

# INTEGRATED SAFEGUARDS DATA SHEET

## CONCEPT STAGE

**Report No.:** ISDSC5958

**Date ISDS Prepared/Updated:** 11-Nov-2013

**Date ISDS Approved/Disclosed:** 18-Nov-2013

### I. BASIC INFORMATION

#### A. Basic Project Data

<b>Country:</b>	Serbia	<b>Project ID:</b>	P147050
<b>Project Name:</b>	Real Estate Management Project (P147050)		
<b>Task Team Leader:</b>	Gavin P. Adlington		
<b>Estimated Appraisal Date:</b>	27-Mar-2014	<b>Estimated Board Date:</b>	24-Jul-2014
<b>Managing Unit:</b>	ECSN	<b>Lending Instrument:</b>	Investment Project Financing
<b>Sector(s):</b>	General public administration sector (40%), Law and justice (30%), Information technology (30%)		
<b>Theme(s):</b>	Land administration and management (25%), Personal and property rights (25%), e-Government (25%), Municipal finance (25%)		
<b>Financing (In USD Million)</b>			
<b>Total Project Cost:</b>	50.00	<b>Total Bank Financing:</b>	50.00
<b>Financing Gap:</b>	0.00		
<b>Financing Source</b>			<b>Amount</b>
Borrower			0.00
International Bank for Reconstruction and Development			50.00
Total			50.00
<b>Environmental Category:</b>	B - Partial Assessment		
<b>Is this a Repeater project?</b>	No		

#### B. Project Objectives

To improve the efficiency, transparency and reliability of Serbia's real property management systems

#### C. Project Description

The project will be structured around the five following components:

Component A – Valuation, Taxation, and Public Real Estate Management (US\$2.05m) will support the establishment of a more efficient and transparent real property valuation and taxation system. Public real property management will also be improved. This result will be achieved through three subcomponents: A.1. Real Property Valuation Infrastructure (US\$0.45m) will focus on the adoption of internationally-recognized real property valuation standards, the introduction of valuers' codes of ethics and conduct, and improvements in the quality of the education for valuers; A.2. Real Property Taxation (US\$1.1m) will support the design and piloting of a mass valuation system for residential and commercial real properties; and A.3. Public Real Property Management (US\$0.5m) will finance the creation of a unit, within the Ministry of Finance, responsible for promoting good practices and executing a training program.

Component B – Planning and Permitting (US\$4.0m) will help improve the planning and permitting process. Activities required to achieve this objective will be structured around three subcomponents: B.1. Planning Laws and Regulations (US\$0.2m) will integrate contemporary planning principles in the existing planning laws and finance the preparation of guidelines and rule books; B.2. Planning Institutions and Capacity (US\$0.8m) will finance the provision of planning equipments, hardware, software, and training courses in selected Local Government Units and within the Ministry of Construction and Planning; B.3. Planning and Permitting Process (US\$3.0m) will finance the preparation of planning manuals, improvements in planning curriculum, a training program, a public awareness campaign, the preparation of urban plans in selected LGUs, and the creation of building permit one-stop-shops.

Component C – Real Property Information (US\$25m) will pursue the work initiated under the Real Estate Cadastre Project. It will be structured around five subcomponents: C.1. REC Information System (US\$13.5m) will finance the execution of RGA's ICT strategy, which includes the development of a new IT system and the upgrading of its hardware; C.2. National Spatial Data Infrastructure (US\$1.5m) will support RGA's efforts to establish such an infrastructure in Serbia; C.3. ICT Business Model (US\$0.7m) will finance the conception of a sustainable management model for RGA's ICT department; C.4. National Archive Center (US\$7.2m) will finance the construction of a centralized archive building; C.5. Data Quality and Standards (US\$2.25m) will help RGA improve the quality of REC data through the introduction of incentives for citizens to report data inconsistencies and the introduction of data cleaning procedures.

Component D – RGA Institutional Development (US\$15m) will also pursue the work initiated under the Real Estate Cadastre Project. It will comprise five subcomponents: D.1. National Reference Infrastructure (US\$2.52m) will help develop the geodesic infrastructure required to produce accurate real property data, including the AGROS, leveling, and gravimetric networks; D.2. Digital Mapping Program (US\$4.33m) will help RGA complete its cadastral map digitization work; D.3. Services Improvements (US\$1.0m) will help improve the workflows in RGA offices and reduce the backlog of registration requests accumulated in major cities; D.4. Corporate and Business Planning (US\$1.5m) will finance the preparation a corporate and business plan for RGA; and D.5. REC Improvements (US\$4.5m) will finance the production of new orthophotomaps and the development of a record of all buildings for inclusion in the REC.

Component E – Project Management (US\$3m) will finance the establishment of a Project Implementation Unit (PIU) within the RGA to manage the project and provide fiduciary oversight. The large PIU will be staffed with experts capable of coordinating and supervising the activities dealing with property valuation and taxation, planning and permitting, ICT and training. A monitoring and evaluation specialist will also be hired to monitor project progress and coordinate

studies to assess the impact of the project on such things as real estate market activity, gender equity, and social inclusion.

**D. Project location and salient physical characteristics relevant to the safeguard analysis (if known)**

Nationwide. It is expected that a new archive building will be constructed in Zemun.

**E. Borrowers Institutional Capacity for Safeguard Policies**

The implementing agency have experience with both new construction and refurbishment under a prior Bank funded project and are aware of the environmental safeguard requirements.

**F. Environmental and Social Safeguards Specialists on the Team**

Jorge E. Villegas (ECSSO)

Nikola Ille (ECSEN)

Tomoko Unaki (ECSSO)

**II. SAFEGUARD POLICIES THAT MIGHT APPLY**

Safeguard Policies	Triggered?	Explanation (Optional)
Environmental Assessment OP/ BP 4.01	Yes	A new building is expected to be constructed in Zenum as an archive for paper documents and as a disaster recovery center for the computer networks.
Natural Habitats OP/BP 4.04	No	
Forests OP/BP 4.36	No	
Pest Management OP 4.09	No	
Physical Cultural Resources OP/ BP 4.11	No	
Indigenous Peoples OP/BP 4.10	No	
Involuntary Resettlement OP/BP 4.12	No	
Safety of Dams OP/BP 4.37	No	
Projects on International Waterways OP/BP 7.50	No	
Projects in Disputed Areas OP/BP 7.60	No	

**III. SAFEGUARD PREPARATION PLAN**

**A. Tentative target date for preparing the PAD Stage ISDS:** 31-Jan-2014

**B. Time frame for launching and completing the safeguard-related studies that may be needed. The specific studies and their timing<sup>1</sup> should be specified in the PAD-stage ISDS:**

To be discussed during the first preparation mission in November 2013 and the EMP to be finalized and disclosed by the end of January 2014.

<sup>1</sup> Reminder: The Bank's Disclosure Policy requires that safeguard-related documents be disclosed before appraisal (i) at the InfoShop and (ii) in country, at publicly accessible locations and in a form and language that are accessible to potentially affected persons.

#### IV. APPROVALS

Task Team Leader:	Name: Gavin P. Adlington	
<b><i>Approved By:</i></b>		
Regional Safeguards Coordinator:	Name: Agnes I. Kiss (RSA)	Date: 18-Nov-2013
Sector Manager:	Name: Kulsum Ahmed (SM)	Date: 18-Nov-2013