

**Implementation Status & Results
Macedonia, former Yugoslav Republic of
Real Estate Cadastre & Registration Project (P083126)**

Operation Name: Real Estate Cadastre & Registration Project (P083126)	Project Stage: Implementation	Seq.No: 24	Status: ARCHIVED	Archive Date: 02-Jun-2014
Country: Macedonia, former Yugoslav Republic of	Approval FY: 2005			
Product Line: IBRD/IDA	Region: EUROPE AND CENTRAL ASIA	Lending Instrument: Specific Investment Loan		
Implementing Agency(ies): Agency for Real Estate Cadastre, MOF- Authority for Legal and Property Affairs				

Key Dates

Board Approval Date	15-Mar-2005	Original Closing Date	31-Dec-2009	Planned Mid Term Review Date	10-Dec-2007	Last Archived ISR Date	08-Dec-2013
Effectiveness Date	08-Jul-2005	Revised Closing Date	30-Jun-2015	Actual Mid Term Review Date	10-Dec-2007		

Project Development Objectives

Project Development Objective (from Project Appraisal Document)

The objective of the project is to build an efficient and effective real estate cadastre and registration system, contributing to the development of efficient land and real estate markets.

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

Yes No

Component(s)

Component Name	Component Cost
Completion of the Real Estate Cadastre and Registration of Rights	10.72
Institutional Development and Improving Service Delivery.	5.42
Development of Land Policy	0.82
Project Management	1.11
Digital Cadastre Map and Web-GIS	6.92
Support for ALPA	1.45

Overall Ratings

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

Implementation Status Overview

The Project is on track to meet its development objective (PDO), which is to build an efficient and effective real estate cadastre and registration system. There is a remarkable

progress on two out of four PDO indicators—increased number of transactions in land and real estate, and increased number of mortgages using property as collateral. The trend in the increase of the two indicators remains strong and the targets have already been exceeded: 59% increase in number of transactions and 108% increase in the number of mortgages vs. the target of 20% over the 2009 baseline figure. Customer satisfaction, which is the third PDO indicator, is to be measured through a final customer survey scheduled for late 2014. The previous survey conducted in 2012 shows average customer satisfaction (measured on the 1 to 5 scale) of 3.6 vs. 3.8 target, and 3.3 vs. 3.5 target for the Agency for Real Estate Cadastre (AREC) and the Authority for legal and Property affairs (ALPA), respectively. However, the progress on the use of digital records for the delivery of routine services, which is the fourth PDO indicator —has been lagging due to the slow progress on the digitization of cadaster maps (DCM) which was the most important investment under the Additional Financing for the project. Currently, there is only about 27% of the territory covered with digital maps vs. the target of 70 %. A revised action plan has been prepared with realistic quarterly targets to enable better monitoring of the progress. Meeting the targets on digitization is at risk due to a complex quality control process in AREC which needs to be reconsidered, but also due to the funding issue - disbursement limit imposed by the Ministry of Finance on consultants services in particular - which hinders the progress on all activities conducted through engagement of high number of individual sort-term consultants, such as the digitization. Apart from the digitization process, all other project activities are on track to be completed with targets achieved by the current closing date which is June 30, 2015. Actions agreed during the previous mission have been mainly met.

Locations

Country	First Administrative Division	Location	Planned	Actual
Macedonia	Not Entered	Opstina Skopje		
Macedonia	Not Entered	Skopje		
Macedonia	Not Entered	Opstina Bitola		
Macedonia	Not Entered	Opstina Gostivar		
Macedonia	Not Entered	Opstina Kicevo		
Macedonia	Not Entered	Opstina Kumanovo		
Macedonia	Not Entered	Opstina Struga		
Macedonia	Not Entered	Opstina Tetovo		

Results

Project Development Objective Indicators

Indicator Name	Core	Unit of Measure		Baseline	Current	End Target
Increased number of transactions in land and real estate	<input type="checkbox"/>	Text	Value	93,240	Baseline plus 59.4 %	Baseline plus 20%
			Date	31-Dec-2009	12-May-2014	30-Jun-2015
			Comments		Annual indicator. End target substantially exceeded.	End target increased from baseline plus 10% to baseline plus 20 % and extended to June 30, 2015.
Increased number of mortgages using property as collateral	<input type="checkbox"/>	Text	Value	6,261	Baseline plus 107.6%	Baseline plus 20%
			Date	31-Dec-2009	12-May-2014	30-Jun-2015

			Comments		Annual indicator. End target substantially exceeded.	End target increased from baseline plus 10% to baseline plus 20% and extended to June 30, 2015.
Increased satisfaction of customers with efficiency of the system	<input type="checkbox"/>	Text	Value	3.67 for AREC	3.6 for AREC; 3.3 for ALPA	3.8 (out of 5) for AREC; 3.5 (out of 5) for ALPA.
			Date	10-Nov-2009	12-May-2014	30-Jun-2015
			Comments	1-5 scale.	1-5 scale. Survey performed every other year. The last survey completed in June 2012. This survey was a baseline survey for ALPA. Next survey planned for late 2014 and it will be the final customer satisfaction survey under the project.	End target decreased from 4 to 3.8 and extended to June 30, 2015.
Increased utilization of digital records supporting registration and cadastre services.	<input type="checkbox"/>	Percentage	Value	20.75	27.75	70.00
			Date	31-Dec-2009	12-May-2014	30-Jun-2015
			Comments	Percentage of the country territory where cadastral maps are maintained digitally with routine cadastre services delivered using digital cadastre maps.	Progress slow, expected to improve substantially in the next 6 months.	New PDO level indicator introduced to better capture the impact of investments under the Additional Financing.

Intermediate Results Indicators

Indicator Name	Core	Unit of Measure		Baseline	Current	End Target
Target land area with use or ownership rights recorded as a result of project	<input checked="" type="checkbox"/>	Hectare(Ha)	Value	0.00	1367800.00	1367800.00
			Date	31-Dec-2005	12-May-2014	31-Dec-2010
			Comments		This is one of the Core Land Sector Indicators monitored by the Bank across all land administration projects.	Target achieved under the original loan, end target date revised to reflect this fact.
Land parcels with use or ownership rights recorded as a result of the project	<input checked="" type="checkbox"/>	Number	Value	0.00	1733000.00	1733000.00
			Date	31-Dec-2005	12-May-2014	31-Dec-2010
			Comments		This is one of the Core Land Sector Indicators monitored by the Bank across all land administration projects.	Target achieved under the original loan, end target date revised to reflect this fact.

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Land parcels with use/ownership rights recorded as a result of project-female	<input checked="" type="checkbox"/>	Number	Value	0.00	468000.00	468000.00
		Sub Type	Date	31-Dec-2005	12-May-2014	31-Dec-2010
		Breakdown	Comments		This is one of the Core Land Sector Indicators monitored by the Bank across all land administration projects.	Target achieved under the original loan, end target date revised to reflect this fact.
Target popln with use or ownership rights recorded as a result of the project	<input checked="" type="checkbox"/>	Number	Value	0.00	1109500.00	1109500.00
		Sub Type	Date	31-Dec-2005	12-May-2014	31-Dec-2010
		Breakdown	Comments		This is one of the Core Land Sector Indicators monitored by the Bank across all land administration projects.	Target achieved under the original loan, end target date revised to reflect this fact.
Avg no. of days to complete recordn of purchase/sale of property in land adm systm	<input checked="" type="checkbox"/>	Number	Value	30.00	1.50	1.00
		Sub Type	Date	31-Dec-2005	12-May-2014	30-Jun-2015
		Breakdown	Comments		This is one of the Core Land Sector Indicators monitored by the Bank across all land administration projects. It deteriorated over the last year due to office staff being mainly focused on the digitization work.	
Avg no. of days to complete recordn of purchase/sale of property–Urban	<input checked="" type="checkbox"/>	Number	Value	30.00	1.50	1.00
		Sub Type	Date	31-Dec-2005	12-May-2014	30-Jun-2015
		Breakdown	Comments		This is one of the Core Land Sector Indicators monitored by the Bank across all land administration projects.	
Avg no. of days to complete recordn of purchase/sale of property–Rural	<input checked="" type="checkbox"/>	Number	Value	10.00	1.20	1.00
		Sub Type	Date	31-Dec-2005	12-May-2014	30-Jun-2015
		Breakdown	Comments		This is one of the Core Land Sector Indicators monitored by the Bank across all land administration projects.	
Percentage of transactions registered within the established service standards.	<input type="checkbox"/>	Text	Value	30%	About 80% of all transactions registered within 3 days.	90% registered within 3 days
		Sub Type	Date	31-Jan-2005	12-May-2014	30-Jun-2015
		Breakdown	Comments		Registering a transaction in Skopje office takes less than 3 days in all cases but (i)	End target extended to June 30, 2015.

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					when a field survey is required , or (ii) when a registration is done in so called "REC in maintenance". In these cases it takes about 10 days. All transactions in local offices (29 offices) take less than 3 days. There is an increase in time for registering a transaction compared to 2012, due to the focus of all offices on completing the digitization.	
AREC has completed and adopted a strategic plan, a human resources development plan.	<input type="checkbox"/>	Text	Value	No strategic business plan, no HR development plan.	Strategic Business Plan and HR development plan regularly updated.	Strategic Business Plan and HR development plan regularly updated.
			Date	31-Dec-2005	12-May-2014	30-Jun-2015
			Comments			AREC's strategic and HR development plan will need to be updated at least once before the new Closing Date.
Key land and real estate policies formulated and adopted.	<input type="checkbox"/>	Text	Value	n/a	4 land policy studies completed under the additional financing, 4 more completed under the original loan.	5 land policies formulated
			Date	31-Jan-2005	12-May-2014	30-Jun-2015
			Comments		Under AF the following studies were completed: (1) State Land Management policy study, (2) Indemnity Fund policy study and (3) NSDIstrategy completed. (4) Feasibility study for mass property valuation system completed; There is additional study ongoing (5) studyon construction land.	End target extended to June 30, 2015.
Regular M&E system fully functional.	<input type="checkbox"/>	Text	Value	No M&E system.	M&E system fully functional.	M&E system fully functional.
			Date	31-Dec-2005	12-May-2014	30-Jun-2015
			Comments			Functional M&E system is critical for evaluating the impact of reforms introduced

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	<input type="checkbox"/>					to AREC's and ALPA's internal procedures and services.
Customer surveys are implemented.	<input type="checkbox"/>	Text	Value	No customer surveys conducted.	Customer surveys conducted.	Customer surveys conducted.
			Date	31-Dec-2005	12-May-2014	30-Jun-2015
			Comments		Last customer survey conducted in 2012. Next survey will be conducted in late 2014.	One additional customer survey will need to be conducted before the new Closing Date.
AREC web portal created and digital cadastre maps available online for 70% of territory	<input type="checkbox"/>	Text	Value	No AREC Portal; digital cadastre maps available online for 19 % of territory.	AREC web portal is being created. Digital cadastre maps available online for about 27% of the country's territory.	AREC web portal created and digital cadastre maps available online for 70% of territory.
			Date	31-May-2010	12-May-2014	30-Jun-2015
			Comments		Progress slow.	End target extended to June 30, 2015.
Strategy for ALPA role and mandate produced	<input type="checkbox"/>	Text	Value	No strategy	Strategy completed and in implementation.	Strategy completed in year 3 and implementation underway.
			Date	31-May-2010	12-May-2014	30-Jun-2015
			Comments		Strategy is being developed.	Strategy completion extended to year 3, and end target extended June 30, 2015.
Number of ALPA offices renovated and outfitted	<input type="checkbox"/>	Text	Value	0	24	24
			Date	31-Dec-2009	12-May-2014	30-Jun-2015
			Comments		Renovations in one additional office - Struga - ongoing. Total of 34 offices were equipped with IT, networking and cabling and Internet connection.	
Number of urban land privatization cases resolved	<input type="checkbox"/>	Number	Value	64500.00	154931.00	170000.00
			Date	31-Dec-2009	12-May-2014	30-Jun-2015
			Comments			

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NSDI strategy completed	<input type="checkbox"/>	Text	Value	no NSDI strategy	NSDI strategy completed and adopted by the Government.	NSDI strategy completed and adopted by government
			Date	30-Apr-2009	12-May-2014	31-Dec-2013
			Comments		Also, NSDI law was adopted.	End target date revised to December 2013. End target is to have NSDI developed and adopted in the 3rd year of AF.
GNSS transformation parameters available for public use	<input type="checkbox"/>	Text	Value	no accurate transformation parameters available	1,988 triangulation points completed and available for public use.	2,000 triangulation points completed and available for public use.
			Date	31-Dec-2009	12-May-2014	30-Jun-2015
			Comments		Annual indicator. Target achieved.	End target extended to June 30, 2015.

Data on Financial Performance (as of 24-Apr-2014)

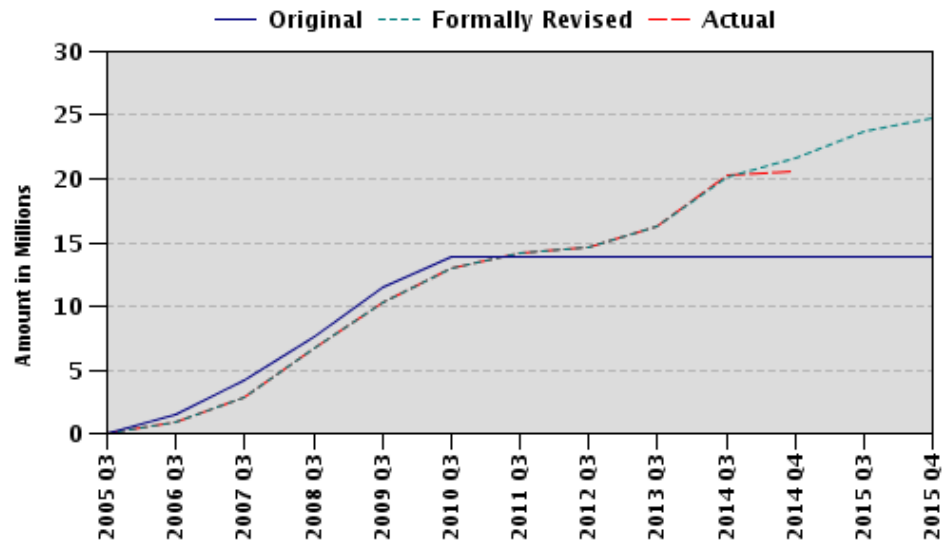
Financial Agreement(s) Key Dates

Project	Ln/Cr/Tf	Status	Approval Date	Signing Date	Effectiveness Date	Original Closing Date	Revised Closing Date
P083126	IBRD-47680	Closed	15-Mar-2005	06-Jun-2005	08-Jul-2005	31-Dec-2009	31-Dec-2010
P083126	IBRD-79280	Effective	11-May-2010	24-Sep-2010	11-Nov-2010	31-Dec-2013	30-Jun-2015

Disbursements (in Millions)

Project	Ln/Cr/Tf	Status	Currency	Original	Revised	Cancelled	Disbursed	Undisbursed	% Disbursed
P083126	IBRD-47680	Closed	USD	14.00	13.06	0.94	13.41	0.00	103.00
P083126	IBRD-79280	Effective	USD	12.10	12.10	0.00	7.23	4.85	60.00

Disbursement Graph



Key Decisions Regarding Implementation

Revised Action Plan with interim quarterly monitoring&evaluation targets for achieving the target of 70 % of the country territory covered with digital maps prepared by May 15, 2014. This action was completed by AREC within the agreed deadline.

Restructuring History

CD Decision on 14-Apr-2010, Level two Approved on 14-Jun-2010, Level 2 RVP Decision on 30-Jul-2013

Related Projects

P119688-AF-REAL ESTATE CADASTRE & REGISTRATION PROJECT