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Report No: PAD1439

INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPMENT

PROJECT PAPER

ON A

PROPOSED ADDITIONAL FINANCING

IN THE AMOUNT OF EURO 81 MILLION
(US\$ 90.59 MILLION EQUIVALENT)

TO THE

REPUBLIC OF TURKEY

FOR A

LAND REGISTRY AND CADASTRE MODERNIZATION PROJECT

September 21, 2015

Urban, Rural, Social Development and Resilience Global Practice
EUROPE AND CENTRAL ASIA

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CURRENCY EQUIVALENTS

(Exchange Rate Effective June 30, 2015)
June 30, 2015, of

Currency Unit = Turkish Lira
TL 2.6843 = US\$ 1
US\$ 0.3700 = TL 1
US\$ 1.11835 = Euro 1

REPUBLIC OF TURKEY FISCAL YEAR

(January 1 to December 31)

WORLD BANK GROUP FISCAL YEAR

(July 1 to June 30)

ABBREVIATIONS AND ACRONYMS

AF	Additional Financing
AIP	Annual Investment Program
CBA	Cost Benefit Analysis
CPS	Country Partnership Strategy
ERR	Economic Rate of Return
INSPIRE	Infrastructure for Spatial Information in the European Community
LIHKAB	Licensed Mapping and Cadastre Offices
LRCM	Turkey Land Registry and Cadastre Modernization Project
MEGSIS	Spatial Property Information System
NSDI	National Spatial Data Infrastructure
NPV	Financial Rate of Return
PCU	Project Coordination Unit
PDO	Project Development Objectives
TAKBIS	Land Registry and Cadastre Information System
TKGM	General Directorate Land Registry and Cadastre

Vice President:	Cyril E. Muller
Country Director:	Patchamuthu Illangovan
Senior Global Practice Director:	Ede Jorge Ijjasz-Vasquez
Practice Manager/Manager:	Jorge A. Munoz
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TURKEY
LAND REGISTRY AND CADASTRE MODERNIZATION PROJECT

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ADDITIONAL FINANCING DATA SHEET

Turkey

Land Registry and Cadastre Modernization Project – Second Phase (P154259)

EUROPE AND CENTRAL ASIA

GSURR

Basic Information – Parent									
Parent Project ID: P106284			Original EA Category: B - Partial Assessment						
Current Closing Date: 31-Dec-2015									
Basic Information – Additional Financing (AF)									
Project ID: P154259			Additional Financing Type (from AUS): Scale Up						
Regional Vice President: Cyril E. Muller			Proposed EA Category:						
Country Director: Patchamuthu Illangovan			Expected Effectiveness Date: 01-Jan-2016						
Senior Global Practice Director: Ede Jorge Ijjasz-Vasquez			Expected Closing Date: 31-Dec-2020						
Practice Manager/Manager: Jorge A. Munoz			Report No: PAD1439						
Team Leader(s): Elif Ayhan									
Borrower									
Organization Name		Contact	Title	Telephone	Email				
Project Financing Data - Parent (Turkey Land Registry and Cadastre Modernization Project-P106284) (in USD Million)									
Key Dates									
Project	Ln/Cr/TF	Status	Approval Date	Signing Date	Effectiveness Date	Original Closing Date	Revised Closing Date		
P106284	IBRD-75370	Effective	01-May-2008	09-Jun-2008	13-Aug-2008	30-Sep-2013	31-Dec-2015		
Disbursements									
Project	Ln/Cr/TF	Status	Currency	Original	Revised	Cancelled	Disbursed	Undisbursed	% Disbursed

P106284	IBRD-75370	Effective	Euro	135.00	125.00	10.00	122.92	2.07	98.34
Project Financing Data - Additional Financing Land Registry and Cadastre Modernization Project - Second Phase (P154259)(in EURO Million)									
<input checked="" type="checkbox"/>	Loan	<input type="checkbox"/>	Grant	<input type="checkbox"/>	IDA Grant				
<input type="checkbox"/>	Credit	<input type="checkbox"/>	Guarantee	<input type="checkbox"/>	Other				
Total Project Cost:		115.90			Total Bank Financing:		81.00		
Financing Gap:		0.00							
Financing Source – Additional Financing (AF)								Amount	
Borrower								34.90	
International Bank for Reconstruction and Development								81.00	
Total								115.90	
Policy Waivers									
Does the project depart from the CAS in content or in other significant respects?							No		
Explanation									
Does the project require any policy waiver(s)?							No		
Explanation									
Team Composition									
Bank Staff									
Name	Role	Title	Specialization	Unit					
Elif Ayhan	Team Leader (ADM Responsible)	Senior Disaster Risk Management Specialist		GSURR					
Salih Bugra Erdurmus	Procurement Specialist	Procurement Specialist		GGODR					
Zeynep Lalik	Financial Management Specialist	Sr Financial Management Specialist		GGODR					
Adam Shayne	Counsel	Lead Counsel		LEGLE					
Enrique Pantoja	Peer Reviewer	Sr Land Administration		GSURR					

		Specialist		
Esra Arikan	Safeguards Specialist	Senior Environmental Specialist		GENDR
Guo Li	Peer Reviewer	Senior Agriculture Economist		GFADR
Jasna Mestnik	Team Member	Finance Officer		WFALA
Jonghyun Yoon	Team Member	Land Administration Specialist		GSURR
Juan Navas-Sabater	Peer Reviewer	Program Leader		ECCU1
Mika-Petteri Torhonen	Team Member	Lead Land Administration Specialist		GSURR
Olivera Jordanovic	Team Member	Sr Land Administration Specialist		GSURR
Wael Zakout	Peer Reviewer	Lead Land Administration Specialist		GSURR
Zeynep Durnev Darendeliler	Safeguards Specialist	Social Development Specialist		OPSOR

Extended Team

Name	Title	Location
Neil Pullar	Land Information Systems Specialist FAO	Rome
Richard Grover	Property Valuation Specialist, FAO	Rome
Suha Satana	Economic/Financial Analyst	Ankara

Locations

Country	First Administrative Division	Location	Planned	Actual	Comments
Turkey	Yozgat Province	Yozgat		X	
Turkey	Usak Province	Usak		X	
Turkey		Sorgun			
Turkey	Sivas Province	Sivas		X	
Turkey	Nevsehir	Nevsehir		X	
Turkey	Mugla Province	Mugla		X	
Turkey		Meram			

Turkey	Manisa Province	Manisa		X	
Turkey		Kulu			
Turkey		Kula			
Turkey	Konya Province	Konya		X	
Turkey	Kayseri Province	Kayseri		X	
Turkey		Aladag			
Turkey		Izmir			
Turkey	Mersin Province	Icel		X	
Turkey	Hatay Province	Hatay		X	
Turkey		Gaziantep			
Turkey	Eskisehir Province	Eskisehir		X	
Turkey	Erzincan Province	Erzincan		X	
Turkey		Erdemli			
Turkey	Bingol Province	Bingol		X	
Turkey	Balikesir Province	Balikesir		X	
Turkey		Ayvalik			
Turkey		Ayvacic			
Turkey	Antalya Province	Antalya		X	
Turkey	Ankara Province	Ankara		X	
Turkey	Adana Province	Adana		X	
Turkey	Osmaniye Province	Osmaniye		X	
Turkey	Aksaray Province	Aksaray		X	
Turkey	Karaman Province	Karaman		X	
Turkey	Kirikkale Province	Kirikkale		X	
Turkey	Trabzon Province	Trabzon		X	
Turkey	Samsun Province	Samsun		X	
Turkey	Ordu	Ordu		X	
Turkey		Lapseki			
Turkey		Istanbul			
Turkey		Gudul			
Turkey	Giresun Province	Giresun		X	
Turkey		Eldivan			
Turkey		Dodurga			

Turkey	Corum Province	Corum		X	
Turkey	Cankiri Province	Cankiri		X	
Turkey	Canakkale Province	Canakkale		X	
Turkey		Can			
Turkey	Bursa	Bursa		X	
Turkey		Ayas			
Turkey	Amasya Province	Amasya		X	
Turkey		Seyhan			
Turkey		Merkez			
Turkey		Kazan			
Turkey		Polatli			
Turkey		Merkez			
Turkey		Merkez			
Turkey		Osmancik			
Turkey		Merkez			
Turkey		Kocasinan			
Turkey		Selcuklu			
Turkey		Karatay			
Turkey		Merkez			
Turkey		Merkez			
Turkey		Anamur			
Turkey		Yerkoy			
Turkey		Dursunbey			
Turkey		Mut			

Institutional Data

Parent (Turkey Land Registry and Cadastre Modernization Project-P106284)

Practice Area (Lead)

Social, Urban, Rural and Resilience Global Practice

Contributing Practice Areas

Cross Cutting Topics

Climate Change

Fragile, Conflict & Violence

- Gender
- Jobs
- Public Private Partnership

Sectors / Climate Change

Sector (Maximum 5 and total % must equal 100)

Major Sector	Sector	%	Adaptation Co-benefits %	Mitigation Co-benefits %
Public Administration, Law, and Justice	Central government administration	98		
Public Administration, Law, and Justice	Sub-national government administration	2		
Total		100		

Themes

Theme (Maximum 5 and total % must equal 100)

Major theme	Theme	%
Environment and natural resources management	Land administration and management	50
Public sector governance	Administrative and civil service reform	25
Urban development	Municipal governance and institution building	25
Total		100

Additional Financing Land Registry and Cadastre Modernization Project - Second Phase (P154259)

Practice Area (Lead)

Social, Urban, Rural and Resilience Global Practice

Contributing Practice Areas

Cross Cutting Topics

- Climate Change
- Fragile, Conflict & Violence
- Gender
- Jobs

[] Public Private Partnership

Sectors / Climate Change

Sector (Maximum 5 and total % must equal 100)

Major Sector	Sector	%	Adaptation Co-benefits %	Mitigation Co-benefits %
Public Administration, Law, and Justice	Central government administration	90		
Public Administration, Law, and Justice	Sub-national government administration	10		

Themes

Theme (Maximum 5 and total % must equal 100)

Environment and natural resources management	Land administration and management	50
Public sector governance	Administrative and civil service reform	20
Urban development	Municipal governance and institution building	10
Public sector governance	e-Government	10
Public sector governance	Tax policy and administration	10
Total		100

Consultants (Will be disclosed in the Monthly Operational Summary)

Consultants Required Consultants will be required

I. Introduction

This Project Paper seeks the approval of the Executive Directors to provide an additional financing in an amount of US\$91 million to the Turkey Land Registry and Cadastre Modernization Project (LRCMP) (Project no. P106284 and Loan no.7537-TU). The implementation period for the Additional Financing (AF) project is 5 years. This is the first request from the Government of Turkey for additional financing for LRCMP.

The overall goal of the original project was to contribute to government agenda to improve the quality and effectiveness of public services through spreading and making effective e-government applications. The proposed additional financing would primarily help finance the costs associated with scaling up cadastre renovation so as to complete all high priority parcels as foreseen by the Government at the beginning of LRCMP and also to improve cadastre data. Other technical assistance components related with improved service delivery, human resources-capacity building and property valuation will continue without any major change in component definitions in order to enhance the impact of a well-performing project, albeit with a renewed attention to gender in the capacity building components (see details in the social appraisal summary).

The Project Development Objectives (PDO) are slightly edited to match the exact wording in the original loan agreement without introducing any changes in substance and PDO indicators remain unchanged. Some of the intermediate results indicators are revised to capture and monitor AF results and targets have been updated. The Government will provide joint co-financing of 30 percent, and the Bank's procurement and financial management procedures will apply for the non-Bank funded part of the Project as well.

The proposed changes include: (i) financing costs associated with scaling up cadastre renovation works so as to complete all high priority parcels and to improve cadastre data using other available methods, such as digitization; (ii) financing complementary activities in other key technical assistance components, such as improved service delivery, human resources and institutional development, and property valuation, which will continue without any major change in component definition; (iii) no further support for model office construction will be provided, as TKGM is now rolling out the model office concept with government resources nationwide after implementing it at three cities under the original loan; (iv) joint co-financing of project expenditures by the Government at 30 percent of Total Project Cost using the Bank's procurement methods, which provide more efficient outcomes in terms of time and cost; (v) revision of indicators and targets in the results framework to capture and monitor the AF outcomes and allow for consolidation of project results; and (vi) minor editing of the PDOs to match the exact wording in the original Loan Agreement.

The expected outcomes of the AF include cadastral renovation of 2.5 million parcels and digitization of an additional 2.1 million parcels; informing policy deliberations related to the new regulation for cadastre updating, while maintaining the good performance in reducing cadastral disputes; improving customer satisfaction for land registry and cadastre services to 95%; increasing the number of external users with online access to land registry and cadastre information to 800; further integration of cadastre and registration data; training of 5000 TKGM staff working at the central units and in all 22 regional directorates; and evaluation of mass valuation pilots to inform policy deliberations.

II. Background and Rationale for Additional Financing in the amount of US\$91 million

Rationale for Bank Involvement

The AF-supported activities are perfectly in line with the original project and are consistent with the Bank's Country Partnership Strategy (CPS) for Turkey 2012-2016. The CPS aims to contribute to Turkey's goal of fast, sustainable and inclusive growth that respects the environment and it has three main strategic objectives and pillars: enhanced competitiveness and employment; improved equity and public services; and, deepened sustainable development. The AF specifically contributes to the improved sustainability of Turkish cities under Strategic Pillar 3: Deepened Sustainable Development, as well as to improved public services and governance under Pillar 2: Improved Equity and Public Services through updating and correcting the cadastral maps and making land registry and cadastre information more accessible and transparent, as well as improving human resource capacity and services quality at land registry and cadastre offices.

The proposed AF is aligned with the World Bank Group's twin goals, particularly boosting shared prosperity. A large percentage of the cadastral base maps to be renovated are in rural areas where a vast majority of the country's lower-income people reside. Cadastral renovation and improvements in the land registry records and retrieval systems is expected to improve the security of tenure for all residents within the target areas. This is likely to reduce the number of land-related disputes in court that otherwise would put low income households in a precarious position given the cost of legal services. Given the role the project would play in enhancing ability to use land as collateral, these benefits will also be relevant for empowering women through promotion of their land security. Women are frequently more vulnerable in the credit market, often with less access to finance. Findings in the social and economic assessment conducted for the original project found that only 15% of the people affected by cadastral renovation were women, which possibly suggests that males are more often title holders than females. This is despite Turkish laws being gender neutral regarding land ownership and men and women having equal rights.¹ By providing land tenure security, this project could thus contribute to women's economic and social empowerment. Indirectly, the project would contribute to shared prosperity by further strengthening cadastral and property records necessary for establishing a reliable basis for investment in Turkey's market economy. On property registration, Turkey is currently ranked 54 in Doing Business (2015) and would like to improve its standing in that regard.

Summary of Project's Implementation Record

The original loan for LRCMP in the amount of €135 million (US\$203 million equivalent) was approved by the Board on May 1, 2008 and became effective on August 13, 2008. Due to exchange rate fluctuations the Project was able to save €20 million and was able to productively utilize half of this savings, consequently only half of the savings was cancelled.

¹ Gender and related property matters are considered in the Civil Code 2005 which directs the equal division of property acquired during marriage. In addition, in October 2001, Article 41 of the Constitution was amended, redefining the family as an entity that is "based on equality between spouses."

The Project is being implemented by TKGM and the progress towards achievement of the PDO has been consistently satisfactory for more than two years. All PDO indicators either match or exceed the targets. Project implementation also has been rated satisfactory since the first Project restructuring in 2013. €123 million (98 percent) of the loan has already been disbursed, and 100 percent of the available funds have been committed, after cancelling €10 million from the original loan.

The Project has undergone two restructurings. The first one, approved in February 2013, supported the extension of the loan closing date until December 31, 2014 to compensate for implementation delays experienced in the early phase of the Project due to time needed to establish the project implementation unit and a comprehensive internal organizational restructuring of the Government counterpart ministry. The Results Framework has also been revised to update or complete missing baselines and targets, modify some indicators to make them more measurable and incorporate core sector indicators for land administration. The restructuring also covered corresponding reallocation of funds between expenditure categories and components and revision of the description of selected sub-components.

The second restructuring, approved in November 2014, included an eight month extension of the loan closing date until August 31, 2015, partial cancellation of half of the savings from the loan proceeds in the amount of €10 million (US\$12.5 million equivalent), and reallocation of funds between expenditure categories to reflect this partial cancellation. The PDO and associated outcomes remained unchanged during the two restructurings.

Summary of Project's Results

All components of the Project, such as cadastral renovation, base mapping, information system development (including e-government applications), training and establishment of model offices are progressing satisfactorily. The cadastral renovation component has proven to be significantly more efficient compared to the same work done by TKGM under public procurement procedures. Within the same timeframe, TKGM has completed 73 percent more cadastral renovation works under the Project while spending 22 percent less in unit cost and taking 50 percent less time for procurement procedures. The relatively smaller pilots for property valuation have had significant impact in convincing policy makers at the Ministry of Finance (MOF) of the importance of reevaluating current methods. Findings in completed pilots at Fatih (Istanbul) and Mamak (Ankara) showed that the values obtained from modeling are 2.5 times more than the declared values for transactions in land registry offices and 3 times more than the property tax base calculated for the same area for residential properties. Given the significance of this exercise for residential properties in highlighting foregone property tax revenue, TKGM has decided to expand the pilot mass valuation so as to include commercial properties.

Substantial progress can also be observed through the results achieved. Customer satisfaction rates which were poor at the beginning are now at 89 percent. The current customer satisfaction survey targets both men and women, and during the additional financing efforts will be made to disaggregate the satisfaction rate by gender. Today, over 550 external users have online/offline access to registry and cadaster data (end of project target was 50). Providing wider access to dependable and accurate base maps, spatial data and property information for planners and investors proved to be responsive to high latent demand for such services. Over 120 million information requests have been recorded since the web-based information platform was operationalized, well exceeding the end of project target of 9 million. In its most recent client satisfaction survey, over 85 percent of TKGM's current clients rate the agency's performance as

satisfactory or higher. Time to deliver cadastral data under the Project was reduced from an average of several days or weeks to two hours, meeting the end-of-project target. Property-related disputes in courts were reduced to 0.3 percent, (end-of-project target was 2 percent). Over 3.1 million land parcels have gone through cadastral renovation and base mapping has exceeded its original target of 40,000 with over 238,560 km² of completed orthophotos. Total beneficiaries are more than 9 million people, of which 38% are women.

Ratings and Covenants

The PDO and IP ratings have both been consistently satisfactory over the last two years, since June 2013 and all legal covenants have been complied with.

Alternatives Discussed

Alternatives to AF discussed with Undersecretariat of Treasury and TKGM included increasing counterpart funding and processing a new operation. The discussions concluded that AF is the most appropriate mechanism as it: (i) provides project continuity given that the majority of the project activities were initially included in the Government’s identification of priority parcels which need renovation and updating; and (ii) removal of the 3-year limit on AF operations makes AF more attractive and cost effective. The implementing agency, TKGM, strongly values the technical cooperation and two-way knowledge sharing that the Bank enables. The Government would provide US\$39 million of counterpart funding from TKGM budget.

III. Proposed Changes

Summary of Proposed Changes	
The proposed changes include: (i) financing costs associated with scaling up cadastre renovation works so as to complete all high priority parcels and improve cadastre data using other available methods, such as digitization; (ii) financing complementary activities in other key technical assistance components, , without any major change in component definition, albeit with a renewed specific attention to gender in the capacity building components; (iii) no further support for model office construction is planned, as TKGM is now rolling out the model office concept with government resources nationwide after implementing it at three cities under the original loan; (iv) joint co-financing of project expenditures by the Government at around 30 percent will use the Bank’s procurement methods, which provide more efficient outcomes in terms of time and cost; (v) revision of indicators and targets in the results framework to capture and monitor the AF outcomes and allow for consolidation of project results; and (vi) minor editing of the PDOs to match the exact wording in the original Loan Agreement.	
Change in Implementing Agency	Yes [X] No []
Change in Project’s Development Objectives	Yes [X] No []
Change in Results Framework	Yes [X] No []
Change in Safeguard Policies Triggered	Yes [] No [X]

Change of EA category	Yes [<input type="checkbox"/>] No [<input checked="" type="checkbox"/>]
Other Changes to Safeguards	Yes [<input type="checkbox"/>] No [<input checked="" type="checkbox"/>]
Change in Legal Covenants	Yes [<input type="checkbox"/>] No [<input checked="" type="checkbox"/>]
Change in Loan Closing Date(s)	Yes [<input type="checkbox"/>] No [<input checked="" type="checkbox"/>]
Cancellations Proposed	Yes [<input type="checkbox"/>] No [<input checked="" type="checkbox"/>]
Change in Disbursement Arrangements	Yes [<input checked="" type="checkbox"/>] No [<input type="checkbox"/>]
Reallocation between Disbursement Categories	Yes [<input type="checkbox"/>] No [<input checked="" type="checkbox"/>]
Change in Disbursement Estimates	Yes [<input checked="" type="checkbox"/>] No [<input type="checkbox"/>]
Change to Components and Cost	Yes [<input checked="" type="checkbox"/>] No [<input type="checkbox"/>]
Change in Institutional Arrangements	Yes [<input checked="" type="checkbox"/>] No [<input type="checkbox"/>]
Change in Financial Management	Yes [<input checked="" type="checkbox"/>] No [<input type="checkbox"/>]
Change in Procurement	Yes [<input checked="" type="checkbox"/>] No [<input type="checkbox"/>]
Change in Implementation Schedule	Yes [<input checked="" type="checkbox"/>] No [<input type="checkbox"/>]
Other Change(s)	Yes [<input type="checkbox"/>] No [<input checked="" type="checkbox"/>]

Development Objective/Results

Project's Development Objectives

Original PDO

The overall goal of the project is to contribute to government agenda to improve quality and effectiveness of public services through spreading and making effective e-government applications. The specific objective of the proposed project is to improve the effectiveness and efficiency of the land registry and cadastre services. This objective will be achieved through: (i) renovating and updating cadastre maps to support digital cadastre and land registry information; (ii) making the digital land registry and cadastre information available to public and private entities (iii) improving customer services in land registry and cadastre offices; (iv) improving human resources in the Turkish Land Registry and Cadastre Agency (TKGM); and (v) developing policies and capacity to introduce best international practices in property valuation.

Change in Project's Development Objectives

Explanation:

The PDO that exists in the system is edited to match the exact same wording of the original Loan Agreement (no.7537-TU). This revision which is only editorial does not introduce any changes to the substance of the original PDO but is marked as a change in PDO due to system requirements.

Proposed New PDO - Additional Financing (AF)

The objective of the Project is to improve the effectiveness and efficiency of the land registry and cadastre services through: (i) renovating and updating cadastre maps to support digital cadastre and land registry information; (ii) making the digital land registry and cadastre information available to public and private

entities; (iii) improving customer services in land registry and cadastre offices; (iv) improving human resources in TKGM; and (v) developing policies and capacity to introduce best international practices in property valuation in Turkey.

Change in Results Framework

Explanation:

There were no changes in the PDO indicators for the original project. All original targets have been met. All intermediate results indicators are on track to meet targets by the closing of the original loan. The indicators that are related with number of parcels to be renovated and model offices are revised to capture the proposed changes and a new indicator has been added that would represent the digitization of parcels. Targets are revised to capture and monitor the results of the AF.

Compliance

Covenants - Additional Financing (Land Registry and Cadastre Modernization Project - Second Phase - P154259)

Source of Funds	Finance Agreement Reference	Description of Covenants	Date Due	Recurrent	Frequency	Action
				<input type="checkbox"/>		

Conditions

Source Of Fund	Name	Type

Description of Condition

--

Risk

Risk Category	Rating (H, S, M, L)
1. Political and Governance	Moderate
2. Macroeconomic	Moderate
3. Sector Strategies and Policies	Moderate
4. Technical Design of Project or Program	Moderate
5. Institutional Capacity for Implementation and Sustainability	Low
6. Fiduciary	Low
7. Environment and Social	Low

8. Stakeholders		Moderate								
9. Other										
OVERALL		Moderate								
Finance										
Loan Closing Date - Additional Financing (Land Registry and Cadastre Modernization Project - Second Phase - P154259)										
Source of Funds	Proposed Additional Financing Loan Closing Date									
Borrower	31-Dec-2020									
International Bank for Reconstruction and Development	31-Dec-2020									
Change in Disbursement Arrangements										
Explanation: There will be retroactive financing for contracts signed in line with the Bank's procurement procedures up to US\$ 12 million. Retroactive financing will be allowed for eligible expenditures prior to the date of the Loan Agreement, on or after September 1, 2015 and up to an aggregate amount not to exceed Euro 10.7 million										
Change in Disbursement (including all sources of Financing) Estimates										
Explanation: Disbursement estimates are updated to reflect the additional financing budget and implementation schedule.										
Expected Disbursements (in EURO Million)(including all Sources of Financing)										
Fiscal Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Annual	10.00	29.00	27.00	27.00	20.00	7.90	0.00	0.00	0.00	0.00
Cumulative	130.00	159.00	186.00	213.00	233.00	240.90	0.00	0.00	0.00	0.00
Allocations - Additional Financing (Land Registry and Cadastre Modernization Project - Second Phase - P154259)										
Source of Fund	Currency	Category of Expenditure	Allocation	Disbursement % (Type Total)						
			Proposed	Proposed						
IBRD	EURO	(1) Technical Services for Parts A(1), A(3), B(1), B(2)(c), B(3), C(1), C(3), D(1), D(3), and E of the Project	74,900,000.00	90% through December 31, 2018 30% from January 1, 2019 onwards						

IBRD	EURO	(2) Goods, Works, Consultants' Services, Training and Operating Costs for Parts A(1), A(3), B(1), B(2)(c), B(3), C(1), C(3), D(1), D(3), and E of the Project	6,100,000	90%
		Total:	81,000,000.00	

Components

Change to Components and Cost

Explanation:

COMPONENT 1. CADASTRE AND LAND REGISTRY RENOVATION, DATA IMPROVEMENT AND UPDATING: The main definition of the component remains unchanged. The proposed AF will allow completion of priority cadastral parcels. Under the original project, the scope for Component 1 was to renovate only a subset of the parcels country-wide and the Government expected in subsequent years to have sufficient funding from its own budget to proceed with the remaining parcels. However, while the renovation works funded by the Bank have exceeded the targets, the Government financed part lagged behind due to lengthy public procurement procedures that apply to cadastre works, as well as a tighter budget. The Bank financing has proven to be more efficient in processing (larger volume and less time for cadastral renovation than originally expected based on Government's own experience, as well as lower cost). The original loan provided support for 4.8 million parcels against an end-project target of 3.1 million, and another 1.2 million parcels has been completed by the Government. The AF would support renovation of 2.1 million parcels. In addition TKGM has identified that there are 22 million parcels that would require improvement of cadastral records through digitization. The AF aims at covering 2.5 million of that inventory. TKGM plans to improve data quality as much as possible and intends to take the targets of the project as a minimum and would potentially cover more parcels till the end of the AF.

There will be parallel co-financing and the component allocation is revised to reflect the cost of entire data improvement. Quality control of cadastral renovation actually means the supervision of cadastral renovation works, which is technical services not construction works.

COMPONENT 2. IMPROVED SERVICE DELIVERY: The main definition of the component remains unchanged with the exception of model offices. There will not be any further construction under the AF as TKGM is now rolling out the model office concept using its own resources outside the project based on the implementation experience in three cities. There will be parallel co-financing and the component allocation is revised to reflect the updated cost.

COMPONENT 3. HUMAN RESOURCES AND INSTITUTIONAL DEVELOPMENT: The main definition of the component remains unchanged. The component would also support provision of technical

training to TKGM staff at headquarters and in regional offices. Government counterpart funds will also be made available for this component and the component allocation is revised to reflect the updated cost.

Future human resource trainings will, however, be sensitive to gender and vulnerability issues (e.g., with content to raise awareness of the importance of understanding specific concerns that different user groups may be facing (such as women, the elderly or disabled users) and of surveying both male and female household members where surveyors need to consult residents under the cadastral renovation exercises of field based improvements of location and information accuracy.)

COMPONENT 4. PROPERTY VALUATION: The main definition of the component remains unchanged. However, the exact activities to be included under the property valuation component will be decided by the Government based on the evaluation of the final reports and outcomes of the completed and ongoing pilots under the original Project and through a consultation process which would be supported under the AF. This would be achieved by evaluating the outcomes of all pilot mass valuation done by TKGM after completion and facilitating policy discussion and consultation through workshops among stakeholders and study visits. Options for policy discussions would include workshops to discuss international best practices based on a range of country systems. Based on the findings from evaluation of pilots and feedback from the consultation process the component may support; (i) potential financing of further mass valuation,; and/or (ii) potential design of data management and information systems for improved land administration and for land management.

COMPONENT 5. PROJECT MANAGEMENT: The main definition of the component remains unchanged. This component will be financed by the Bank, and the component allocation is revised to reflect the updated cost.

Current Component Name	Proposed Component Name	Current Cost (EURO)	Proposed Cost (EURO)	Action
CADASTRE AND LAND REGISTRY RENOVATION AND UPDATING	CADASTRE AND LAND REGISTRY RENOVATION, DATA IMPROVEMENT AND UPDATING	106.00	216.75	Revised
IMPROVED SERVICE DELIVERY	IMPROVED SERVICE DELIVERY	17.10	17.97	Revised
HUMAN RESOURCES AND INSTITUTIONAL DEVELOPMENT	HUMAN RESOURCES AND INSTITUTIONAL DEVELOPMENT	0.02	1.63	Revised
PROPERTY	PROPERTY	0.92	1.55	Revised

VALUATION	VALUATION			
PROJECT MANAGEMENT	PROJECT MANAGEMENT	0.96	3.00	Revised
	Total:	125.00	240.90	

Other Change(s)

Change in Implementing Agency

Explanation:

Undersecretariat of Treasury is indicated as "Implementing Agency" in the system due to a system error. Therefore Undersecretariat of Treasury is replaced with TKGM to reflect the actual situation under the original loan as well as the AF.

Implementing Agency Name	Type	Action
General Directorate for Land Registry and Cadastre	Implementing Agency	No Change
Undersecretariat of Treasury	Implementing Agency	Marked for Deletion

Change in Institutional Arrangements

Explanation:

The organizational structure for project management has been updated based on experience gained by TKGM since 2008. The project management and coordination team (PCU) will primarily consist of TKGM staff during the implementation period of the AF, as it has been since the beginning of the project. TKGM will strengthen the monitoring and evaluation function of the PCU by assigning more staff for this function which has already been mainstreamed with TKGM's regular monitoring of its own Strategic Plan. TKGM will continue to benefit from services of individual consultants for procurement and financial management and will strengthen the PCU as needed for timely and efficient implementation of the project.

Change in Financial Management

Explanation:

There are no major changes in the financial management arrangements. The existing systems will be used for the AF with further tailoring to reflect the new financing arrangements where a joint co-financing mechanism will be introduced for Government counterpart funds: The same financial management principles would apply to the Government funds allocated for the project as the Bank funding.

Disbursement. The disbursement arrangements in the AF will differ from the original loan in that TKGM

will provide joint co-financing to the AF portion of the Project. The ongoing original Project consists of 100% Bank financing without any government contributions ear-marked for specific project activities. The Bank funds will be disbursed as per the categories and percentages stipulated in the loan agreement with possibility of retroactive financing.

Financial Management. The financial management arrangements of the original Project are rated as highly satisfactory. The implementing agency is in full compliance with the FM covenants of the loan agreements and maintains adequate financial management systems and meets the reporting and auditing requirements. There are no overdue financial or audit reports. The proposed AF would not require major changes in the financial management arrangements established under the original Project. The flow of funds, accounting, reporting and auditing will continue to be the responsibility of the Cadaster Department through the financial management unit of the Project Coordination Unit (PCU). There will be a minimum of two adequately qualified financial management staff in the PCU to support the implementation.

TKGM will ensure that the AF Project expenditures are accounted for including the co-financing from the Government budget. All accounting, internal controls and reporting systems will be adjusted to reflect these new co-financing arrangements. For that purpose, through the PCU, TKGM will prepare a chart of accounts for the AF, tailor its accounting software and establish the internal control procedures that will enable them to capture the information and documents supporting the co-financing from the Government budget in the same way they currently do for the IBRD funds. TKGM will continue to provide quarterly interim un-audited financial reports (IFRs) throughout the lifetime of the Project.

The AF Project accounts will be subject to external audit by the Treasury Controllers. The audited project financial statements and the auditors' management letter will be submitted to the World Bank within six months after each calendar year-end until the completion of the use of funds.

Change in Procurement

Explanation:

There are no major changes in the procurement arrangements.

The contracts awarded and signed according to the applicable Procurement and Consultant Guidelines under the original Loan Agreement, but not completed as of original loan closing date will be eligible for financing under the AF and these contracts are provided in the procurement plan as ongoing contracts.

If the initiation of the procurement processes occurred before July 09, 2015, Guidelines for Procurement under IBRD Loans and IDA Credits, dated May 2004 and revised in October 2006 (2006 Procurement Guidelines), Guidelines: Selection and Employment of Consultants by World Bank Borrower dated May 2004 and revised in October 2006 (2006 Consultant Guidelines), and provisions of Original Loan Agreement will be applied for the procurement processes. If the initiation of the procurement processes occurred on and after July 09, 2015, the project will be implemented in accordance with the World Bank's Guidelines: Procurement of Goods, Works and Non-Consulting Services under IBRD Loans and IDA Credits & Grants by the World Bank Borrowers dated January 2011 (revised July 2014) (Procurement

Guidelines); and Guidelines: Selection and Employment of Consultants under IBRD Loans and IDA Credits & Grants by World Bank Borrowers dated January 2011 (revised July 2014) (Consultant Guidelines) and the provisions stipulated in the Loan Agreement. The World Bank's "Guidelines on Preventing and Combating Fraud and Corruption in Projects Financed by IBRD Loans and IDA Credits and Grants", dated October 15, 2006 and revised in January 2011 (Anti-Corruption Guidelines) will apply to the project.

There are no changes to the procurement methods to be used. Thresholds related to the procurement methods and Bank's review methods are reflected in the procurement plan taking the ongoing project's procurement capacity, experience, performance and the revised Procurement and Consultant Guidelines into consideration. The initial version of the agreed procurement plan that covers expenditures under the Project to be financed jointly by the Bank and Government funds is attached as Annex 4 without disclosing the cost estimates.

All project activities, including Government funded ones, would be implemented by using the Bank's procurement procedures based on successful and efficient experience under the original loan.

Change in Implementation Schedule

Explanation:

The implementation schedule is updated to reflect the AF activities and timeline.

Appraisal Summary

Economic and Financial Analysis

Explanation:

The economic and financial analysis (Cost Benefit Analysis or CBA) is based on a conservative set of assumptions, and developed upon a partial view of potential project benefits. A more detailed CBA based on the entire range of possible project benefits would reveal much higher rates of return than those drawn from the analysis.

For analytical purposes, the project is assumed to generate economic benefits (incremental value) emanating from (a) greater access to better information for all citizens, (b) savings to public entities as a result of avoided costs, (c) some limited investments in the land itself resulting from the more conducive environment offered by improved records, and (d) induced property sales as a result of improved cadastral records. These benefits were quantified by adopting some assumptions in order to perform the CBA.

Economic Rate of Return (ERR) Estimate: The project's ERR is estimated at 22% for the benefits listed above in conjunction with all project costs exclusive of taxes and retroactive payments for the next 5 years. The NPV for the project without induced sales is US\$ 5.44 million, which qualifies it as a feasible project (because it suffices to establish that the NPV > 0). The cost benefit ratio is estimated at 1.08.

Financial Rate of Return (NPV): The project's FRR is estimated at 32%. About half of the financial

benefits accrue from transaction fee income earned on induced sales. The project financial NPV is US\$ 63.58 million and its cost benefit ratio is 1.89.

Over the planning horizon of 10 years it is expected that TKGM will generate incremental economic value of some US\$ 108 million, which also corresponds to its incremental fee income net of taxes. During the same period, some 540,000 induced transactions would occur that can be attributed to the project's interventions. TKGM is expected to earn total transaction fee income amounting to US\$ 200 million.

Fiscal Analysis: It is expected that TKGM will generate net incremental fiscal income amounting to US\$ 244 million over the planning horizon of 10 years.

A detailed analysis including all assumptions has been prepared and retained in the project files.

Technical Analysis

Explanation:

The project will perform primarily cadastral renovation and digitization. The renovation activity under the AF will cover 2.1 million parcels, while cadastral digitization will target some 2.5 million parcels, for a total of some 4.6 million parcels. It should be noted that overall reported and inventoried cadastral renewal needs some 30.1 million parcels for both renovation under 22/a and digitization under 22/a Annex 1. At the end of the AF period, it is estimated that some 10.6 million parcels will have been updated. The earlier Bank support under the original loan covered some 4.8 million parcels, with some 1.2 parcels being completed by the Government. Detailed technical review shows that an outstanding (unfinished) stock of some 19.5 million parcels will have to be addressed in later stages after the AF has been completed.

Basic Project Intervention Model? The project's intervention model under the additional financing involves improving and updating cadastral maps and related information for 4.6 million land parcels. TKGM distinguishes between two types of land parcels for organizing and maintaining spatial data. The first category is the cadastral parcels which comprise farm land or vacant land in the rural and peri-urban (mucavir alan in Turkish) areas. The second category of parcels comprises the so-called development (zoning) parcels in urban areas where municipal governments implement urban plans. The project's output consists of renovated or improved records for cadastral parcels which are distinct from urban zoning parcels.

What Does Renovation Comprise? Renovation is a technical and legal process that seeks to update and rectify outdated and erroneous cadastral information in accordance with highly accurate boundary definitions based on geo-referenced corner point coordinates that uniquely determine the spatial location of the parcel. This technical endeavor involves rectifying and improving the spatial data and records by utilizing state of the art technology and a modern approach to boundary demarcation which, once established, leaves little room for boundary disputes. The end product of cadastral renovation is improved cadastral maps in both digital and paper format. The latter is being required from the renovation contractors, but the agency can itself continue producing the requisite paper maps in the future after recording any intervening changes. The types of human and other errors that create a need for cadastral renovation may be due to incorrect field measurements, imperfect drawing or draftsmanship, un-calibrated or crude technical instruments, and calculation mistakes that can usually be associated with inadequate

technology and physical means that prevailed during the past in Turkey, when the establishment cadaster (or first cadastre) was being instituted by TKGM. To this list we must also add the physical wear and tear of the maps which can no longer be sustained in service. In certain instances, an existing cadastral map may have very limited match with the realities and features on the ground. As such, renovation does not constitute new cadaster. It is simply renewing or renovating the existing cadaster in keeping with today's requirements for spatially enabled societies and e-Government applications.

What is Digitization? Digitization is a lower cost (by 25%), shorter-duration (by one full quarter) and more flexible technical alternative to cadastral renovation, whilst it produces the same end product as cadastral renovation. Due to built-in flexibilities, digitization allows TKGM broader latitude in defining the priorities and deciding upon the appropriate interventions. Unlike 22/a applications, according to law, digitization does not require a specific set of technical criteria for cadastral renewal, and TKGM can use its professional discretion in prioritizing the needs in accordance with demand and economic conditions. Part of the digitization work can be carried out at the office, with attendant cost savings, while cadastre renovation is fundamentally a field based activity. Therefore, one of the attractive features of cadastral digitization is that the related unit costs are 25% lower than those of cadastral renovation, and hence would allow for a greater and faster coverage of TKGM's needs under resource limitations. It should be noted that TKGM will be implementing cadastral digitization at a large scale for the first time under the proposed AF. This is an important milestone because it marks a departure from rigid cadastral methods to flexible approaches.

Cadastral Parcel Defined: Under the AF, the bulk of the project work aims to renovate cadastral parcels. In Turkey, a cadastral parcel is the principal proprietary land unit which serves as the fundamental element of spatial organization of land information in the country. Alternatively stated, a cadastral parcel is an unambiguously defined unit of land within which unique property rights and interests are recognized. Depending upon its location, the average size of a cadastral parcel in Turkey is about 1 hectare , while that of an urban development (or zoning) parcel in the city is less than 1 decare for apartment buildings, and a quarter of a decare for individual housing plots. A cadastral parcel should never be confused with an urban development parcel. The latter is generated by the sub-division of cadastral parcels as a result of the application of municipal development (urban) plans. As such there is a considerable size difference between cadastral and development parcels as noted above.

All technical work done so far under the original loan and the new approaches that would be followed under the AF would contribute to much broader benefits as explained below:

Establishment of a Base for NSDI and e-Government: The project seeks to contribute to improving the quality and effectiveness of public services through spreading and making effective e-government applications. Its specific objective is to improve the effectiveness and efficiency of the land registry and cadastre maps, records and associated services. The project will also help the Government to implement the INSPIRE directive of the European Union and launch a national Geoportal (under development) using land records and maps as the fundamental base spatial data for Geoportal's services. The bulk of the financial resources under this AF will be dedicated to renovating and updating cadastre and land registry data in digital cadastre and land registry applications and developing policies and regulations related with digital land administration, land management, and spatial e-services and improving service delivery and

expanding the availability of digital land registry and cadastre information to public and private entities and users.

Property Valuation: The AF includes evaluation of pilot mass valuation in consultation with stakeholders and facilitating policy discussion for the future. This is a long term process that would contribute toward addressing one of Turkey's most important development challenges. Activities to be included under the property valuation component will be decided at a later stage based on an evaluation of the final reports and outcomes of the completed and ongoing pilots under the Original Project. Hence, property valuation was excluded in the present economic and financial analysis.

MEGSIS Completion: MEGSIS is the principal instrument through which much of the envisaged project related services will be furnished. There are about 57 million land parcels in the MEGSIS system. However, there are only some 20 million parcels in the MEGSIS with definitive data, with updated spatial features and geo-referenced coordinates defined in keeping with the ITRF. While all the 57 million parcels can be queried in conjunction with the ownership data by Turkish citizens, some 37 million parcels are still being represented by preliminary (but legal) cadastral data which need to undergo improvements. When fully completed, Turkey LRCMP will have supported renovation of some 6 million cadastral parcels from the existing stock. The Additional Financing project will support renovation of another 4.6 million renovated parcels and will carry MEGSIS a higher level completeness and functional utility.

Expand both Private and Public Sector Use of Cadastral Data: The project investments would enhance private citizens' and public agency access to cadastral data while increasing the number of public sector users from the current 200 to 600 connected to TAKBIS and MEGSIS and would expand the datasets TKGM makes available for the public via the e-government portal. All activities that relate to improvement of spatial data for e-governance would be funded by TKGM resources and a task team would continue to provide technical advice.

Project's Target Land Area: The project covers a very large land area estimated at some 46,000 km² (some 6% of the entire country's land area). To put this magnitude in perspective, we compare it with some countries in the Balkans. The project's targeted land area individually exceeds the land areas under some countries, such as Albania (29,000 km²) and Slovenia (20,000 km²), and is close to the combined land areas under three countries: Kosovo (11,000 km²), FYR Macedonia (26,000 km²) and Montenegro (14,000 km²). Therefore, given its significant size, this project has both micro- and macro-economic implications in terms of the potential impacts it would generate.

Large Infrastructural Projects: The basic renovation techniques employed by TKGM are well suited to serve the purposes of larger scale and demand driven renovation in contiguous areas, particularly where the users are prepared to cooperate, such as volunteer information and participate actively in project implementation. Such instances might sometimes involve large infrastructural projects where expropriations are considered.

Rapid Urbanization in Turkey: Turkey has been facing very high urbanization rates over the last several decades. For this reason, it has been a challenge for the Government to cope with the provision of high quality technological services to the citizens. In major cities, where residential, industrial and commercial

construction is taking place at a rapid pace, TKG M (or affiliated agency LIHKAB) services related to property surveys and subdivisions are overburdened under the increasing demand. Most secondary city areas have grown in size, some by at least 50 % into rural areas in the last decade. The recent Metropolitan Municipality Law expanded the metropolitan city boundaries to provincial boundaries in all 30 existing and new metropolitan municipalities. The resulting high demand for urbanization calls for urban development plans which in turn require cadastral data and services from both the public and private sectors.

Urban Development (Zoning) and Land Consolidation Projects: Cadastral renovation is well suited to meet the information needs of (a) land consolidation, (b) urban zoning and (c) urban renewal projects because it helps correct all spatial errors and omissions on the maps that would impact property rights before integrated cadastral rearrangements can be considered - which can also remedy deficiencies in ownership and other non-spatial aspects not specifically addressed under isolated renovation efforts by providing incentives for the owners to voluntarily update their ownership records.

Renovation efforts undertaken either before or in parallel with (concurrently) with zoning and land consolidation works have reportedly been adding significant economic value and where the costs of renovation are largely dwarfed relative to the costs of the principal investment activity. A concurrent implementation of cadastral renovation and municipal development (zoning) would allow for effective communication between the concerned parties, and help update the property ownership records as well. Reportedly, cadastral parcels possessing improved maps are more likely to undergo conversion into city land which unleashes significant benefits to the parties concerned. This happens under the so-called Article no 18 through the implementation of urban development plans.

Revamping of the Turkish Surveying Industry: Over the last six years, cadastral renovation proved a well-timed and convenient avenue for the private surveying industry to thrive, and expand its employment, while also offering significant cost savings due to the underlying learning effects and healthy competition. Further establishment and strengthening of the Turkish private surveying sector capacity is an assurance of greater cost effectiveness, savings and higher quality work in the future. In fact, the first time the Bank witnessed the private sector's involvement in TKG M operations was also in connection with Bank funded operations such as MEER and ARIP.

Social Analysis

Explanation:

The proposed Additional Financing does not present social issues different from those already covered under the original loan. Cadastre renovation under Component 1 seeks to update and rectify outdated and erroneous cadastral information. This does not involve involuntary land acquisition or any change to existing property rights, therefore OP 4.12 was not triggered under the original project and need not be triggered under this project. This cadastral renovation improves records and remedies deficiencies in ownership documentation, which has the positive social impacts of ensuring that owners are able to more easily document ownership of better defined plots and to benefit from secondary effects of improved records, such as access to credit. Component 2's objective of improved service delivery for land registry and cadastral services has been monitored under the original project through citizen satisfaction surveys,

which will continue under the Additional Financing. Significant improvement in citizen satisfaction regarding service delivery has been recorded so far. Satisfaction has increased from 40% to 85% between April 2008 and April 2014.

The attention to female owners under the original project will continue under Additional Financing. Out of the 2,100,000 land parcels registered as of April 2014, 798,000 land parcels were registered to women (38% of total parcels). Efforts to reach out to female owners will be increased by ensuring that the trainings provided to registration staff are gender sensitive, i.e. with content to raise awareness of the importance of understanding specific concerns that different user groups may be facing (such as women, the elderly or disabled users) and of surveying both male and female household members, where surveyors need to consult residents under the cadastral renovation exercises of field based improvements of location and information accuracy. The project will also look into increasing female surveyors of cadasters, which can also help to bridge this gender concern. Finally, gender-disaggregated results from the customer satisfaction surveys are incorporated into the project result framework in order to capture any differences in satisfaction (as a measure of access and user-friendliness and possible differing experiences of male and female users) between men and women, and better understand the causes and address these in the gender-informed trainings and by providing tailored information to specific user groups.

Environmental Analysis

Explanation:

Changes foreseen for the AF will not have any impacts related to environment or safeguard requirements. Cadastre renovation, technical assistance for improved service delivery will not add any extra environmental safeguard requirements to the project. However, since the simple construction works are still ongoing under the original loan, it was decided that the environmental category of this AF is kept as 'B'. All the environmental safeguard documents and implementation arrangements are in place for the original loan, so there will be no environmental safeguard requirements, neither for the preparation nor for the implementation, for this additional finance project.

Risk

Explanation:

The overall risk assessment of the AF is rated as moderate.

V. World Bank Grievance Redress

Communities and individuals who believe that they are adversely affected by a World Bank (WB) supported project may submit complaints to existing project-level grievance redress mechanisms or the WB's Grievance Redress Service (GRS). The GRS ensures that complaints received are promptly reviewed in order to address project-related concerns. Project affected communities and individuals may submit their complaint to the WB's independent Inspection Panel which determines whether harm occurred, or could occur, as a result of WB non-compliance with its policies and procedures. Complaints may be submitted at any time after concerns have been brought directly to the World Bank's attention, and Bank Management has been given an opportunity to respond. For information on how to submit complaints to the World Bank's corporate Grievance Redress Service (GRS), please visit <http://www.worldbank.org/GRS>. For information on how to submit complaints to the World Bank Inspection Panel, please visit www.inspectionpanel.org.

Results Framework and Monitoring
TURKEY LAND REGISTRY AND CADASTRE MODERNIZATION PROJECT

No	Indicator Name	Core	Status	Unit of Measure	Base line (2008)	Target Values										Frequency	Data Source/ Methodology	Responsibility for Data Collection
						2011	2012	2013	2014	2015	2016	2017	2018	2019	2020			
PROJECT DEVELOPMENT OBJECTIVE LEVEL RESULTS INDICATORS																		
1	Improved Customer Satisfaction for land registry and cadastre services ²	<input type="checkbox"/>	Revised	% of satisfied customer	40%	70%	75%	80%	85%	85%	87%	89%	91%	93%	95%	Annual	TKGM data/Surveys	TKGM
2	Reduced Number of cadastre disputes ³	<input type="checkbox"/>	Revised	Number	4%	2.5%	2.3%	2.2%	2%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	Annual	TKGM data	TKGM
3	Reduction in time to deliver cadastre data requests ⁴	<input type="checkbox"/>	Revised	Days	7	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	Annual	TKGM data/Surveys	TKGM

² Gender disaggregated data is provided for this indicator at each reporting period/ -For the Year 2011: Woman: 36% Man: 64%

- For the Year 2012: Woman: 38% Man: 62%- For the Year 2013: Woman: 38% Man: 62%

- Evaluations regarding the 2014 customer satisfaction will be published in the first quarter of 2015

³ This target refers to cases that get referred to courts following cadastre renovation work and targets are kept the same to monitor the good performance reached.

⁴ The baseline was 1 week and the end of Project target was 2 hours under the original project. The targets are kept the same to monitor the good performance reached.

No	Indicator Name	Core	Status	Unit of Measure	Base line (2008)	Target Values										Frequency	Data Source/ Methodology	Responsibility for Data Collection
						2011	2012	2013	2014	2015	2016	2017	2018	2019	2020			
4	Increase number of external users who have on-line/off-line access to digital cadastre information ⁵	<input type="checkbox"/>	Revised	Number	0	24	35	45	50	550	600	650	700	750	800	Every 6 months	Progress Report	TKGM
INTERMEDIATE RESULTS INDICATORS																		
Component 1: Cadastre and Land Registry Renovation, Data Improvement and Updating																		
1	Parcels renovated/ updated in digital format	<input type="checkbox"/>	Revised	Parcels	0	400,000	900,000	2,000,000	3,100,000	4,100,000	4,800,000	5,600,000	6,700,000	7,900,000	9,400,000	Every 6 months	Progress Report	TKGM
1.1	Parcels renovated	<input type="checkbox"/>	New brk.	Parcels	0	400,000	900,000	2,000,000	3,100,000	4,100,000	4,800,000	5,400,000	6,000,000	6,600,000	6,900,000	Every 6 months	Progress Report	TKGM
1.2	Parcels digitized	<input type="checkbox"/>	New brk.	Parcels	0	-	-	-	-	0	0	200,000	700,000	1,300,000	2,500,000	Every 6 months	Progress Report	TKGM

⁵ The original target was 18. As this has already exceeded, the target is increased to 50

No	Indicator Name	Core	Status	Unit of Measure	Base line (2008)	Target Values										Frequency	Data Source/ Methodology	Responsibility for Data Collection
						2011	2012	2013	2014	2015	2016	2017	2018	2019	2020			
2	Target population with use or ownership right recorded as a result of the project ⁶	<input checked="" type="checkbox"/>	Revised	Number	0	1,200,000	2,700,000	6,000,000	9,300,000	9,300,000	10,500,000	12,500,000	15,000,000	17,500,000	21,000,000	Every 6 months	Progress Report	TKGM
3	Land parcels with use or ownership rights recorded as a result of the project	<input checked="" type="checkbox"/>	Revised	Parcels	0	400,000	900,000	2,000,000	3,100,000	4,100,000	4,800,000	5,400,000	6,000,000	6,600,000	6,900,000	Every 6 months	Progress Report	TKGM
3.1	Land parcels with use or ownership rights recorded as a result of the project-female	<input checked="" type="checkbox"/>	Revised	Parcels	0				798,000						2,415,000	Every 6 months	Progress Report	TKGM

⁶ Gender disaggregated data is provided for this indicator at each reporting period

- For the Year 2012: Woman: 35% Man: 65%

- For the year 2013: Woman: 38% Man: 62%

- For the year 2014: Woman: 40% Man: 60%

No	Indicator Name	Core	Status	Unit of Measure	Base line (2008)	Target Values										Frequency	Data Source/ Methodology	Responsibility for Data Collection
						2011	2012	2013	2014	2015	2016	2017	2018	2019	2020			
4	Target land area with use or ownership rights recorded as a result of the project	<input checked="" type="checkbox"/>	Revised	ha	0	600,000	900,000	1,900,000	2,800,000	2,800,000	3,500,000	4,000,000	4,500,000	5,000,000	5,500,000	Every 6 months	Progress Report	TKGM
5	Base maps including orthophotos are available to government agencies ⁷	<input type="checkbox"/>	No change	Square km	0	40,656	95,000	114,000	140,000	140,000						Every 6 months	Progress Report	TKGM
6	Cadastre data converted to new database and harmonized with registration data.	<input type="checkbox"/>	No change	Number	0	30,000,000	48,000,000	51,000,000	55,000,000	55,000,000						Every 6 months	Progress Report	TKGM
7	Cadastre and registration data integrated.	<input type="checkbox"/>	No change	Number	0	19,000,000	45,000,000	47,500,000	50,000,000	50,000,000						Every 6 months	Progress Report	TKGM

⁷ The original target was 40.000sq kms. As this has already exceeded, the target is increased to 140.000sq kms

No	Indicator Name	Core	Status	Unit of Measure	Base line (2008)	Target Values										Frequency	Data Source/ Methodology	Responsibility for Data Collection
						2011	2012	2013	2014	2015	2016	2017	2018	2019	2020			
8	Data available in new Cadastre Data Consolidation system.	<input type="checkbox"/>	Revised	Number	0	19,000,000	22,000,000	23,500,000	25,000,000	20,000,000	22,000,000	24,000,000	26,000,000	28,000,000	30,000,000	Every 6 months	Progress Report	TKGM
Component 2: Improved Service Delivery																		
9	Design of model office is completed by end of first year of project implementation	<input type="checkbox"/>	No change	Text	None	Design Completed				Design Completed						Every 6 months	Progress Report	TKGM
10	Model offices constructed	<input type="checkbox"/>	No change	Number model offices	0	0	1	1	3	3						Every 6 months	Progress Report	TKGM
11	Average number of days to complete the recordation of a purchase/sale of a property in the land administration system.	<input type="checkbox"/>	Revised	Number per day	1				0.25	0.25	0.25	0.25	0.25	0.25	0.25	End of Project	TKGM data/Surveys	TKGM

No	Indicator Name	Core	Status	Unit of Measure	Base line (2008)	Target Values										Frequency	Data Source/ Methodology	Responsibility for Data Collection
						2011	2012	2013	2014	2015	2016	2017	2018	2019	2020			
11.1	Average number of days to complete the recordation of a purchase/sale of a property in the land administration system.- Urban	<input checked="" type="checkbox"/>	Revised	Number per day	1				0.25	0.25	0.25	0.25	0.25	0.25	0.25	End of Project	TKGM data/Surveys	TKGM
12	Policy on access and charges of land registry and cadastre data is prepared and approved	<input type="checkbox"/>	No change	Text	Not Done	Completed				Completed					-	Every 6 months	Progress Reports	TKGM
13	Number of information requests increases by 10 million per year	<input type="checkbox"/>	Revised	Number that access through	0	6,000,000	7,000,000	8,000,000	9,000,000	9,000,000	130,000,000	140,000,000	150,000,000	160,000,000	170,000,000	Every 6 months	Progress Reports	TKGM

Component 3: Human Resources and Institutional Development

No	Indicator Name	Core	Status	Unit of Measure	Base line (2008)	Target Values										Frequency	Data Source/ Methodology	Responsibility for Data Collection
						2011	2012	2013	2014	2015	2016	2017	2018	2019	2020			
14	Strategic Plan prepared and approved	<input type="checkbox"/>	Revised	Text	0	Done for 2010-14			Prepared for 2015-19					Prepared for 2020-2024		Every 6 months	Progress Reports	TKGM
15	Number of TKGM staff trained for capacity building ⁸	<input type="checkbox"/>	Revised	Number	0	2	4	6	7	7	1,000	2,000	3,000	4,000	5,000	Every 6 months	Progress Reports	TKGM
16	Completed number of study visits.	<input type="checkbox"/>	Revised	Number	0	0	2	4	5	5	6	7	9	10	11	Every 6 months	Progress Reports	TKGM
Component 4: Property Valuation																		
17	Detailed design for pilot completed and pilot areas selected for Property Valuation	<input type="checkbox"/>	No change	Text	0		Design completed, pilot areas selected			Pilots completed						Every 6 months	Progress Reports	TKGM

⁸ The description of the indicator is revised. Training programs were monitored by number of training sessions under the original loan. However the monitoring will be done in terms of number of participants under the additional financing.

No	Indicator Name	Core	Status	Unit of Measure	Base line (2008)	Target Values									Frequency	Data Source/ Methodology	Responsibility for Data Collection	
						2011	2012	2013	2014	2015	2016	2017	2018	2019				2020
18	Evaluation of mass valuation pilots completed and policy options developed	<input type="checkbox"/>	New	Text	None						Completed					Every 6 months	Progress Reports	TKGM
19	Draft property valuation policy is completed and submitted to inform Government's policy discussion.	<input type="checkbox"/>	Revised	Text	0						Completed					Every 6 months	Progress Reports	TKGM

Estimated Project Costs

Table 1. Estimated Project Cost by Component (EURO million)*⁹

Project Cost By Component and/or Activity	Original Loan	Additional Financing	Total
Component 1: Cadastre and Land Registry Renovation, Data Improvement and Updating	106.00	110.75	216.75
Component 2: Improved Service Delivery	17.10	0.87	17.97
Component 3: Human Resources and Institutional Development	0.02	1.61	1.63
Component 4: Property Valuation	0.92	0.63	1.55
Component 5: Project Management	0.96	2.04	3.00
Total Project Cost	125.00	115.90	240.90

Table 2. Co-financing by Component (EURO million)

Cost By Component and/or Activity	Bank Financed	Government Financed	Total
Component 1: Cadastre and Land Registry Renovation, Data Improvement and Updating	76.37	34.38	110.75
Component 2: Improved Service Delivery	0.78	0.09	0.87
Component 3: Human Resources and Institutional Development	1.45	0.16	1.61
Component 4: Property Valuation	0.57	0.06	0.63
Component 5: Project Management	1.83	0.21	2.04
Total	81.00	34.90	115.90

⁹ The original loan and the additional financing are in Euro terms while the Bank records are in US\$. For conversion 1 EURO = A.118 USD as of June 30,2015

Estimated Project Costs

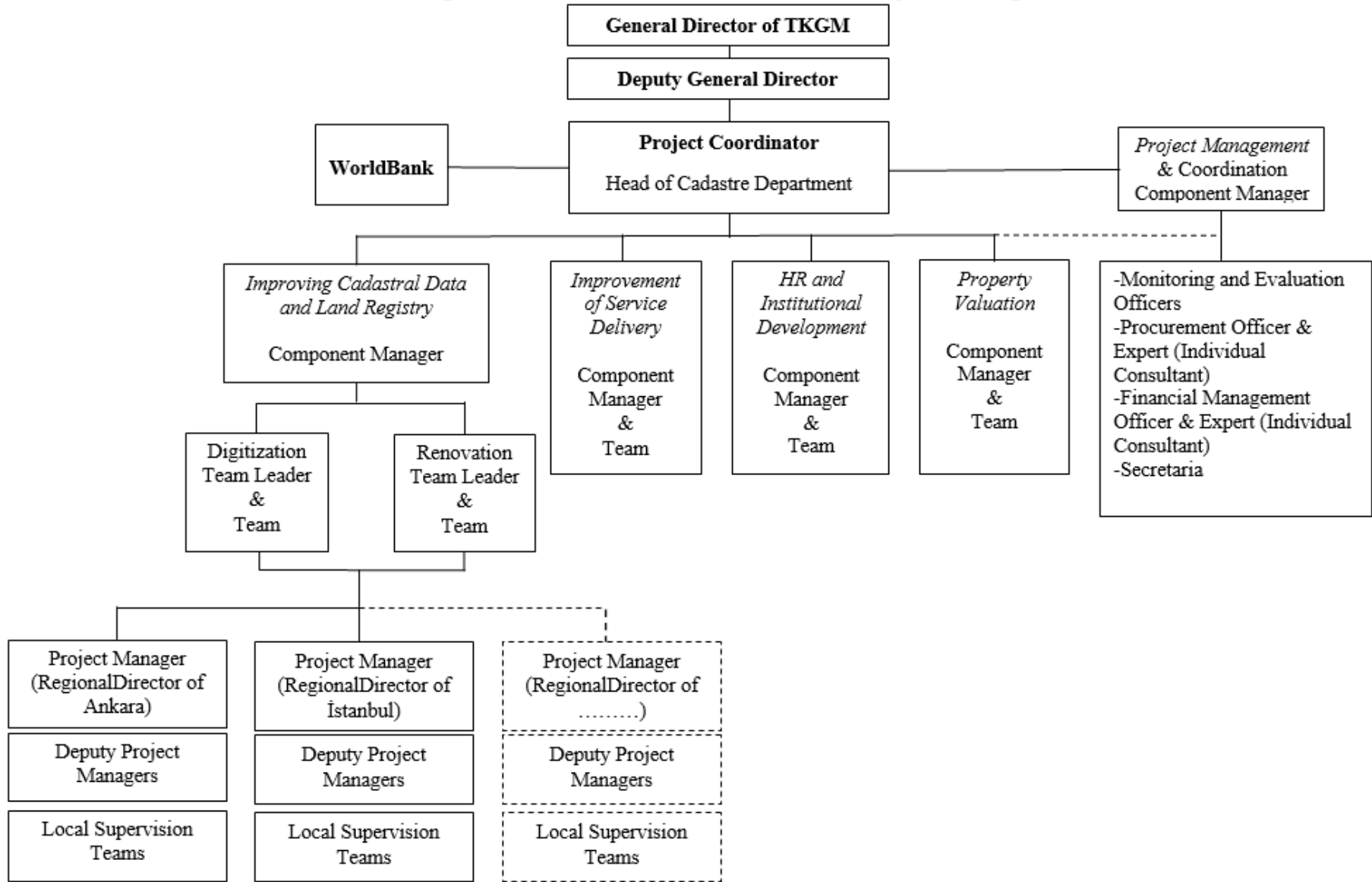
Table 1. Estimated Project Cost by Component (USD million)

Project Cost By Component and/or Activity	Original Loan	Additional Financing	Total
Component 1: Cadastre and Land Registry Renovation, Data Improvement and Updating	118.51	123.77	242.28
Component 2: Improved Service Delivery	19.12	0.97	20.09
Component 3: Human Resources and Institutional Development	0.02	1.80	1.82
Component 4: Property Valuation	1.03	0.71	1.74
Component 5: Project Management	1.07	2.25	3.32
Total Project Cost	139.75	129.50	269.25

Table 2. Co-financing by Component (USD million)

Cost By Component and/or Activity	Bank Financed	Government Financed	Total
Component 1: Cadastre and Land Registry Renovation, Data Improvement and Updating	85.34	38.43	123.77
Component 2: Improved Service Delivery	0.87	0.10	0.97
Component 3: Human Resources and Institutional Development	1.62	0.18	1.80
Component 4: Property Valuation	0.64	0.07	0.71
Component 5: Project Management	2.03	0.22	2.25
Total	90.50	39.00	129.50

Organizational Structure of TKMP AF Project Management



PROCUREMENT PLAN
LAND REGISTRY AND CADASTRE MODERNIZATION PROJECT
ADDITIONAL FINANCE
Initial Version V.0

I. General**1. Project Information**

Country	: Turkey
Borrower	: Republic of Turkey
Project Name	: Land Registry and Cadastre Modernization Project AF
Loan No	: 7537-TU
Implementing Agency	: General Directorate of Land Registry and Cadastre (TKGM)

2. Bank's Approval Date of the Procurement Plan:

Original: 29 May 2015

3. Date of General Procurement Notice:

1-Jul-2015

4. Period Covered with this procurement plan:

01 September 2016 - 31 December 2020

5. Loan Closing Date:

31-Dec-20

II. Goods and Technical Services**1. Prior Review Threshold :** Procurement decisions subject to Prior Review by the Bank as stated in Appendix 1 to the Procurement Guidelines.

Procurement Method	Procurement Method Threshold	Prior Review Threshold
International Competitive Bidding (ICB)	Default Method (No procurement method threshold)	All Goods contracts valued \geq \$2,000,000 and irrespective of their value first ICB contract for Goods
	Default Method (No procurement method threshold)	All Works contracts valued \geq \$5,000,000 and irrespective of its value first ICB contract for Works
	Default Method (No procurement method threshold)	All Technical Services bid packages (more than one slice) in total valued \geq \$20,000,000 and irrespective of its value first ICB contract for Technical Services
National Competitive Bidding (NCB)	Contracts valued $<$ \$2,000,000 - Goods	First NCB contract for Goods
	Contracts valued $<$ \$15,000,000 - Works	All Works contracts valued \geq \$5,000,000 and irrespective of its value first contract for Works
	Bid packages (more than one slice) valued in total $<$ \$20,000,000 - Technical Services	All Technical Services bid packages (more than one slice) in total valued \geq \$20,000,000 and irrespective of its value first two contracts for Technical Services
	Contracts valued $<$ \$500,000 - Non-Consulting Logistical Services	All Logistical Services contracts valued \geq \$500,000 and irrespective of its value first contract for Logistical Services
Shopping	Contracts valued $<$ \$ 100,000 - Goods	First contract of each category
	Contracts valued $<$ \$ 200,000 - Works	
	Contracts valued $<$ \$ 200,000 - Logistic services for workshops and similar events	
Direct Contracting	No threshold	All contracts are subject to prior review

III. Selection of Consultants**1. Prior Review Threshold :** Selection decisions subject to Prior Review by the Bank as stated in Appendix 1 to the Consultant Guidelines

Selection Method	Selection Method Threshold	Prior Review Threshold
Quality and Cost Based Selection (QCBS)	Default Method (No selection method threshold)	Contracts valued \geq \$ 350,000 and Irrespective of contract amount
Least Cost Selection (LCS)	No selection method threshold	Contracts valued \geq \$ 350,000 and (i) first contract of QCBS package; and (ii) first package of each other selection methods subject to prior review
Quality Based Selection (QBS)	No selection method threshold	Contracts valued \geq \$ 350,000 and
Selection Based on Consultants Qualification (CQS or CQ)	Contracts valued $<$ \$ 300,000	
Single Source Selection of Firms (SSS)	No selection method threshold	All contracts are subject to prior review
Individual Consultants (IC)	No selection method threshold	Contracts valued \geq \$ 100,000 and the first individual consultant contract and all single source individual contracts are subject to Bank's prior review irrespective of contract amount. ToRs for individual consultant contracts are all subject to prior review by the Bank.

The selection of any audit, procurement or legal consultants financed by the project, even those are below prior review threshold, shall be sent to the Bank for prior review.

2. Short list comprising entirety of national consultants: Short list of consultants for services estimated to cost less than US\$ 500,000 equivalent per contract, may comprise entirety of national consultants in accordance with provisions of paragraph 2.7 of the Consultant Guidelines.**IV. Any Other Special Procurement Arrangements:**

The following contracts originally signed under the original loan are eligible for financing from AF: (i) individual consultants of the PMU selected according to Consultant Guidelines under TKMP original loan and whose contracts have been extended to continue under TKMP-AF, (ii) firms contracted for Technical Services according to Procurement Guidelines under TKMP original loan and whose contracts have been signed but not completed as of TKMP loan closing date as listed below:

- (i) TA to PMU (procurement specialist, financial management specialist)
- (ii) TS.12.Group 11 Cadastral Renovation Works Contracts in 2012
- TS.14.Group 13 Cadastral Renovation Works Contracts in 2013
- TS.15.Group 14 Cadastral Renovation Works Contracts in 2014
- TS.16.Group 15 Cadastral Renovation Works Contracts in 2014
- TS.17.Group 16 Cadastral Renovation Works Contracts in 2014
- TS.18.Group 17 Cadastral Renovation Works Contracts in 2014

V. Procurement Packages with Methods and Time Schedule

- The estimated costs in the attached tables (sheets) include all the taxes (including VAT).

**LAND REGISTRY AND CADASTRE MODERNIZATION PROJECT
ADDITIONAL FINANCE (AF)**

PROCUREMENT PLAN V1.0 (July 2015)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Ref. No.	Component	Item	Category	Type	Number of contracts /slices	Procurement Method	Prequalification (Yes/No)	Review by Bank Prior/ Post (#)	Domestic Preference (Yes/No)	R/EOI and Shortlisting	Expected (BD/SPN/RFP) Issue Date	Expected Bid-Open. Date/ proposal submission date ⁽⁴⁾	Expected contract signing	Expected Contract Completion
FINANCING OF ONGOING TKMP CONTRACTS														
A(1)	TS.1-3	Ongoing Technical Service Contracts under TKMP		TS	Multiple									
A(1)	TS.12	Group 11 Cadastral Renovation Works Contracts in 2012 (Total value is US\$ 8,531,413)									November 17, 2012	December 17, 2012	February 12, 2013	February 24, 2015
A(1)	TS.14	Group 13 Cadastral Renovation Works Contracts in 2013 (Total value is US\$ 6,540,319)									May 19, 2013	June 20, 2013	September 27, 2013	November 4, 2015
A(1)	TS.15	Group 14 Cadastral Renovation Works Contracts in 2014 (Total value is US\$ 7,577,073)									October 17, 2013	November 27, 2013	January 15, 2014	December 1, 2015
A(1)	TS.16	Group 15 Cadastral Renovation Works Contracts in 2014 (Total value is US\$ 10,445,412)		TS	Multiple	NCB	N/A	Post	No	N/A	April 11, 2013	March 11, 2014	May 16, 2014	October 27, 2015
A(1)	TS.17	Group 16 Cadastral Renovation Works Contracts in 2014 (Total value is US\$ 9,068,162)									April 28, 2014	May 28, 2014	September 10, 2014	April 25, 2016
A(1)	TS.18	Group 17 Cadastral Renovation Works Contracts in 2014 (Total value is US\$ 8,733,031)									October 6, 2014	November 6, 2014	January 9, 2015	July 3, 2016
E	CS.1	Ongoing Consultancy Contracts under TKMP		CS	Multiple									
E	CS.1	TA to PMU (procurement specialist, financial management specialist) (Total value of contracts is US\$ 550,000)		CS	Multiple	IC	N/A	Prior	N/A	October 1, 2009	N/A	Jan 2010	September 2010	December 2015
Sub-Total														
TS TECHNICAL SERVICES														
A(1)	TS.AF.1-7	Cadastral Renovation and updating (22/a)												
		Year 2016 Technical Services Contracts for Cadastral Renovation and updating (22/a)												
A(1)	TS.AF.1	TKMP AF-22/a-1. Group Tenders		TS	14	NCB	N/A	Prior	No	N/A	December 11, 2015	January 10, 2016	March 10, 2016	June 3, 2017
A(1)	TS.AF.2	TKMP AF-22/a-2. Group Tenders		TS	14	NCB	N/A	Post	No	N/A	March 10, 2016	April 9, 2016	June 8, 2016	September 1, 2017
A(1)	TS.AF.3	TKMP AF-22/a-3. Group Tenders		TS	14	NCB	N/A	Post	No	N/A	July 8, 2016	August 7, 2016	October 6, 2016	December 30, 2017
		Year 2017 Technical Services Contracts for Cadastral Renovation and updating (22/a)												
A(1)	TS.AF.4	TKMP AF-22/a-4. Group Tenders		TS	14	NCB	N/A	Post	No	N/A	January 4, 2017	February 3, 2017	April 4, 2017	June 28, 2018
A(1)	TS.AF.5	TKMP AF-22/a-5. Group Tenders		TS	14	NCB	N/A	Post	No	N/A	July 3, 2017	August 2, 2017	October 1, 2017	December 25, 2018
		Year 2018 Technical Services Contracts for Cadastral Renovation and updating (22/a)												
A(1)	TS.AF.6	TKMP AF-22/a-6. Group Tenders		TS	14	NCB	N/A	Post	No	N/A	January 14, 2018	February 13, 2018	April 14, 2018	July 8, 2019
A(1)	TS.AF.7	TKMP AF-22/a-7. Group Tenders		TS	14	NCB	N/A	Post	No	N/A	July 13, 2018	August 12, 2018	October 11, 2018	January 4, 2020
A(1)	TS.AF.8-16	Cadastral Renovation and updating (EK 1-Digitisation)												
		Year 2016 Technical Services Contracts for Cadastral Renovation and updating (EK 1)												
A(1)	TS.AF.8	TKMP AF-Ex 1-1. Group Tenders		TS	5	NCB	N/A	Prior	No	N/A	March 30, 2016	April 29, 2016	June 28, 2016	June 23, 2017
		Year 2017 Technical Services Contracts for Cadastral Renovation and updating (EK 1)												
A(1)	TS.AF.9	TKMP AF-Ex 1-2. Group Tenders		TS	10	NCB	N/A	Post	No	N/A	October 11, 2016	November 10, 2016	January 9, 2017	January 4, 2018
A(1)	TS.AF.10	TKMP AF-Ex 1-3. Group Tenders		TS	10	NCB	N/A	Post	No	N/A	April 9, 2017	May 9, 2017	July 8, 2017	July 3, 2018
		Year 2018 Technical Services Contracts for Cadastral Renovation and updating (EK 1)												
A(1)	TS.AF.11	TKMP AF-Ex 1-4. Group Tenders		TS	10	NCB	N/A	Post	No	N/A	October 6, 2017	November 5, 2017	January 4, 2018	December 30, 2018
A(1)	TS.AF.12	TKMP AF-Ex 1-5. Group Tenders		TS	10	NCB	N/A	Post	No	N/A	April 4, 2018	May 4, 2018	July 3, 2018	June 28, 2019
		Year 2019 Technical Services Contracts for Cadastral Renovation and updating (EK 1)												
A(1)	TS.AF.13	TKMP AF-Ex 1-6. Group Tenders		TS	10	NCB	N/A	Post	No	N/A	October 16, 2018	November 15, 2018	January 14, 2019	January 9, 2020
A(1)	TS.AF.14	TKMP AF-Ex 1-7. Group Tenders		TS	10	NCB	N/A	Post	No	N/A	January 14, 2019	February 13, 2019	April 14, 2019	April 8, 2020
A(1)	TS.AF.15	TKMP AF-Ex 1-8. Group Tenders		TS	10	NCB	N/A	Post	No	N/A	April 14, 2019	May 14, 2019	July 13, 2019	July 7, 2020
A(1)	TS.AF.16	TKMP AF-Ex 1-9. Group Tenders		TS	10	NCB	N/A	Post	No	N/A	July 13, 2019	August 12, 2019	October 11, 2019	October 5, 2020
Sub-Total														
CS CONSULTING SERVICES														
E	CS.AF.1	Consultant services, Social and Economic Assessment		CS	1	QCBS	N/A	Prior	N/A	February 28, 2016	March 29, 2016	May 10, 2016	August 8, 2016	November 6, 2016
B(3)	CS.AF.2	Consultancy Support Services for Improved Service Delivery		CS	Lot	QCBS	N/A	Post	N/A	January 1, 2017	January 31, 2017	March 14, 2017	June 12, 2017	December 9, 2017
E	CS.AF.3	TA to PMU (specialists and other individual consultants required by the PMU and other TKGM technical units)		CS	Lot	IC/SSS	N/A	Prior	N/A	N/A	N/A	January 2016	January 2016	December 2020
Sub-Total														
TR TRAININGS AND WORKSHOPS														
D(1)	TR.AF.1-3	Logistical Services for Evaluation and Planning Workshop for Property Valuation		TR	1	NCB	N/A	Post	No	N/A	December 6, 2016	January 5, 2017	February 19, 2017	March 2020
A(1)	TR.AF.4-8	Logistical Services for Evaluation and Planning Workshop for Cadastral renovation and updating		TR	1	NCB	N/A	Post	No	N/A	August 29, 2016	September 28, 2016	November 12, 2016	October, 2020
C(3)	TR.AF.9-13	Logistical Services for Training of TKGM staff in context of TKMP AF implementations (5000 staff)		TR	1	NCB	N/A	Prior	No	N/A	February 27, 2016	March 28, 2016	May 12, 2016	June 2020
D(3)	TR.AF.14-16	Logistical Services for International/National site visit and seminars applications in context of Property Valuation		TR	1	S	N/A	Prior	No	N/A	March 1, 2016	March 16, 2016	March 31, 2016	June, 2019
A(1)	TR.AF.17-19	Logistical Services for International/National site visit and seminars applications in context of Cadastral renovation and updating		TR	1	S	N/A	Post	No	N/A	March 31, 2016	April 15, 2016	April 30, 2016	June, 2020
Sub-Total														
OC OPERATIONAL COST														
E	OC.AF.1-5	Operational Costs		OC	5	OC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

All SSS contracts are subject to the World Bank's prior review. Regardless of the review method given in this column first Shopping contract and first CQS contract is subject to World Bank's prior review. Individual Consultants' contracts equivalent or above US\$100,000 are subject to World Bank's prior review. Logistical services required for the International and National Symposium, Seminars, Workshop, and other training programs shall be procured by Shopping and NCB procedures as Non-consulting Services.

Applicable Selection/Procurement Methods:

National Competitive Bidding (NCB)
International Competitive Bidding (ICB)
Quality and Cost Based Selection (QCBS)
Selection Based on Consultants Qualification (CQS) for contracts estimated cost less than US\$ 300,000 equivalent.
Single Source Selection of Firms (SSS)
Selection of Individual Consultants (IC) including Single Source employment of IC
Shopping (S)

Abbreviations and Acronyms:

CS: Consultants Services
G: Goods
TS: Technical Services
TR: Training
OC: Operating Costs
BD: Bidding Documents
RFP: Request for Proposal
SPN: Special Procurement Notice
NA: Not Applicable
R/EOI: Request for expression of interest