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Multipurpose Cadastre as a Mechanism for Property Rights Protection and the Guarantee of Legal Security in Colombia

Case Study

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Abstract

Colombia has a land informality rate of 54.3%, meaning most people on the plots act as landowners without legally owning it. The informality rate generates high levels of legal insecurity, since without the title, their rights are not enforceable against third parties; and they are exposed to expropriation, dispossession, etc. Informality has been accentuated by the state's institutional inability to complete a successful cadastre and register. In Colombia, the current system is obsolete due to its lack of flexibility, low coverage, no capacity for updating, and a fiscal perspective that does not answer all the needs of private citizens and the State. According to the Geographic Institute Agustín Codazzi, the authority responsible for the cadaster, 94% of the Colombian territory is not accounted for with the register or has not been updated. The absence of clarity in property deeds, land boundaries, uses or capacity of the fields, prices, etc., threaten property rights and open the door for legal uncertainty. To solve the out-of-date cadaster and aforementioned issues, the administration aims to introduce a multipurpose cadaster that is embodied in the CONPES 3958 and expects to have full coverage by 2025. This research focuses on the importance of this new cadastral approach and its application to protect and promote property rights in Colombia.

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I. Introduction

According to the latest informality index calculated by the Agricultural Rural Planning Unit (UPRA³), Colombia has 54.3% informality in land tenure.

"Of the 1122 municipalities over the ones the index was calculated, 288 present an informality percentage between 75 and 100%, 429 municipalities between 50 and 75%, 334 between 25 and 50% and only 68 between 0 and 25%. The municipalities with the highest incidence are: Boyacá, Cundinamarca, Nariño, Antioquia and Cauca" (UPRA, nd, p.10).

The results of the index state that 717 municipalities have an informality rate greater than 50%, which means that people enjoy material land tenure, act like owners, but lack real rights, either because of the absence of titles or because it is a public good. The former is not a minor fact. The lack of titles and real rights over land generates a high degree of legal uncertainty since the person who occupies the land has no means to enforce his or her rights against third parties and has no institutional backing. In addition, the absence of formal property rights constitutes a severe limitation for the poor. Besides its investment effects, the lack of proper titles impedes the use of land as collateral to access the credit markets (Feder et al., 1988). It also affects the transferability of the parcels (Besley, 1995), making investments in untitled lots highly illiquid. (Galiani & Schargrodsky, 2005, p.1).

As explained by Acemoglu & Robinson quoted by Muñoz-mora, Tobón & Willem (2018, p. 268), high levels of informality might represent an important hindrance to the development process to the country. "Many scholars have suggested that a lack of formal land rights could hinder law enforcement by government bodies, increase social tensions, facilitate illegal recruitment, forced displacement and land appropriation, and boost illegal activities in conflict areas" (Muñoz-mora, Tobón & Willem, 2018, p.268).

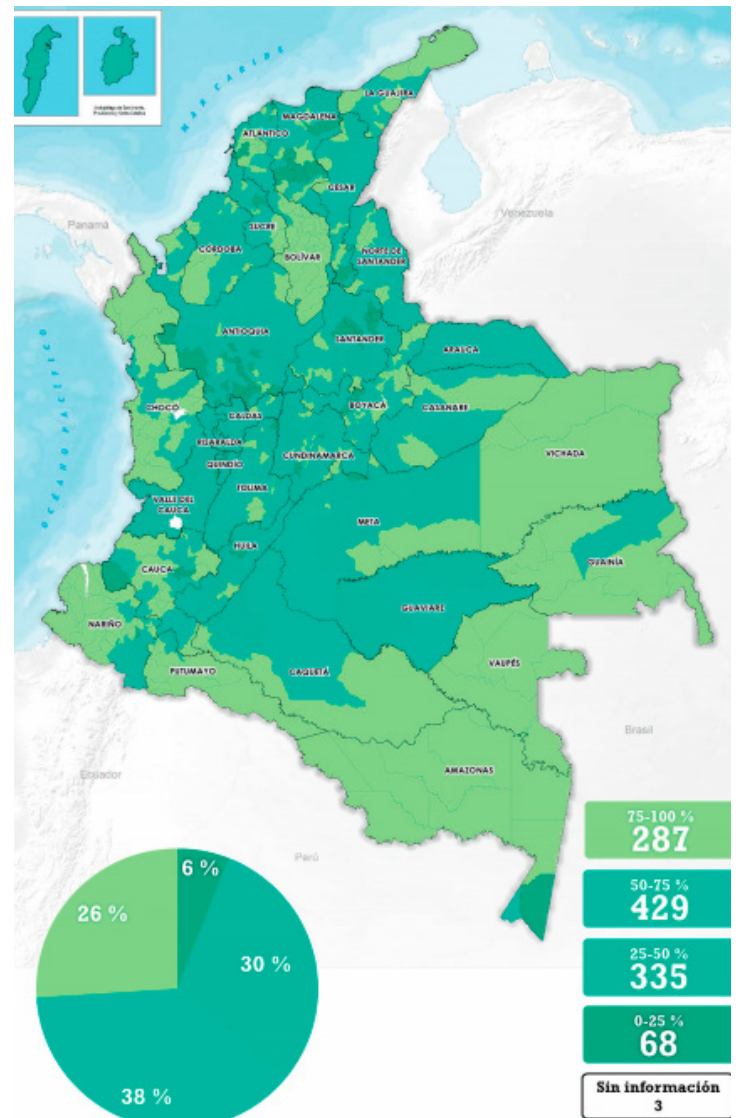


Figure 1: Informality Index (UPRA, nd)

3. UPRA: Unidad de planificación rural agropecuaria

The high degree of legal uncertainty produced by the absence of guaranteed property rights over land partly supports Colombia's results in the leading economic development Indices and subcategories regarding the protection of property rights – Economic Freedom of the Fraser Institute, Index of Economic Freedom of the Heritage Foundation, and International Property Rights Index of the Property Right Alliance.

In the Heritage Foundation Index (2019), Colombia had an overall score of 45/100. In the subcategory of Rule of Law containing property rights and judicial effectiveness, Colombia scored 61.1/100 and 32.8/ 100 respectively. On the Fraser Institute Index, Colombia occupied a spot on the third quartile, had a rank of 94/162 and got an overall score of 6.68/10. On the specific area of legal system and property rights, the score was 3.94/10 and 131/162. Finally, concerning the results of the Property Rights Alliance Index, the total score was 6.479 with a ranking of 65/129. Still, observing the subcategories, the protection of physical property got a score of 5.03. Colombia occupied the position of 87 over 129.

The scores obtained by Colombia reveal a worrying reality. The average position in the indices shows that some efforts have been made. Still, they have not been sufficient to guarantee a greater level of legal security regarding property and the promotion of economic development. Given these results and adding the levels of land informality as proof of them, Colombia must get to the task of protecting land tenure security.

The weak protection of property rights, especially over land, and the absence of an effective cadastre, as it will be studied later on, gave rise to the promotion of the multipurpose cadastre; contemplated in the article 104 of Law 1753 of 2015, "intending to provide information that would contribute to legal stability, fiscal strengthening, land management and economic and social planning" (DNP, 2019).⁴

The previous guidelines led to the formulation of the first multipurpose cadastre policy in 2016, the implementation of the pilot plans, and a subsequent updating and improvement of the policy in 2019. According to the latter, Colombia will have an updated cadastre-registration by 2025. Thus, land issue will be solved, and legal security for landowners will be guaranteed.

This case study aims to explain the reasons why the multipurpose cadastre promoted by the current government is an ideal mechanism to guarantee private property and legal security. To understand the aforementioned, it is necessary to ask a series of previous questions:

What were the causes of land informality? What were the consequences of the absence of legally constituted titles? What were the governmental initiatives to address the problem of informality and legal uncertainty? What were the implications of a cadastre with a fiscal approach? Did it work? Can the multipurpose cadastre be the option to solve the property land issues?

4. This issue was even included in point 1.1.9 of the Colón Theatre Agreement, signed between the government of Juan Manuel Santos and the Revolutionary Armed Forces of Colombia (FARC-EP): "Formation and updating of the cadastre and rural property tax".

Firstly, we will explore the causes of the informality of the land in Colombia and understand why it affects property rights and legal security. Secondly, we will expose the previous cadastral system and evaluate the pros and cons of the settlement of disputes of land. Lastly, we will focus on the multipurpose cadastre policy, exposing its characteristics, comparing with the fiscal view and studying its articulation with plans for the social organization of rural property and its application in Ovejas, Sucre.

II. Literature Review

"Land being a crucial component in the nation's policy dialogue, has naturally given rise to many studies conducted around it. The research topics range from land tenure issues and land conflicts to monitoring land reform" (Pradhan, 2018, p. 2), property rights, legal security and cadastral systems. Some findings of the studies relevant to the case are discussed below.

Waldron (2020) and Galiani & Schargrodsy (2011, p. 331) define private property as ownership over objects, excluding others for using it, having the opportunity to transfer the asset to a third party and to retain these rights. Understanding it in another way: "property is a general term for rules governing access to and control of land [or] other material resources" (Waldron, 2020).

Having property rights over land means the opportunity to use, enjoy and dispose of land and its outcomes as needed and/or desired, only with the limitations and modalities that the law establishes. In Colombia, two things are required to acquire property rights over land or any other real estate: the public deed before a notary and its registration before the Public Instrument Register Office. The mere possession of the deed without the registration does not configure the right. Even if you have the mode, in this case, the deed, the registration is what constitutes the title, therefore, the real rights over the property. No having the label means the informal land tenure, and it brings with it a series of problems and legal uncertainty.

The possession of these documents updated before government entities allows clarity of the rights, duties and opportunities of the one who holds them. The documents offer a guarantee before third parties and generate legal security, but also have positive effects on the economic and social dimensions of the property. Authors such as Galiani & Schargrodsy, (2011 & 2003), Grsczynski, & Jaramillo (2002), Santana (2011) and World Bank documents (2003), describe these effects in their works.

Clarity on land property rights "improves resource allocation and increases investment in a given society by limiting expropriation, facilitating market transactions" (Galiani & Schargrodsy p.329) and creates a timely environment for development through investment in infrastructure, improved business opportunities and economic growth (World Bank, 2003, p. 17).

Also, as expressed by Tuck & Zakout (2019),

Secure property rights and efficient land registration institutions are a cornerstone of any modern economy. They give confidence to individuals and businesses to invest in land, allow private companies to borrow – using land as collateral – and expand job opportunities, enable governments to collect property taxes, which are necessary to finance the provision of infrastructure and services to citizens.

Otherwise, the lack of titles and the high levels of land informality have the opposite effect, increasing legal uncertainty by exposing landowners to conflicting claims or expropriations (Santana 2019, p.25) by the state or third parties with a better right or bad faith. Additionally, the failure of the development of property rights institutions will lead to conflict and resource dissipation (World Bank, 2003, p. 10).

Furthermore, "the absence of formal property rights constitutes a severe limitation for the poor. Besides its investment effects, the lack of formal titles impedes the use of land as collateral to access the credit markets (Feder et al., 1988). It also affects the transferability of the parcels (Besley, 1995), making investments in untitled parcels highly illiquid" (Galiani & Schargrotsky, 2003, P.1).

Finally, a series of authors cited by Muñoz-mora, Tobón, & Willem (2018) explained that the high levels of informality "might represent an important hindrance to the development process (Acemoglu & Robinson, 2006; Barraclough, 1970; Dercon & Krishnan, 2010)". They suggest that a lack of formal land rights hinder law enforcement by government bodies, increase social tensions, facilitate illegal recruitment, force displacement and land appropriation, and boost illegal activities in conflict areas (Muñoz-mora, Tobón & Williem, 2018).

Data data collected by the UPRA (Agricultural Rural Planning Unit) and results in the economic freedom indices presented in the introduction shows an impressive and worrying panorama: in Colombia, property rights over land are not being protected and have created high legal uncertainty.

Land tenure insecurity is a widespread problem in Colombia, which has a history of conflict and violent land takings (USAID, 2006; UN-HABITAD, 2005, p. 29, UNDP, 2011; Memoria histórica, 2009). The Dynamics of violence for the conquest of land brought with them the impossibility of the actualization of cadastre and register, thus increasing and accentuating informality and making land poorly specified, that is, unstable (Santana, 2019, p. 29).

An estimated 48% of the 3.7 million rural parcels registered in the National Cadastre do not have reported titles. An unknown number of fields, calculated in the millions, are not in the National Cadastre." (USAID, 2017)

The disconnection and out-of-date of both databases (cadastre and register) represent an obstacle to protecting property rights. Private property is continually in need of public justification (Waldron, 2020), and the absence of titles and not being aware of their cadastral situation eliminates necessary conditions for rights recognition: deeds and their registration.

Since the actual cadastre system has failed because of its obsolete approach – inefficient institutions and incapacity to communicate with the register (DNP, 2016; 2019; Kalmanovitz, 2019, p. 11) – the multipurpose cadastre seems to be the solution for the protection of land rights (UPRA, 2016; UPRA, nd1; Consejo Privado de competitividad, 2017). This new approach will seek to break down barriers held by the traditional system via the inclusion of a full picture of the reality of territory in matters of information and citizen-focused processes.

The Multipurpose Cadastre targets several functions and considers Colombia's status as a developing state. Its first purpose allows the massive regularization of properties, taking into account that cadastral survey is the most expensive input in all phases of property consolidation that must be implemented to title real estate. Consequently, once the multipurpose cadastre is established, it enables the possibility for massive quick property titling at a lower cost, increasing legal security, propending for legal tenure of land, and decreasing informality.

III. Methodology and Scope

The present case study has an exploratory nature. It was conducted primarily through qualitative research to obtain relevant information for historical background, processes, and current characteristics of land ownership, cadastre and register.

The information was collected through exhaustive bibliographic research of official documents, academic literature and press. Thus, we had access to documents published by the DNP (National Planning Department) where the multipurpose cadastre policy is stated, reports from the Colombian statistical authority DANE, UPRA (Agricultural Rural Planning Unit), IGAC (Instituto Geográfico Agustín Codazzi), UNDP, Historical Memory Unit, among other agencies. Additionally, academic literature was obtained by searching databases such as SCOPUS, Science Direct, Jstor, Taylor & Francis and Google Scholar.

As in the introduction, this case focuses on property rights over land and its protection through the Multipurpose Cadastre. Additionally, the time frame and word count were limited. The research only will focus on presentation of land tenure condition, its absence of cadastre, and the analysis of the Multipurpose Cadastre policy & its pilots. Nonetheless, the study attempts to present a critical view and serve as a research basis for future studies regarding land titling and legal security in Colombia.

IV. Discussion and Case Analysis

LAND INFORMALITY, A LONG-STANDING ISSUE

The informality index results presented above are not the consequence of a recent event in Colombia; they are a long-standing issue and a conjugation of several actors, ideas, material conditions, etc. Although land conflicts have multiple causes and encompass a plethora of issues, as far as this case study is concerned, the informality of properties, including the absence or out-of-date status of land titles, can be explained by two events.

The first is "the traditional land conflict" described by the UNDP (2011), in its report *Colombia rural*, as the confrontation between large landowners and peasants without or with low access to land. Second is the entrance and the "positioning of drug trafficking, paramilitarism⁵ and the guerrillas in the dispute for territory" (UNDP, 2011, p.90).

The traditional land conflict contributed substantially to the configuration of the central problem of land informality. The confrontations between the large landowners and peasants can be traced back to colonial times and consolidated up to the beginning of the 20th century. Ibáñez & Muñoz-Mora (2010) expose that for the 19th century, there was a high untitled percentage of land, allowing colonization processes and disputes between landowners and settlers.

By 1920, economic factors increased land value and interest in possessing land. The increase of colonization processes and expansion aggravated the expulsion of settlers and became violent. Forced abandonment and coercive sales caused conflict in 1930. Informal landholding and insecure property rights created opportunities for false claims to land. (Ibáñez & Muñoz-Mora, 2010, p. 283-284)

The absence of clear rules allowed to hide the reality of the land tenure structure to prevent that civil society and the State decided to change it (UNDP, 2011, p. 195; Pineda, nd.).

Additionally, the entrance of guerrillas and other organized crime organizations in the national panorama must be taken into account.⁶ The effects of the presence of those illegal groups in the territory had terrible consequences; among them, they were responsible for displacing millions of Colombians from their homes and acquired their territories by dispossessing them.

5. It is important to clarify that paramilitary groups were demobilized, and therefore ended, within the framework of the Justice and Peace process (Law 975 of 2005). Therefore, when academic literature refers to these groups after the 2005 process, it should be understood, not as paramilitaries, but as organized crime organizations, linked to drug trafficking, illegal mining, smuggling, and other criminal activities.

6. In Colombia, organized crime organizations are classified among the Organized Armed Groups (Grupos Armados Organizados GAO) and the Organized Crime Groups (Grupos Delincuenciales Organizados) GDO.

The dispossession of peasant's land was part of the illegal armed groups' strategy to maintain and ensure the survival of threat and uncertainty conditions. It also was associated with the need of the configuration of illegal routes for drug trafficking and weapons. What remained of that violence was a fundamental triad (Salazar & Castillo, 2001, p. 15-16). "Technology of the armed organizations to achieve political, territorial & economic ends, systematic violence to gain control of the population, and mercantile exchange" as a way to maintain and finance their fight. The dispossessions and what the violence left behind led to and perpetuated land informality.

The actions of these groups and violence between landowners and peasants are two of the major causes of the absence of formalities and legal documents. This resulted in legal uncertainty, ignorance of land ownership rights, and hindering the recollection of information and registration for the formation of the cadastre.

COLOMBIAN TERRITORY RADIOGRAPHY: INFORMALITY AND ABSENCE OF CADASTRE

A cadastral system promotes massive processes aimed at keeping the cadastral documents corresponding to the land up to date, following the changes that real estate property undergoes in its physical, legal, economic and fiscal aspects (IGAC, 2019). This information is therefore useful for the public administration of territories and to private owners since it offers them clarity over their possession characteristics. Its coordination with the register helps to have full coverage of the land property: physical characteristics, uses of the land, and official titles that demonstrate the actual rights.

Colombia has a high level of informality because of land tenure conflicts, which is exacerbated by the difficulty of collecting data, and is accentuated by the institutional incapacity of the Colombian State. Having created a series of entities and agencies to achieve and create a complete cadastral system, they were unable to meet this objective because of lack of coordination, low technical capabilities, limited funding, and institutional isolation.

The system has been rendered obsolete due to its lack of flexibility, low coverage, no capacity for updating, and a fiscal perspective that does not answer all the needs of private citizens and the State. According to the Geographic Institute Agustín Codazzi -IGAC (2019), the authority responsible for the cadastre, 94 % of the Colombian territory does not count with the register or has not been updated. Informality – the absence of clearness in property deeds, land boundaries, uses or capacity of fields, prices, etc. – threatens property rights and opens the door for legal uncertainty.

On the other hand, "the persistence of relevant differences of information derived from the informality in the data of boundaries and area contained in the registry and the absence of registration in the cadastre" (DNP, 2016, pp. 29-21), weakens the possibility of the accreditation of property rights, deeply affecting them and reducing legal security:

23.2% of the country's rural areas lack cadastral record, and by March 2015 only 46% of the cadastral properties located in rural areas had a real estate registration sheet that supported the legal form of land tenure. This was reduced to about 2% when relevant variables such as nomenclature, owner, area or boundaries were crossed (DNP, 2016, p. 19).

ESTADO CATASTRAL ACTUAL

- **5,68%** del territorio en área está actualizado
(i.e. 5.380.575 predios y 88 municipios)
- **28,32%** del área está sin formar.
(i.e. 80 municipios).
- **66,01%** está desactualizado
(i.e. 11.748.087 predios y 954 municipios).

Desactualización promedio: 16,4 años

Una muestra tomada en el 2015 de 3.293.219 predios rurales del catastro del IGAC, solo el 46% encontraron su pareja en el registro. Para las zonas urbanas, de una muestra de 5.167.222 predios reportados en catastro, solo en el 68,2% de los casos fue posible encontrar el registro.

Fuente: Cálculos DNP con base en IGAC (cifras vigencia 1 enero de 2019)

POT:
POMCAS:
PNN:

Planes de Ordenamiento Territorial
Planes de Ordenación y Manejo de Cuencas Hidrográficas
Parques Nacionales Naturales

Estado Catastral
Actualizado
Desactualizado
No formado

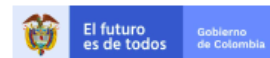
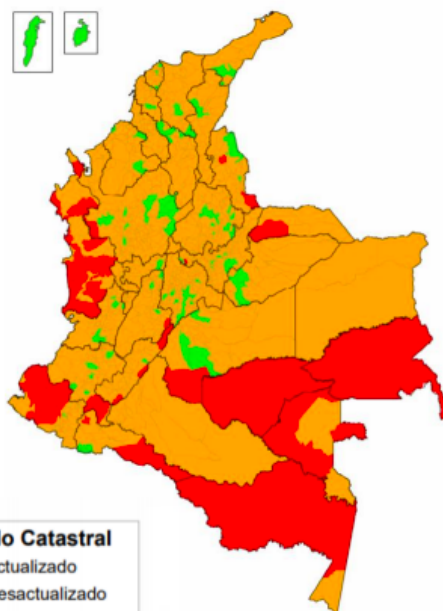


Figure 2: Actual Cadastral State (Gobierno de Colombia, 2019)

The absence of an effective, up to date [land interconnected with registration] cadastral system has been a persistent problem with serious repercussions of various kinds on land governance (León & Dávila, 2020, p.14) and protection of property rights.

In conclusion, the informality of land inherited by conflicts between landowners, perpetuated by the appearance of illegal groups, and accentuated by the institutional incapacity of the Colombian State to carry out cadastre and registration has generated Colombia's high rate of legal insecurity and lack of private property protections.

Failure to update the registry and cadastre perpetuates informality, a matter that affects all parties: The State and landowners.

A NEW APPROACH: MULTIPURPOSE CADASTRE

For the reasons set out throughout this document, it is clear that the current cadastre must be modified so that it fulfils functions beyond the fiscal sphere; it must overcome all operational obstacles that prevented it from being kept up to date and connected to the registry – catalyzing the protection of property rights and the formalization of land.

The Multipurpose Cadastre emerges as a holistic system, defined as a system of information about the land based on the property, which exceeds the fiscal or tax purposes of the traditional cadastre, in two aspects: (i) providing legal security through registration or representation of interests in land, related to its occupation, value, use and urbanization; and (ii) support land use and economical, social and environmental planning decisions, through the integration of information on rights, restrictions and responsibilities, following the principle of legal independence (DNP, 2017; DNP, 2016).

The new approach will contain a series of additional measures that will take the cadastral system to another level of complexity and effectiveness. The proposal corrects all the known problems in the original cadastre. In general terms, this new proposal offers massive titling of properties and the creation of a single registration number and technical tables for institutional articulation between SNR, IGAC, ANT, DNP and DANE. In addition, it breaks the monopoly of the Agustín Codazzi Institute for the creation of the cadastre, changing its nature to public service and sheltering it under a decentralized operating scheme in which public or private cadastral managers will be able to register (IGAC & DANE, 2019, p. 23-30).

The proposal made by the current government of President Duque will achieve incremental updates over a seven year period (2019-2025). "It is proposed to move from the current 5.68% of the national territory with updated cadastral information to 60% in 2022 and then to 100% coverage in 2025, with a multipurpose approach, and providing mechanisms for financial sustainability and its permanent updating" (DNP, 2019).

V. The First Step for Implementation: Pilot Plans

After the issuance of the first public policy document in 2016, a pilot plan was ordered throughout the country to carry out:

...technical piloting of cadastral operation with multipurpose aims. This pilot will provide a laboratory to support the implementation of the policy, which will make it possible to calibrate costs, times, and technical conditions (methodologies and technologies), in addition to testing the operational model of outsourcing and delegation, as well as the procedure of massive property sweep, among other aspects. The pilot will serve, in turn, to adjust and plan methodologies, instruments and field operations for the scaling up of the process at the national level (DNP, 2016, p. 55).

The pilot would involve 23 municipalities. The first of these was Ovejas (Sucre), located in northwest Colombia. Even so, thanks to the report made by the Attorney General's Office in August 2019, it was possible to confirm that of the 23 pilot plans, only nine remained in operation. The reasons for stopping plans were economic, technical and temporary:

The closure was due to the fact that, as pointed out by the Conpes 3951, the pilots found more land than initially budgeted which, necessarily, translates into higher costs due to the increase of the land to be formed. Thus, by the end of 2019, what we can conclude is that despite the impulse for conceptual, normative, political and financial development that the Santos government gave to the CMP model based on the AFP for more than five years, this effort was insufficient even though it was costly in time and money (León & Dávila, 2020, p. 48).

These results led to a reformulation of the cadastre policy, adjusting its budget, time, and other variables. The budget doubled from 2.6 billion to 5.2 billion pesos, and a temporary step was implemented from eight to seven years. Additionally, changes in the recollection of information and property sweep eliminated the need to visit the property and introduced new technologies (León & Dávila, 2020, p. 72).

The only pilot plan that was left in place and that, today, is considered the flagship case and success of the multipurpose cadastre was Ovejas (Sucre). By September 2019, the phase of massive property sweeps in Ovejas (Sucre) had already culminated – that is, the identification of characteristics of all the properties in the municipality.

This municipality now has its plan for the social organization of property. Owners currently have 1,401 property titles, improving property rights protection over land and opening a new phase of development to the municipality. This was made evident by President Duque when he addressed the citizens reminding them that the acquisition of these titles meant an example for the legalization and formalization of the properties. He also mentioned rights acquired by the titles such as being able to obtain loans, enter agriculture through contracts, and provide patrimony to their children, among other issues (Presidency, 2019).

A direct result of the multipurpose cadastre in this municipality, adequate protection of real estate rights was achieved only by having clarified the properties and registering the titles of the citizens.

VI. Conclusion and Final Reflections

The high incidences of property informality in Colombia mainly caused by conflicts and inconsistent adjudication of land – for example colonization, plundering, coercive sale, etc., – illustrates a real necessity to impel processes that help formalize property rights, strengthening the state of property rights, assuring property over land and impelling the juridical security along with the national territory.

As mentioned, the protection of property rights provides the person with a title that makes his or her right opposable to third parties and ensures the institutional support of the State for the defense of property. Furthermore, it promotes development by allowing people to access loans, facilitate transactions and negotiate on an equal footing; and it creates a land market accompanied by legal certainty, and a system that guarantees the fulfillment of contracts between individuals.

Since the single-purpose fiscal cadastre did not meet the needs of the population and had a series of structural elements that would not allow protection of land ownership, the multipurpose cadastre was presented as a viable option to be able to overcome problems of land informality, which are rooted in the absence of monitoring of cadastral characteristics and disconnection of the registry.

It can be concluded that the multipurpose cadastre has the capacity to protect rights and promote legal security since its structure and essential elements are given so that people can gain access to titles. Still, at the same time, everything is registered on the same databases, thus avoiding loss of information along the way. This was demonstrated thanks to the pilot plan in the municipality of Sucre, where, today, people already have their titles.

Even so, as a reflection, the reasons why other pilot plans did not work should not be underestimated. These reflect the complexity of implementing the multipurpose cadastre policy in a country with high degrees of inherited informality, in which violence and institutional indifference and inefficiency have played a leading role in the deterioration of the understanding of Colombia's territorial reality.

Finding higher levels of informality resulted in doubling the initial budget. This alone substantially demonstrates that policymakers can no longer ignore the age and nature of this phenomenon. It also forces them to have more significant interaction with other state agencies and branches of public power, such as the judiciary, to resolve the adjudication of rights in a quick, fair and efficient way.

Considering the above, the informality of land and the complex social reality that surrounds Colombian territories, makes us ask about the feasibility of fulfilling the goal of 100% land registration by 2025. The multipurpose cadastre moves beyond the census and the characterization of land, and instead, advocates the introduction of more critical issues such as the registration of property rights, determination of ownership, efficient use of land, taxes, and other concerns.

In perspective, this policy, although necessary, has a non-incremental character; that means it seeks to generate significant changes in short periods, running the risk of not being able to fulfill its objectives. It is necessary to promote studies that seek to evaluate the implementation and progress of the policy.

If the multipurpose cadastre overcomes all obstacles in its implementation and manages to reach its goal of 100% of the territory, Colombia will have taken a great step forward in the protection of private property rights over land and will have substantially increased legal security.

Guaranteeing property rights should be the main political commitment to advance the construction of peace and to generate conditions of productivity and competitiveness that allow for overcoming poverty and achieving social mobility, especially for rural populations and communities historically affected by violence and crime. Updated, reliable and available cadastral information will make it possible to improve the decision-making process for the territory.

A legal framework and public policy instruments aimed at guaranteeing and protecting property rights ensure legal security and the rule of law. These will, in turn, attract investment and generate conditions for entrepreneurship, business and innovation needed to transform the territories affected by violence and poverty.

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