



Combined Project Information Documents / Integrated Safeguards Datasheet (PID/ISDS)

Appraisal Stage | Date Prepared/Updated: 17-Oct-2019 | Report No: PIDISDSA26655



BASIC INFORMATION

A. Basic Project Data

Country Bosnia and Herzegovina	Project ID P169463	Project Name Real Estate Registration Project - Additional Financing	Parent Project ID (if any) P128950
Parent Project Name REAL ESTATE REGISTRATION PROJECT	Region EUROPE AND CENTRAL ASIA	Estimated Appraisal Date 21-Oct-2019	Estimated Board Date 15-Jan-2020
Practice Area (Lead) Urban, Resilience and Land	Financing Instrument Investment Project Financing	Borrower(s) Bosnia and Herzegovina	Implementing Agency Federal Administration for Geodetic and Real-Property Affairs of the Federation of BH, Republic Administration for Geodetic and Property Affairs of Republika Srpska

Proposed Development Objective(s) Parent

The project development objective is to support development of a sustainable real estate registration system with harmonized land register and cadastre records in urban areas of both the Federation of Bosnia and Herzegovina and the Republic of Srpska.

Components

- Component A - Real Estate Registration Data Development
- Component B - Real Estate Registration Infrastructure Development
- Component C - Policy and institutional development, and project management

PROJECT FINANCING DATA (US\$, Millions)

SUMMARY

Total Project Cost	23.68
Total Financing	23.68
of which IBRD/IDA	23.68
Financing Gap	0.00



DETAILS

World Bank Group Financing

International Bank for Reconstruction and Development (IBRD)	23.68
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Environmental Assessment Category

B-Partial Assessment

Decision

The review did authorize the team to appraise and negotiate

B. Introduction and Context

Country Context

Bosnia and Herzegovina (BiH), a small country of close to 4 million people, with a complex governance structure. The Dayton Peace Agreement established BiH as a state comprising two entities, each with a high degree of autonomy: The Federation of Bosnia and Herzegovina (FBiH) and the Republika Srpska (RS). The district of Brčko was added to the structure in 1999. Between the two entities, governance structures and budgetary arrangements are starkly asymmetric. While the RS is subdivided only into municipalities (62 in total), the FBiH is subdivided into 10 cantons, each with its own executive, legislative, and judicial branches of government. Each canton is further subdivided into municipalities. While the country’s complex political system poses significant challenges in developing coherent sectoral policies and efficiently confronting emerging development priorities, the authorities in BiH have been pursuing a jointly authored development strategy that centers on macroeconomic stability and export-led economic growth, employment and social cohesion, and sustainable development. The strategy’s overarching goal is accession to the European Union (EU).

Economic growth in BiH is steady, yet below the Western Balkans average, while unemployment remains high. In 2018 BiH maintained a stable growth rate of 3.1 percent, with domestic demand being the dominant driver of growth. Greater external demand has supported export growth. However, due to the higher growth rate of imports during the same period, the final impact on net export growth was 1.0 pp lower. Export growth was mainly concentrated in the same commodities as in 2017 – namely, mineral products, base metals, chemical products and machinery, which jointly totaled 50.7 percent of export growth. Similarly, in line with figures from 2017, import growth was driven by the same four categories and by transportation equipment, which jointly corresponded to 47.7 percent of import growth. While unemployment remains high, recent figures show some improvements in labor market conditions. According to the Labor Force Survey data, the unemployment rate fell from 20.5 percent in 2017 to 18.4 in 2018, mainly driven by a reduction in activity rate and a slight increase in employment (mainly in the manufacturing and construction sectors).

Economic growth is projected to gradually strengthen to about 4 percent by 2021, supported primarily by consumption and to some extent by public investment. As the reform agenda develops further, a moderate rise in exports is expected. Nevertheless, strong demand for imported goods implies that consumption-led growth will continue to be a dominant model of growth. Remittances are likely to remain high and stable, and, together with progress on reforms, will underpin a gradual increase in consumption. Investments in energy, infrastructure, and tourism will also support job creation in those sectors. At the same time, there are notable risks to the outlook - both domestic and external. The main domestic risk is the challenging political environment and a slow pace of implementation of structural reforms. Conversely, delays in BiH’s



accession to the North Atlantic Treaty Organization (NATO), slower-than-expected growth in the EU, and tighter financial conditions in global markets represent significant external risks.

BiH has one of the world's largest public sectors relative to the size of its economy, with general government expenditures at 43.7 percent of Gross Domestic Product (GDP) in 2016. Enhancing expenditure efficiency can therefore significantly improve economic growth and help reduce poverty. In BiH, the state, entities, districts, cantons, and municipal governments spend approximately 50 percent of GDP. The choices made by public institutions can therefore significantly influence economic growth. These decisions are important to ensure the efficient use of public resources toward faster economic growth, poverty alleviation, and shared prosperity.

Climate change impacts are increasingly important to consider in infrastructure planning. As demonstrated in recent years, BiH is vulnerable to heat waves, flooding and droughts. The negative impacts of the heavy floods in May 2014 in BiH were estimated at 15 percent of GDP (9.3 percent of GDP in damages and 5.6 percent in losses). A recovery and Needs Assessment jointly led by the EU, the United Nations Development Program (UNDP) and the World Bank estimated that the cumulative impacts could significantly slow growth, increase poverty and put pressure on public finances. These events may become more common in the future with severe negative impacts for people and the economy.

Sectoral and Institutional Context

The entities of BiH have distinctive land administration systems. In FBiH, the daily management of the cadastre and land registry is split between the cadastre departments of the municipalities, cantonal geodetic authorities, and land registry offices in municipal courts. The Federal Ministry of Justice (FMoj) oversees the operations of the land registry offices, while the Federation Administration for Geodetic and Real Property Affairs (FGA) guides and supports cadastre departments and cantonal geodetic authorities. The FGA is also responsible for a wide range of tasks related to cadastral surveys, mapping, land consolidation, and the utility cadastre, among others. By contrast, in RS, the cadastre and land registry are consolidated under the Republic Administration for Geodetic and Real Property Affairs (RGA). The registration of real property rights used to be a function of the courts, but this responsibility was transferred to the RGA following the adoption of the Law on State Survey and Real Estate Cadastre in 2011.

Over the past decade, BiH has made commendable progress in establishing effective and professional land registration and cadastre services to facilitate land markets and provide tenure security. From 2007 to 2012, under the Land Registration Project (LRP), the FGA and RGA adopted new business plans and standards; renovated land registry offices; addressed the backlog of registration requests; digitized part of the cadastre and land registry archives; and adopted Information Technology (IT) systems to allow for wider sharing of cadastre and land registry data. Another important achievement under the LRP was the piloting of a methodology to update and harmonize cadastre and land registry records. Overall, these investments helped increase the efficiency and speed of land administration services and contributed to an improvement in the country's Doing Business ranking. In 2007, BiH ranked at 139 in the Real Property category in the Doing Business Report. By 2012, BiH ranked at 100.

Since 2012, the FGA and RGA started scaling up investments in the harmonization of cadastre and land registry records. Between 2012 and 2018, cadastre and land registry records were harmonized in more than 400 cadastral municipalities (CMs), benefiting over 1.2 million owners and co-owners. Concurrently, the FGA and RGA continued to improve working conditions in the land administration sector through the renovation of offices, training of staff, and the acquisition of surveying and IT equipment, among others. They introduced address registers, sales-price register, and digital archives IT systems. They also started to put greater emphasis on records digitization, IT systems interoperability and integration, and the development of e-services for land administration. These improvements in the BiH land administration system are supported by the World Bank under the Real Estate Registration Project (RERP). They are also supported by the Swedish International Development Cooperation Agency, Norway, Netherlands' Cadastre (Kadaster), and the EU.



C. Proposed Development Objectives

Original Project Development Objective

The original Project Development Objective (PDO) is to support the development of a sustainable real estate registration system with harmonized land register and cadastre records in urban areas of both the FBiH and the RS.

Key results

The following key results are expected under the AF:

- Scaling-up data harmonization in an additional 100 CMs of the FBiH;
- Conducting cadastral surveys in 15 CMs of RS;
- Increasing the number of direct beneficiaries by 200,000;
- Maintaining the share of customers who are satisfied with land administration services above 80 percent;
- Further modernizing the RS and FBiH IT systems for land administration;
- Scaling-up digital archives pilots.

D. Project Description

The AF responds to the need for scaling up the activities that were successfully implemented under the RERP, and mainly data harmonization in the FBiH and the establishment of the Real Estate Cadastre (REC) in RS¹. The AF will also support improvement to the existing IT systems and further strengthen the implementing agencies' IT management capacity. In RS, the AF will also help the RGA respond to pressing IT issues that have emerged during the implementation of the RERP, namely the need to replace its cadastre and land registration software.

The AF consists of the following Components:

Component A – Real estate registration data development

A.1. Public awareness, vulnerabilities, and social monitoring

Under this subcomponent, the implementing agencies will maintain the mechanisms established under the RERP to ensure that the public is informed about data harmonization and the REC establishment, and that citizens can engage actively, provide feedback on any issues of concern, and appeal decisions they disagree with. The Project Implementation Units (PIUs) will continue to be staffed with a full-time social specialist responsible for coordinating local and national public information campaigns, as well as carry out vulnerability mapping and social monitoring.

A.2. Real estate registration data updating, harmonization, and registration

The AF will enable the FGA and the municipal courts to scale up data harmonization in 100 CMs reaching 200,000 additional beneficiaries. By the time the AF is completed, data harmonization will be completed in 679 CMs, which represents 38 percent of the total number of CMs in the FBiH. Data harmonization will follow the two-stage approach adopted under the RERP. During the first stage, the FGA contracts out the preparation of a complete cadastre database to private geodetic

¹ Data harmonization refers to the harmonization of cadastre and land registry records. In the RS, where the cadastre and the land registry are managed by a single agency, the RGA, the information contained in the cadastre and land register were harmonized, and a new single record called the Real Estate Cadastre (REC) was created. In the FBiH, where the management of the cadastre and the land registry is split between the cadastre departments of the municipalities and the land registry offices in municipal courts, the FGA coordinates the harmonization of the information contained in the cadastre and land register. At the end of the process, these records continue to be managed separately. In both entities, these activities are conducted systematically by Cadastral Municipalities.



companies. During the second stage, land registry staff in municipal courts and temporary assistants hired under the AF harmonize cadastre and land registry data. Data harmonization is announced publicly, and owners are invited to apply for the registration of rights by submitting appropriate evidence. The procedure is free for the owners and results in an up-to-date land register and cadastre.

Under the RERP, the RGA will establish REC in 280 CMs and is on track to exceed the end target of 190 CMs by January 31, 2020. It means that the RGA will have established REC in approximately 16 percent of the CMs of RS. During the AF, the RGA plans to establish REC in 70 CMs using government funds, while Bank funds will finance cadastral surveys in 15 CMs where existing cadastral records are so outdated that real properties must be surveyed prior to establishing the REC. These CMs are in urban areas and cover approximately 15,000 hectares and 68,500 parcels. While the AF will finance the execution of the cadastral surveys, the RGA will fund the subsequent establishment of the REC. During the AF, the RGA also intends to implement cadastral surveys over additional 7,000 hectares using government funds.

A.3. Vectorization and cadastral database creation

Under the RERP, the current objective is to increase the coverage of the cadastral database from 27 percent to 40 percent of the territory in the FBiH, and from 60 percent to 80 percent in the RS. This objective has been exceeded in the FBiH, where 66 percent of the territory is now covered, while the RGA has reached 71 percent. Under the AF, the FGA will cover additional 5 percent (130,000 hectares) of the FBiH territory, while the RGA will further extend the coverage of the RS cadastral database by 7 percent (170,000 hectares).

A.4. Quality control

Arrangements established under the RERP to control the quality of data harmonization in the FBiH will be maintained under the AF. The FGA will continue to hire project managers to help control the quality of the first stage of data harmonization, together with the PIU staff. Land registry clerks will control the quality of the second stage of data harmonization, with support from temporary assistants hired under the AF. In the RS, RGA staff and consultants hired under the AF will execute quality control over cadastral surveys, vectorization, cadastral database creation, and land consolidation.

Component B – Real estate registration infrastructure development

B.1. Working conditions improvement

The implementing agencies plan to use the AF to further improve working conditions. In RS, the RGA will renovate and equip three regional offices. In the FBiH, eight land registry and cadastre offices will be renovated and equipped. Both entities will hire an architect and consultant to design and supervise renovation work. Under the AF, the FGA and RGA will acquire additional vehicles to support project activities. The FGA intends to acquire surveying equipment within the framework of co-financing arrangements with municipal cadastral departments.

B.2. IT strategy implementation

The IT strategies of the RGA and FGA expired in 2017, and they are developing new strategies with the support of the RERP. The AF will support the implementation of these IT strategies while addressing their most pressing needs. In RS, the focus will be on supporting the RGA's efforts to find a sustainable IT solution to maintain the cadastre and REC data. In the FBiH, the focus will be on the operationalization of a joint IT management structure between the FGA, FMOJ, cantonal governments, and municipal governments and linking the cadastre and property registration software (e-Grunt and kadastre.ba). In both entities, this subcomponent will finance the acquisition of IT equipment and software upgrades to support the development of e-services and make the cadastres and land registries interoperable with other key registries.

B.3. Cadastral and land book scanning and indexing for digital archives



The RGA will use the AF to purchase, adapt, and furnish a building to establish a central analogue archive (see Component B.1.); rent premises for some of the temporary scanning centers until the central analogue archive is ready; and hire scanning operators to speed up the scanning of the analogue archive. In the FBiH, the FGA and FMOJ plan to scale up the digitization of the collection of deeds and to continue the land books and cadastre archive scanning. The AF will finance the scanning and indexing of land books and cadastral archives.

Component C – Policy and Institutional Development, and Project Management

C.1. Policy support

During the AF, the implementing agencies will continue to finance studies and technical assistance as needed. In both entities, this subcomponent will also finance consulting services to advise the implementing agencies on how to improve BiH's real property ranking in the Doing Business report.

C.2. Institutional development

Under the AF, the implementing agencies intend to update their respective strategies and business plans. The AF will also support the execution of at least one additional public campaign in each entity. Finally, the FGA and RGA will use AF funds to finance additional training for their staff, individuals involved in the execution of project activities, and professional users.

C.3. Operational support

The PIUs established under the RERP will be maintained throughout the duration of the AF. The PIU will comprise at least a manager, a procurement specialist, a financial management specialist, a social specialist, and a monitoring and evaluation specialist. The implementing agencies will also execute two additional customer satisfaction surveys and complete the second part of the impact evaluation that was initiated under the RERP.

E. Implementation

Institutional and Implementation Arrangements

The implementing arrangements established under the RERP will be maintained through the AF, with the FGA responsible for the execution of the activities related to the FBiH, and the RGA in charge of the activities planned in the RS. The PIUs established in each entity under the RERP will be maintained during the AF. The PIU will be responsible for fiduciary functions (procurement, financial management, disbursement) and monitoring and evaluation. No changes are required in the implementation, safeguards, and financial management agreed under the RERP. However, the AF is subject to the World Bank's new Procurement Policy Framework. The Project Operational Manuals (POMs) prepared under the RERP will be updated. The POMs outline the roles, responsibilities, reporting lines, communication procedures, procurement and financial management processes, monitoring and evaluation mechanisms, and the Environmental and Social Management Framework.

F. Project location and Salient physical characteristics relevant to the safeguard analysis (if known)

The project will operate across the country, in both Entities. The Geodetic Administration in RS has a centralized structure for cadastre and real estate registration with offices across the country. In FBH, the Geodetic Administration and MOJ operate cadastre and land registration services in a decentralized structure with municipalities and local courts. RERP will not affect any forested areas, wetlands or areas of natural habitats, nor to facilitate the privatization of State lands or forests. There were a number of displaced persons and refugees following the conflict between 1992 and 1995, but a Commission for Real



Property Claims of Displaced Persons and Refugees established under the Dayton Agreement dealt with 250,000 claims and finalized their work by 2003. The project will only record existing rights of land holders and the project does not anticipate any resettlement. In addition, effort will be made to assist in providing vulnerable households with relevant information, so they can benefit from the project.

G. Environmental and Social Safeguards Specialists on the Team

Roxanne Hakim, Social Specialist
Esma Kreso Beslagic, Environmental Specialist

SAFEGUARD POLICIES THAT MIGHT APPLY

Safeguard Policies	Triggered?	Explanation (Optional)
Environmental Assessment OP/BP 4.01	Yes	
Performance Standards for Private Sector Activities OP/BP 4.03	No	
Natural Habitats OP/BP 4.04	No	
Forests OP/BP 4.36	No	
Pest Management OP 4.09	No	
Physical Cultural Resources OP/BP 4.11	No	
Indigenous Peoples OP/BP 4.10	No	
Involuntary Resettlement OP/BP 4.12	No	
Safety of Dams OP/BP 4.37	No	
Projects on International Waterways OP/BP 7.50	No	
Projects in Disputed Areas OP/BP 7.60	No	

KEY SAFEGUARD POLICY ISSUES AND THEIR MANAGEMENT

A. Summary of Key Safeguard Issues

1. Describe any safeguard issues and impacts associated with the proposed project. Identify and describe any potential large scale, significant and/or irreversible impacts:
Considering that the AF is largely a scale-up of activities successfully implemented under the parent project (RERP), it



was agreed that the risk rating would remain category B, and it would be governed by the pre-Environmental and Social Framework (ESF) safeguards. The scope of the activities proposed under the AF does not differ from the activities that were financed within the parent project; and these activities focus mostly on small scale construction works, or reconstruction of existing offices in existing buildings that would allow for more efficient operation of the land registration administrative processes. Hence like the parent project, only Operational Policy (OP) 4.01 on Environmental Assessment is triggered. Since the exact locations of each of the sites that will undergo rehabilitation and reconstruction are not known, the ESMF prepared for the original project will continue to be applicable. The Environmental and Social Management Plan (ESMP) template prepared for the parent project will guide the development of site-specific mitigation plans for the AF activities. The project does not foresee any irreversible or large-scale environmental or social impacts. The environmental impacts associated with the works include dust and noise, management of construction waste, on site health and safety management. The Client will continue to include site-specific requirements in each of the ESMPs and integrate the ESMP into bidding and contractual documents for the works and for the supervision on site. The ESMF/ESMP was prepared by both implementing agencies in close cooperation with the World Bank's Environmental Specialist. The document has been disclosed in hard copy and on the internet on March 5, 2012, followed by a public consultation meeting held in Sarajevo on March 20, 2012. The finalized documents following these consultations have been disclosed both in-country and through the World Bank's Infoshop. For this AF, the ESMF/ESMP will be disclosed again.

Under the AF, the RGA plans to purchase a real property for its central archive. This acquisition will be a legally recorded market transaction where the seller can retain the right to not sell the real property and is fully informed about the available choices and their implications. A resettlement instrument is not needed as the real property will have a clean ownership and no users. Therefore, there will be no involuntary resettlement impacts. The land purchase will be processed for approval by the Regional Vice President as per World Bank procedure. All safeguard instruments will apply to the land purchased. Any refurbishment or reconstruction works on the purchased building will follow the provisions of the template ESMP prepared for the original project and applicable to the all activities under the AF.

2. Describe any potential indirect and/or long term impacts due to anticipated future activities in the project area: All impacts can be readily mitigated during construction on site. No long-term impacts are anticipated. None of the AF activities are expected to lead to any additional environmental and social footprint beyond the readily mitigated impacts of small-scale reconstruction works. There will be no involuntary resettlement. Hence, the project does not foresee any irreversible or large-scale environmental or social impacts.

3. Describe any project alternatives (if relevant) considered to help avoid or minimize adverse impacts. The project could have been designed not to fund office renovations and office purchases. However, the land register and cadastre office renovations in the region have proven to be very efficient in improving working conditions and land governance, and the environmental impacts are readily manageable. The purchase of the building for central archives is needed and will be done on a willing buyer - willing seller basis.

4. Describe measures taken by the borrower to address safeguard policy issues. Provide an assessment of borrower capacity to plan and implement the measures described. The scope of the activities proposed under the AF does not differ from the activities that were financed within the parent project; and these activities focus mostly on small scale construction works, or reconstruction of offices in existing buildings that would allow for more efficient operation of the land registration administrative processes. As such, the parent project is classified as Category B, triggering only Operational Policy (OP) 4.01 on Environmental This assessment is still valid for the AF. The environmental impacts associated with the works include dust and noise, management of construction waste, on site health and safety management. These impacts can be readily mitigated



through sound construction practices and the use of the ESMP template that was prepared for the parent project. The Client will continue to include site-specific requirements in each of the ESMPs and integrate the ESMP into bidding and contractual documents for the works and for the supervision on site. The specific environmental mitigation measures set forth in the ESMP as well as any additional safety and occupational health procedures will be attached to the Contractors technical specifications and implemented and monitored at the site. There will be one real property purchase for the central archive. The purchase of a real property for the central archive will be a legally recorded market transaction where the seller can retain the right not to sell the real property and is fully informed about the available choices and their implications. There will be no involuntary resettlement impacts and, as confirmed in the screening document, there is no case to warrant the development of a resettlement instrument. Finally, the project will include vulnerability mapping and social monitoring activities to accompany land registry and cadastre harmonization in the FBH and Real Estate Cadastre establishment in the RS.

5. Identify the key stakeholders and describe the mechanisms for consultation and disclosure on safeguard policies, with an emphasis on potentially affected people.

The key stakeholders include the users of the buildings in which the real estate registration offices are located, or any neighbors residing in the proximity. These stakeholders will be targeted through public disclosure of the site-specific ESMPs which shall be developed for each project site. The other stakeholders include municipal or cantonal administrations in charge of environment and/or reconstruction. The ESMP template has been prepared by the two implementing agencies in close cooperation with the World Bank's Environmental Specialist. Targeted invitations were also sent out to the pre-identified key stakeholders. The document has been disclosed in hard copy and on the internet on March 5, 2012, followed by a public consultation meeting held in Sarajevo on March 20, 2012. The finalized documents following these consultations have been disclosed in-country to the public in local language via the websites of the Ministry of Justice and the Real Estate Administration on March 5, 2012, as well as through the World Bank's Infoshop. Following the disclosure, a public consultation meeting was held in Sarajevo on March 20, 2012. The public consultation meeting was announced in advance in the local and most frequent newspapers of the two Entities, and on the websites of the two Administrations/Ministries of Justice. For this AF, the ESMF/ESMP will be disclosed again.

Mechanisms established under the parent project to ensure that the public is informed about and actively participates in REC establishment and data harmonization will be maintained under the AF. The implementing agencies will continue to pay attention to vulnerable groups such as Roma, refugees, displaced persons and women, especially when harmonizing cadastre and land registry records. The implementing agencies will continue to carry out local and national public awareness campaigns. Each PIU will continue to be staffed with a full time Social Specialist who oversees the public awareness and information activities. Prior to establishing REC or initiating data harmonization, the PIU Social Specialists will conduct field visits to the target CMs, organize consultations, and prepare "vulnerability mapping reports" in which vulnerable groups are identified. The PIUs will establish contact with the local communities as well as relevant organizations and institutions. For instance, in RS, the RGA will coordinate with the Ministry of Health and Social Welfare, Ministry of Agriculture, Forestry and Water Management, Ministry of Refugees and Displaced Persons and Centre for Gender Equity and Equality. Then, the PIUs will execute public information activities targeting the vulnerable groups identified. For instance, posters on the project will be displayed, leaflets in Romani will be distributed, and audio leaflets for blind and visually impaired persons will be delivered. In parallel, the PIU Social Specialists will train RGA local offices staff, and staff of the cadastral departments and land registry offices in FBH. Members of the commissions responsible for reviewing the cadastre and land registry records will also be trained by the PIUs. In the RS, the RGA has established legal aid offices for Refugees and Displaced Persons with real property claims in the FBH. Opportunities are being examined by the World Bank to further improve collaboration with Roma communities through a separate Trust Fund.



B. Disclosure Requirements (N.B. The sections below appear only if corresponding safeguard policy is triggered)

Environmental Assessment/Audit/Management Plan/Other

Date of receipt by the Bank	Date of submission for disclosure	For category A projects, date of distributing the Executive Summary of the EA to the Executive Directors
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"In country" Disclosure

C. Compliance Monitoring Indicators at the Corporate Level (to be filled in when the ISDS is finalized by the project decision meeting) (N.B. The sections below appear only if corresponding safeguard policy is triggered)

CONTACT POINT

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APPROVAL

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Country Director:	Emanuel Salinas Munoz	24-Oct-2019