Second Land Administration Project (LAP-2) (P105403)

Key Dates

Key Project Dates
Board Approval date: 26-Apr-2012
Effectiveness Date: 13-Sep-2009
Planned Mid Term Review Date: 15-Sep-2014
Actual Mid-Term Review Date: 03-Nov-2014
Original Closing Date: 30-May-2017
Revised Closing Date: 30-May-2017

Project Development Objectives

Project Development Objective (from Project Appraisal Document)
The project development objective is to improve the design and implementation of the land registration system in the Project Area.

Has the Project Development Objective been changed since Board Approval of the Project Objective? No

Components

Name

Component 1: Systematic Land Registration in the Project Areas: (Cost $6.92 M)
Component 2: Institutional Strengthening of the PLA: (Cost $0.63 M)
Component 3: Project Management, Monitoring and Evaluation: (Cost $0.95 M)

Overall Ratings

Name | Previous Rating | Current Rating
--- | --- | ---
Progress towards achievement of PDO | Unsatisfactory | Unsatisfactory
Overall Implementation Progress (IP) | Unsatisfactory | Unsatisfactory
Overall Risk Rating | Substantial | High

Implementation Status and Key Decisions
Three years into project implementation, the project is not on track to meet its objective of improving the design and implementation of a systematic land registration system in the project area that can be effectively scaled up across the West Bank. Only 50,000 dunums have been demarcated and surveyed, far below the 160,000 dunums target for completion by year three, and so far only around 180 property titles have been issued. The Cabinet’s decision to issue a waiver on the first time registration fees is important and welcomed since it would enable citizens, especially the poor and marginalized, to pick up their titles. However, many other critical actions necessary to improve project performance continue to be unsatisfactory, including establishment of a Monitoring and Evaluation (M&E) system, low average Systematic Land Registration (SLR) productivity, and delayed registration, among others. The Palestinian Land Authority is urged to address pending complaints from citizens in a satisfactory manner. A continuation of slow progress impacts the likelihood of achieving satisfactory outcomes, and will affect continued project financing.
Risks

Systematic Operations Risk-rating Tool
### Results

#### Project Development Objective Indicators

**Increase in customer satisfaction with services provided by PLA in the Project areas.** *(Percentage, Custom)*

<table>
<thead>
<tr>
<th>Risk Category</th>
<th>Rating at Approval</th>
<th>Previous Rating</th>
<th>Current Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Political and Governance</td>
<td>--</td>
<td>Substantial</td>
<td>Substantial</td>
</tr>
<tr>
<td>Macroeconomic</td>
<td>--</td>
<td>Substantial</td>
<td>Substantial</td>
</tr>
<tr>
<td>Sector Strategies and Policies</td>
<td>--</td>
<td>Substantial</td>
<td>Substantial</td>
</tr>
<tr>
<td>Technical Design of Project or Program</td>
<td>--</td>
<td>Substantial</td>
<td>Substantial</td>
</tr>
<tr>
<td>Institutional Capacity for Implementation and Sustainability</td>
<td>--</td>
<td>Substantial</td>
<td>High</td>
</tr>
<tr>
<td>Fiduciary</td>
<td>--</td>
<td>Moderate</td>
<td>Moderate</td>
</tr>
<tr>
<td>Environment and Social</td>
<td>--</td>
<td>Moderate</td>
<td>Moderate</td>
</tr>
<tr>
<td>Stakeholders</td>
<td>--</td>
<td>Low</td>
<td>Substantial</td>
</tr>
</tbody>
</table>

| Overall                                           | --                 | Substantial     | High           |

**Baseline** | **Actual (Previous)** | **Actual (Current)** | **End Target**
---|---|---|---
Value | 0.00 | 79.00 | 0.00 | 30.00 |

**Comments**

Customer and Citizen satisfaction survey planned to be carried out in year three of implementation. It is not realistic to report on the level of customer satisfaction in light of serious delays in the recruitment and modernization of PLA regional offices and the fact that the remodeling of a new registration office in Hebron was initiated only recently. In the Results Framework update received recently from the PLA, it is indicated that the survey has been launched and concluded with estimate of citizen satisfaction at 75%. A report of the survey was not shared and as thus there is no basis for verifying the results and any results of citizen satisfaction in PLA regional office currently cannot be directly attributed to the Project.

**Decrease in time required for land transaction processing in at least four PLA offices.** *(Days, Custom)*

<table>
<thead>
<tr>
<th>Risk Category</th>
<th>Rating at Approval</th>
<th>Previous Rating</th>
<th>Current Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Political and Governance</td>
<td>--</td>
<td>Substantial</td>
<td>Substantial</td>
</tr>
<tr>
<td>Macroeconomic</td>
<td>--</td>
<td>Substantial</td>
<td>Substantial</td>
</tr>
<tr>
<td>Sector Strategies and Policies</td>
<td>--</td>
<td>Substantial</td>
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</tr>
<tr>
<td>Technical Design of Project or Program</td>
<td>--</td>
<td>Substantial</td>
<td>Substantial</td>
</tr>
<tr>
<td>Institutional Capacity for Implementation and Sustainability</td>
<td>--</td>
<td>Substantial</td>
<td>High</td>
</tr>
<tr>
<td>Fiduciary</td>
<td>--</td>
<td>Moderate</td>
<td>Moderate</td>
</tr>
<tr>
<td>Environment and Social</td>
<td>--</td>
<td>Moderate</td>
<td>Moderate</td>
</tr>
<tr>
<td>Stakeholders</td>
<td>--</td>
<td>Low</td>
<td>Substantial</td>
</tr>
</tbody>
</table>

| Overall                                           | --                 | Substantial     | High           |

**Baseline** | **Actual (Previous)** | **Actual (Current)** | **End Target**
---|---|---|---
Value | 42.00 | 30.00 | 30.00 | 15.00 |

**Comments**

Customer and Citizen satisfaction survey planned to be carried out in year three of implementation. It is not realistic to report on the level of customer satisfaction in light of serious delays in the recruitment and modernization of PLA regional offices and the fact that the remodeling of a new registration office in Hebron was initiated only recently. In the Results Framework update received recently from the PLA, it is indicated that the survey has been launched and concluded with estimate of citizen satisfaction at 75%. A report of the survey was not shared and as thus there is no basis for verifying the results and any results of citizen satisfaction in PLA regional office currently cannot be directly attributed to the Project.
The result is carried over from the previous ISR and is a reflection of the Doing Business Survey results and not based on data reported by PLA. Data reported by PLA does not accurately measure impact of project intervention on transaction processing due to very slow progress in implementation of related improvements in the regional offices. In addition, the new Hebron regional office is still not fully functional.

### Reduction in costs of Systematic Land Registration Activities in the project area by at least 60% by end of project. (Amount(USD), Custom)

<table>
<thead>
<tr>
<th>Baseline</th>
<th>Actual (Previous)</th>
<th>Actual (Current)</th>
<th>End Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value</td>
<td>138.00</td>
<td>23.75</td>
<td>22.00</td>
</tr>
</tbody>
</table>

Comments
This data is carried over from the previous ISR. Current cost of Systematic Land Registration Activities has not been estimated.

### Direct project beneficiaries (Number, Core)

<table>
<thead>
<tr>
<th>Baseline</th>
<th>Actual (Previous)</th>
<th>Actual (Current)</th>
<th>End Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value</td>
<td>0.00</td>
<td>12899.00</td>
<td>19920.00</td>
</tr>
</tbody>
</table>

### Female beneficiaries (Percentage, Core Supplement)

<table>
<thead>
<tr>
<th>Baseline</th>
<th>Actual (Previous)</th>
<th>Actual (Current)</th>
<th>End Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value</td>
<td>0.00</td>
<td>16.00</td>
<td>10.00</td>
</tr>
</tbody>
</table>

Overall Comments
A number of results is carried over from the previous ISR, and is also based on the results of the Doing Business Survey. Overall project outcome reporting is weak due to slow implementation progress and also difficult in sharing of information between the Project Management Unit and the rest of PLA, and an important citizen satisfaction survey to be launched by year three of the project life is delayed.

**Intermediate Results Indicators**
Number of Dunums surveyed and cadastral maps available in Digital form (Text, Custom)

<table>
<thead>
<tr>
<th>Value</th>
<th>Baseline</th>
<th>Actual (Previous)</th>
<th>Actual (Current)</th>
<th>End Target</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
<td>27,857</td>
<td>55,385 dunums</td>
<td>At least 180,000</td>
</tr>
</tbody>
</table>

Handbook for dispute resolution mechanisms prepared and adopted by PLA. (Text, Custom)

<table>
<thead>
<tr>
<th>Value</th>
<th>Baseline</th>
<th>Actual (Previous)</th>
<th>Actual (Current)</th>
<th>End Target</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>None</td>
<td>The outgoing Systematic Registration and Adjudication Advisor produced a concept note for disputes resolution which will be translated, and will be discussed for further development by the PLA, by February, 2015.</td>
<td>The outgoing Systematic Registration and Adjudication Advisor produced a concept note for disputes but the PLA has not yet fully developed a disputes resolution manual. Due to its importance, an adopted disputes resolution manual satisfactory to the FPs was one of the 5 due by September 2, 2015. As such, the FPs received a draft manual for disputes resolution which is now being reviewed.</td>
<td>Hand book in use</td>
</tr>
</tbody>
</table>

Objection lodged during the public display period decreased (Text, Custom)

<table>
<thead>
<tr>
<th>Value</th>
<th>Baseline</th>
<th>Actual (Previous)</th>
<th>Actual (Current)</th>
<th>End Target</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>25 percent</td>
<td>15.5</td>
<td>40%</td>
<td>Below 5 percent</td>
</tr>
</tbody>
</table>

Comments
The percentage of objections has been reported on, inconsistently, and recently PLA reported that objections during the display period may have been fewer than originally reported due to inaccuracy in court logs. It is worth noting however that in any case, some blocks under Systematic Land Registration Activities are still reported on as having had more than 40% objections.
<table>
<thead>
<tr>
<th>Corporate Strategy and Business plan, including the staffing plan and training plan completed (Text, Custom)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baseline</td>
</tr>
<tr>
<td>Value</td>
</tr>
</tbody>
</table>

Comments
A training plan for PL&TA staff was prepared and awaits PL&TA Chairman approval for implementation.

<table>
<thead>
<tr>
<th>Cadastral mapping system incorporated in the PL&amp;TA’s computerized Land Records Management System (Text, Custom)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baseline</td>
</tr>
<tr>
<td>Value</td>
</tr>
</tbody>
</table>

Comments
Computerized Land Records Management System installation is delayed substantially due to delay in the finalization of the PL&TA IT Strategy, and also weak capacity to prepare technical specifications.

<table>
<thead>
<tr>
<th>IT strategy adopted (Text, Custom)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baseline</td>
</tr>
<tr>
<td>Value</td>
</tr>
</tbody>
</table>
### Project management assessed as satisfactory by supervision teams (Text, Custom)

<table>
<thead>
<tr>
<th></th>
<th>Baseline</th>
<th>Actual (Previous)</th>
<th>Actual (Current)</th>
<th>End Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value</td>
<td>N.A.</td>
<td>Unsatisfactory</td>
<td>Unsatisfactory</td>
<td>Satisfactory</td>
</tr>
</tbody>
</table>

### Semi-annual Progress Reports delivered on time. (Text, Custom)

<table>
<thead>
<tr>
<th></th>
<th>Baseline</th>
<th>Actual (Previous)</th>
<th>Actual (Current)</th>
<th>End Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value</td>
<td>N.A.</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Target popln with use or ownership rights recorded as a result of the project (Number, Core)

<table>
<thead>
<tr>
<th></th>
<th>Baseline</th>
<th>Actual (Previous)</th>
<th>Actual (Current)</th>
<th>End Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value</td>
<td>0.00</td>
<td>27857.00</td>
<td>19920.00</td>
<td>80000.00</td>
</tr>
<tr>
<td>Date</td>
<td>23-Mar-2012</td>
<td>01-Nov-2014</td>
<td>31-Aug-2015</td>
<td>30-May-2017</td>
</tr>
</tbody>
</table>

### Land parcels with use or ownership rights recorded as a result of the project (Number, Core)

<table>
<thead>
<tr>
<th></th>
<th>Baseline</th>
<th>Actual (Previous)</th>
<th>Actual (Current)</th>
<th>End Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value</td>
<td>0.00</td>
<td>9200.00</td>
<td>6081.00</td>
<td>30000.00</td>
</tr>
<tr>
<td>Date</td>
<td>23-Mar-2012</td>
<td>01-Nov-2014</td>
<td>31-Aug-2015</td>
<td>30-May-2017</td>
</tr>
</tbody>
</table>
### Land parcels with use/ownership rights recorded as a result of project-female (Number, Core Breakdown)

<table>
<thead>
<tr>
<th>Value</th>
<th>Baseline</th>
<th>Actual (Previous)</th>
<th>Actual (Current)</th>
<th>End Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.00</td>
<td>1932.00</td>
<td>608.00</td>
<td>15000.00</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Date</th>
<th>23-Mar-2012</th>
<th>01-Nov-2014</th>
<th>31-Aug-2015</th>
<th>30-May-2017</th>
</tr>
</thead>
</table>

### Target land area with use or ownership rights recorded as a result of project (Hectare(Ha), Core)

<table>
<thead>
<tr>
<th>Value</th>
<th>Baseline</th>
<th>Actual (Previous)</th>
<th>Actual (Current)</th>
<th>End Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.00</td>
<td>776.60</td>
<td>1224.60</td>
<td>18000.00</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Date</th>
<th>23-Mar-2012</th>
<th>01-Nov-2014</th>
<th>31-Aug-2015</th>
<th>30-May-2017</th>
</tr>
</thead>
</table>

### Avg no. of days to complete record of purchase/sale of property in land adm systm (Number, Core)

<table>
<thead>
<tr>
<th>Value</th>
<th>Baseline</th>
<th>Actual (Previous)</th>
<th>Actual (Current)</th>
<th>End Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>42.00</td>
<td>30.00</td>
<td>30.00</td>
<td>15.00</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Date</th>
<th>23-Mar-2012</th>
<th>01-Nov-2014</th>
<th>31-Aug-2015</th>
<th>30-May-2017</th>
</tr>
</thead>
</table>

### Avg no. of days to complete record of purchase/sale of property–Urban (Number, Core Breakdown)

<table>
<thead>
<tr>
<th>Value</th>
<th>Baseline</th>
<th>Actual (Previous)</th>
<th>Actual (Current)</th>
<th>End Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.00</td>
<td>30.00</td>
<td>30.00</td>
<td>15.00</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Date</th>
<th>23-Mar-2012</th>
<th>01-Nov-2014</th>
<th>31-Aug-2015</th>
<th>30-May-2017</th>
</tr>
</thead>
</table>
### Avg no. of days to complete record of purchase/sale of property—Rural (Number, Core Breakdown)

<table>
<thead>
<tr>
<th></th>
<th>Baseline</th>
<th>Actual (Previous)</th>
<th>Actual (Current)</th>
<th>End Target</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Value</strong></td>
<td>42.00</td>
<td>30.00</td>
<td>0.00</td>
<td>15.00</td>
</tr>
<tr>
<td><strong>Date</strong></td>
<td>23-Mar-2012</td>
<td>01-Nov-2014</td>
<td>31-Aug-2015</td>
<td>30-May-2017</td>
</tr>
</tbody>
</table>

### Overall Comments

#### Data on Financial Performance

### Disbursements (by loan)

<table>
<thead>
<tr>
<th>Project</th>
<th>Loan/Credit/TF</th>
<th>Status</th>
<th>Currency</th>
<th>Original</th>
<th>Revised</th>
<th>Cancelled</th>
<th>Disbursed</th>
<th>Undisbursed</th>
<th>Disbursed</th>
</tr>
</thead>
<tbody>
<tr>
<td>P105403</td>
<td>TF-12104</td>
<td>Effective</td>
<td>USD</td>
<td>3.00</td>
<td>3.00</td>
<td>0.00</td>
<td>1.39</td>
<td>1.61</td>
<td>46%</td>
</tr>
<tr>
<td>P105403</td>
<td>TF-13714</td>
<td>Effective</td>
<td>USD</td>
<td>4.34</td>
<td>4.34</td>
<td>0.00</td>
<td>1.49</td>
<td>3.03</td>
<td>34%</td>
</tr>
<tr>
<td>P105403</td>
<td>TF-95164</td>
<td>Closed</td>
<td>USD</td>
<td>0.35</td>
<td>0.24</td>
<td>0.11</td>
<td>0.24</td>
<td>0.00</td>
<td>100%</td>
</tr>
</tbody>
</table>

### Key Dates (by loan)

<table>
<thead>
<tr>
<th>Project</th>
<th>Loan/Credit/TF</th>
<th>Status</th>
<th>Approval Date</th>
<th>Signing Date</th>
<th>Effectiveness Date</th>
<th>Orig. Closing Date</th>
<th>Rev. Closing Date</th>
</tr>
</thead>
</table>

### Cumulative Disbursements

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10/19/2015
Restructuring History

There has been no restructuring to date.

Related Project(s)

There are no related projects.