



Serbia - Real Estate Management Project (P147050)

EUROPE AND CENTRAL ASIA | Serbia | Social, Urban, Rural and Resilience Global Practice Global Practice | IBRD/IDA | Investment Project Financing | FY 2015 | Seq No: 7 | ARCHIVED on 30-Oct-2018 | ISR34147 |

Implementing Agencies: Republic Geodetic Authority, Ministry of Finance, Ministry of Construction Transport and Infrastructure

Key Dates

Key Project Dates

Bank Approval Date: 16-Mar-2015

Effectiveness Date: 08-Oct-2015

Planned Mid Term Review Date: 23-Apr-2018

Actual Mid-Term Review Date: 24-Oct-2018

Original Closing Date: 31-Dec-2020

Revised Closing Date: 31-Dec-2020

Project Development Objectives

Project Development Objective (from Project Appraisal Document)

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

Has the Project Development Objective been changed since Board Approval of the Project Objective?

No

Components

Name

- A. Valuation and Property Taxation:(Cost \$7.99 M)
- B. E-governance for Enabling Access to Real Estate Information:(Cost \$19.93 M)
- C. Institutional Development of the Republic Geodetic Authority:(Cost \$12.87 M)
- D. Project Management and Supporting Activities:(Cost \$3.10 M)

Overall Ratings

Name	Previous Rating	Current Rating
Progress towards achievement of PDO	● Moderately Satisfactory	● Moderately Satisfactory
Overall Implementation Progress (IP)	● Moderately Satisfactory	● Moderately Satisfactory
Overall Risk Rating	● Substantial	● Substantial

Implementation Status and Key Decisions

The progress toward the project development objective (PDO), which is to improve the efficiency, transparency, accessibility and reliability of Serbia's real and property systems, is moderately satisfactory. The average time to register a property has improved and it now takes 13 days to register a property, down from 48 days in 2015. As for the accessibility and transparency of the systems, the progress is solid and it includes the development of the Sales Price Registry, new Geoportal with geospatial information available, introduction of the Document Management System with tracking of the status of applications, etc. Development of an integrated software solution in RGA which should further improve the system is ongoing but with delays.

Several legislative changes, critical for ensuring sustainability of the Project investments, have been passed, namely: i) law regulating (property) valuers profession introducing new licensing system and national standards for valuation in line with the EU standards; (ii) regulatory improvements



in the areas of planning and construction implementing one-stop-shop system for issuing construction permits resulting in Serbia Doing Business (DB) ranking in dealing with construction permits to improve from 186 (among 189 economies) in 2015 to 10 (among 190 economies) in 2018; (iii) law on cadastral procedures to link the databases of cadastre, notaries, Tax Administration and courts enabling online submitting of applications for registration of property transactions and property tax declarations through notaries, substantially improving the reliability of the property rights registration system (the time for property transaction registration has been reduced from 48 days in 2015, through 13 days before July 1, 2018 to 3 days on average since the new law was implemented); (iv) Law on National Spatial Data Infrastructure and establishment of the national geoportal enabling interoperability and data sharing among various agencies as well as harmonization with EU INSPIRE Directive.

Risks

Systematic Operations Risk-rating Tool

Risk Category	Rating at Approval	Previous Rating	Current Rating
Political and Governance	--	● Moderate	● Moderate
Macroeconomic	--	● Moderate	● Moderate
Sector Strategies and Policies	--	● Moderate	● Low
Technical Design of Project or Program	--	● Substantial	● Substantial
Institutional Capacity for Implementation and Sustainability	--	● Substantial	● Substantial
Fiduciary	--	● Moderate	● Moderate
Environment and Social	--	● Low	● Low
Stakeholders	--	● Substantial	● Substantial
Other	--	--	--
Overall	--	● Substantial	● Substantial

Results

PDO Indicators by Objectives / Outcomes

Improve efficiency of Serbia's real property management system				
▶ Avg no. of days to complete recordn of purchase/sale of property in land adm systm (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	48.00	12.00	13.00	4.00
Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020
▲ Avg no. of days to complete recordn of purchase/sale of property–Urban (Number, Custom Breakdown)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	48.00	12.00	13.00	4.00



Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020
▲Avg no. of days to complete recordn of purchase/sale of property–Rural (Number, Custom Breakdown)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	48.00	12.00	7.00	4.00
Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020

Improve transparency of Serbia's real property management systems				
►Rules, procedures, methodologies and information widely and easily accessible and procedures operate for public to verify their information (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	Limited availability.	Increased availability. Sales Price Registry established and publicly available. eKatastar application provides information on real estates and rights (search through land parcel number or address; viewing only)	Increased availability of updated procedures, methodologies and information. Sales Price Registry established and publicly available. eKatastar application provides information on real estates and rights (search through land parcel number or address; viewing only); information on procedures available online and elsewhere (local offices, media).	Data available on internet
Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020

Improve accessibility of Serbia's real property management systems				
►Open (structured) data available to municipalities for re-use (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	None	Limited availability. Geoportal download function fro municipalities under development.	Data available for viewing. Limited availability of datasets for download and re-use - download function is under development.	Available
Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020

Improve the reliability of Serbia's real property managemnet systems.				
►Increased customer satisfaction with real property management system, including as to quality and efficiency. (Percentage, Custom)				



	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	66.00	66.00	76.00	80.00
Date	24-Mar-2014	01-Jan-2018	30-Sep-2018	30-Sep-2020

Intermediate Results Indicators by Components

A. Valuation and Property Taxation				
▶Property price index established (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	Initial system in place.	Initial system in place; Sales Price Registry established; Original backlog (2012-2015) reduced soon to be resolved. Backlog created since 2015 due to the lack of the data entered by notaries or a functional link with the purchase and sales contracts database in the Ministry of Justice is being cleared and an agreement was reached with the MoJ to connect the two databases (MoJ and RGA) by end March 2018.	Initial system in place; Sales Price Registry established; Original backlog (2012-2015) resolved. As of July 1, 2018, databases of courts, notaries and cadaster connected and data entered all up-to-date. RGA works developing a periodical price index.	Price index established.
Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020
▶Valuers operating in accordance with valuation standards. (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	Limited use of standards.	National valuation standards based on international valuation standards adopted and the rulebook developed.	National valuation standards based on international valuation standards for valuers to operate adopted and the rulebook developed.	Valuers operating in accordance with valuation standards.
Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020
▶Building register (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	6.00	72.00	100.00
Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020



►Mass appraisal system developed (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	No system	No system yet. Project plan prepared and pilot municipalities selected.	No system yet. MoUs with 4 (of 5) pilot municipalities signed. Coordinators for the pilots recruited and trained.	In use in 5 Municipalities
Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020

B. E-governance for Enabling Access to Real Estate Information

►Integrated REC and Registration System is operational in all RGA offices (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	No integrated system	No integrated system. Phase 1 (DMS, Workflow) development ongoing. Phase 2 (Address register and Administrative Units register) and Phase 3 (property and property rights registry) - bids submitted and under evaluation.	No integrated system. Phase 1 (DMS, Workflow) developed and implemented. Phase 2 (Address register and Administrative Units register) and Phase 3 (property and property rights registry) contracted and under development.	System fully implemented in all LCOs
Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020
►Central archive operational (Yes/No, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	No	No	No	Yes
Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020
►System for electronic issuing of building permit established. (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	No system	Initial system established and operational. System upgrade financing lacking.	Initial system established and operational. The Govt approved funding for system upgrade to include all functionalities as per the law.	System developed, tested and piloted
Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020

C. Institutional Development of the Republic Geodetic Authority



►Corporate strategy and business plan submitted to government (Yes/No, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	No	No	No	Yes
Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020
►Number of stabilized grid points (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	197.00	1,716.00
Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020
►Number of leveled elevations (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	30.00	4,202.00
Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020
►Number of measured gravimetry points (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	274.00
Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020
►Clearing backlogs in accordance with defined service standards. (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	63.00	80.00	95.00
Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020
►Number of beneficiaries from vulnerable groups assisted through mobile services (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	no mobile service established yet	One mobile service established; five beneficiaries served.	One mobile service established; five beneficiaries served.	No target. Just to be monitored
Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020
►Number of beneficiaries from vulnerable groups assisted through mobile services - female (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	One mobile service established; five	One mobile service established; five	No target. Just to be monitored.



		beneficiaries served of which one female..	beneficiaries served of which one female..	
Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020
►Target land area with use or ownership rights recorded as a result of project (Hectare(Ha), Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	11,500.00
Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020
►Digital utility lines completed under the project (Kilometers, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	29,915.00	34,000.00
Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020
►Area covered by digital maps under the project. (Hectare(Ha), Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	4,661,004.00	6,700,000.00	6,700,000.00	6,700,000.00
Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020

D. Project Management and Supporting Activities

►Number of persons trained (Number, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	3,800.00	5,362.00	7,300.00
Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020

▲Number of persons trained - female (Number, Custom Breakdown)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	2,007.00	2,332.00	2,100.00
Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020

►Level of satisfaction of trainees with training (Percentage, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	95.00	93.00	90.00
Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020

▲Level of satisfaction of trainees with training - female (Percentage, Custom Breakdown)



	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	98.00	97.00	90.00
Date	01-Jan-2015	01-Jan-2018	30-Sep-2018	30-Sep-2020

Overall Comments

Actual results reported are based on the progress report for Q3 of calendar 2018.

Data on Financial Performance

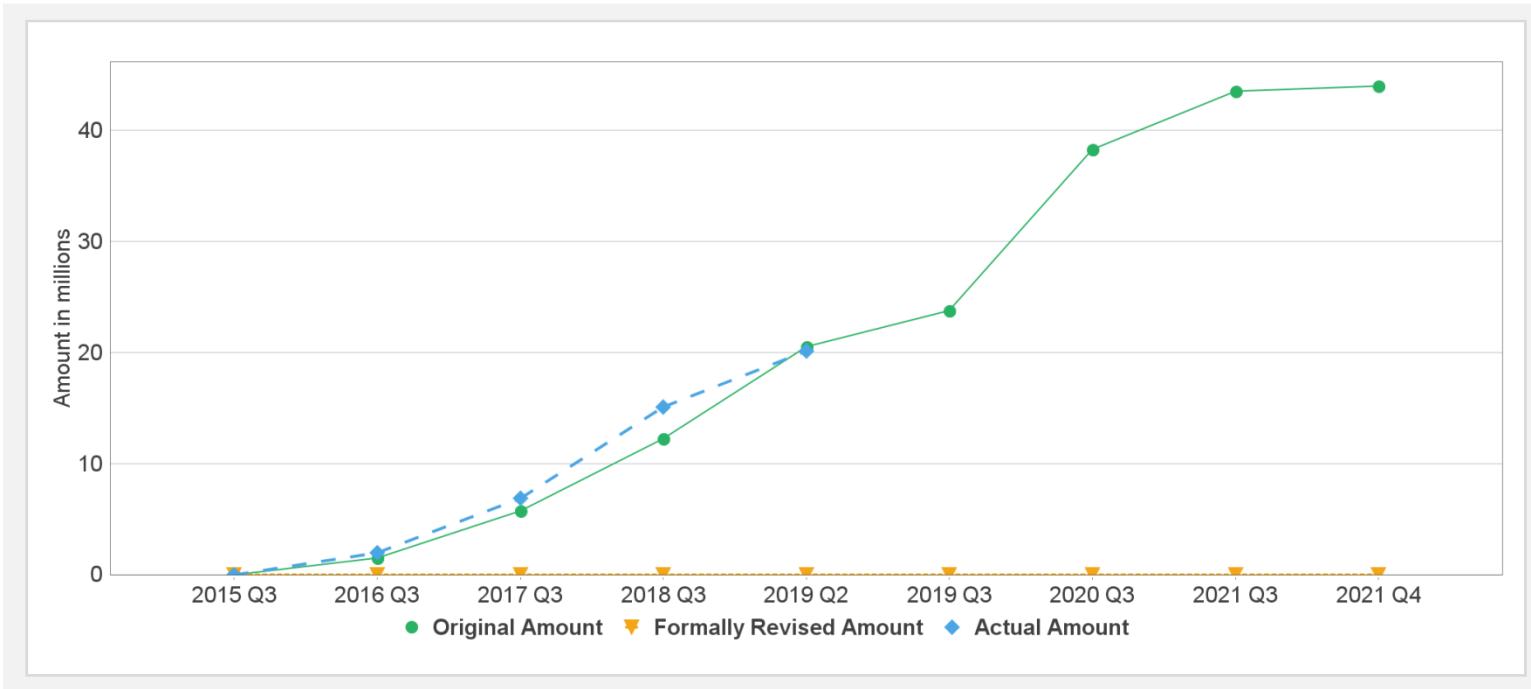
Disbursements (by loan)

Project	Loan/Credit/TF	Status	Currency	Original	Revised	Cancelled	Disbursed	Undisbursed	% Disbursed
P147050	IBRD-84860	Effective	USD	44.00	44.00	0.00	20.24	22.47	47%

Key Dates (by loan)

Project	Loan/Credit/TF	Status	Approval Date	Signing Date	Effectiveness Date	Orig. Closing Date	Rev. Closing Date
P147050	IBRD-84860	Effective	16-Mar-2015	17-Apr-2015	08-Oct-2015	31-Dec-2020	31-Dec-2020

Cumulative Disbursements



Restructuring History

There has been no restructuring to date.

Related Project(s)

P168640-Serbia - Real Estate Management Project Additional Financing