



1. Project Data:		Date Posted : 08/01/2001	
PROJ ID: P004964		Appraisal	Actual
Project Name : Cadastre Project	Project Costs (US\$M)	96.1	120.0
Country: Algeria	Loan/Credit (US\$M)	33.6	27.9
Sector(s): Board: UD - Central government administration (100%)	Cofinancing (US\$M)	0	82.4
L/C Number: L3488			
	Board Approval (FY)		92
Partners involved : GTZ	Closing Date	12/31/1997	12/31/2000
Prepared by :	Reviewed by :	Group Manager :	Group:
Roy Gilbert	George T. K. Pitman	Alain A. Barbu	OEDST
2. Project Objectives and Components			
a. Objectives			
To assist the Borrower in establishing a land registration system (cadastre), which system includes a general cadastre and a land registry, throughout its territory, by supporting the first four year period of the borrower's General Cadastre Establishment Program (GCEP). Specifically, the project aimed to assist the borrower in : (i) developing the appropriate legal and institutional framework for the registry; (ii) gradually increasing activities related to the registry during the first four year period of the GCEP; and (iii) organizing computerized and other information systems, based on the cadastre, for taxation and other land-related uses.			
b. Components			
(i) Cadastre Mapping and Parcel Adjudication (to be implemented by the National Cadastre Agency - ANC - and the Land Registry of the General Directorate of Lands - DGDN-CF).			
(ii) Institutional Support to National Cadastre Agency (ANC).			
(iii) Technical Assistance to other Government Agencies and Studies .			
c. Comments on Project Cost, Financing and Dates			
[Given contradictory and inaccurate final cost and financing data in the ICR, this ES is based upon a total cost of US\$120m., of which US\$82.4m. was financed through a GTZ grant for civil works, which compensated a shortfall in government counterpart funding of more than US\$52.9m.)			
In view of the above, detailed comments upon project costs and financing are not possible in this case . The project was approved on 06/11/1992. The 'Mid-Term' Review took place belatedly, being fielded barely one year prior to the project's planned completion.			
3. Achievement of Relevant Objectives:			
(i) the development of the legal and institutional framework of the cadastre was partly achieved . Land courts were established and equipped with documentation from a legal database established by the project, but smooth running procedures and communication between ANC and municipalities have yet to be established . The project provided institutional and technical support to the main players (ANC and the Ministries of Justice and Agriculture) but on a much smaller scale than envisioned .			
(ii) GCEP activities were substantially increased, covering 2.9 million hectares of rural areas (96% of target) and 52,000 hectares of urban areas (144% of target); [Data from logframe in ICR Annex 1; borrower ICR reports different figures] Nevertheless, the project benefits have yet to penetrate the target population . Their level of interest was not assessed.			
(iii) although established as planned, the information system has yet to be used for taxation purposes . Only 14% of the lots titled resulted in the titles actually being delivered to the owners . The planned land information system did not go beyond the pilot phase.			
4. Significant Outcomes/Impacts:			
<ul style="list-style-type: none"> The training of majority of the staff of the National Cadastre Agency . By completion, 48 land courts were established covering all local government jurisdictions in the country . 			
5. Significant Shortcomings (including non-compliance with safeguard policies):			
<ul style="list-style-type: none"> Large government shortfall on counterpart funding . 			

- Through including too many agencies too soon, the project focus at the design stage became blurred .
- Nearly half the Bank supervision missions (during 1994-1996) could not visit the country for security reasons and therefore could not oversee project work on the ground during that period .

6. Ratings :	ICR	OED Review	Reason for Disagreement /Comments
Outcome :	Satisfactory	Moderately Satisfactory	Achievement of principal objectives was only partial. Thus institutional framework was established but procedures and communication between key agencies is not smooth. Project benefits have yet to reach target population and results to translate into tax revenues.
Institutional Dev .:	Substantial	Substantial	Despite shortcomings with respect to outcome and sustainability, project laid a key foundation for changing the functioning of the urban and rural land markets in Algeria.
Sustainability :	Likely	Likely	
Bank Performance :	Satisfactory	Satisfactory	
Borrower Perf .:	Satisfactory	Unsatisfactory	Provision of only US\$10.1m. of US\$63.0m. counterpart funds committed. Unwillingness to finance recurrent costs. Disbursements were sometimes hostage to unnecessary bureaucratic constraints. Poor communication and incompatible procedures between the two main project agencies ANC and CF.
Quality of ICR :		Unsatisfactory	

NOTE: ICR rating values flagged with '*' don't comply with OP/BP 13.55, but are listed for completeness.

7. Lessons of Broad Applicability:

- In planning to establish new institutional arrangements such as a cadastre system, project design and planning should allow for a realistic time frame for implementation, which will be longer than the four years originally scheduled for this operation.
- Setting up a new and complex institutional arrangement should be done incrementally . A 'building block' approach is more appropriate than trying to establish all activities at one time .
- It is important to involve the final users in the design and implementation of such systems in order to ensure their support for and collaboration with the implementation of a new cadastre system .
- Especially for funding needed project equipment, a well -coordinated partnership--with GTZ in this case--can help ensure a satisfactory project outcome .

8. Assessment Recommended? ☐ Yes ☒ No

9. Comments on Quality of ICR:

The ICR is rated unsatisfactory for the following reasons : (i) inaccurate and inconsistent reporting of final costs --with errors in cost and financing tables--fogs transparency and makes interpretation of performance laborious; (ii) contradiction in ICR text that refers to sustainability as being both likely and unlikely at the same time; (iii) inconsistencies between project output data reported by Bank ICR on the one hand and borrower ICR on the other (notably on areas of rural and urban land covered by the cadastre); and (iv) unconvincing claims about the effectiveness of Bank supervision in providing detailed assistance to the borrower when missions were unable to visit the country and project sites in situ for a three -year period.