

INTEGRATED SAFEGUARDS DATA SHEET CONCEPT STAGE

Report No.: ISDSC12386

Date ISDS Prepared/Updated: 18-Mar-2015

Date ISDS Approved/Disclosed: 02-Apr-2015

I. BASIC INFORMATION

A. Basic Project Data

Country:	Tajikistan	Project ID:	P154561
Project Name:	Real Estate Registration Project (P154561)		
Task Team Leader(s):	Victoria Stanley		
Estimated Appraisal Date:	08-Sep-2015	Estimated Board Date:	16-Dec-2015
Managing Unit:	GSURR	Lending Instrument:	Investment Project Financing
Sector(s):	Central government administration (50%), General agriculture, fishing and forestry sector (30%), Information technology (20%)		
Theme(s):	Land administration and management (80%), Personal and property rights (20%)		
Financing (In USD Million)			
Total Project Cost:	10.00	Total Bank Financing:	10.00
Financing Gap:	0.00		
Financing Source			Amount
BORROWER/RECIPIENT			0.00
International Development Association (IDA)			10.00
Total			10.00
Environmental Category:	B - Partial Assessment		
Is this a Repeater project?	No		

B. Project Objectives

The proposed project development objective is to support the establishment of a unified real estate registration system nationwide which is reliable, transparent and efficient.

C. Project Description

The proposed project will be financed with US\$10.0 million IDA in the following percentages: 45%

IDA grant financing and 55% IDA credit financing.

The proposed components include:

a) Real Estate Registration System Development. This component would support the establishment of a national real estate registration system and the development of SUEIRP. The component would include: physical infrastructure improvements, improving customer services and transparency, support to planning and institutional sustainability, support further development of policy and the regulatory framework for registration, and support training activities.

b) IT Development and Data Management. This component would support the digitizing/conversion of paper documents into a central database and development of an IT system for alpha-numeric data. The component would include activities such as: data conversion, data capture and incorporation into the new system (paper and digital), conversion of mortgage information and incorporation into the new system, software development, and on-line services for professionals and the public.

c) Project Management, Public Awareness and Education, Monitoring and Evaluation. This component would include: support to SUEIRP to manage the project through financing a small PMU, monitoring and evaluation, and public awareness and education campaigns and outreach activities. Public awareness and education activities would make use of non-governmental organizations interested in land rights, rural citizens and women, in particular. Monitoring and evaluation would include gender disaggregated data on registration as is already collected for issuance of use rights certificates. Monitoring would also include a citizen engagement mechanism to collect feedback to track improvements in customer service and confidence in the system. The preparation will also consider the possibility to set-up a grievance redress mechanism for land registration. A social assessment will be prepared to benefit inclusiveness in project design.

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

The project will be national. The project will be mostly office work - scanning and document management, IT systems development, training, public awareness, legal analysis, policies and procedures.

E. Borrowers Institutional Capacity for Safeguard Policies

The implementing agency is newly established and has no experience with Bank financed projects. However there is Project Management Unit (PMU) established under the current Land Registration and Cadaster System for Sustainable Agriculture Project, which does have some experience with social and environmental safeguards. These skills will continue to be built during the proposed Real Estate Registration Project.

F. Environmental and Social Safeguards Specialists on the Team

Angela Nyawira Khaminwa (GSURR)

German Stanislavovich Kust (GENDR)

II. SAFEGUARD POLICIES THAT MIGHT APPLY

Safeguard Policies	Triggered?	Explanation (Optional)
Environmental Assessment OP/BP 4.01	Yes	Though the proposed project will mostly be office work - development of systems, procedures,

		<p>processes, HR capacity - there may be some office renovations. The type of expected environmental impacts of concern are localized in nature and more adequately addressed through environment permits and good construction practice, or in the case of World Bank policies, through implementation of site specific EMPs (in the case of renovations). It is anticipated that environmental risks related to rehabilitation and renovation would be easily predictable and mitigated.</p> <p>As sites for renovations to be funded are not yet known, an Environmental Management Framework (EMF) will be prepared prior to Appraisal, with site-specific EMPs to be prepared as needed during project implementation. At present it is expected that all renovations will be sufficiently minor that Checklist EMPs can be used for the subprojects. Therefore, the project level EMF will also use the Checklist EMP template, completed based on general project information rather than site-specific details. If during project preparation it becomes evident that more substantial renovations requiring regular (non-Checklist) EMPs for some of the subprojects, the format of the EMF will be adjusted accordingly. The project team will meet with RSA to discuss this at an appropriate point during project preparation, possibly around the QER.</p>
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	Yes	4.11 is triggered as a precaution. It is not known which buildings will be renovated and it is possible one or more may be cultural resources. However the list of renovation sites is not available and may not be known at appraisal. Cultural resources will be included in the EMP Checklist and site specific EMP-checklists prepared during implementation as sites are known.
Indigenous Peoples OP/BP 4.10	No	Indigenous Peoples as defined by OP 4.10 are not present in the project area.
Involuntary Resettlement OP/BP 4.12	No	Any civil works under Component 1 will be limited to office renovations and will occur within the footprint of existing premises.

Safety of Dams OP/BP 4.37	No	
Projects on International Waterways OP/BP 7.50	No	
Projects in Disputed Areas OP/BP 7.60	No	

III. SAFEGUARD PREPARATION PLAN

A. Tentative target date for preparing the PAD Stage ISDS: 15-Jul-2015

B. Time frame for launching and completing the safeguard-related studies that may be needed.

The specific studies and their timing¹ should be specified in the PAD-stage ISDS:

Further investigations for environmental impacts and physical cultural resources will be done during the preparation in April 2015 and a project level EMP-checklist prepared. The EMP-checklist will be disclosed and made available for comment.

IV. APPROVALS

Task Team Leader(s):	Name: Victoria Stanley	
<i>Approved By:</i>		
Safeguards Advisor:	Name: Agnes I. Kiss (SA)	Date: 24-Mar-2015
Practice Manager/ Manager:	Name: Jorge A. Munoz (PMGR)	Date: 02-Apr-2015

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