

**INTEGRATED SAFEGUARDS DATA SHEET  
APPRAISAL STAGE**

**Report No.: ISDSA7653**

**Date ISDS Prepared/Updated:** 04-Aug-2014

**Date ISDS Approved/Disclosed:** 04-Aug-2014

**I. BASIC INFORMATION**

**1. 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>	22-Aug-2014	<b>Estimated Board Date:</b>	20-Oct-2014
<b>Managing Unit:</b>	GSURR	<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>Is this project processed under OP 8.50 (Emergency Recovery) or OP 8.00 (Rapid Response to Crises and Emergencies)?</b>			No
<b>Financing (In USD Million)</b>			
Total Project Cost:	50.00	Total Bank Financing:	50.00
Financing Gap:	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		

**2. Project Development Objective(s)**

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

**3. Project Description**

The project will be structured around the four following components:

Component A – Valuation and Property Taxation (US\$11.4m) would provide all the information required about lands and buildings so that a complete record is available for local government to use and to improve the methodology for valuing and using that property.

Component B – E-governance for Enabling Access to Real Estate Information (US\$20.3m) would support RGA to develop and implement: an Integrated REC and Registration IT system, including a fiscal building register, sales index and price index; e-services and interoperability with key government registers; a central analogue and a digital archive; and modernization of the address register and utility cadastre. It would also support the implementation of the National Spatial Data Infrastructure (NSDI) and data quality improvement. The component aims at increasing RGA's capacities to manage the IT systems over the long-term and establishment of a new sustainable business model for further development and maintenance of the IT systems in place.

Component C – Institutional Development of the Republic Geodetic Authority (US\$15.2m) would pursue and expand the work initiated under the Real Estate Cadastre Project. The component would also support RGA's efforts to improve its services and meet EU standards in this regard. It comprises five subcomponents: Governance, Strategy and planning; Maintenance of the reference infrastructure; Conversion of existing analogue maps into digital form; C.4) Improving procedures, registration of buildings, removal of backlogs, and enhancement of service infrastructure; and Real Estate Cadastre improvement.

Component D – Project Management and supporting activities (US\$3.1m) would support incremental costs of consultant services, communications, training, equipment and operations to facilitate project implementation including procurement and financial management, monitoring, evaluation and reporting. A project-funded PIU within RGA would be established in order to manage the project and provide fiduciary oversight. Under the PIU director and a land administration specialist who would act as assistant director, the PIU would contain expertise to coordinate and oversee the components dealing with property valuation and property taxation, information technology, institutional development and improvement of RGA services, public awareness, monitoring and evaluation, and training. An M&E specialist within the PIU would be responsible for monitoring of project progress, overseeing the conduct of the various surveys to be undertaken, monitoring the utilization of information available on portals, and checking the impact of the project on real estate market activity, gender equity, support for vulnerable groups, etc.

#### **4. 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, major rehabilitation of the RGA office will be conducted in Sopot, and minor works will be done at the RGA office in Ruma.

Serbia Real Estate Management Project, as a part of its activities, envisages support to RGA in preparation of the Main Design for construction of the Archive Depot Building in Zemun, and its subsequent execution. Currently, there are no existing designs for this facility and only the basic information is available. Consequently, the Environmental Mitigation Plan is prepared on the basis of available information and may be further refined and finalized during the design process. The location of the new the RGA Archive Depot building is envisaged to be at the cadastral parcel no. 1179/9, Cadastral Municipality Zemun Polje, Municipality Zemun, address Autoput no. 20. The

parcel surface is 67 838 sq m, the building is planned to have total surface of 4000 sq m and will consist of 3 underground floors with 1000 sq m per floor and one floor above ground with surface area of 1000 sq m. The location of the new building is within the already existing “Grmec” industrial area.

The existing RGA building in Sopot is a temporary single-story construction, covering area of 182 sq m, which was built using hazardous material - asbestos panels. The building is over 40 years old and is unsuitable for further operation and maintenance. The construction of the new building is envisaged at the same location with the same footprint as the existing structure. The site is located in fully urbanized area, with streets, public lighting, power, phone, waters and wastewater services provided. Currently, there is no design for the new facility.

The RGA premises in Ruma are located in the Building of public authorities and organizations (Municipality) on the ground floor of the building. Due to the ground subsidence there are many cracks on the walls and the premises are unsuitable for work due to the presence of moisture. The civil work related rehabilitation activities in these offices envisage remediation of subsidence, investigating and filling the cracks in the walls and protecting facilities from the moisture. There will be no changes to the building footprint, neither to facades nor constructive elements. The building is located in the center of the settlement, with all facilities and services connected to it.

## 5. Environmental and Social Safeguards Specialists

Jorge E. Villegas (GURDR)

Nikola Ille (GENDR)

Tomoko Unaki (GURDR)

6. Safeguard Policies	Triggered?	Explanation (Optional)
Environmental Assessment OP/ BP 4.01	Yes	A new building is expected to be constructed in Zemun as an archive for paper documents and as a disaster recovery center for the computer networks. Rehabilitation of the existing RGA offices in Ruma and Sopot are planned, at the locations already used by the Client. All locations are in the urban areas.
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	

## II. Key Safeguard Policy Issues and Their Management

### A. Summary of Key Safeguard Issues

<p><b>1. Describe any safeguard issues and impacts associated with the proposed project. Identify and describe any potential large scale, significant and/or irreversible impacts:</b></p> <p>The project is classified as environmental category B because of building works that are required. While the majority of the project activities are environmentally-neutral, some civil works would be funded. These include: (i) a new building for the cadaster depot in Zemun; (ii) a major rehabilitation of existing RGA office in Sopot; and (iii) minor rehabilitation of the existing RGA building in Ruma. For these works, the locations are defined, and include buildings and building plots that are already owned by either RGA or are state property. Additional rehabilitation of RGA offices may be also undertaken using project funds, but details are not known at present. Nevertheless, it is envisaged that these works, if any, would be undertaken on buildings already owned by RGA or for which RGA has the right to use, build or renovate.</p> <p>The expected environmental impacts are related to handling of construction material, construction waste, and the health and safety of workers and general population that need to be close to the construction area. Mitigation of negative impacts related to these activities will be undertaken using well known methods contained in the code of the good construction practice, which will be applied on all construction sites. With respect to hazardous waste – it is expected on location Sopot (asbestos-cement slabs, fibers and mineral dust) – the designer will have to specify in detail both the “building decommissioning method” as well as the general and personal H&amp;S equipment to be used. The hazardous material will be properly sorted on site and immediately packed and delivered to disposal/storage site that can store it under legally prescribed conditions. Both the works contractor and waste management company in Sopot will need to have a valid license to work with the asbestos. No other large, significant or potentially irreversible environmental impacts have been identified, nor are they expected during the execution of the civil works.</p>
<p><b>2. Describe any potential indirect and/or long term impacts due to anticipated future activities in the project area:</b></p> <p>As the project activities are limited to building works, no negative indirect or long-term impact is expected.</p>
<p><b>3. Describe any project alternatives (if relevant) considered to help avoid or minimize adverse impacts.</b></p> <p>Mitigation measures and safeguard reviews have been put into place to minimize any adverse impacts from building works.</p>
<p><b>4. Describe measures taken by the borrower to address safeguard policy issues. Provide an assessment of borrower capacity to plan and implement the measures described.</b></p> <p>The implementing agency has experience with both new construction and refurbishment under a previous Bank-funded project and are aware of the environmental safeguards requirements. The</p>

borrower already prepared and disclosed three site-specific Environmental Management Plans, based on existing level of information – and will update them as necessary, during the design phase.
<b>5. Identify the key stakeholders and describe the mechanisms for consultation and disclosure on safeguard policies, with an emphasis on potentially affected people.</b>
These activities will not affect anyone as the project will finance building works on RGA- and/or government-owned land which has no occupants. Therefore, no resettlement action plans will be required.

### **B. Disclosure Requirements**

<b>Environmental Assessment/Audit/Management Plan/Other</b>	
Date of receipt by the Bank	28-May-2014
Date of submission to InfoShop	14-Jul-2014
For category A projects, date of distributing the Executive Summary of the EA to the Executive Directors	
"In country" Disclosure	
<i>Comments:</i>	
<b>If the project triggers the Pest Management and/or Physical Cultural Resources policies, the respective issues are to be addressed and disclosed as part of the Environmental Assessment/Audit/or EMP.</b>	
<b>If in-country disclosure of any of the above documents is not expected, please explain why:</b>	

### **C. Compliance Monitoring Indicators at the Corporate Level**

<b>OP/BP/GP 4.01 - Environment Assessment</b>	
Does the project require a stand-alone EA (including EMP) report?	Yes [ <input checked="" type="checkbox"/> ] No [ <input type="checkbox"/> ] NA [ <input type="checkbox"/> ]
If yes, then did the Regional Environment Unit or Practice Manager (PM) review and approve the EA report?	Yes [ <input type="checkbox"/> ] No [ <input type="checkbox"/> ] NA [ <input checked="" type="checkbox"/> ]
Are the cost and the accountabilities for the EMP incorporated in the credit/loan?	Yes [ <input type="checkbox"/> ] No [ <input type="checkbox"/> ] NA [ <input checked="" type="checkbox"/> ]
<b>The World Bank Policy on Disclosure of Information</b>	
Have relevant safeguard policies documents been sent to the World Bank's Infoshop?	Yes [ <input checked="" type="checkbox"/> ] No [ <input type="checkbox"/> ] NA [ <input type="checkbox"/> ]
Have relevant documents been disclosed in-country in a public place in a form and language that are understandable and accessible to project-affected groups and local NGOs?	Yes [ <input checked="" type="checkbox"/> ] No [ <input type="checkbox"/> ] NA [ <input type="checkbox"/> ]
<b>All Safeguard Policies</b>	
Have satisfactory calendar, budget and clear institutional responsibilities been prepared for the implementation of measures related to safeguard policies?	Yes [ <input checked="" type="checkbox"/> ] No [ <input type="checkbox"/> ] NA [ <input type="checkbox"/> ]
Have costs related to safeguard policy measures been included in the project cost?	Yes [ <input checked="" type="checkbox"/> ] No [ <input type="checkbox"/> ] NA [ <input type="checkbox"/> ]

Does the Monitoring and Evaluation system of the project include the monitoring of safeguard impacts and measures related to safeguard policies?	Yes [ <input type="checkbox"/> ] No [ <input type="checkbox"/> ] NA [ <input checked="" type="checkbox"/> ]
Have satisfactory implementation arrangements been agreed with the borrower and the same been adequately reflected in the project legal documents?	Yes [ <input checked="" type="checkbox"/> ] No [ <input type="checkbox"/> ] NA [ <input type="checkbox"/> ]

### III. APPROVALS

Task Team Leader:	Name: Gavin P. Adlington	
<b><i>Approved By</i></b>		
Practice Manager:	Name: Agnes I. Kiss (PMGR)	Date: 04-Aug-2014