,789	321	411	386	392	100	151	493
Santa Cruz			50	82	166	250	1,068	3,293	1,877	458	574	178
Chuquisaca		1			25	165	1919	617	2,826	2,863	940	485
Cochabamba	2		6	3	75	34	665	598	5,229	4619	7,419	2,463

Source: National Institute for Agrarian Reform, BLTP original design.

3. This method of regularizing land applies to geographical areas that are of some special interest to INRA and/or that have their own financ ng for carry ng out the agrarian land regularization process throughout the region. This is the situation n the Cochabamba Tropics.

TABLE 6. COCHABAMBA: VERIFICATION PROCESS AND LAND TITLING, BY METHOD

FROM 1997 TO FEBRUARY 2008

Method of Verification	Surface Area		Tracts	
	Hectares	Percent	Number	Percent
Communal Territory of Origin	1,951,269	88.5	28	0.1
Ownership verification in cadastre areas (CAT-SAN)	187,847	8.5	19,928	94.4
Partial or simple verification upon request (SAN-SIM)	65,674	3.0	1,157	5.5
Total	**2,204,790**	**100.0**	**21,113**	**100.0**

Source: National Ownership Verification Plan - INRA, BLTP original design.

Cochabamba Tropics (55%), while the rest were from other regions of the department, mostly from the Municipality of Pocona (financed by the World Bank).

The effects the Project has had on INRA's success in land ownership verification and titling in the Department of Cochabamba can be clearly appreciated by comparing Figures 3 and 4.

Law N° 3545
Law of November 28, 2006
EVO MORALES AYMA
CONSTITUTIONAL PRESIDENT OF THE REPUBLIC

CHAPTER II

LAND REGULARIZATION METHODS

ARTICLE 69° (Land Regularization Methods)

I. The land regularization process recognizes three methods:

1. Simple Land Regularization;
2. Land Regularization and Legal Cadastre System (CAT-SAN); and
3. Land Regularization of Communal Territories of Origin (SAN-TCO).

ARTICLE 70° (Simple Land Regularization)

Simple Land Regularization is the method that is implemented by request of the interested party in non-cadastral areas or ex officio in areas where an agrarian property rights conflict is detected, national parks, state reserves, biodiversity reserves and other areas classified by legislation.

ARTICLE 71° (Land Regularization and Legal Cadastre System)

I. Land Regularization and Legal Cadastre System (CAT-SAN) is implemented ex officio in cadastre areas.

II. Legal cadastre is understood as the public system for registering information by which data is recorded that is related to agrarian property and its implicit rights, such as its surface area, location, adjoining parcels, and borders.

ARTICLE 72° (Land Regularization of Communal Territories of Origin)

I. Land Regularization in Communal Territories of Origin (SAN-TCO) is implemented ex officio or by request of the interested party in areas incorporated within communal territories of origin.

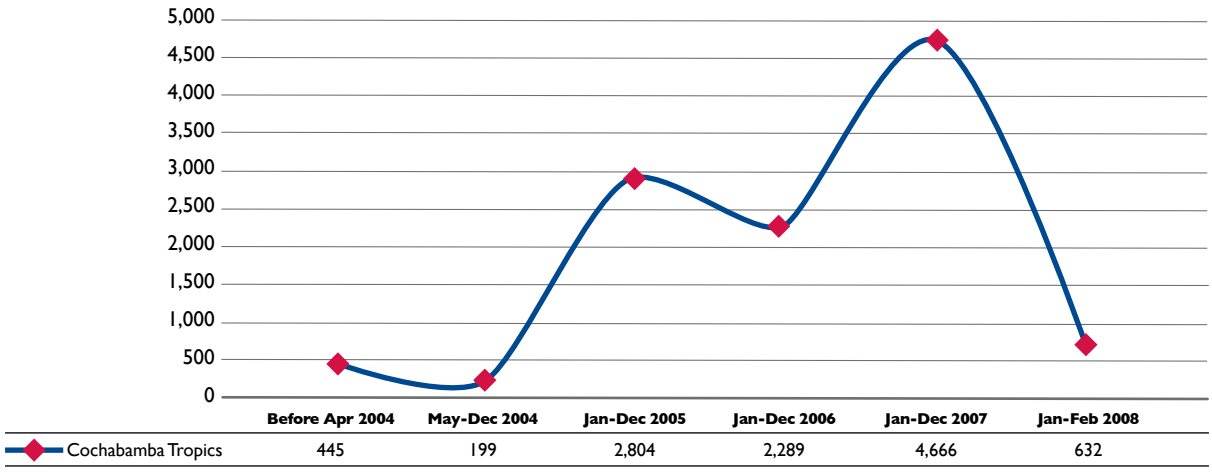
II. The participation of communities and indigenous and native peoples is assured in the implementation of Land Regularization (SAN-TCO).

III. The properties of third parties located within communal territories of origin that revert to the domain of the Nation during land regularization shall be consolidated by endowment to the respective communal territory of origin.

IV. If the properties of third parties that have been duly regularized include expanses that significantly diminish the lands of the indigenous or native people or community, compromising its economic, social and cultural development, the National Institute for Agrarian Reform shall proceed to endow lands on behalf of the indigenous or native people or community in sufficient surface size and quantity in areas where there is available land, in consultation with beneficiaries and in accord with the provisions of this law.

FIGURE 4. AGRICULTURAL PROPERTIES TITLED IN THE COCHABAMBA TROPICS

FROM 2004 TO FEBRUARY 2008



Source: National Institute for Agrarian Reform, BLTP original design.

TESTIMONIES
Land Regularization and Legal Security

"With the title I just now feel like an owner, and I can work with more confidence. I also want to pay taxes to up the value and be able to get loans. I want to pay taxes. This will give my farming land more value. I think that in this way I will be able to get a loan, if I wanted." (**Daniel Cano Delgadillo, Mariscal Santa Cruz Sindicato**)

"After talking with the Federation, they gave us the green light to continue with land regularization. This was about a month later. We again went to INRA, and on this occasion they began once and for all to do the work until it was completed. . . We didn't have an old title; they are endowed lands. Now with the title we all feel that we are the owners. We are happy." (**Carlos Peredo Cornejo, Cotoca Sindicato**)

"I am happy to be a land owner. I can show the property to any person." (**Feliciano Sánchez, Los Bravos Sindicato**)

"I think that the title gives the farming land more value in our case, because we have lost the settlement title. My dad now has put the title in the name of all my siblings." (**Oscar Jaimes Rojas, Ingavi "A" Sindicato**)

"The title can also be used to form an association or cooperative in which one becomes a member with a share, and my title can be my document to become a member. . . .With the title my son can receive his inheritance. If someone tries to take it over or if they want to take it away from me, they can't. My title shows that I am the owner. This document is the most important thing." (**Vicente Aban, Cesarzama Sindicato**)

"My farm land didn't have papers. It only had plans and a sales document. Now with the title we feel good. . . I think that for the sale of my land, the title has given it more value. Before, people could be suspicious of only a land transfer document. We are happy to have both of our names on the title since we are old, and for my wife this is good. She feels like the owner. Furthermore, we have both been working this land, and so she has a right to it." (**Esteban Paco Villca, Capinota Sindicato**)

"It is not convenient for the title to be only in the man's name. Both the woman and the man should be familiar with the documentation process and paperwork. It should be in the name of both." (**Isaac Antonio, Puerto Alegre "A" Sindicato**)

"As a woman I feel good to have my name on the title, since I am the only one working on both farm lands. My husband hardly ever gets involved. He has his car and works as a driver and makes trips. He hardly ever is at the land." (**Lutgarda Fernández Corrales, Sacaba Sindicato**)

SECTION TWO

PROJECT IMPACT: REGULARIZATION OF RURAL PROPERTY

LAND OWNERSHIP VERIFICATION AND TITLING: PROPERTY REGULARIZATION

The process of regularizing rural land titles is known as land ownership verification and titling (***saneamiento y titulación***) or, simply, land regularization. The INRA Law and its Regulations establish the steps that must be taken in this process.

The process begins with land ownership verification, which takes place through an examination of existing property documents and the legal and historical occupation background of the land being verified, as well as the physical confirmation of the boundaries and features of the community and each piece of property. After ownership verification, the process enters a second phase that consists of the documentation and issuing of a property title. This must then be registered in ***Derechos Reales*** for the process to be finalized with the presentation of property titles to owners.

Legal security for land in the Cochabamba Tropics has increased significantly with the regularization of property rights for 37,000 tracts of land, which comprise 92% of the Tropic's total settlement area.[4]

The land regularization of rural land has two immediate and considerable impacts. On the one hand, it is producing a series of processes that have begun to energize the region's economies, and, on the other, it is helping strengthen local governments. Not only are land titles increasing the value of property, but they

4. The area designated for regularization in the settlement area (Multiple-Use Forest) is approx mately 509,800 hectares in size.

are also lending themselves to the creation of capital for financing productive initiatives that can increase family incomes and, consequently, improve the quality of life of thousands of farmers settled in the Cochabamba Tropics.

Having properties regularized and registered in the Municipal Cadastre provides municipalities with a powerful tool for organizing their territories and planning rural and urban development. Furthermore, the cadastre increases income for municipal governments, which then results in public services that strengthen the urban landscape.

INRA staff member working to regularize rural property.

From March 1999 to January 2006, with the support of the PRAEDAC program (financed by the European Union), INRA titled 1,261 agrarian properties, covering a surface area of 29,566 hectares.

During the course of the Bolivia Land Titling Project, these and other important impacts were described in the testimonies of project beneficiaries, authorities and the employees of the institutions involved in the process. The testimonies and photographs presented throughout this report highlight social achievements that are difficult to express in numbers but demonstrate the great qualitative impact that land regularization has had upon the people living in this region. Among these achievements are the contentment and pride that having one's property rights recognized by the State creates among community members, as well as the satisfaction of knowing that the security of one's possession is backed by the law. In this way, a family's assets are protected and can be passed on to future generations.

INSTITUTIONAL CAPACITY BUILDING

BLTP's objective was to significantly improve property rights and increase land owners' ability to take advantage of the benefits provided by the legal and formal rights to their properties. To reach this objective, the following institutions with which BLTP worked were also strengthened: INRA, the Offices of ***Derechos Reales*** (DD RR) in Sacaba, the Vice-Ministry of Housing and Urban Development (VMVU), and, finally, the Municipal Government of Villa Tunari (GMVT). The first two institutions mentioned are in charge of land regularization, while all four institutions are the main stakeholders of the integrated municipal cadastre described in Section Four.

By helping build INRA's ability to carry out quick and efficient

land regularization, BLTP also helped this institution recover its prestige and legitimacy within the region and achieved the main objective of this support: the development, validation and adoption of new land ownership verification and titling methods. These activities dramatically reduced both the cost and time involved in the regularization process.

At the beginning of the Project, in the best cases, it took 36 months to title a property, at a very high cost per tract of land. At the end of the Project, INRA was able to process paperwork, from the start to the signature of the President, in six weeks at a considerably lower cost.

The new methods developed and validated in the Cochabamba Tropics by INRA with the support of USAID/Bolivia were incorporated into the redrafting of the INRA Law in November 2006. Furthermore, the key personnel of INRA that developed and validated the new methods that speed up the regularization process for rural property participated in drawing up the changes to the law and its regulations. They are now working throughout the country to strengthen the institutional capacity of INRA.

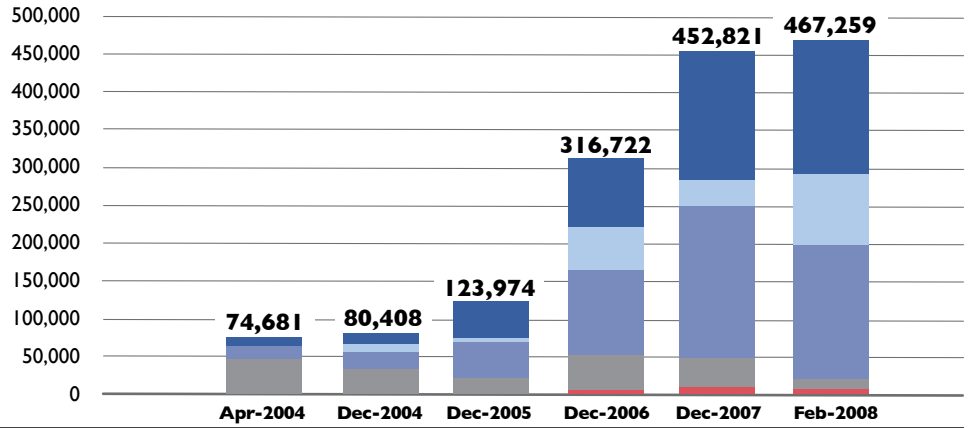
PROJECT PERFORMANCE BENCHMARKS

Figure 5 shows the progress made in the regularization process between April 2004, when BLTP began to provide support to INRA, and February 2008, when that support ended.

As of February 2008, INRA had incorporated a total of 467,200 hectares from the Cochabamba Tropics into the land regularization process. This total includes 16,847 hectares in the ownership verification process; 265,400 hectares in titling matters, mostly awaiting signatures on final land regularization resolutions and

FIGURE 5. EVOLUTION OF THE OWNERSHIP VERIFICATION AND TITLING PROCESS IN THE COCHABAMBA TROPICS

IN HECTARES



	Apr-2004	Dec-2004	Dec-2005	Dec-2006	Dec-2007	Feb-2008
Titled & registered in DD RR	10,921	13,253	49,848	91,516	169,258	175,547
Signature & title issuance phase	214	10,492	2,786	58,811	34,350	95,842
Titling phase	16,326	23,100	50,963	113,779	199,207	175,059
Ownership verification phase	47,220	33,563	19,101	49,117	43,914	16,445
Unresolved conflicts	0	0	1,277	3,499	6,092	4,365

Source: National Institute for Agrarian Reform, BLTP original design.

TESTIMONIES

INRA Staff Focus Group:

"At the beginning people were very closed and waited to follow instructions of the social organizations higher up. Later it snowballed – each time more people came, and many attribute this to the change of government."

"We have been trained and this has been good. There should be continuity. The beneficiaries already know and trust you."

"It's hard to gain credibility before the people as an institution, but now they are stirred up and want land regularization."

"It has been very interesting (being part of the BLTP – INRA team) and especially beneficial, since we have worked and learned with cutting-edge instruments and technology."

Land Ownership Verification and Titling Beneficiary Focus Group:

"We already presented ourselves in 2006, and nothing has happened yet. Some documents just stay here in the Chapare. They are forgotten about and take time getting to La Paz."

"Sometimes paperwork gets stuck higher up; who knows who the person in charge is."

"At first there were doubts about land regularization. It was the employees who came to ask us [if we wanted it]; now we stand in line for it."

BLTP Team Focus Group:

"Establishing a new system has produced results. Now changes have been incorporated into the new law. The result of working towards objectives has restored INRA's image in the region."

"Having motivated public employees that are well equipped and paid on time has achieved good results. It has changed the mentality and overcome resistance toward INRA, USAID, and land regularization."

"The Project never lacked work resources. We always had the best equipment. The great flexibility of BLTP has brought about the success. We have achieved more than was anticipated."

property titles; and 175,500 hectares that have been titled. It is important to stress the fact that regularization in the Cochabamba Tropics involves ***minifundios*** (small plots of land), which increases the work (time and cost) involved in the process.

Even though the regularization process began by establishing a geographic area and estimating the number of tracts within it, this data, and thereby the area's number of titles, could only be exactly determined after the process was finished. The 467,259 hectares that INRA assimilated into the regularization process as of February 29, 2008 was equivalent to 37,073 land tracts. Of these, 11,035 agricultural properties were titled, and these titles were registered in ***Derechos Reales*** and the titles presented to their owners (See Figure 6).

Most of the remaining 26,039 properties are in the final stages of the regularization process, This total includes 7,551 titles awaiting presidential signature; 16,596 titles awaiting signature of the final supreme resolutions; 1,587 properties completing the ownership verification phase; and 304 frozen until internal conflicts are resolved.

Excessive and Unnecessary Steps Established by Legislation

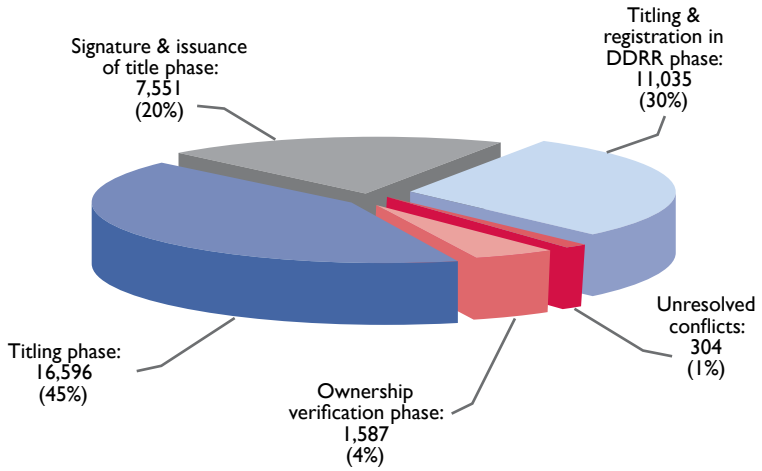
An analysis of the situation has led to the conclusion that one of the main causes of delays in the implementation of land regularization is related to the cumbersome quantity and complexity of the steps prescribed in the established procedures. According to the same document quoted, "to obtain a regularized title for an agrarian property in Bolivia it is necessary to carry out at least 200 steps and wait one year or more in order to finally receive the resolution guaranteeing the owner's legal right to the land. Suffice it to say that bureaucracy exacerbated the conflicts and pressure built up in the central offices." Although in practice the analysis shows that there are not more than 80 steps to land regularization, the procedure continues to be extremely cumbersome. This is because:

- Excessively regulatory practices were applied that bureaucratizes the land regularization process and also makes it more expensive. Many of these were created to resolve particular cases, but they were generalized without any prior study of their pertinence, thus creating other types of obstacles.
- Regulatory procedures with excessive and very complex details were used to regulate activities within the stages of the land regularization process. This duplicated work, and created continual contradictions and little equilibrium between the thematic and legal focus.
- A complex flow of activities existed with endless stages, which was the product of regulatory legislation that even entailed multiple comings and goings between the National and Departmental Offices, involving file shifting, e-mail and telephone calls, among other things.
- A pronounced lack of information existed about the characteristics of areas to be worked in which meant that employees either had to adjust to the situation, or be condemned to make constant mistakes.
- The same land regularization procedures and standard property measures were used regardless of the particular characteristics of the land or the type of geographic settings.
- The appropriate social stakeholders were not involved in the process, especially in the application of the SAN-SIM and CAT-SAN methods.
- INRA never promoted far-reaching solutions to resolve the bottlenecks in the land regularization process, including the "interminable quality controls," the constant application of administrative procedures, the bureaucratic processing of allotment prices, the discretionary public presentation of those prices, and so forth.
- All these problems that make land regularization procedures more complex and bureaucratic must be overcome with determination, by simplifying the steps, balancing the technical and the legal, and managing measurement technology standards more appropriately with regard to the geographic diversity of the country.

Source: National Land Ownership Verification and Titling Plan (November 2006)

FIGURE 6. DISTRIBUTION OF TRACTS INCORPORATED IN THE PROCESS OF VERIFICATION & TITLING IN THE COCHABAMBA TROPICS

AS OF FEBRUARY 2008



Source: National Institute for Agrarian Reform, BLTP original design.

WOMEN AND MEN HAVE ACCESS TO AGRARIAN LAND

The INRA Law and its Regulations, which are legal instruments for implementing the land ownership verification and titling process, indicate the following:

"The participation of women in land regularization and distribution is assured and given priority. In the case of marriages and common law or de facto unions, the executive titles shall be issued on behalf of both spouses or partners determined to be working the land, placing the name of the woman first. The same treatment will be given

Everyone in the rural family plays an important role in production.

The inclusion of women's names on property titles protects their rights.

to other cases of co-ownership between women and men determined to be working the land, independent of their civil status." (*Law of November 28, 2006, Nº 3545, Eighth Final Disposition*).

Women from the Cochabamba Tropics were motivated by the Project, and their participation in the land regularization processes was very active and serious. Women not only complied with the process, but also led Land Regularization Committees and took part in all of the field work, meetings, reconciliations, and so forth. Their active involvement created a notable increase in the legal security of property rights for women.

Creating awareness among both male and female INRA officials was important in bringing about changes in the involvement of women and the notable increase in their property rights, because this helped break down an urban prejudice that women play a secondary and passive role in rural life.

INRA data on agricultural land titling between 1997 and 2003 was presented in a study titled "***Papel de la Mujer del Trópico de Cochabamba en la Toma de Decisiones y Acceso a la Propiedad de la Tierra***" ("The Role of

TESTIMONIES

Land Ownership Verification and Titling Beneficiary Focus Group:

"It is a document that is of use to not only us, but also our children and grandchildren as well."

"The title can be used to get bank credit. It can be used as collateral and gets up to 2,000 dollars."

"Some have already received the title. [It is a] joy to receive a document that has already been registered. Before it was of no use, but this is good. We already have documents that no one can take from us. They also can be used as collateral."

"This initiative benefits everyone. The old titles weren't valid. Many people didn't know their boundaries, but now everything is being clarified."

"Many people have lived twenty or twenty-five years in a place and didn't have even a land transference draft, much less property titles. Now they will have documents and registration in Derechos Reales."

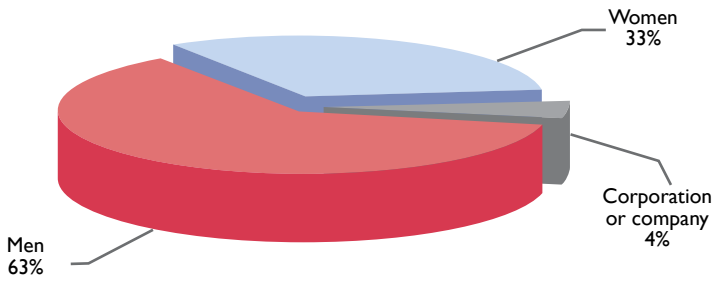
INRA Staff Focus Group:

"It is a satisfaction to fulfill a social service, since through our work people have obtained legal security for their lands."

"I have been with the Project for three years, and I feel proud about what has been accomplished. However, I feel bad to see that there are so many sindicatos that have not begun the process. They are going to remain in the middle of the road; and you don't know what to say to people who come to you to ask for news about their paperwork or to begin new paperwork."

FIGURE 7. NAME OF THE FIRST PERSON WHO APPEARS ON THE PROPERTY TITLE

AS OF FEBRUARY 2008



Source: National Institute for Agrarian Reform, BLTP original design.

Women of the Cochabamba Tropics in Decision-Making and Access to Land Ownership"), conducted by the Project in June 2004. For this period, it was shown that in Cochabamba 19.9% of the titles had a woman's name listed first. This situation showed low levels of awareness about the role of women in the family and community and the attention it received from public employees of institutions, such as INRA, whose staff was from the city and mostly male.

The Project helped INRA design strategies that significantly improved property rights for women in the Cochabamba Tropics. Around the middle of 2006, 26% of the titles and property certificates issued by INRA in the Cochabamba Tropics had a woman's name first, and by February 2008, this figure increased to 33% (See Figure 7).

TESTIMONIES
Participation and Access to Land

"At the beginning I didn't agree with land regularization. They said that they were going to take our lands. But since most of the people were doing land regularization, I decided to do it as well, mostly because the old title I had wasn't in my name, and then I lost it. When INRA came, the work was finished quickly." (**Marcelino Sánchez, Ingavi "A" Sindicato**)

"My farm land didn't have a title, only plans. For this reason I decided to begin land regularization, and my neighbors did too. The land regularization has been quick; it should last some two months." (**Apolinar León Tito, Hermanos Ledesma**)

"We tried to do this before with a land regularization company, but the cost was too high for us. They wanted to charge us Bs. 200 per point. Just think that it would be Bs. 800 for just four points, and our lands often have more than four points. We were in agreement about regularizing our lands. Most of us didn't have titles, and those who did had sold their land to others... Most were no longer the original owners... There are very few of us living here that first settled... The land regularization process has been fast. INRA's work lasted not even ten days. Internal verification must have lasted about a month. At that point we had problems with one person, because for years he didn't fulfill its social function. I also think he had inheritance problems, and the sindicato didn't want to accept him again. But in the end everything came out fine. We haven't had problems with the other sindicatos. Agreements have been easily arrived at, and the minutes have been signed." (**Oscar Jaimes Rojas, Ingavi "A" Sindicato**)

"We were about the first to regularize our lands. For this reason we were the first to receive titles. With the title more can be asked when the land is sold; with more security and guarantees, more can be paid. I paid some 600 dollars. Now it must be worth 1,200. With this new title no one can take our land from us." (**Walter Mamani, San Benito Sindicato**)

"We were encouraged to start land regularization because it was free. In the past we had tried, around 1980 or 1984. We paid for this, and in the end nothing happened, and we were without documents. We then said that once and for all we would get updated documents and would enter the regularization process. In this way, we decided to do so. Overall, the work has gone quickly. They presented titles in January, and work began in June 2005. Before there were no titles; we only had plans. Fellow community members that had settled the area didn't know anything - not the adjoining parcels or the boundaries with other neighbors or with other sindicatos. For this reason we had had problems. With this work we feel that we have just now settled." (**Germán Estalla Ordóñez, Cerro Verde Sindicato**)

"I decided to regularize my land because I didn't have a property title. They started before but didn't finish the work. During the internal verification process we haven't had any problems even among neighbors, not even with neighboring sindicatos. Everything has gone well. The minutes have been signed. The paperwork didn't take long. I should make mention of work of the leader, because if the leader doesn't take action, everything takes longer." (**Daniel Cano Delgadillo, Mariscal Santa Cruz Sindicato**)

"I paid Bs. 1.40 for 14 hectares. With a private engineer it would have cost Bs. 250 per marker (per point). In addition to being free, land regularization has been easy. With a topographer we have to bring him and take him back, but INRA took care of everything. We have even been recognized by Derechos Reales." (**Gualberto Gonzáles, Nueva América Sindicato**)

SECTION THREE

PROJECT IMPACT: FAST, LARGE-SCALE, LOW-COST LAND TITLING

The fast, low-cost process developed and validated by INRA in the Cochabamba Tropics with the support of USAID was incorporated into the new National Land Ownership Verification and Titling Plan (***Plan Nacional de Saneamiento y Titulación***) prepared by the current government.

The new methods introduced into the land regularization process in Bolivia with the support of the Project are described below in the various land ownership verification and titling stages.

Figure 8 (following page) summarizes the two phases or stages and eight general steps that makeup the regularization process.

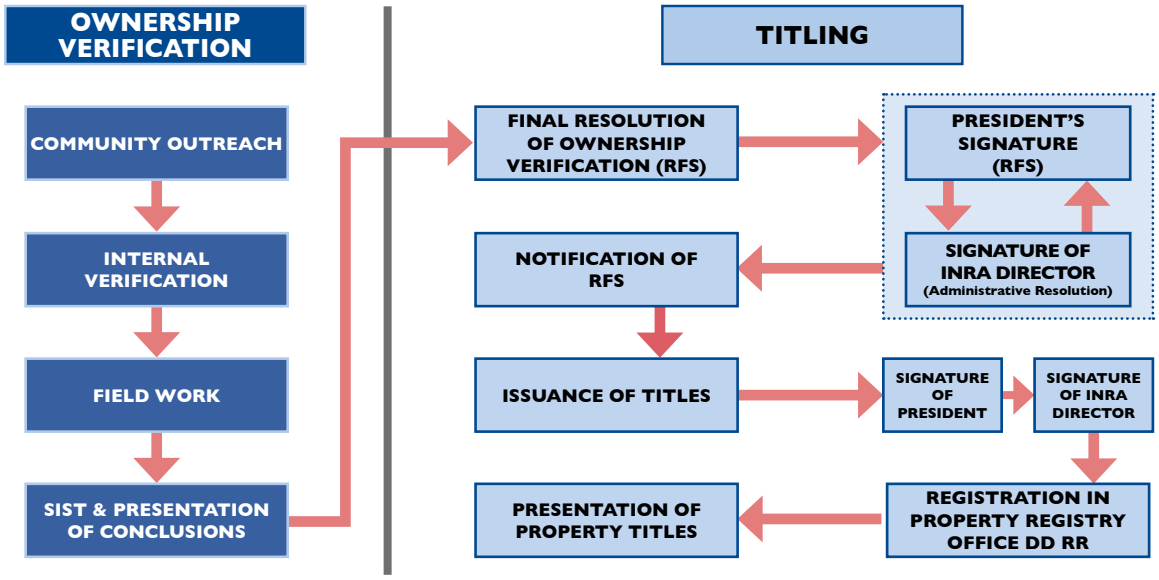
LAND OWNERSHIP VERIFICATION STAGE

Community Outreach and Informing about the Scope of the INRA Law

At the beginning of the Project, there were very few requests for land regularization services from INRA, due to the complex social and political history of the area. The prevalent perception was a lack of trust in either the State's competence or the motives for carrying out the process. INRA did not have good standing or credibility in the area because of the widespread belief that its procedures were endless and not transparent and that the title, if it ever arrived, would end up being of little use.

With the help of the Project, INRA designed and

FIGURE 8. CURRENT OWNERSHIP VERIFICATION & TITLING PROCESS FLOWCHART



Source: BLTP original design.

Composition and Roles of the Communication and Community Outreach Program

- To form a group of outreach workers with individuals from the community who have experience in community activities, who know the organization basis and sindicato (trade union/community association) structure, and who are trained to communicate and promote the technical-legal matters that go along with the land ownership verification and titling process.
- To use various communication strategies for relating to communities according to their characteristics, using simple communication instruments such as booklets, flip charts, guides, radio messages, and so forth.
- To make aspects of the law known transparently and foresee any possible conflicts that can arise in the process, particularly related to boundaries and the roles of INRA and the organized community.
- To take advantage of local events such as fairs, meetings, festivals, and so forth to publicize the activities and achievements of INRA.
- To make the best use of the media, primarily radio, for calling meetings, announcing the arrival of brigades to communities, summoning communities and beneficiary individuals to appear at the INRA office to complete information, and other strategic messages.
- To support the field brigades in coordinating jobs with communities, in the mediation and solution of cases of conflict, and other community-related tasks.

implemented a communication and outreach plan for providing information about the INRA Law, making the land ownership verification and titling process clear and transparent and improving INRA's image. As titles began to reach the communities, the success of the outreach program multiplied. People's attitude was, and still is, "seeing is believing." This misgiving is widespread and reflects the lack of confidence that people have in state institutions. In this respect, the improved image of INRA could be damaged if it does not complete the process by presenting the titles that are still in the last stages of the Internal Verification (*Saneamiento Interno*) process.

The large-scale regularization of property rights is greatly expedited by the Internal Verification (*Saneamiento*

About the Application of the Internal Verification Process

"The greatest proof is that there are very few land regularization processes as successful as those in the Chapare (BLTP) and Pocona, where the land regularization processes have taken no more than five to six months, due to the application of internal verification and 'without additional paperwork' initiatives as well as the application of aerial photographs in cadastral measuring."

"Other experiences of this type (that apply internal verification) include those of Tiwanaku or the BLT Project in the Cochabamba Tropics that prove its effectiveness and good results in distinct agro-ecological and socio-cultural situations."

"When an internal verification combination is permitted, this option begins to take considerable force, since conflicts are resolved in this way, allowing property to be titled in up to four months in some cases (that of the Los Bravos Colony, BLTP, Cochabamba Tropics)."

"These two mechanisms complement each other to bring about large-scale titling. Because of this they have become important tools for speeding up the land regularization process in settlement areas and the valleys, where there are more small agricultural properties. Furthermore, in the high plains region (in campesino communities) individual and collective titling is requested on behalf of community members."

Source: National Land Ownership Verification and Titling Plan (November 2006)

Interno) process. Essentially, Internal Verification means that all of the owners of a territorial unit (community, colony, union or Territorially Based Organization, or OTB per Spanish acronym) agree upon the property rights for each tract of land within the community and with regard to the boundaries of neighboring communities.

Once Internal Verification is finished, the INRA brigades do the work of measuring and physically delimiting the properties, drawing up maps and making the property rights agreements established among members of the community legally official.

When BLTP began, INRA was doing Internal Verification, but its outcome was not used in field work, making it only a preparatory community organization exercise. INRA and

Duties of the Land Regularization Committee

- To support the INRA staff in gathering legal documents (sindicato or community legal status, community plans, previous titles, sales and purchases documents, inheritance certificates, identity documents, and so forth).
- To summon community members to meetings for internal verification, field work, and so forth.
- To take an active part in mediation and confliction resolution processes.
- To work with the INRA staff, alongside leaders of adjacent communities, to identify community limits.
- To establish communal areas and preserve protected areas, buffer zones, safety zones, roads, and other easement areas.

The Land Regularization Committee furthers the progress of field brigade work.

Land Regularization Committees lead the process of regularizing property rights in the community and serve as an effective tool for resolving internal conflicts and disputes.

Project specialists concluded that Internal Verification should be incorporated into the process, since this procedure was a participatory instrument that promoted community cohesion and served to educate the population about its rights and obligations before the law, in addition to helping resolve property disputes.

By integrating Internal Verification with field work, the time spent in field activities was significantly reduced. Before the adoption of Internal Verification as a part of field work, two months or more was needed in the best cases to complete field work in a community. Once the method was adopted, the time spent doing field work in a community was reduced to between 16 and 20 days. This positively affected subsequent office work, as seen below.

Even though Supreme Decree Nº 26569 of March 2002 established the legal basis for the use of Internal Verification, it is with the support of BLTP that INRA was able to systemize and formalize it as a tool for speeding up the regularization process. Later, this new method was incorporated into the amendments to Law Nº 1715, with the Community Reorganization of Agrarian Reform Law Nº 3545 ratified in 2006.

TESTIMONIES

Land Ownership Verification and Titling Beneficiary Focus Group:

"We have worked to regularize land. A land regularization president and board of directors were established. Problems were handled with the president, and the members of the board of directors were in groups with the technicians."

"The bad part was that the paperwork should have taken four to six months, and we waited for over a year, but this is an issue of each sindicato and how it has been organized. Some formed land regularization committees; others organized themselves by groups - each sindicato in its own way."

Unfortunately, the law limits the use of Internal Verification to ***campesino*** (rural), indigenous and native colonies and communities, even though this tool could be used in most rural areas, including communities with medium-sized or large properties.

The application of Internal Verification reduces the risk of holdups – very common in the regularization process – caused by property rights disputes, which detract from efficiency and considerably increase the costs of regularization.

In order to expedite the regularization process, INRA systematically used the option of excluding properties with serious property rights disputes that could not be resolved through Internal Verification. This measure allowed a community's regularization process to continue without the interruptions or long delays that property rights disputes can cause. In this way the damage from disputes is limited to the parties involved and does not affect the entire community.

"Without Additional Procedures"

The first region of the country that intensively and systematically applied the "Without Additional Procedures" special practice

Internal Verification and Conflict Resolution

"It is necessary to note that the pieces of land in the process of being regularized that do not have a timeline for conclusion are potential points of conflict. The more the title is delayed in reaching the beneficiary after the field work has been completed, the greater the possibility of conflict, social discontent, and, obviously, the loss of the institution's credibility. This leads to the need of drastically simplifying the procedures within Law N° 1715 and its Regulations, and even more so if internal verification and titling "without additional paperwork" are applied.

Source: National Land Ownership Verification and Titling Plan (November 2006)

("***Sin Más Trámite***") for Land Regularization was the Cochabamba Tropics. This experience allowed the government to incorporate this special procedure as part of the Community Reorganization of Agrarian Reform Law, extending the scope of the procedure to all land regularization methods. Simply put, "Without Additional Procedures" refers to the fact that if no property rights dispute is detected in a community, the community has the right to waive a series of procedures related to the possible event of a property rights conflict and pass directly to the following step, saving time and lowering costs considerably.

Even though the "Without Additional Procedures" was included in the INRA Law of 1996, it was not regulated until 2005, when Supreme Decree Nº 28148 was passed. After it was passed, INRA implemented the "Without Additional Procedures" process with the help of the Project.

INRA's experience resulted in the new Community Reorganization of Agrarian Reform Law of 2006, which determined its application "to titled properties, pending and in legal possession, whose areas are equal to or less than the small agricultural property, as well as for indigenous or campesino communities, provided that it does not violate the legitimate rights of third parties and no dispute exists." (*Law Nº 3545 of November 28, 2006, Fifth Transitional Provision*))

Office Work

With the application of Internal Verification, the "Without Additional Procedures" practice for Land Regularization and the improvements contained in Law Nº 3545 and its Regulations, office work was drastically simplified, meaning less time and cost involved in the property rights regularization process. In drawing up Law Nº 3445, INRA used its experiences in the Cochabamba Tropics to introduce operative steps that make the office work involved in the land regularization process more efficient; namely, the elimination of the Technical and Legal Evaluation and the Public Presentation of Results steps, and the transfer of the task of determining the values of small properties from the Agrarian Superintendent to INRA, as part of preparing the Closing Report.

Prior to the transfer of the task of price determination and during the first years of the Project, work with the Agrarian Superintendent was coordinated so that requests for agrarian property values could be determined through the Internet, in order to save time without having to skip this step.

The experience in the Cochabamba Tropics with automated procedures for determining property value in coordination with the Agrarian Superintendent was important in deciding to eliminate this task for small properties, considering that the value was already determined and what mattered was the calculation of the value to be

Field brigades have significantly sped up the regularization process, in spite of the particular problems a location may have.

Office work has been drastically simplified, saving time and cost in regularizing property rights.

paid by each owner in relation to the number of hectares he or she owned.

Furthermore, the Regulations to Law Nº 3545 establish that the leaders of a given community can collect the amount that each member should pay for the concessionary value assigned to the land and make a single payment for the entire community.

Integrated Land

LAND REGULARIZATION ACTIVITIES: OFFICE WORK

Before the INRA Law was amended

1. Technical and legal evaluation.
2. Determination of property values by the Agrarian Superintendent.
3. Community notification of fixed property values by the Agrarian Superintendent.
4. Public presentation of results.
5. Closing Report.

After the INRA Law was amended

1. Transcription of technical and legal data to SIST.
2. Closing Report.

Making the best use of available systems allowed all the stages of the land ownership verification and titling process to be computerized.

Regularization and Titling System

With financing from the World Bank, INRA developed a computer system to process information, which is called the Integrated Land Regularization and Titling System (***Sistema Informático de Saneamiento y Titulación*** - SIST). This was not implemented in any of INRA's departmental or regional offices until 2005, and even then it was only used to issue property titles.

With BLTP, INRA used SIST heavily in all procedures involved in the process. In order to accomplish this, an information network was designed that linked the INRA offices in Cochabamba with the offices in Villa Tunari so that all technical and legal personnel of INRA could use it.

The use of computers for all office work significantly reduced time spent in each of the stages, since users had access to a single data base. In this way, transcription errors that occurred before SIST, when all the beneficiary names, references, background and other information had to be written out for each task, were avoided.

LAND TITLING PHASE

Quality Assurance and Preparing the Final Land Regularization Resolution

One of the great difficulties in the regularization process was coordinating the INRA work teams from Cochabamba (Villa Tunari) and the national office. Primarily, difficulties were caused by the lack of uniformity in criteria for treating special cases that arose and in the documentation of each community and of each property. Furthermore, the high employee turnover in INRA, which complicated rapport between the different work teams, was another problem that could not be resolved until towards the end of the project.

Consequently, the costs and time involved in approving a case were significant. Usually, the Central office repeatedly returned files to Cochabamba because of observations from one employee or another. This situation put cases at a standstill in this step for up to four months. In order to overcome this problem, regular meetings and training events were held to coordinate and standardize criteria, but

The community is key from the beginning until the end of the process. It starts with informing them about the Law and ends with titling and presenting property titles to beneficiaries.

The completed process concluded with property registration in Derechos Reales, which was highly esteemed by the beneficiaries themselves.

The main reasons the land regularization process is slow, cumbersome, and costly are related to the following:

a) Procedures with exaggerated, unnecessary steps established by legislation;
b) Weak institutionalism and excessive centralization of administrative and operative decision-making;
c) The absence of a cadastre focus in land regularization;
d) Excessive dependence on international cooperation and little control over outsourced processes;
e) Land regularization conflicts;
f) A lack of political will among public institutions involved in the land regularization process; and
g) Inadequate information provided about the law and its regulations.

Source: National Land Ownership Verification and Titling Plan (November 2006)

even then, the problem was not resolved.

Finally, because of the increasing amount of information that was held up in the quality assurance desk of INRA's central office, it was decided that staff from La Paz would move to Villa Tunari to work permanently with the region's technical and legal team. Through the regular, direct communication promoted by the move, this bottleneck was resolved.

Waiving the Appeals Period

The document containing the Final Land Regularization Resolution is the legal instrument representing the outcome of the land regularization process. This document includes the names of beneficiaries and the areas corresponding to each of them. Once this document is signed by the National Director of INRA and the President, the technical and legal team of INRA meets in the field with the community to present the results and publicly present the Resolution so that its contents can be approved or appealed. Parties have a 30-day period to appeal.

Based on the experiences in the Cochabamba Tropics, an important contribution was made to this step, which speeds up the time needed in the process. This innovative

measure was the implementation of the model for waiving the appeals period. If all community members were in accord with the findings of the regularization presented in a public meeting, the community could waive their right to appeal the findings. If this was not the case, the time period was maintained for community members to present their disagreements, contesting the Resolution. For the Cochabamba Tropics, challenges were seldom presented, due to the completion of the Internal Verification process. This model was successfully incorporated into the Regulations to the INRA Law and is carried out by community leaders.

Registering Titles in Derechos Reales and Issuing the Registration Number

Unlike the titling processes carried out by INRA in other regions of Cochabamba and throughout the country, which conclude with the presentation of the title and, in the best cases, its registration in ***Derechos Reales***, the process carried out with the support of USAID/ Bolivia in the Cochabamba Tropics concluded with the registration of property in Derechos Reales and the issuing of a Title Registration Number (***Folio Real***). This Title Registration Number certifies that the property is inscribed in the National Real Estate Registry (***Registro Nacional de Bienes Inmuebles***) and makes the process more meaningful, which is something highly valued by beneficiaries.

INSTITUTIONAL CAPACITY BUILDING

The purpose of this activity was to strengthen the institutional capacity of INRA and ***Derechos Reales*** in order to regularize property rights in a fast, large-scale, low-cost manner.

Without a doubt, results-oriented management was key in developing institutional capacities and achieving progress. Results-oriented management was an important catalyst for change, both in the land regularization process and in the institutional culture. INRA has adopted this way of planning and doing its work as an effective tool that can be applied at the national level. Other notable changes include the push to decentralize INRA and directly carry out all ownership verification and titling activities.

Results-Oriented Management

Obtaining official documents from public institutions can often be a time-consuming, mysterious, and frustrating experience, which contributes to informality and legal insecurity in Bolivia. This informality, which in the case of agrarian property rights is handled through private documents, arrangements, or simply de facto possession, lends itself to all kinds of abuses, irregularities and unlawfulness. It was precisely the prevalence of informal arrangements through private documents and outright illegalities and irregularities in access and rights to land that

led to the closure of public land administration institutions up until 1992 and the later enforcement of the INRA Law of 1996. The latter is the law that enacted the land ownership verification and titling process with the objective of regularizing property rights.

In order to fulfill its mission, INRA has to considerably accelerate the land regularization process, given that, in the 11 years since the regularization process began, only 11% of the country's area subject to regularization has titles registered in ***Derechos Reales***. Obviously, results-oriented management is an important tool for helping INRA accomplish its mission.

Without doubt, planning contributed greatly to monitoring and achieving goals that were periodically defined and agreed-upon with INRA. This resulted in the following:

- Familiarity with and control over the jobs and activities of each of the institutions involved in the process.
- Identification of measurable and legitimate indicators within the evaluation and monitoring processes.
- Definition of agreed-up goals, and tracking their process and achievement.
- Evaluation of obstacles or particular reoccurring or isolated situations that harm performance.
- Prevention of "down time" in the land ownership verification and titling processes.

GOALS & EXPECTED RESULTS SET WITH INRA & DERECHOS REALES BETWEEN NOVEMBER 2003 & AUGUST 2006

Expected Project Results as of November 2003	Expected Project Results as of March 2005	Expected Project Results as of July 2005	Expected Project Results as of February 2006	Expected Project Results as of August 2006
Title 5,000 tracts of land, which includes 80,000 hectares that were regularized by INRA with the support of PRAEDAC	**Plan I & II** Complete regularization & titling of 5,000 tracts of land	**Plan I & II** Complete regularization & titling of 5,000 tracts of land	**Plan I & II** Complete regularization & titling of 5,000 tracts of land	**Plan I & II** Complete regularization & titling of 5,000 tracts of land
Title 25,000 tracts of land, which includes 475,000 hectares that were regularized by PRAEDAC	**Plan III** Title 10,800 tracts of land regularized by PRAEDAC			**Plan III** Complete regularization & titling of 6,500 tracts of land in an area of 90,000 hectares
	Plan IV Regularize & title 1,600 additional tracts of land	**Plan IV** Regularize & title 1,650 tracts of land & regularize 1,650 additional tracts	**Plan IV** Regularize & title 2,890 tracts of land, in a 50,000 hectare area.	**Plan IV** Regularize & title 2,890 tracts of land in a 50,000 hectare area
			Plan V Regularize an additional 2,063 tracts of land in an area of 30,000 hectares	**Plan V** Regularize an additional 2,063 tracts of land in a 30,000 hectare area
				Plan VI Regularize & title 19,080 tracts of land in a 135,000 hectare area
				TOTAL

MONITORING AND EVALUATING THE PROCESS

- Establishment of indicators and periodic goals set with stakeholders (INRA service units)
- Periodic workshops on planning, monitoring and evaluation
- Performance indicators reports on a regular basis

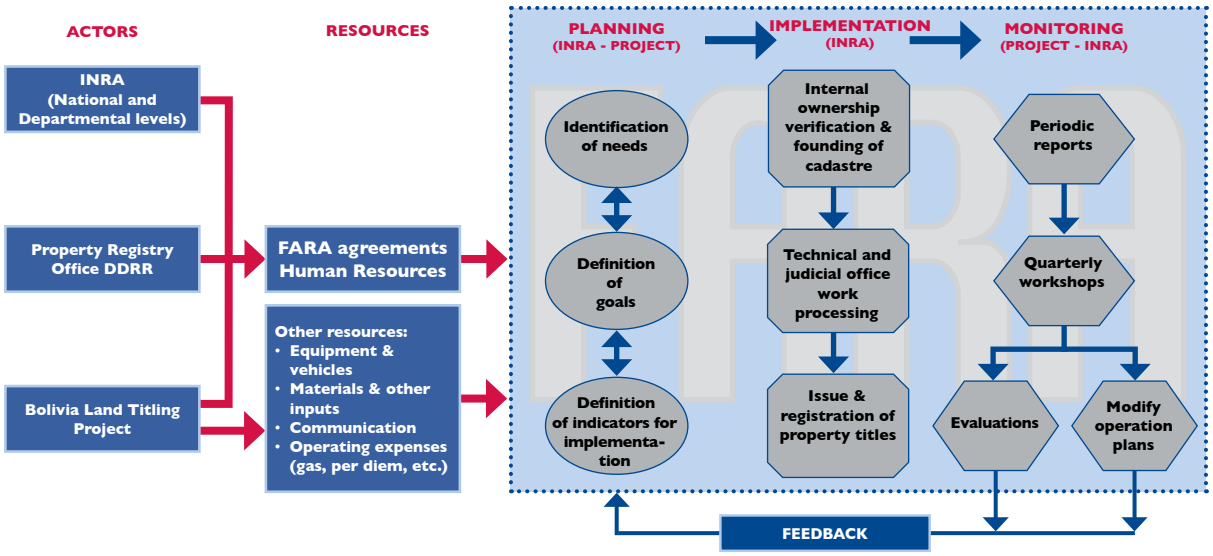
Planning, Monitoring and Evaluation system

The system developed by BLTP tracks documentation in each stage of the land ownership verification and titling process. In this way, time can be gauged, and the process is made more transparent for employees and, more importantly, for the region's land owners.

Results-oriented management is based on a planning, monitoring and evaluation system developed by the Project (See Figure 9). The system plans activities to be carried out and sets goals for key monitoring indicators. At the beginning, activity planning involved scheduling duties on the basis of inconsistent and scattered information and an inappropriate chain of activities. In subsequent planning events, key INRA personnel were trained in managing planning instruments with timely and pertinent data for monitoring and evaluating results and the chain of activities. INRA was also able to set up an INRA Operational Office in Villa Tunari, which helped organize jobs and processes in a better way.

TOTAL		Ownership verification phase	Titling phase	Titles pending Presidential signature or issue	Number of titles registered in DD RR	Pending conflict resolution
Tracts	**5,007**	0	98	401	4,349	159
Hectares	**85,176**	0	4,279	16,372	62,623	1,902
Tracts	**8,005**	48	2,885	2,113	2,814	145
Hectares	**131,536**	568	50,889	35,099	42,516	2,463
Tracts	**3,592**	0	155	486	2,951	0
Hectares	**50,070**	0	2,697	6,093	41,280	0
Tracts	**1,136**	0	92	303	741	0
Hectares	**29,935**	0	1,189	2,516	26,230	0
Tracts	**19,333**	1,539	13,366	4,248	180	0
Hectares	**170,543**	15,877	116,005	35,763	2,899	0
Tracts	**37,073**	**1,587**	**16,596**	**7,551**	**11,035**	**304**
Hectares	**467,259**	**16,445**	**175,059**	**95,842**	**175,547**	**4,365**

FIGURE 9. SYSTEM FOR PLANNING, IMPLEMENTATION, & EVALUATION



Source: BLTP original design.

DESCRIPTION OF FIXED AMOUNT REIMBURSEMENT AGREEMENT (FARA)

- Agreements have a set time period (up to one calendar year).
- Staffing needs are determined in relation to the outcomes anticipated from employees in each type of activity, which allows real job requirements to be established.
- The Project and public institutions determine the following points for the effective period of the agreement: objectives, activities and goals to be accomplished.
- They establish that the transfer of resources to beneficiary public institutions is subject to the verification of agreed-upon goals.

As a result of INRA's progress, the indicators originally used by INRA were reformulated for each service unit (Villa Tunari, departmental, and national INRA offices). This reformulation eliminated indicators that did not lead to concrete results and progress, and incorporated other indicators (benchmarks) that measured results for each service unit. When each of these units was assigned one or two key indicators, the team was motivated and work improved.

Activity planning should be accompanied by an appropriate results monitoring and evaluation system. Instruments were, therefore, designed that were suited for the land ownership verification and titling processes conducted by INRA. This monitoring system involved periodic workshops in planning, monitoring and evaluation, periodic reports on goals achieved, and the control and adjustment of activities, resources and goals.

Results-Oriented Agreements and Resource Allocation

As indicated previously, BLTP's role was to provide technical support and advice, as well as to allocate resources and work with the institutions to develop plans to meet the targets.

The FARA (Fixed Amount Reimbursement Agreement) was used as a tool for allocating grant funds. This mechanism allowed grant funds from the United States Government to be transferred to Bolivian public institutions on the basis of achieved results.

Logistic equipment and materials were provided in a timely fashion due to detailed activity planning.

Each of the field brigades had everything they needed to travel to various communities.

Fast Administrative Systems

Land regularization activities required regular trips by field brigades to various communities for outreach, land verification, dispute resolutions, public presentations, and so forth. Personnel from the INRA national office also traveled regularly to assure work quality, coordination among institutions, and other activities. The Project was responsible for quickly providing transportation and per diem for personnel to make these trips.

For this purpose, a computer system was developed for the beneficiary institutions. Through this system, staff could make travel requests, describing the trip's purpose and its anticipated results. Once the trip was made, results were reported and verified through the same system, and the corresponding per diem was then paid. Employees were reimbursed for trips twice a month.

Other resources, such as equipment (vehicles, computers, geodesic equipment, etc.), communication services, utilities, materials, supplies, as well as expenditures for the benefit of the organization and for holding coordination and training meetings, were donated or provided by the Project, according to the

Regular and direct contact between employees from the Cochabamba Tropics and the National Office was key in controlling case quality.

work plans. Furthermore, the Project developed a new computer system for requesting goods procurement or service contracting.

Decentralization

An INRA employee described the way that the land regularization process was organized and operated within INRA as a "chain of suspicion" among the three levels involved: the field brigades, the post-field teams, and the quality assurance and titling desks in the La Paz national office.

Documents used to be sent from the field to the City of Cochabamba first, where they were reviewed and often returned to Villa Tunari because of procedural errors or differences in the interpretation of legal regulations. The same happened to the files that the Cochabamba office submitted to the La Paz national office for titling. The documents were sent physically, running the risk of being lost or other mishaps that could have catastrophic results for the client. Frequently, the documents made various trips among the three levels as they attempted to resolve differences of interpretation.

In general, the greater the difference of opinion between the levels, the greater is the fear of approving something that could constitute a liability for the person certifying completion of a step in the process. In extreme cases, these acts of washing one's hands among levels ended up bringing a case to a standstill.

Previously, the decentralization of responsibilities and duties in the land regularization process was an issue that had never gone beyond discussions.

Ground training was important for building INRA's institutional capacity.

Communities celebrated the presentation of titles with rejoicing and pride.

TESTIMONIES

INRA Staff Focus Group:

"The support of USAID is positive. There would not have been results without it. The personalized, customized follow-up is positive."

"This is a pilot plan that is going to spread throughout Bolivia to other projects. We have learned a great deal."

"(The work)...was stressful. We complained. But it turned out to be productive."

"It makes me sad that it is over. I have learned a great deal, and I thank everyone."

"BLTP is a necessary evil. It is uncomfortable to be followed and have things demanded from you, but it was necessary. The national offices are going to follow the model at a national level."

With backing from the Project, INRA made the decision to put decentralization into effect in pilot form. The intermediate step involving the Cochabamba office was eliminated, and those duties and responsibilities were transferred to the Villa Tunari office so that workers in the field and the office could resolve any problem together immediately. Furthermore, the officials responsible for quality assurance and titling in the La Paz national office traveled regularly to Villa Tunari to standardize procedures and interpretations of the law and regulations.

With these changes, a series of bottlenecks were eliminated that had not only held up paperwork and made it more expensive, but also caused friction and, above all, professional frustration for staff among the three levels.

Direct Action by INRA

Even though institutions like INRA have highly qualified professional personnel, for a variety of reasons, they almost never have the materials and resources needed to do their jobs in a timely fashion. The chronic lack of supplies as simple as gasoline, paper or equipment serves not only as a block to institutional performance, but also as a source of professional frustration. This lack of supplies is also the main contributor to

a work culture that is not very conducive to achieving results and that is less than satisfactory for the person who goes to INRA for services.

At the beginning of the Project, all of the work to be completed directly by INRA, ***Derechos Reales*** and other involved public institutions was determined. This was done to ensure that the experience and the methods developed were appropriate and would serve to address the agrarian land regularization process, not only in the Cochabamba Tropics, but also in developing a model that could be replicated or adapted in other places in the country.

The role of the Project was to channel financial resources from USAID/Bolivia earmarked for carrying out activities related to land ownership verification and titling and for providing technical assistance by developing methods and tools to put a fast, large-scale, low-cost, efficient land regularization system into place. In addition to the departmental (Cochabamba) and national (La Paz) INRA offices, the institutions involved in the process of regularizing agrarian property rights include the Agrarian Superintendent, the Agrarian Office of the Presidency, and the ***Derechos Reales*** Office of Sacaba, dependent on the Judiciary Council.[5]

The Project was able to close this institutional circle by incorporating results-oriented management in the staffing of all the institutions involved in the land regularization process (including in the Agrarian Superintendent and Agrarian Office of the Presidency in the first phase). More importantly, by establishing coordination and procedural mechanisms for carrying out the jobs corresponding to each institution, as established by the law and its regulations, the Project was able to effectively close the circle.

The objective of these activities was to move cases smoothly from the field brigades to the office staff of Villa Tunari, in order for them to be approved by the departmental office, and be sent to the INRA national office for quality assurance, processing and the signature of final land regularization resolutions. From there, they were to be returned to Cochabamba for the public presentation of the resolutions, the issuing and signature of agrarian land titles, registry in ***Derechos Reales*** and issuing of the corresponding title registration number. These procedures were efficiently structured to avoid "down time."

INRA established an office in Villa Tunari with areas for

5. Occasionally, the National Agrarian Court intervenes n the process when the involved parties challenge these processes. In the Cochabamba Tropics a few challenges have been presented.

The opening of INRA offices in Villa Tunari drastically reduced the time involved in land ownership verification and titling.

different work groups and for attending the public, as well as furniture and computer equipment appropriate for each type of job, cutting edge communication systems with internet access (broad band), intranet, computer networks, alternative energy, and specialized computer programs for cartography, aerial photos, satellite images, and other specialized equipment.

Several applications for computerizing administrative and management jobs were developed: (a) a **travel system** for controlling and monitoring the work of field brigades and office staff traveling within the Cochabamba Tropics or from one city to another and for making timely, properly documented reimbursements; (b) a **goods procurement and service contracting system** (c) a **petty cash system**; (d) a **gasoline voucher and consumption control system**; and (e) a **fixed asset control system**.

Regular technical assistance, staff training, and team work motivation were also undertaken from the start. Delegations of national and international experts, researchers and educators in various topics were invited for these purposes. As a result of these activities, several products, studies, guides, manuals and computer tools were developed that are described in Attachment 1.

Customer Service: Rural vs. Urban Office Hours

Historically, the differences between the rural and urban environments have been very pronounced in Bolivia. The work hours of public institutions are not appropriate for rural areas, where most of the people do not work from 8 to 12 in the morning and 2 to 6 in the afternoon, Monday to Friday.

The opening of an INRA office in Villa Tunari, which served the public thirty days a month, increased INRA's credibility and improved its image.

TESTIMONIES

BLTP Technical Team Focus Group:

"The internal organization worked very well.. There was the opportunity to develop oneself professionally, well-structured follow-through and monitoring, and good results. This should be copied in other Project cases."

"We have learned a lot. The benefit that has been given to the people is worth emphasizing – the joy of receiving the title is indescribable."

"From an institutional point of view, the project has concluded perfectly. The indicators are there. It has helped resolve a national problem. It has demonstrated results. It has accomplished objectives".

"INRA is being left a different place. They will probably continue with the model."

With support from the Project, INRA decided to adopt changes that would speed up and facilitate land regularization and, more significantly, established work hours that recognized and were adapted to the needs and times of rural farmers. The INRA office in Villa Tunari operated 30 days a month in hours suited to work in the office and the field. The response from clients was very positive, since they could dedicate time to their paperwork on days that were convenient for them, like Saturdays and Sundays, when they could go to town to do shopping and tend to other matters. INRA's adoption of these work hours had positive effects on its image and credibility.

Another important change in customer services was to make the interactive map from the Project's webpage available to the public visiting the office. This allowed owners to follow their paperwork and see aerial photographs of their community and properties. This detail helped raise INRA's standing and, in an unexpected way, made what had always been a huge mystery for the client become transparent – knowing the status of one's paperwork.

The Office of Derechos Reales

The reason for supporting the office of ***Derechos Reales*** was to improve its capacity to register property titles and issue Title Registration Numbers.

In order to achieve this, computer equipment, a computer network and furniture were provided for all office staff of ***Derechos Reales*** in Sacaba responsible for registering titles in the Cochabamba Tropics. Furthermore, Temis and GeoTemis computer systems were installed, which were designed by the Judicial Council for registering real estate, managing information, and issuing Title Registration Numbers. Likewise, the ***Derechos Reales*** offices of Cochabamba and Sucre were linked together.

Through Project support, the office of ***Derechos Reales*** has increased its ability to register

property titles and certificates from INRA in a timely and efficient manner. To date, 11,035 titles have been registered. It is anticipated that as soon as the titles waiting to be signed by the President arrive, they will be properly processed and registered without any additional support needed from USAID/Bolivia.

***Derechos Reales* office in Sacaba before Project support.**

***Derechos Reales* office in Sacaba with Project support.**

VILLA TUNARI:
First Municipality in the Country with Integrated Municipal Cadastre

"It has been important for us as a municipal government and for me as mayor to make the project possible and thus be able to have data on our territory. This has compelled us to promote the urban and rural Cadastre, because a mayor, and also a municipal government, should know his or her territory - know where it extends and what needs it has. In this sense, the support of USAID from the United States Government has been very important in the implementation of a very positive cadastre program in Villa Tunari, with which we are very content as an institution.

BLTP has done an excellent job moving these tasks forward which we would not have been able to undertake alone as a municipal government. With this support, many populations have been covered in less than a year. In a short period of time the preparation of an urban and rural integrated cadastre has been promoted, and this has been very satisfying for the municipal government.

We have seen that communities and urban centers have shown that they understand not only their rights but also their obligations before the Law.

BLTP is now coming to an end; however, we, as the municipal government, are requesting for it to continue, since there are requests from various populations for USAID to extend financing.

We did not have a rural cadastre before; we couldn't locate where we were. This has been significant, and for this reason I once again thank the management of BLTP, since we have moved forward a great deal because of the Project.

Finally, I want to mention that the Integrated Municipal Cadastre has been approved by community members and residents. The benefits of this activity should be made known as a great experience (and the municipal government will do that) in which we have made progress this term, demonstrating that with willpower, progress can be made in a short period of time."

Feliciano Mamani, Municipal Mayor of Villa Tunari.

SECTION FOUR

PROJECT IMPACT: INTEGRATED MUNICIPAL CADASTRE

One of the most important uses of regularized property rights is the establishment of an Integrated Municipal Cadastre for administrating municipal territory. With the support of USAID, the Municipal Government of Villa Tunari (GMVT) has established the first Integrated Municipal Cadastre in Bolivia as a model for other municipalities.

Even though the Municipality of Villa Tunari entered the land regularization process in the last stage of the Project, thanks to the leadership of its mayor, Feliciano Mamani, the municipality has become a pioneer in establishing a rural and urban cadastre.

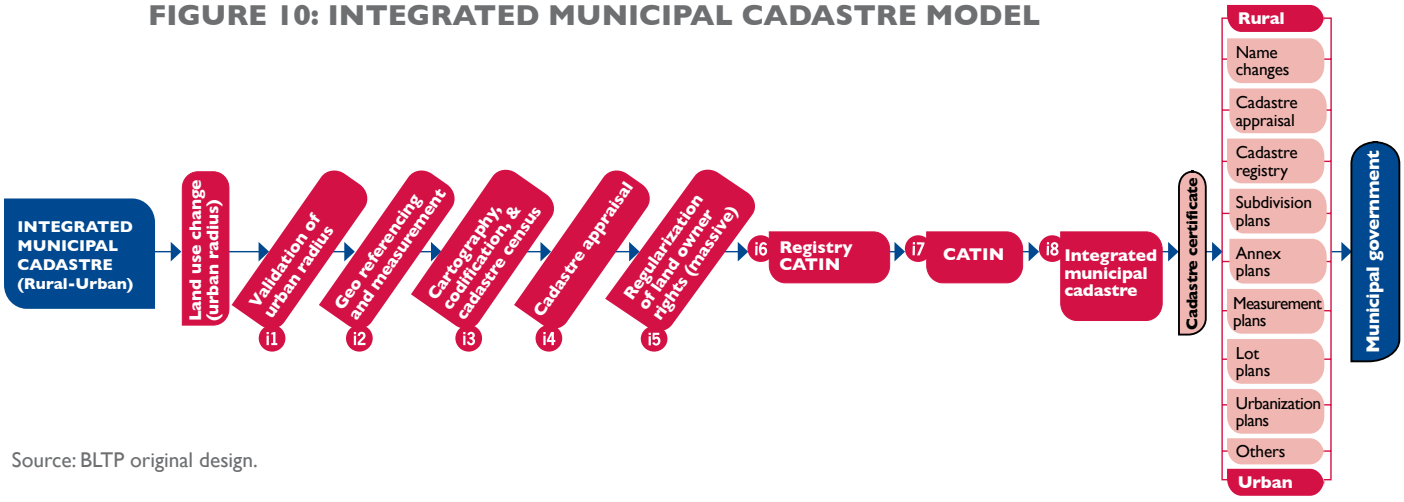
The (rural-urban) integrated municipal cadastre model developed by the GMVT with the support of the BLTP is an innovative, proven, practical option for reforming the administration of municipal territories.

The model cohesively integrates activities as diverse as the cadastral survey of urban-rural boundaries, the regularization and registry of rural properties, their appraisal, the physical and legal determination of urban areas, the preparation and approval of a regulatory plan, and the management of geographic and alphanumeric information. This model provides mayors and municipal councils with a comprehensive, effective tool for controlling, managing and planning development in their municipal jurisdictions.

DESCRIPTION OF THE INTEGRATED MUNICIPAL CADASTRE

One of the most important aspects of regularizing rural properties is that it allows a municipality to establish an

FIGURE 10: INTEGRATED MUNICIPAL CADASTRE MODEL



Source: BLTP original design.

TESTIMONIES

Urban Cadastre Beneficiary Focus Group:

"First internal verification was done with neighbors. There had been problems among neighbors, but with this process people reached consensus and delimited their property boundaries."

"The technicians were a great help in coordinating, advising, and getting documents, and we are very thankful to them."

"The measurements have already been made. If we want to improve our houses, the boundaries are now known. Streets, the public walk ways (prado) and green areas have had their boundaries marked. People now know where to build. This means more order and improvements for the town."

"We are content about the support from the mayor's office and INRA. Before measurements were made with tape measures or with string, and no one exactly knew the size of the lands. Now it is known with accuracy, and boundaries are known. The properties are legalized. Many neighbors still have not presented themselves, but now they will realize that it is good. It would be good if it were extended for a second phase."

"Doing paperwork with the mayor's office is now much easier. Streets, the walk way and the bypass road have been agreed-upon."

"We thank the Mayor, USAID, and all those who have participated. We ask for it to continue. There has been 65 to 80% progress made. We would like for it to end when each person has his or her document."

Integrated Municipal Cadastre for controlling, managing and planning its development. While the current legal framework needs to be updated, the Popular Participation, Municipalities and INRA Laws concur that one of the most valuable powers of municipal governments is to manage information from its Cadastre.[6]

The Integrated Municipal Cadastre is an integrated municipal management model because it "**manages**" rural and urban information, feeding into a single computer system called the Integrated Municipal Cadastre (CATIN, per Spanish acronym) through a "**unique cadastral file and code**" (responding to the particularities of each domain). The system has a sub-system or module for "**appraising rural and urban land**" that allows municipalities to assign the value of each property, both rural and urban, through technical and financial criteria, replacing the so-called "self-appraisal" system in which the owner-taxpayer set the cadastral value of his or her own property. The module includes other variables in the market price, such as bio-physical conditions (climate, vegetation, soil, incline, geology, etc.) and socio-economic characteristics (access to roadways, territorial occupation, etc.).

The model frees up and promotes the development of a "**regulatory plan**" that can be used to guide the growth of urban sprawl, preserve recreational, public works, and protected areas of populated centers, as well as conservation

6 Public registry of public and private property in urban and rural areas that ncludes nformation on the physical characteristics, the legal documentation, and the value of each property.

Communities and residents have demonstrated significant interest in the Integrated Municipal Cadastre.

The Integrated Municipal Cadastre improves the administration of municipal territory.

Law N° 3545

Law of November 28, 2006
EVO MORALES AYMA
CONSTITUTIONAL PRESIDENT OF THE REPUBLIC

SECOND FINAL DISPOSITION (Transfer of Agrarian Property and Maintenance of Cadastral Information).

I. For the purposes of maintaining and updating cadastral and agrarian property information, all transfer of agrarian tracts of land must be registered, without additional paperwork or additional cost, in the National Institute for Agrarian Reform as a standard requirement for their validity and registry in Derechos Reales. The rules and regulations of this Law are established in the respective proceeding.

II. The National Institute for Agrarian Reform shall coordinate the necessary procedures for maintaining and updating cadastral information with Municipalities.

Supreme Decree N° 29215

August 2, 2007
EVO MORALES AYMA
CONSTITUTIONAL PRESIDENT OF THE REPUBLIC

ARTICLE 417.- (TRANSFER OF INFORMATION TO MUNICIPALITIES). Cadastral information resulting from agrarian administrative procedures shall be transferred to municipalities that meet minimum requirements, such as:

a) Adequate infrastructure and equipment;

b) Trained technical and legal personnel;

c) A cadastral technical element for administrating information;

d) Economic sustainability safeguards for administrating information.

The updating and maintenance of cadastral information by municipalities must be coordinated with the National Institute for Agrarian Reform as the responsible entity for this information.

and forested areas. Additionally, this model can be used to help properly design roadways.

The CATIN computer system and the land appraisal model have been developed for the use of medium-sized and small municipalities throughout the country. The Integrated Municipal Cadastre model is easy to use, bringing together processes that go from the preparation phase to the resolution, titling and inscription of each tract of land into the National Real Estate Registry. Finally, the model provides for legislation, from the demarcation of the urban radius, through the land regularization process and planning.

In the application of the Integrated Municipal Cadastre Model, the four involved institutions are strengthened:

The **Municipal Government** (MG), equipping itself with CATIN as an effective municipal management tool;

The **National Institute for Agrarian Reform** (INRA), incorporating the economic function and developing the administrative capacity of the information resulting from land regularization;

The **Vice-Ministry of Housing and Urban Development** (VMVU), standardizing processes for urban radius delimitation, carrying out urban property regularization programs, formulating the norms and standards needed for the development of municipal cadastre, and certifying the systems that can be used by municipalities;

Derechos Reales (DD RR), increasing coverage for rural and urban titling processes.

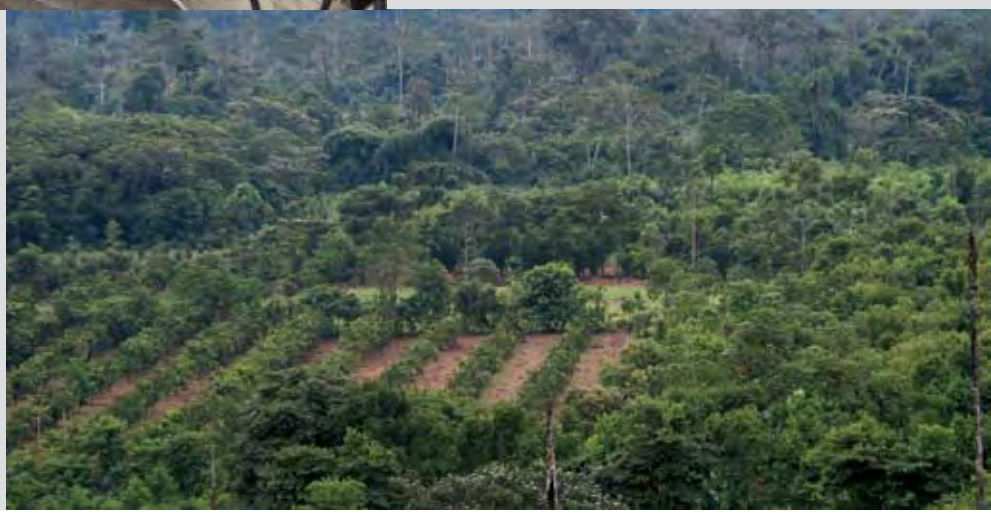
SEQUENCE OF EVENTS IN ESTABLISHING THE INTEGRATED MUNICIPAL CADASTRE

The original INRA Law and Community Reorganization of Agrarian Reform Law set forth that INRA should transfer rural cadastre information to municipalities, in accordance with Municipal Law Nº 2028 and Popular Participation Law Nº 1551. In order to provide additional support to INRA, as contemplated in the initial work plan, BLTP decided to support this initiative by selecting a pilot municipality (Villa Tunari) at a national level to put this into practice. The mayor of Villa Tunari, Feliciano Mamani, his technical team and his Municipal Council welcomed the idea, reinforcing the hypothesis that the rural/urban nature of the Cadastre made its sustainability possible.

Around the middle of 2007, when cadastre activities began in Villa Tunari, officials decidedly supported the initiative.

The Integrated Municipal Cadastre process in the Municipality of Villa Tunari was the country's first experience of this kind.

The tools produced in this experience can be applied in any other municipality of the country for the administration of territory.



The Integrated Municipal Cadastre model is an automated, easy-to-use application for any municipality, regardless of its size or location.

- It contains rural and urban information, can be personalized for each municipality, and also has the future option of directly linking with DD RR systems.
- It includes a rural and urban land appraisal system that allows municipalities to be able to explain how property values are determined in general and make the process more transparent.
- The personalization of CATIN allows reports considered necessary by municipalities to be produced, in addition to cadastral certificates.

In July 2007, an agreement was signed by and between the Vice-Ministry of Housing and Urban Development (VMVU), INRA and the GMVT to establish the first Integrated Municipal Cadastre in Bolivia. All of the arrangements for beginning planned activities were carried out. This allowed information to be transferred from INRA to a municipal government and to be assimilated with relevant urban cadastral information for the first time.

An annex office to the Office of Urban Planning and Cadastre of the GMVT was set up and provided with cutting edge technology and experienced professionals. Also, training courses were held for the staff of all involved institutions. As a mechanism for allocating funds and monitoring the accomplishment of goals in the Integrated Municipal Cadastre of Villa Tunari, a FARA agreement was signed with the GMVT (June 2007) and an amendment to the existing FARA with INRA was signed to incorporate the activities of the Integrated Municipal Cadastre.

In order to promote this Cadastre, the Project developed a communication and publicity strategy through pamphlets, radio messages, road billboards, successful businesses, and so

TESTIMONIES

Municipality of Villa Tunari Employee Focus Group:

"The Project was excellent. It was the first time land regularization has been done in an urban radius. It is giving the population property rights."

"Cadastre has meant the regularization of property rights. At first people were opposed to the tax issue, but when it was explained to them that the taxes would result in public works for the community, they agreed to them."

"It has impacted us in the way people live – poverty. This is helping make progress."

"It was a huge challenge. We are the first municipality to carry out this type of work."

"The work got hard towards the end of the Project, since it was ending and many people left things to the end. There used to be 34 files over three months, and now there are 90 in three days."

forth. Since this model is a pilot experience involving work at a national level, it was important to make its results known to other municipalities and institutions involved in this area. An event called "***Difusión del Catastro Municipal Integrado de Villa Tunari*** (Spreading the Word about the Integrated Municipal Cadastre of Villa Tunari)" was, therefore, held in which more than eighty representatives of national institutions, municipalities and other government institutions participated. Through this event, achievements were publicized, as was the possibility of replicating this experience using the methods and tools developed in Villa Tunari.

IMPACT OF THE INTEGRATED MUNICIPAL CADASTRE

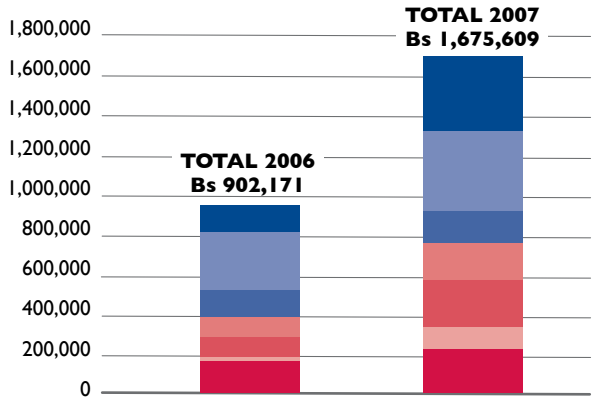
The Integrated Municipal Cadastre contributes to the sustainability of the municipal government and improves its ability to provide services to its citizens. From the start, one of the key criteria for the success of the integrated municipal cadastre was that it be sustainable. The cadastre proved financially sound; at the end of this stage municipal income had significantly increased after six months.

Figure 11 presents the increase in income related to the GMVT Cadastre between 2006 and 2007. In 2006, the Municipality's income was Bs. 902,171. By 2007 the Municipality's income had increased to Bs 1,675,609, primarily due to higher revenues from cadastral transactions as well as property and real estate taxes. Increased income from cadastral transactions, real estate property taxes and the transfer of real estate is the result of greater cadastral efficiency. This income made up 56% of the Municipality's total income in 2007. It should be emphasized that this is just an initial impact and that the income from the Cadastre will increase significantly from annual property taxes and transfer taxes, as the cadastre continues to function effectively.

It should be noted that the impact of this activity reaches beyond the income reported by the municipality. The

FIGURE 11: MUNICIPAL GOVERNMENT OF VILLA TUNARI INCOME FROM ITS OWN RESOURCES 2006 & 2007

IN BOLIVIANOS



	2006	2007
Cadastre paperwork	120,459	400,795
Real estate property taxes	295,754	383,879
Tax on real estate property transfers	124,923	150,280
Other taxes, registrations & vendor taxes	102,162	182,372
Income from muncipal property & public lighting	98,248	236,986
Fines & interest	5,762	101,690
Other income	154,864	219,607

Source: Municipal Government of Villa Tunari, BLTP original design.

GOALS AND OUTCOMES AGREED-UPON WITH THE MUNICIPAL GOVERNMENT OF VILLA TUNARI

Expected Project Results as of August 2006	Accomplished Goals
Establish the first Integrated Municipal Cadastre in one or two municipalities:	Integrated Municipal Cadastre established in the Municipality of Villa Tunari.
a. Collection of cadastral information from 10 communities.	a. 10 communities completed.
b. Transfer of 80% of available rural cadastral information from INRA to the GMVT.	b. Transfer of 80% of available rural cadastral information (graph and legal) from INRA to the GMVT.
c. Development of cadastral software	c. CATIN computer system (rural-urban Integrated Cadastre) installed.

greater future impact will be on the increase in property value and the use of property as collateral when applying for credit. The legal security provided by a land title that has been registered in ***Derechos Reales*** and in the Municipal Cadastre will also have a positive impact on investment in the municipality and will produce a multiplier effect on economic development.

The transfer of cadastral information from INRA to the Municipality of Villa Tunari is unparalleled in the country. In order to achieve this, with support from the Project, INRA developed a regulation establishing the conditions and procedures for sharing cadastral information between INRA and all municipal governments of the country with the capacity to manage information generated by the regularization of rural property.

In seven months (from July 2007 to February 2008) the following was achieved with the GMVT: (a) collection of cadastral information from ten communities;(b) formulation of urban radiuses; (c) preparation of regulatory plans for urban centers; (d) commencement of the large-scale process of registry and titling in five communities; (e) transfer of cadastral, legal and technical information on 80% of the communities titled and the ones where public presentation of the Final Resolution has taken place, and (f) the contracting of specialists to develop the CATIN computer system, including the land appraisal module.

The CATIN system has been transferred to FAM (the Bolivian Federation of Municipal Associations), which, as a higher, more cohesive entity representing the 327 existing municipalities in the country, is better positioned to reproduce and share the system with the municipalities. Due to the initial success of the Cadastre and its success over just a few months of operations, the GMVT requested additional support from USAID/Bolivia for eight months in order to strengthen the Villa Tunari Cadastre and perfect the model so it can be replicated through FAM. This request was accepted by the United States Agency for International Development, extending support through the Strengthening of Democratic Institutions Project, known in Spanish as the ***Proyecto de Fortalecimiento de Instituciones Democráticas*** (FIDEM).

In November 2008, when this additional support ends, the GMVT will not only have built up its institutional capacity to manage its cadastre in a profitable way, but it will also have become a significant source of income for the Municipality.

The Cadastre generates funds that can be used to improve the quality and quantity of municipal services.

TESTIMONIES

Urban Cadastre Beneficiary Focus Group:

"This is going to help us have better education and health care as the fruit of taxes. Before, only 10% paid, and now we are all going to pay taxes, and this money will return in public works that the community needs."

"The benefit is individual, and, at the same time, communal."

"You feel legal backing. Before it wasn't legalized; you only knew that you lived below this little roof. But now documents come out in your name."

"This has been a positive initiative. Now it would be good if those with lots inside the urban sprawl also benefit. So, if you have a lot you can benefit from a housing plan. With documents it is easier, whether with the government or with Habitat. But if the land is not regularized, you can't build."

"The titles are being processed, and the mayor's office is doing the tracking. Extend the Project until the titles come out and everyone's lots and homes are registered."

"We are thankful to the institutions that have made this possible. We hope to have the documents in Derechos Reales soon."

Land regularization requests from the population have increased because of the development of the Cadastre.

Federación de Asociaciones Municipales de Bolivia

INICIO | QUIENES SOMOS | FAM BOLIVIA | SISTEMA ASOCIATIVO | CONTACTOS | CORREO | INTRANET | MAPA

« Notas de la semana

En medio año Villa Tunari generó Bs 2 millones con el catastro municipal

ENLARED MUNICIPAL | [29.02.08]

ONDA LOCAL

El sistema de catastro integral le permitió al gobierno municipal de Villa Tunari (Cochabamba) generar más de 2 millones de bolivianos de recursos propios entre julio y diciembre de 2007, además del saneamiento de propiedades de la zona.

El sistema de catastro integral le permitió al gobierno municipal de Villa Tunari (Cochabamba) generar más de 2 millones de bolivianos de recursos propios entre julio y diciembre de 2007, además del saneamiento de propiedades de la zona.

El alcalde, Feliciano Mamani, explicó a la red Onda Local que antes de la aplicación del catastro, la comuna sólo recaudaba un tercio de ese monto. Para este año las autoridades ediles esperan sobrepasar los cinco millones de bolivianos de recaudaciones.

El sistema de catastro municipal integrado consiste en la realización de un censo y el registro de las características de los terrenos, las construcciones y la infraestructura, que certifican el valor de los predios.

Según Mamani, estos datos permitirán mejorar los servicios de salud y educación, electrificación, red caminera, además del acceso a los programas de vivienda del Gobierno y el fomento del turismo, entre otras actividades.

La experiencia

Villa Tunari considera que esta experiencia es exitosa, porque logró integrar el catastro municipal urbano con el rural, a través de la transferencia de información del Instituto Nacional de Reforma Agraria (INRA) al gobierno municipal.

Para Mamani, el catastro es uno de los proyectos más importantes de su gestión, aunque, en un principio, su ejecución atravesó algunos obstáculos.

"En primer lugar, la concientización de la población era difícil, pero al final la población misma ha demandado y han exigido el censo. Ahora quedaron satisfechos, y seguiremos avanzando porque es un proyecto de suma importancia para el municipio, pues dará paso a la atención de los servicios", explicó el edil.

Adelantó que a futuro se pretende impulsar la conexión de gas domiciliario, "pero antes - aclaró- todos los pobladores deben contar con el servicio de alcantarillado y la pavimentación de las vías camineras.

"Además se garantiza, con el catastro, la propiedad privada de cada uno y también la posibilidad de acceder a las entidades financieras y así desarrollar sus actividades financieras para cada una a las familias", dijo.

La experiencia del Catastro Municipal Integrado (Urbano-Rural) de Villa Tunari será presentada a otros alcaldes del país, autoridades nacionales, técnicos municipales e instituciones que trabajan con los gobiernos municipales, en un evento que se realizará el viernes 28, en el hotel Camino Real de la ciudad de La Paz.

« VOLVER

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Notas de la semana
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NOTICIAS 2008

Enero 2008
Febrero 2008

NOTICIAS 2007

Enero 2007
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Marzo 2007
Abril 2007
Mayo 2007
Junio 2007
Julio 2007
Agosto 2007
Septiembre 2007
Octubre 2007
Noviembre 2007
Diciembre 2007

NOTICIAS 2006

NOTICIAS 2005

NOTICIAS 2004

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Eduardo Rodriguez Veltzé
PRESIDENTE CONSTITUCIONAL DE LA REPÚBLICA
TITULO EJECUTORIAL
INRA
REPÚBLICA DE BOLIVIA

ACRONYMS AND ABBREVIATIONS

BLTP	Bolivia Land Titling Project
CATIN	Integrated Municipal Cadastre Computer System (*Catastro Municipal Integrado*)
CAT-SAN	Land Regularization and Legal Cadastre System (*Saneamiento Integrado al Catastro*)
DD RR	*Derechos Reales* (Property Registry) Office of Sacaba
FAM	Federation of Municipal Associations (*Federación de Asociaciones Municipales*)
FARA	Fixed Amount Reimbursement Agreement
FIDEM	Strengthening Democratic Institutions Project (*Fortalecimiento de Instituciones Democráticas*)
GMVT	Municipal Government of Villa Tunari (*Gobierno Municipal de Villa Tunari*)
INC	National Institute for Colonization (*Instituto Nacional de Colonización*)
INE	National Institute of Statistics (*Instituto Nacional de Estadística*)
INRA	National Institute for Agrarian Reform (*Instituto Nacional de Reforma Agraria*)
m.s.n.m.	Meters above sea level
OAS	Organization of American States (*Organización de Estados Americanos*)
SAN-SIM	Land Regularization by Request (*Saneamiento a Pedido de Partes*)
SIST	Integrated Land Regularization and Titling System (*Sistema Integrado de Saneamiento y Titulación*)
TCO	Communal Territory of Origin (*Tierra Comunitaria de Origen*)
TIPNIS	Isidoro - Sécure Indigenous Territory and National Park (*Territorio Indígena y Parque Nacional Isiboro - Sécure*)
USAID	United States Agency for International Development
VMVU	Vice-Ministry of Housing and Urban Development (*Viceministerio de Vivienda y Urbanismo*)


FUBU
Eduardo Rodríguez Veltzé
PRESIDENTE CONSTITUCIONAL DE LA REPÚBLICA
REPÚBLICA DE BOLIVIA
INRA
TITULO EJECUTORIAL
POR CUANTO
USAID

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ATTACHMENT I

STUDIES, COMPUTER SYSTEMS, CONSULTANCIES AND SUBCONTRACTS DEVELOPED BY THE BOLIVIA LAND TITLING PROJECT- CHEMONICS INTERNATIONAL INC.

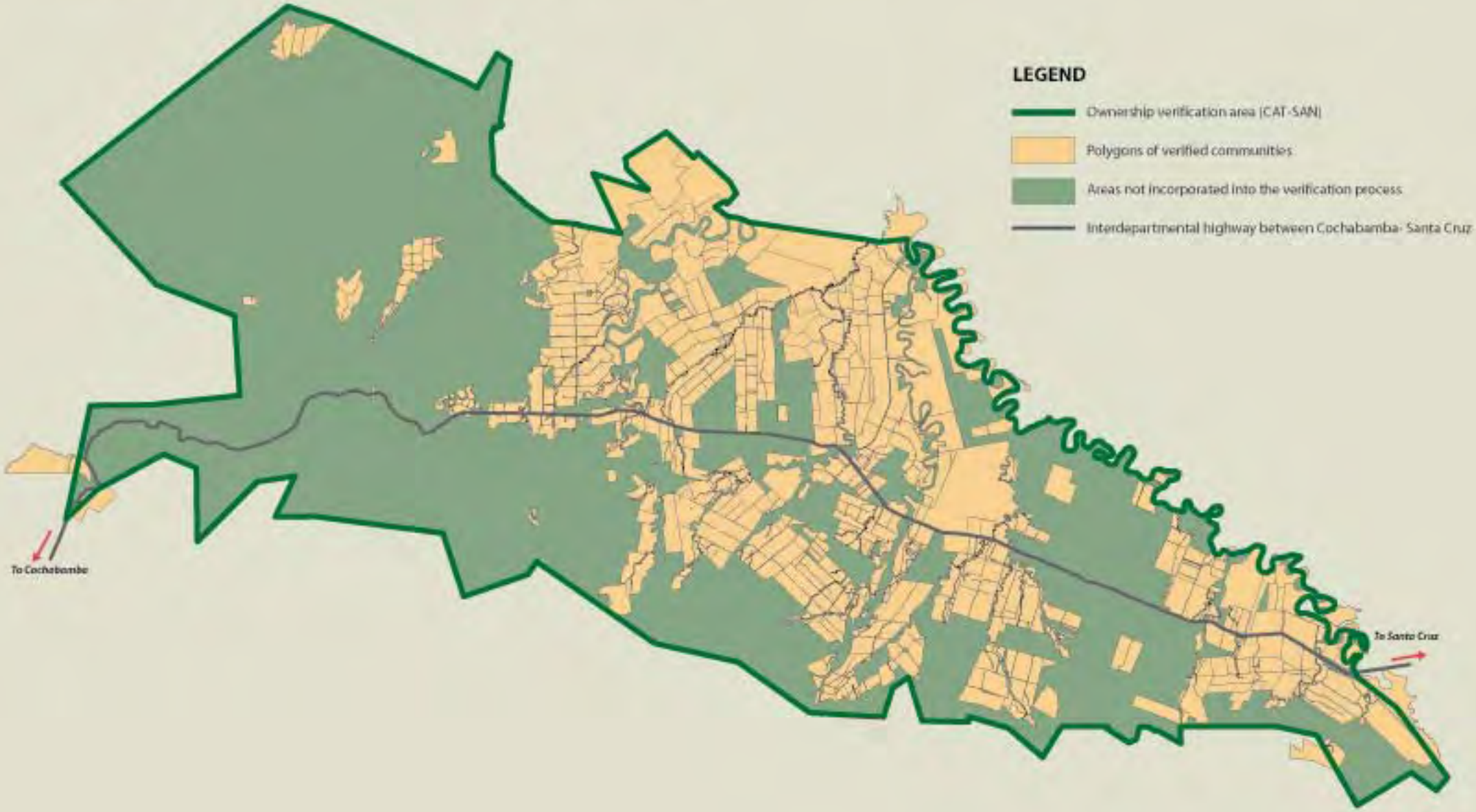
DATE	TITLE	TYPE	AUTHOR
Mar-04	Opinion Poll on the Derechos Reales Office of Sacaba	Survey	Pereira, Luís and Galindo, Walter
Jun-04	Study on Means of Communication in the Cochabamba Tropics	Study	Arroyo, Carlos
Jun-04	The Role of Women in Decision-Making and Access to Land Ownership	Study	Villegas, Ruth
Jul-04	Base Line Survey – Methodological Document and Descriptive Analysis of Results	Base Line Survey	INPRODES S.R.L.
Jul-04	Study on the Public Nature of Five Municipalities of the Cochabamba Tropics	Study	Guardia, Marcelo
Jul-04	Manual of Jobs and Job Descriptions – National Institute for Agrarian Reform	Public Management Instrument	Rodríguez, Mario and Mendoza, Mariana
Jul-04	Organization and Duty Manual – National Institute for Agrarian Reform	Public Management Instrument	Rodríguez, Mario and Mendoza, Mariana
Jul-04	Recommendations on the Land Ownership Verification and Titling Process in the Department of Cochabamba	Study	Guzmán, Johnny
Dec-04	Base Line Survey Database	Data Base	Ibáñez, Jannett
Dec -04	Results of the BLTP Base Line Survey	Household Survey	Pereira, Luís
Jan-05	BLTP General Communication Strategy in Support of INRA	Study	Beltrán, Luís Ramiro
Feb-05	Institutional Strengthening Consultancy (Management Instruments)	Public Management Instrument	Rodríguez, Mario and Mendoza, Mariana
Sep-05	Goods Procurement and Service Contracting System	Computer Program	Rojas, Nelson and Córdova, Alfredo
Oct-05	Travel System	Computer Program	Rojas, Nelson and Córdova, Alfredo
Nov-05	Petty Cash System	Computer Program	Rojas, Nelson and Córdova, Alfredo
Dec-05	Study on Cadastre in Bolivia, Political and Social Feasibility	Study	Cortés, Jorge and Crespo, Deborah
Feb-06	Gasoline Voucher and Consumption Control System	Computer Program	Rojas, Nelson
Aug-06	Database for the Mid-Term Survey	Database	BLTP Team
Aug-06	Production of Quantitative Information – Mid-Term Evaluation, Document I, Mid-Term Research	Mid-Term Evaluation	Pereira, Luís; Ibáñez, Jannett and Gutiérrez, William
Aug-06	Production of Quantitative Information, Document II, Mid-Term Research	Mid-Term Evaluation	Ramallo, Javier
Aug -06	Guide: Systemization of the Land Ownership Verification and Titling Process, Document III, Mid-Term Research	Summary of Experiences	Rodríguez, Mario; Mendoza, Mariana; Chacón, Javier and Mallea, Giovanna
Aug-06	Improved Practices in the Land Ownership Verification and Titling Process, Document IV, Mid-Term Research	Summary of Experiences	Rodríguez, Mario and Guerra, Leonardo
Aug-06	Planning, Implementation and Monitoring in the Land Ownership Verification and Titling Process, Document V, Mid-Term Research	Summary of Experiences	Rodríguez, Mario and Pereira, Luís

DATE	TITLE	TYPE	AUTHOR
Apr-07	Integrated Municipal Cadastre Project	Study	Otero, Jorge, and Barthel, Kevin
Jul-07	Legal and Technical Feasibility for Conducting Land Regularization as a Strategy for Preserving Protected Areas - TIPNIS/PNC	Study	Andaluz, Antonio; Andaluz, Horacio and Pizarro, Fernando
Nov-07	Aerial Photos of the Municipality of Villa Tunari	Aerial Photos	F57 Project
Feb-08	Application of Integrated Municipal Cadastre	Multimedia Application	Otero, Jorge
Mar-08	Appraisal System for Urban and Rural Lands	Table of Values Incorporated as a CATIN Module	Valenzuela, Carlos
Apr-08	Integrated Municipal Cadastre System "CATIN"	Computer Program	Valenzuela, Carlos
Apr-08	Qualitative Research Report on the Impact of BLTP in the Cochabamba Tropics	End-of-Project Evaluation	Vicente Delle Piane
May-08	Bolivia Land Titling Project Final Report	Final Report	BLTP Team

MAP SHOWING THE EXTENT OF REGULARIZATION OF PROPERTY RIGHTS IN THE COCHABAMBA TROPICS

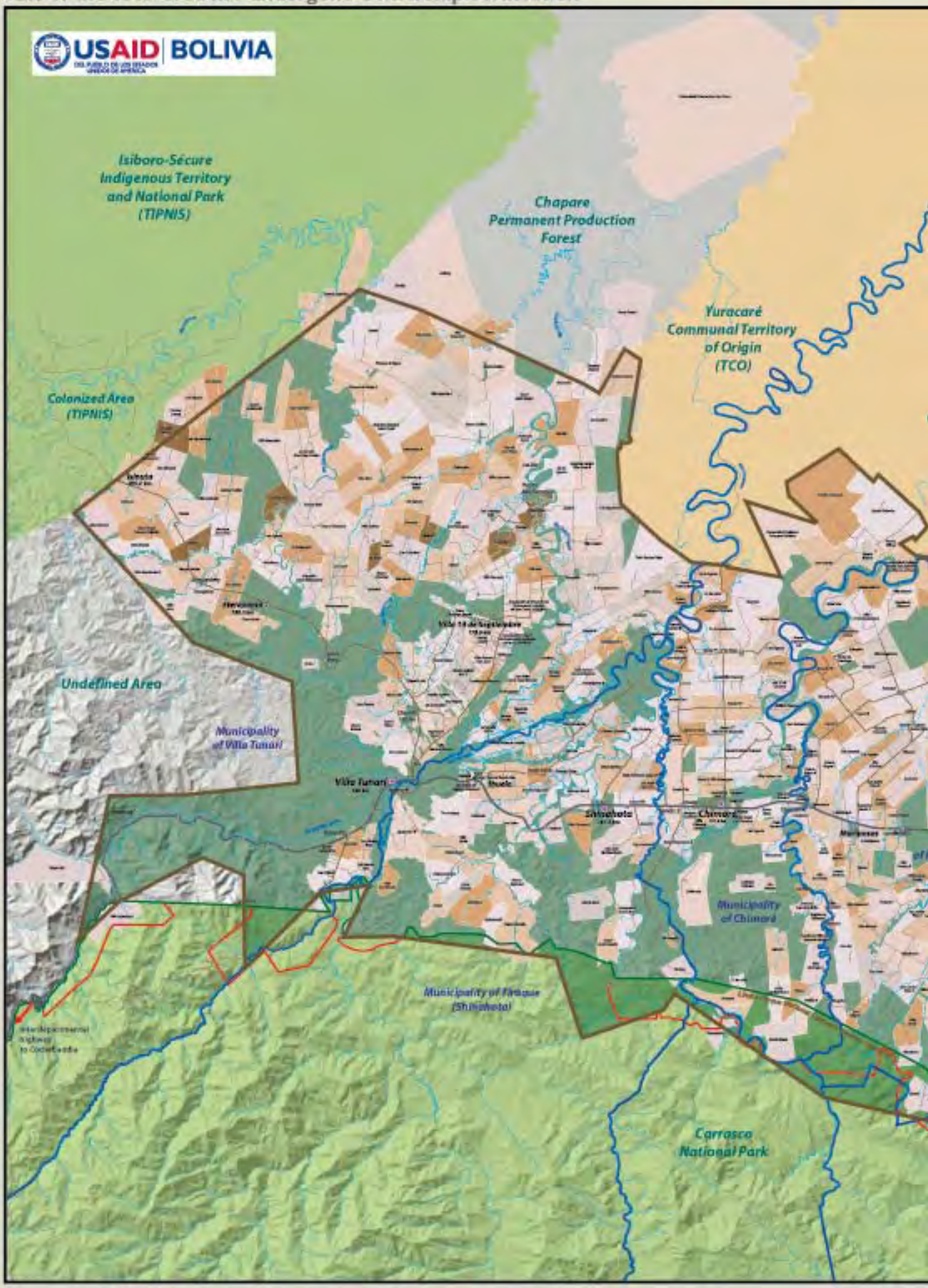
32% of the total area has undergone Ownership verification

2004, APRIL



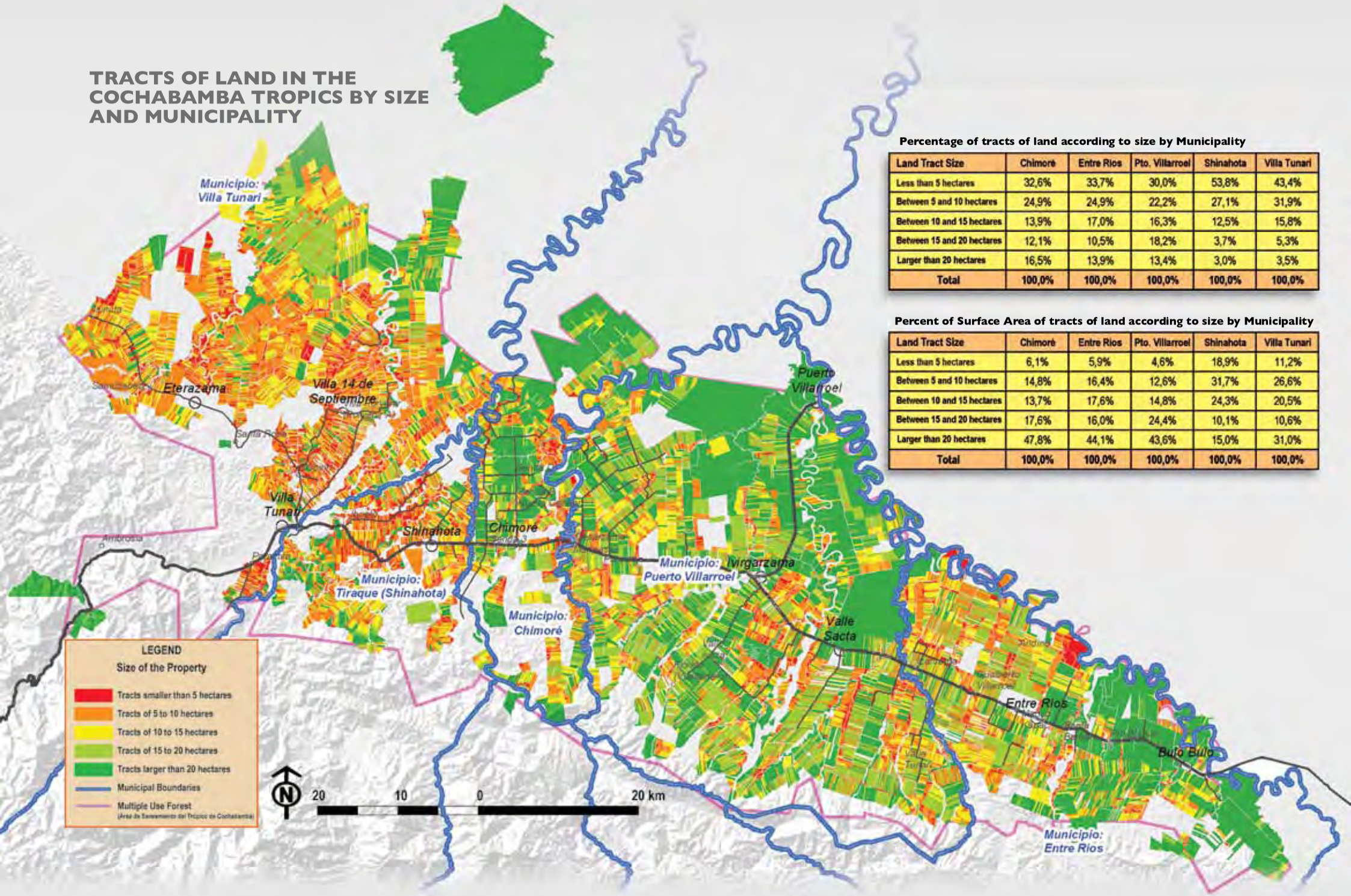
MAP SHOWING THE EXTENT OF REGULARIZATION OF PROPERTY RIGHTS IN THE CO

92% of the total area has undergone Ownership verification




Instituto Nacional de Reforma Agraria
INRA
THE COCHABAMBA TROPICS
BY ADMINISTRATIVE DISPOSITIONS
BOLIVIA
Yuqui Communal Territory of Origin (TCO)
Puerto Villarroel
Municipality Puerto Villarroel
Entre Ríos
Municipality of Entre Ríos
LEGEND
Ownership verification area (CAT-SAN)
Polygons of verified communities
Areas not incorporated into the verification process
Municipal Capital
Villages and dispersed population settlements
Asphalt Highways
Paved roads
Dirt roads and paths
Rivers
National Park
Communal Territory of Origin (TCO)
Northern limit of the Carrasco National Park
Agreed to boundaries of the Carrasco National Park (buffer zone)
Municipal Limits

TRACTS OF LAND IN THE COCHABAMBA TROPICS BY SIZE AND MUNICIPALITY



Percentage of tracts of land according to size by Municipality

Land Tract Size	Chimoré	Entre Rios	Pto. Villarroel	Shinahota	Villa Tunari
Less than 5 hectares	32,6%	33,7%	30,0%	53,8%	43,4%
Between 5 and 10 hectares	24,9%	24,9%	22,2%	27,1%	31,9%
Between 10 and 15 hectares	13,9%	17,0%	16,3%	12,5%	15,8%
Between 15 and 20 hectares	12,1%	10,5%	18,2%	3,7%	5,3%
Larger than 20 hectares	16,5%	13,9%	13,4%	3,0%	3,5%
Total	100,0%	100,0%	100,0%	100,0%	100,0%

Percent of Surface Area of tracts of land according to size by Municipality

Land Tract Size	Chimoré	Entre Rios	Pto. Villarroel	Shinahota	Villa Tunari
Less than 5 hectares	6,1%	5,9%	4,6%	18,9%	11,2%
Between 5 and 10 hectares	14,8%	16,4%	12,6%	31,7%	26,6%
Between 10 and 15 hectares	13,7%	17,6%	14,8%	24,3%	20,5%
Between 15 and 20 hectares	17,6%	16,0%	24,4%	10,1%	10,6%
Larger than 20 hectares	47,8%	44,1%	43,6%	15,0%	31,0%
Total	100,0%	100,0%	100,0%	100,0%	100,0%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