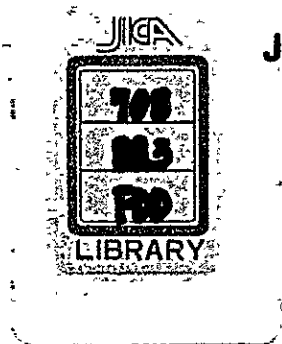



**REPORT ON ASSESSMENT OF THE STUDY AREA
ON THE AFFORESTATION PROJECT
IN CAPIIBARY,
DEPARTMENT OF SAN PEDRO,
REPUBLIC OF PARAGUAY
(APPRAISAL OF LAND AND STUMPAGE)**

MARCH 1984



JAPAN INTERNATIONAL COOPERATION AGENCY

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APPRAISAL OF LAND AND STUMPAGE

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1. Circumstance of the Study Area

The study area was formerly possessed by "FINANCIERA PICCOLO S.A." (FINAP for short), but its ownership was handed over to the "Banco Nacional de Fomento" (BNF) as a consequence of the bankruptcy of FINAP, because it was taken as a security. Later on, BNF handed over the study area to the national government and its jurisdiction is expected to be transferred again to the Servicio Forestal Nacional (SFN) of the Ministerio de Agricultura y Ganaderia (MAG), and the pertinent procedures are going through at the present time.

The transfer of jurisdiction without compensation was decided by the National Economy Council (CONSEJO NACIONAL DE COORDINACION ECONOMICA) held on October 27, 1983, and as a consequence it is not necessary to include the funds for acquisition of land and stumpage in the financial plan of the project scheduled for 1984.

However, the inclusion of the land and stumpage in the asset of the Capiibary Afforestation plan's authorities is a matter to be decided by the organs concerned of the government of Paraguay, by taking into consideration the conditions involved in the transfer of jurisdiction, the position of the project and other relevant factors.

2. Land and Stumpage Appraisal

(1) Area of Study Area

The border of the study area was determined by transit surveying carried out by the "Banco Nacional de Fomento", and the relevant data are shown in the Table 2 and Fig. 1.

The principal border marks and the borderline were checked in the field survey by using also the aerial photograph, and it was confirmed that the study area has a size of 27,069 ha, 6,813 m², 3,076 cm² as a result of the surveying carried out by the "Banco Nacional de Fomento".

(2) Area of the Land and Stumpage Appraisal Area

Area of the land and stumpage appraisal area is presented in Table 1 from a result of the surveying carried out by the "Banco Nacional de Fomento".

Table 1 Land and stumpage appraisal area

Classification	Area		
Surveyed area	27,249 ha	5,582 m ²	9,000 cm ²
National road	85 ha		
Outside area being included in survey area	94 ha	8,769 m ²	5,924 cm ²
Land and stumpage appraisal area	27,069 ha	6,813 m ²	3,076 cm ²

There are some following problems of the settlements in the survey area.

- 1) It is said that 81 pieces of land totaling 1,312 ha were sold in lots in the time of the ex-FINAP, but the registration of land ownership has not been carried out yet. Furthermore, the border of these pieces of land sold in lots is not clearly known.
- 2) It is also said that ex-FINAP failed to pay part of the wages due to its employees when it was in operation, and the employees were claiming

ownership of part of land upon pretext of compensation for the wages they were entitled. However, the areas and borders of these lots are not clearly known.

- 3) It is said that there are approximately 25 families of squatters living in the study area, but in reality there is no clear distinction between them and the cases 1) and 2). Furthermore, the places and areas of the lots occupied by these squatters are not clearly known.

The land ownership related to the transactions carried out in the time of the ex-FINAP has not been registered. It remained a problem that requires legal solution.

As for the other settlements, it shall be regarded as illegal claim of land ownership. In this connection however, the Servicio Forestal Nacional is considering the removal of these settlers and squatters to the settlement of "INSTITUTO BIENESTRE RURAL" (IBR) located adjacent to the study area.

(3) Appraisal Value

According to the Government Ordinance No. 35,985 the official land appraisal value of "San Estanislao" district of the Department of "San Pedro" (including the Capiibary District) is Gs 4,000/ha. On the other hand, the prices of land actual transacted in Capiibary is of the order of Gs 24,000/ha to Gs 30,000/ha, which is approximately six to eight times as much as the official land appraisal value.

(Note: These land transactions include stumpage, and therefore the aforesaid prices of Gs 24,000 - 30,000/ha include the value of stumpage.)

Should the Capiibary Afforestation Plan be implemented in the future, the price of land would be expected to rise further in the implementation state, because there will be the drift of population to this area. On the other hand, there is also the influence of the inflation and other relevant factors on the price of land, but these factors and the rate of elevation of land price are not taken into consideration in the land appraisal value. Therefore, appraisal value in this study are the prices prevailing in the actual transactions.

The land appraisal area is sized 27,069 ha 6,813 m² 3,076 cm² and the appraisal value is calculated as follows.

o Calculation with the official land appraisal value:

$$27,069 \text{ ha } 6,813 \text{ m}^2 \text{ } 3,076 \text{ cm}^2 \times \text{Gs } 4,000/\text{ha} \\ = \text{Gs } 108,278,725$$

o Calculation with the average land appraisal value prevailing at the present time:

$$27,069 \text{ ha } 6,813 \text{ m}^2 \text{ } 3,076 \text{ cm}^2 \times \text{Gs } 27,000/\text{ha} \\ = \text{Gs } 730,881,396$$

Table 2 Results of Boundary Survey

PLANILLA DE CALCULOS DE SUPERFICIE DE LA FINCA NO199 DE SAN ESTANISLAO, PADRON NO378, PROPIEDAD DEL BANCO NACIONAL DE FOMENTO.

Línea	umbos	Distancia	Coseno	Seno	Y	X	ΣY	ΣX	ΣY Sen.	ΣX Cos.
1-2	S.W. 53° 54' 10"	370.00	- 217.99	- 298.97	0.00	0.00	- 217.99	- 298.97	+ 65172.4703	+ 65172.4703
2-3	S.W. 71° 49' 10"	800.00	- 249.61	- 760.06	- 217.99	- 298.97	- 685.59	- 1358.00	+ 521089.5354	+ 338970.38
3-4	S.W. 89° 18' 10"	1100.00	- 10.20	- 1100.95	- 467.60	- 1059.03	- 945.40	- 3219.01	+ 1040838.13	+ 32833.902
4-5	S.W. 26° 27' 50"	400.00	- 358.09	+ 178.25	- 477.00	- 2159.90	- 1313.69	- 4141.71	- 234165.2425	+ 1483104.933
5-6	S.E. 39° 03' 50"	4300.00	-3338.71	+ 2709.80	- 835.89	- 1981.73	- 5010.49	- 1253.66	- 13577425.8	+ 4185607.178
6-7	S.E. 26° 27' 50"	4025.00	-3603.24	+ 1793.68	- 4174.60	+ 728.07	-11952.44	+ 3249.82	- 21438852.57	- 11709881.41
7-8	S.W. 79° 58' 10"	10315.20	-1796.05	-10157.54	- 7777.84	+ 2521.75	-17352.33	- 5114.04	+ 176256986.	+ 9188139.966
8-9	S.W. 75° 30' 22"	4213.52	-1054.55	- 4079.42	- 9574.49	- 7635.79	-20203.53	-19351.00	+ 82418684.35	+ 20406597.05
9-10	N.W. 16° 50' 32"	5847.70	+5596.87	- 1694.30	-10629.04	-11715.21	-15661.21	-25124.72	+ 26534788.1	-140619791.6
10-11	S.W. 11° 15' 34"	2936.40	-2879.88	- 573.34	- 5032.17	-13409.51	-12944.22	-27392.36	+ 7421439.094	+ 78886709.71
11-12	S.W. 47° 41' 07"	1008.20	- 678.72	- 745.52	- 7912.05	-13982.85	-16502.82	-28711.22	+ 12303182.36	+ 19486879.23
12-13	S.W. 87° 24' 54"	1815.50	- 81.88	- 1813.65	- 8590.77	-14728.37	-17263.42	-31270.39	+ 31309801.68	+ 2560419.533
13-14	S.W. 27° 07' 37"	1267.10	-1127.72	- 577.75	- 8672.65	-16542.02	-13473.02	-33661.79	+ 10672787.3	+ 37961073.81
14-15	N.W. 67° 19' 00"	922.49	+ 355.75	- 851.13	- 9800.37	-17119.77	-19244.99	-35090.67	+ 16379988.33	- 12483505.85
15-16	N.E. 46° 37' 00"	2447.75	+1681.30	+ 1778.76	- 9444.62	-17970.90	-17207.94	-34162.84	- 30612236.94	- 57437982.89
16-17	N.W. 43° 56' 00"	2185.00	+1573.52	- 1516.00	- 7763.32	-16191.94	-13953.12	-33899.88	+ 21152929.92	- 53342139.17
17-18	N.W. 72° 25' 00"	4254.00	+1285.10	- 4055.25	- 6139.80	-17707.94	-11094.50	-39471.13	+ 44990971.12	- 50724349.16
18-19	N.W. 56° 13' 00"	1243.00	+ 691.17	- 1033.11	- 4904.70	-21763.19	- 9118.23	-44559.49	+ 9420134.595	- 30798182.7
19-20	N.W. 00° 05' 32"	8303.38	+8303.37	- 13.36	- 4213.53	-22796.30	- 123.69	-45605.96	+ 1652.4984	-378683160.08
20-21	N.E. 87° 53' 23"	9310.46	+ 342.84	+ 9304.15	+ 4089.84	-22809.66	+ 8522.82	-36315.17	+ 79294804.45	- 12450292.88
21-22	N.E. 24° 26' 22"	2148.76	+1956.23	+ 889.01	+ 4432.68	-13505.51	-10821.59	-26122.01	+ 9620591.725	- 41100659.62
22-23	N.E. 74° 35' 07"	6361.83	+1691.00	+ 6132.98	+ 6388.91	-12616.50	-14468.82	-19100.02	+ 83736983.68	- 32298133.82
23-24	S.W. 25° 05' 31"	3280.99	-2971.36	- 1391.38	- 8079.91	- 6483.52	-13188.46	-14358.42	- 13350159.47	+ 42664034.85
24-25	S.E. 02° 15' 25"	3804.06	-3801.11	+ 149.61	+ 5108.90	+ 7874.90	+ 6415.99	-15599.99	+ 961179.4619	+ 59297277.98
25-1	S.E. 80° 23' 38"	7834.95	-1307.44	+ 7725.09	+ 1307.44	- 7725.09	+ 1307.44	- 7725.09	+ 10100091.66	+ 10100091.66
2S = +544991165.8 2S = -544991165.8										
Superficie Poligonal 27249 ha 5582 m ² 9000 cm ² -										
Superficie Ruta -85 " -										
Superficie Intra Poligonal -94 " 8769 " 5924 "										
Superficie Líquida 27069 ha 6813 m ² 3076 cm ² -										

Superficie Líquida : Veintisiete mil sesenta y nueve hectárea con seis mil ochocientos trece metros cuadrados y tres mil setenta y seis centímetros cuadrados.

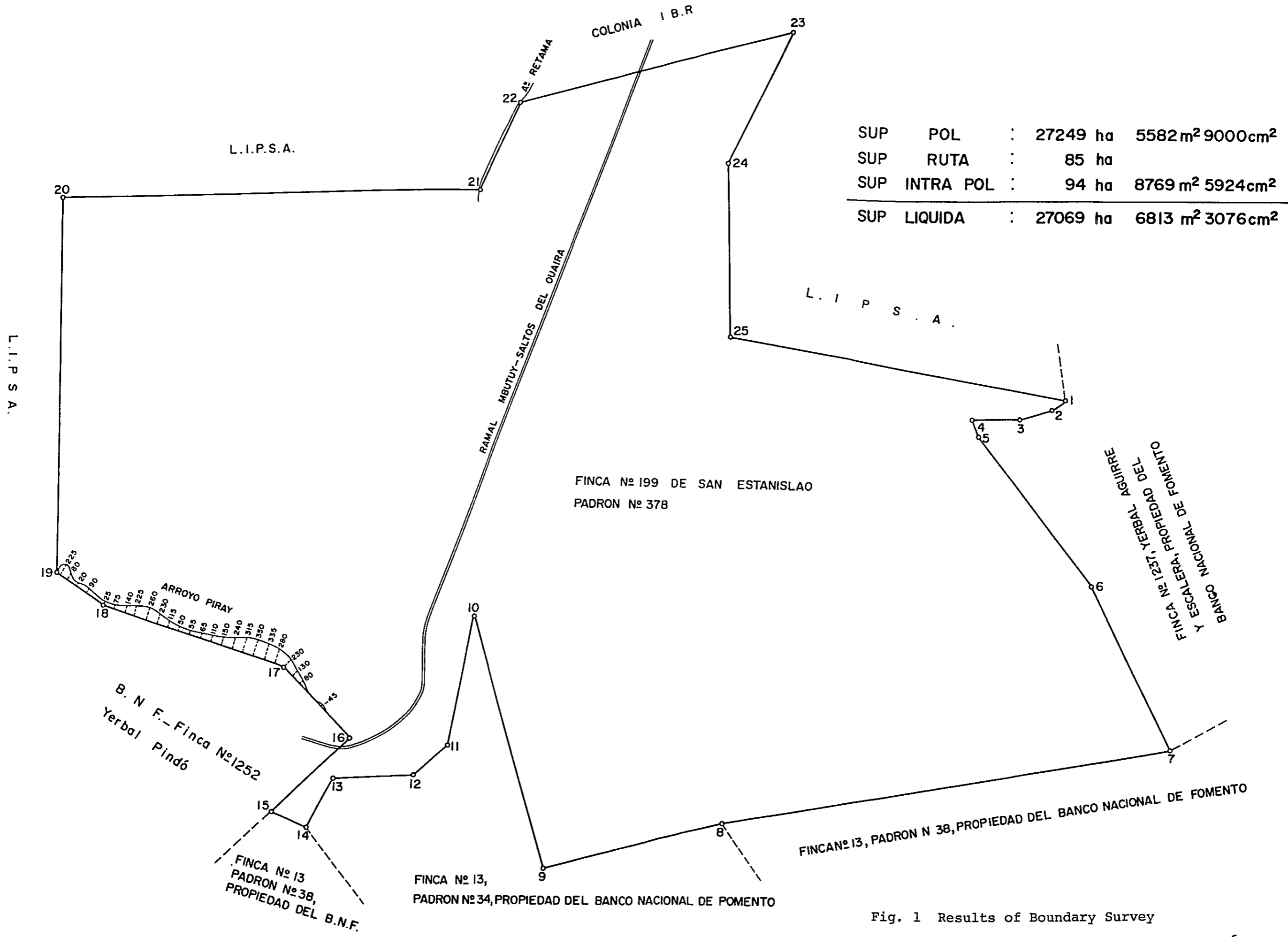


Fig. 1 Results of Boundary Survey

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